



BUILDING, ENGINEERING & LAND USE APPLICATIONS: Apply for Building Permits and Land Use applications online at: [Welcome to MBP | MBP](#)
([mybuildingpermit.com](#))

INSPECTIONS: Schedule your inspection online at: [Inspection Scheduling](#)
([mybuildingpermit.com](#))

FOR GENERAL INQUIRES: Please contact the Planning and Development Department at devserv.admin@edmondswa.gov or telephone at 425-771-0220.

The Permit Counter is located on the 2nd floor of City Hall.

Mailing Address:

121 5th Ave. N

Edmonds, WA 98020

The permit counter is open for walk-in service (no appointment necessary) M-F 8:30am to 2:00pm. We are closed for lunch daily between 12:00pm – 1:00pm. Meetings outside of walk-in hours are available by appointment. Phone 425-771-0220. Planning and Development Permit Center staff are available M-F 8:00am to 4:30pm for Telephone and Digital/Remote access.

The Building Division is charged with the administration and enforcement of the building codes adopted by the State of Washington as amended by the Edmonds City Council. The adopted codes and regulations serve to protect life and property by governing the City's built environments. Our goal is to fulfill these responsibilities in a manner which provides facilitative service to the community, citizens and our customers.

The Building Division staff reviews construction plans, issues permits and performs inspections of residential and commercial projects within the City. This is done to help ensure that projects are designed and constructed in keeping with the currently adopted regulations including building, mechanical, plumbing, fire, and energy codes.

<https://edmonds.municipal.codes/ECDC/16.50>

CHAPTER 16.50.000 BC and BC – Edmonds Way

This chapter establishes two distinct zoning categories, BC and BC – Edmonds Way. [Ord. 3943 § 1 (Exh. 1), 2013; Ord. 3627 § 2, 2007].

16.50.005Purposes.

The BC and BC – Edmonds Way zones have the following specific purposes in addition to the general purposes for business and commercial zones listed in Chapter 16.40 ECDC:

- A. To reserve areas for those retail stores, offices, service establishments and amusement establishments which offer goods and services to the entire community;
- B. To ensure compact, convenient development patterns by allowing uses that are operated chiefly within buildings;
- C. To allow for mixed-use development which includes multiple dwelling unit(s) that support business uses;
- D. To implement the policies of Edmonds' comprehensive plan for the Edmonds Way Corridor;
- E. To meet the goals of the Growth Management Act and the city of Edmonds' comprehensive plan for housing diversity and economic vitality. [Ord. 3943 § 1 (Exh. 1), 2013; Ord. 3627 § 2, 2007; Ord. 3147 § 1, 1997. Formerly 16.50.000].

16.50.010Uses.

A. Permitted Primary Uses.

- 1. Single-family dwellings, as regulated in RS-6 zone;
- 2. Retail stores, restaurants, offices and service uses, excluding intense uses, such as trailer sales, used car lots (except as part of a new car sales and service dealer), and heavy equipment sales and services;
- 3. New automobile sales and service;

4. Dry cleaning and laundry plants which use only nonflammable and nonexplosive cleaning agents;
5. Printing, publishing and binding establishments;
6. Bus stop shelters;
7. Community-oriented open air markets conducted as an outdoor operation and licensed pursuant to provisions in the Edmonds City Code;
8. Multiple Dwelling Unit(s). This use may not be located on the ground floor of a structure, except as provided in ECDC 16.50.020(B);
9. Churches, subject to the requirements of ECDC 17.100.020;
10. Primary and high schools subject to the requirements of ECDC 17.100.050(G) through (R);
11. Local public facilities subject to the requirements of ECDC 17.100.050;
12. Neighborhood parks, natural open spaces, and community parks with an adopted master plan subject to the requirements of ECDC 17.100.070.

