

**ORDINANCE NO. 25-0696**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, REGARDING DEVELOPMENT REGULATION UPDATES TO REMAIN CONSISTENT WITH THE 2024 COMPREHENSIVE PLAN AND COMPLIANT WITH THE GROWTH MANAGEMENT ACT; DECLARING THE 2024 PERIODIC UPDATE PROCESS COMPLETE UNDER RCW 36.70A.130; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, cities fully planning under the Growth Management Act (GMA) are required to conduct a “periodic review and update” of their Comprehensive Plan and development regulations in accordance with RCW 36.70A.130; and

**WHEREAS**, the 2024 Comprehensive Plan Periodic Update was officially initiated by the City Council on September 12, 2023 with the adoption of Resolution 23-0684; and

**WHEREAS**, the city adopted its 2024 Comprehensive Plan under Ordinance 24-0669 on December 10, 2024, which became effective on January 1, 2025; and

**WHEREAS**, while several development regulations have been updated since January 1, 2025 to remain compliant with the GMA, Edgewood Municipal Code (EMC) Titles 14 and 18 require additional updates relating to manufactured housing, co-living, religious organizations, natural resource lands, and the use of existing buildings for residential purposes to remain compliant with state law and consistent with the 2024 Comprehensive Plan; and

**WHEREAS**, the Planning Commission met to review suggested amendments to EMC Title 18 and consider repealing EMC Chapter 14.120 on August 11, 2025, September 8, 2025, October 13, 2025, and November 10, 2025; and

**WHEREAS**, the procedures for amendments to development regulations as provided in EMC 18.60 were followed as documented in the Planning Commission staff reports dated August 11, 2025, September 8, 2025, October 13, 2025, and November 10, 2025; and

**WHEREAS**, this Ordinance was submitted to the Department of Commerce for 60-day expedited review on September 26, 2025; and

**WHEREAS**, in accordance with the State Environmental Policy Act (SEPA), the City issued a Determination of Nonsignificance (DNS) on September 26, 2025 under File No. 25-010-CODE with a public comment period ending on October 13, 2025 and appeal period ending on October 28, 2025, where no appeals were received; and

**WHEREAS**, in accordance with EMC 18.60.070, on September 26, 2025 the City issued a Notice of a Public Hearing on the proposed code amendments, setting the Planning Commission public hearing for October 13, 2025 at 6:00 PM; and

**WHEREAS**, on November 10, 2025, the Planning Commission voted 5-0 to recommend the City Council adopt the proposed amendments to EMC Title 18 related to implementing the 2024 Comprehensive Plan and associated development regulations, and repeal EMC Chapter 14.120, Natural Resource Lands, to maintain consistency with the 2024 Comprehensive Plan; and

**WHEREAS**, in the process of reviewing past ordinances for consistency with the 2024 Comprehensive Plan, staff noted that the components of Ordinance 07-0279 regarding the Meridian Corridor Roadway Network had been incorporated into the comprehensive plan without any action by the City Council to sunset the prior ordinance; and

**WHEREAS**, the City Council reviewed this ordinance and the proposed code amendments at their study session held on December 16, 2025; and

**WHEREAS**, the City Council considered this ordinance at their regular meeting held on December 23, 2025; and

**WHEREAS**, upon the adoption of this Ordinance, the 2024 Comprehensive Plan Periodic Update and all requirements under RCW 36.70A.130 have been completed;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1. EMC Title 18 Amended.** Amendments to EMC Title 18 relating to manufactured housing, co-living, religious organizations, and the use of existing buildings for residential purposes, including clarifications and other updates to maintain consistency with state law, are attached hereto as Exhibit A, incorporated by reference.

**Section 2. EMC Chapter 14.120 Repealed.** EMC Chapter 14.120 relating to natural resource lands is hereby repealed.

**Section 3. Ordinance 07-0279 Repealed.** The City Council hereby repeals Ordinance 07-0279, recognizing the components therein have been included in the City's Comprehensive Plan since its adoption.