B. Permitted Secondary Uses.

1. Limited assembly, repair or fabrication of goods incidental to a permitted or conditional use;
2. Off-street parking and loading areas to serve a permitted or conditional use;
3. Commuter parking lots in conjunction with a facility meeting the criteria listed under subsections (C)(11) through (14) of this section, except that the facility may also be located along a designated transit route in addition to an arterial or collector street;
4. Outdoor dining meeting the criteria of Chapter 17.75 ECDC.

C. Primary Uses Requiring a Conditional Use Permit.

1. Commercial parking lots;
2. Wholesale uses;
3. Hotels and motels;
4. Amusement establishments;
5. Auction businesses, excluding vehicle or livestock auctions;
6. Drive-in businesses;
7. Laboratories;
8. Fabrication of light industrial products;
9. Convenience stores;
10. Day care centers and preschools;
11. Hospitals, convalescent homes, rest homes, and sanitariums;

12. Museums, art galleries, zoos, and aquariums of primarily local concern that do not meet the criteria for regional public facilities as defined in ECDC 21.85.033;
13. Counseling centers and residential treatment facilities for current alcoholics and drug abusers;
14. Regional parks and community parks without a master plan subject to the requirements of ECDC 17.100.070.

D. Secondary Uses Requiring a Conditional Use Permit.

1. Outdoor storage, incidental to a permitted or conditional use;
2. Aircraft landings as regulated by Chapter 4.80 ECC. [Ord. 4333 § 10 (Exh. A), 2023; Ord. 4314 § 45 (Exh. A), 2023; Ord. 3943 § 1 (Exh. 1), 2013; Ord. 3932 § 4, 2013; Ord. 3627 § 2, 2007; Ord. 3353 § 4, 2001; Ord. 3269 § 2*, 1999; Ord. 3147 § 1, 1997].

* Code reviser's note: Ord. 3269 expired August 13, 2000. For provisions on the outdoor display of merchandise, see Chapter 17.65 ECDC.

16.50.020 Site development standards.

A. Table.

Minimum Lot Area	Minimum Lot Width	Minimum Street Setback	Minimum Side Setback	Minimum Rear Setback	Maximum Height	Maximum Floor Area
BC		None	None	None	None ¹	None ¹ 25' ² 3 sq. ft. per sq. ft. of lot area
BC – Edmonds Way		None	None	10'	None ¹	None ¹ 25' ³ 3 sq. ft. per sq. ft. of lot area

¹The setback for buildings and structures located at or above grade (exempting buildings and structures entirely below the surface of the ground) shall be 15 feet from the lot line adjacent to residentially (R) zoned property. The required setback shall be completely landscaped with Type I landscaping permanently maintained by the owner of the BC-zoned lot.

²Roof only may extend five feet above the stated height limit if all portions of the roof above the stated height are modulated in design and are designed as a hip, gable, arch, shed or other similar roof form (see illustrations). Vertical parapet walls or flat roofs with a pitch of less than three-in-12 are not allowed to protrude

above the 25-foot height limit unless they are part of an approved modulated design.

Examples of Modulated Roof Designs



3The stated height limit may be increased to 40 feet; provided, that:

(a)The street setback of any proposed building shall be increased to 15 feet in depth. Type III landscaping shall be located within this setback;

(b)Where the proposed development abuts a single-family residential (RS) zoned property, in addition to complying with subsection (a) of this footnote, the proposed development shall modulate the design of any building facades facing the single-family residentially (RS) zoned property;

(c)At least three of the following techniques shall be incorporated into the building and/or site's design:

- (1) Achievement of least LEED gold certification or comparable green building certification;
- (2) Inclusion of housing units affordable to persons at low/moderate income as determined by Snohomish County Tomorrow. The number of affordable units must be at least 15 percent of the gross number of units proposed;
- (3) Public amenities within an area comprising at least 25 percent of the length of any required street setback such as outdoor seating, plazas, walkways or other usable open space. The remainder of the setback area will be landscaped with Type III landscaping;
- (4) Low impact development (LID) techniques are employed. LID best management practices include, but are not limited to: bioretention/rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use.
- (d) Seventy-five percent of a building facade facing a public right-of-way shall be clad with preferred building materials which include natural stone, wood, architectural metal, brick and glass. Concrete, laminates, veneers, fiber cement products and the like may be permitted if they replicate the appearance of the listed preferred materials. At least 55 percent of building facade materials must be salvaged, recycled content, bio-based or indigenous.

B. Ground Floor. Development on the ground floor shall consist of only commercial uses to a minimum depth of 30 feet as measured from the street front of the building, with the following exceptions or clarifications:

- 1. That in all areas the provision of pedestrian access to permitted residential uses is allowed.
- 2. This provision shall not apply when a single-family use is the primary use on the property.
- 3. In the BC – Edmonds Way zone, where the street frontage of the total site proposed for development exceeds 150 feet in length, this requirement shall apply to only 60 percent of the ground floor street frontage of any proposed building. The remaining 40 percent may include any other uses permitted in the BC – Edmonds Way zone, including, but not limited to, off-street parking or live/work space.

C. See Parking (Chapter 17.50 ECDC), Design Review (Chapter 20.10 ECDC) and Sign Code (Chapter 20.60 ECDC) for additional standards. The following design standards shall also apply to buildings within the BC-EW zone.

1. Massing and Articulation.

a. Intent. To reduce the massiveness and bulk of large box-like buildings, and articulate the building form to a pedestrian scale.

b. Standards. Buildings shall convey a visually distinct base and top. A “base” can be emphasized by a different masonry pattern, more architectural detail, visible plinth above which the wall rises, storefront, canopies, or a combination. The top edge is highlighted by a prominent cornice, projecting parapet or other architectural element that creates a shadow line.

2. Ground Level Details.

a. Intent. To reinforce the character of the streetscape by encouraging the greatest amount of visual interest along the ground level of buildings facing Edmonds Way.

b. Standards. Ground-floor, street-facing facades of commercial and mixed-use buildings shall incorporate at least five of the following elements:

i. Lighting or hanging baskets supported by ornamental brackets;

ii. Medallions;

iii. Belt courses;

iv. Plinths for columns;

v. Bulkhead for storefront window;

vi. Projecting sills;

vii. Tile work;

viii. Transom or clerestory windows;

ix. Planter box;

x. An element not listed here that meets the intent, as approved by the Architectural Design Board.

3. Treating Blank Walls.

a. Intent. To ensure that buildings do not display blank, unattractive walls.

b. Standards. Walls or portions of walls on abutting streets or visible from residential areas where windows are not provided shall have architectural treatment. At least five of the following elements shall be incorporated into such walls:

i. Masonry (except for flat, nondecorative concrete block);

ii. Concrete or masonry plinth at the base of the wall;

iii. Belt courses of a different texture and color;

iv. Projecting cornice;

- v. Decorative tile work;
- vi. Medallions;
- vii. Opaque or translucent glass;
- viii. Artwork or wall graphics;
- ix. Lighting fixtures;
- x. Green walls;
- xi. An architectural element not listed above, as approved, that meets the intent.

D. Density. There is no maximum density for permitted multiple dwelling units.

E. Satellite Television Antennas. Satellite television antennas shall be regulated as set forth in ECDC 16.20.060. [Ord. 3943 § 1 (Exh. 1), 2013; Ord. 3627 § 2, 2007; Ord. 3539 § 1, 2005; Ord. 3518 § 1, 2004; Ord. 3492 § 1, 2004; Ord. 3256 § 1, 1999; Ord. 3232 § 1, 1998; Ord. 3147 § 1, 1997].

16.50.030 Operating restrictions.

A. Enclosed Building. All uses shall be carried on entirely within a completely enclosed building, except:

- 1. Public utilities and parks;
- 2. Off-street parking and loading areas, and commercial parking lots;
- 3. Drive-in businesses;
- 4. Plant nurseries;
- 5. Seasonal farmers' markets;
- 6. Limited outdoor display of merchandise meeting the criteria of

Chapter 17.65 ECDC.