**Section 4. 2024 Comprehensive Plan Periodic Update Complete.** The City Council hereby declares that all the requirements of the 2024 Comprehensive Plan Periodic Update under RCW 36.70A.130 are complete.

**Section 5. Corrections.** Upon the approval of the city attorney and/or the city clerk, the code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

**Section 6. Severability.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

**Section 7. Effective Date.** A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after publication as provided by law.

PASSED BY THE CITY COUNCIL ON THE 23RD DAY OF DECEMBER, 2025



---

Dave Olson, Mayor

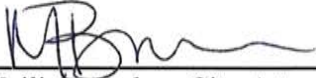
ATTEST/AUTHENTICATED:



---

Jill Schwerzler-Herrera, CMC  
City Clerk

APPROVED AS TO FORM:



---

Maili C. Barber, City Attorney

*Date of Publication:* 12/26/2025

*Effective Date:* 12/31/2025

**Exhibit A**  
**Edgewood Municipal Code Title 18 Amendments**

## **Chapter 18.20 DEFINITIONS**

### **18.20.010 to 18.20.040 – NO CHANGES**

#### **18.20.050 B definitions.**

*“Backhaul network” to “Berm” – NO CHANGES*

“Blank Walls” include any walls meeting the following criteria:

1. Any wall or portion of a wall that has a surface area of 400 square feet of vertical surface without a window, door, or building modulation as defined below or other architectural feature.
2. Any ground level wall surface or section of a wall over four feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 15-foot section.

*“Blighted area” to “Business” – NO CHANGES*

“Business and Professional Services, General” means an office used as a place of business by licensed professionals, or persons in other generally recognized professions, which use training or knowledge of a technical, scientific or other academic discipline as opposed to manual skills, and which does not involve outside storage or fabrication, or on-site sale or transfer of commodities. Further described in NAICS 51 (except 517), 52, 531 (except 53113), 533, 54 (except 541940), 55, 561, and 813.

#### **18.20.060 C definitions.**

*“Camouflage” to “Cemeteries” – NO CHANGES*

“Change of Use” means it is found that the general character of the use in question has been modified. This determination shall include review of, but not be limited to:

1. Hours of operation;
2. Materials processed or sold;
3. Required parking;
4. Traffic generation;
5. Impact on public utilities;
6. Clientele;
7. General appearance and location; and
8. Change in use type.

*“Child daycare services, all other” to “Closed record appeals” – NO CHANGES*

“Co-living” means a residential development with sleeping units that are independently rented or owned and lockable and provide living and sleeping space with residents sharing kitchen facilities with other sleeping units in the building.

*“Colocation” to “Curb cut” – NO CHANGES*

#### **18.20.070 D definitions.**

*“Dangerous waste” to “Department” – NO CHANGES*

“Design Details” means the minor building elements that contribute to the character or architectural style of the structure. Design details may include moldings, mullions, rooftop features, the style of the windows and doors, and other decorative features.

“Design review” means an administrative process for the purpose of reviewing multifamily development applications for compliance with specific site design, landscape design and building design criteria.

*“Design, wireless telecommunications facilities” to “Dwelling unit, multifamily” – NO CHANGES*

**18.20.080 to 18.20.110 – NO CHANGES**

**18.20.120 I definitions.**

“Impervious surface” means a hard surface area which either prevents or retards the entry of water into the soil mantle as it entered under natural conditions preexistent to development, or that hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow under natural conditions preexistent to development. Common impervious surfaces include, but are not limited to, rooftops, concrete or asphalt paving, paved walkways, patios, driveways, parking lots or storage areas, and oiled, macadam or other surfaces which similarly impede the natural infiltration of surface water. Open, uncovered retention/detention facilities shall not be considered impervious surfaces. When applied as a development standard, it is expressed as a percentage of the lot area.