B. Nuisances. All uses shall comply with Chapter 17.60 ECDC, Property Performance Standards. [Ord. 3943 § 1 (Exh. 1), 2013; Ord. 3932 § 5, 2013; Ord. 3902 § 3, 2012; Ord. 3627 § 2, 2007; Ord. 3320 § 3, 2000; Ord. 3147 § 1, 1997].

Chapter 16.30 RM – MULTIPLE RESIDENTIAL

Sections:

- 16.30.000 Purposes.
- 16.30.010 Uses.
- 16.30.020 Subdistricts.
- 16.30.030 Site development standards.
- 16.30.040 Site development exceptions.

16.30.000 Purposes.

The RM zone has the following specific purposes in addition to the general purposes for residential zones of ECDC 16.00.010 and 16.10.000:

- A. To reserve and regulate areas for a variety of housing types, and a range of greater densities than are available in the single-family residential zones, while still maintaining a residential environment;
- B. To provide for those additional uses which complement and are compatible with multiple residential uses. [Ord. 3943 § 2 (Exh. 1), 2013; Ord. 3627 § 1, 2007].

16.30.010 Uses.

A. Permitted Primary Uses.

- 1. Multiple dwellings;
- 2. Single-family dwellings;
- 3. Retirement homes or congregate care facilities, assisted living facilities;
- 4. Group homes for the disabled, foster family homes and state-licensed group homes for foster care of minors; provided, however, that halfway houses and group homes licensed for juvenile offenders are not permitted uses in a residential zone of the city;
- 5. Boarding houses and rooming houses;
- 6. Housing for low income elderly in accordance with the requirements of Chapter 20.25 ECDC;
- 7. Churches, subject to the requirements of ECDC 17.100.020;
- 8. Primary schools subject to the requirements of ECDC 17.100.050(G) through (R);
- 9. Local public facilities that are planned, designated, and sited in the capital improvement plan, subject to the requirements of ECDC 17.100.050;
- 10. Neighborhood parks, natural open spaces, and community parks with an adopted master plan subject to the requirements of ECDC 17.100.070.

B. Permitted Secondary Uses.

- 1. All permitted secondary uses in the RS zone, if in conjunction with a single-family dwelling;
- 2. Home occupations, subject to the requirements of Chapter 20.20 ECDC;
- 3. The following accessory uses:
 - a. Private parking,
 - b. Private swimming pools and other private recreational facilities,
 - c. Private greenhouses covering no more than five percent of the site in total;

4. Commuter parking lots containing less than 10 designated parking spaces in conjunction with a church, school, or local public facility allowed or conditionally permitted in this zone. Any additionally designated parking spaces that increase the total number of spaces in a commuter parking lot to 10 or more shall subject the entire commuter parking lot to a conditional use permit as specified in subsection (D)(2) of this section, including commuter parking lots that are located upon more than one lot as specified in ECDC 21.15.075.

C. Primary Uses Requiring a Conditional Use Permit.

1. Offices, other than local public facilities;
2. Local public facilities not planned, designated, or sited in the capital improvement plan, subject to the requirements of ECDC 17.100.050;
3. Day care centers and preschools for 13 or greater children;
4. Hospitals, convalescent homes, rest homes, sanitariums, and assisted living facilities;
5. Museums, art galleries, zoos, and aquariums of primarily local concern that do not meet the criteria for regional public facilities as defined in ECDC 21.85.033;
6. Counseling centers and residential treatment facilities for current alcoholics and drug abusers;
7. High schools, subject to the requirements of ECDC 17.100.050(G) through (R);
8. Regional parks and community parks without a master plan subject to the requirements of ECDC 17.100.070.

D. Secondary Uses Requiring a Conditional Use Permit.

1. Day care facilities or preschools of any size to be operated in a separate, nonresidential portion of a multifamily residential dwelling primary permitted structure operated primarily for the benefit of the residents thereof;
2. Commuter parking lots with 10 or more designated parking spaces in conjunction with a church, school, or local public facility allowed or conditionally permitted in this zone. [Ord. 4333 § 7 (Exh. A), 2023; Ord. 3988 § 8, 2015; Ord. 3943 § 2 (Exh. 1), 2013; Ord. 3627 § 1, 2007].

16.30.020 Subdistricts.

There are established four subdistricts of the RM zone, in order to provide site development standards for areas which differ in topography, location, existing development and other factors. [Ord. 3943 § 2 (Exh. 1), 2013; Ord. 3627 § 1, 2007].

16.30.030 Site development standards.

A. Table.

Subdistrict	Minimum Lot Area Per Dwelling Unit ³ (Sq. Ft.)	Minimum Street Setback ²	Minimum Side Setback ²	Minimum Rear Setback	Maximum Height	Maximum Coverage
RM-1.5	1,500	15'	10'	15'	25' ¹	45%
RM-EW	1,500	15'	10'	15'	25' ⁴	45%
RM-2.4	2,400	15'	10'	15'	25' ¹	45%
RM-3	3,000	15'	15'	15'	25' ¹	45%

1Roof only may extend five feet above the stated height limit if all portions of the roof above the stated height limit have a slope of four inches in 12 inches or greater.

2RS setbacks may be used for single-family homes on lots of 10,000 square feet or less in all RM zones.

3See definition of townhouse.

4The maximum base height of any building fronting on Edmonds Way may be increased to 35 feet if the following apply to the site and proposed development:

(a)At least two of the following techniques shall be incorporated into the building and/or site's design:

(1)Achievement of at least LEED gold certification or comparable green building certification;

(2)Inclusion of housing units affordable to persons at low/moderate income as determined by Snohomish County Tomorrow. The number of affordable units must be at least 15 percent of the gross number of units proposed;

(3)Low impact development (LID) techniques are employed. LID best management practices include, but are not limited to: bioretention/rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use.

B. See Parking (Chapter 17.50 ECDC), Design Review (Chapter 20.10 ECDC), and Sign Code (Chapter 20.60 ECDC) for additional standards. The following design standards shall also apply to buildings within the RM-EW zone:

1. Seventy-five percent of a building facade facing a public right-of-way shall be clad with preferred building materials which include natural stone, wood, architectural metal, brick and glass. Concrete, laminates, veneers, fiber cement products and the like may be permitted if they replicate the appearance of the

listed preferred materials. At least 55 percent of building facade materials must be salvaged, recycled content, bio-based or indigenous.

C. *Location of Parking*. No parking spaces may be located within the street setback. [Ord. 3943 § 2 (Exh. 1), 2013; Ord. 3627 § 1, 2007].

16.30.040 Site development exceptions.

A. Maximum height for accessory structures is 15 feet.

B. *Satellite Television Antenna*. Satellite television antennas shall be regulated as set forth in ECDC 16.20.060.

C. *Setback Encroachments*.

1. Eaves and chimneys and bay windows, utility lines and meters, and “similar minor improvements,” etc., may project into a required setback not more than 30 inches.

2. Except as authorized by subsection (C)(3) of this section, uncovered and unenclosed porches, steps, patios, and decks may project into a required setback not more than one-third of the required setback, or four feet, whichever is less; provided, that they are no more than 30 inches above the ground level at any point.

3. In the RM – Edmonds Way zone, uncovered and unenclosed porches, steps, patios, and decks may occupy up to one-half of the required street setback area along Edmonds Way; provided, that these structures or uses are located no more than 20 feet above the ground level at any point.

D. *Corner Lots*. Corner lots shall have no rear setback; all setbacks other than street setbacks shall be side setbacks. [Ord. 3943 § 2 (Exh. 1), 2013; Ord. 3652 § 1, 2007; Ord. 3627 § 1, 2007].