*“Incidental use” to “International Building Code (IBC)” – NO CHANGES*

**18.20.130 – NO CHANGES**

**18.20.140 K definitions.**

*“Kennels” to “Kick plate” – NO CHANGES*

“Kitchen” means a room or part of a room which is used, intended, or designed to be used for preparing food. The kitchen includes facilities, or utility hookups for facilities, sufficient to prepare, cook, and store food, and wash dishes, including, at a minimum, countertops, a kitchen-style sink, space and utilities sufficient for a gas or 220/240v electric stove and oven, and a refrigerator.

“Kitchen, shared” means a kitchen that is used, intended, or designed to be used by residents of multiple dwelling or sleeping units for preparing food simultaneously.

“Kitchenette” means a room or part of a room which is used, intended, or designed to be used for basic food preparation, with a sink and at least one 120v electrical outlet.

**18.20.150 L definitions.**

*“Landfill” to “Lot line” – NO CHANGES*

“Lot line, front” means, normally, the property line separating the lot from the street, other than an alley, from which access is provided to the lot. For the purpose of establishing setback requirements, orientation of the dwelling unit shall be independent of access to the parcel.

*“Lot line, rear” to “Low income” – NO CHANGES*

**18.20.160 M definitions.**

*“Maintenance” to “Mount of wireless telecommunications facility” – NO CHANGES*

“Multifamily design review” means “design review”.

*“Multiple building complex” to “Museums and art galleries” – NO CHANGES*

**18.20.170 – NO CHANGES**

**18.20.180 O definitions.**

*“Occupancy” to “Odor control structure” – NO CHANGES*

*“Office, general” – DELETED*

*“Official controls” to “Ownership” – NO CHANGES*

**18.20.190 P definitions.**

*“Parapet” to “Pedestrian orientation” – NO CHANGES*

“Pedestrian-Oriented Facades” are the ground floor facades facing pedestrian-oriented streets and public parks which shall feature one or more of the following "pedestrian-friendly" characteristics:

1. Transparent window area or window displays along the majority of the ground floor facade.
2. Sculptural, mosaic or bas-relief artwork over the majority of the ground floor facade.
3. Pedestrian-Oriented Space. As defined below, at least 500 square feet must be located along the sidewalk for every 100 linear feet of facade as measured along the property line adjacent to the street right-of-way. The pedestrian-oriented space shall also include at least 200 square feet of landscaping for every 100 linear feet of building facade as measured along the property line adjacent to the street right-of-way. The landscaping must conform to the planting standards contained in Edgewood city ordinances.

*“Pedestrian-oriented space” to “Person” – NO CHANGES*

“Personal care services” means businesses primarily engaged in providing services to meet individuals’ periodic personal needs. Examples include, but are not limited to, coin-operated laundries, dry cleaning drop-off/pick-up establishments, dry cleaners, beauty shops, barber shops, clothing alterations, tanning salons, travel agencies, payday loan establishments, photographic studios, carpet and upholstery cleaners, and personal improvement services. Further described in NAICS 8121, 812310, and 812320.

*“Personal wireless service facilities (PWSF)” to “Project action” – NO CHANGES*

“Project permit” means any land use or environmental permit or license required from the city of Edgewood for a project action, including but not limited to site development permits, fill and grade permits, subdivisions, binding site plans, planned unit developments, conditional uses, shoreline substantial development permits, design review, site-specific rezones which do not require a comprehensive plan amendment; but excluding adoption or amendment of a comprehensive plan, subarea plan or development regulations except as otherwise specifically included in this subsection.

*“Property line adjustment” to “Public utility” – NO CHANGES*

**18.20.200** – NO CHANGES

**18.20.210 R definitions.**

*“Rapid charging station” to “Religious assembly” – NO CHANGES*

"Religious organization" means the same as defined by RCW 36.01.290.

*“Remote switching unit” to “RV parks and recreational camps” – NO CHANGES*

**18.20.220 S definitions.**

*“Salvage yard” to “Site plan” – NO CHANGES*

“Site Plan Design Review” means “design review”.

*“Site planning” to “Skating rink” – NO CHANGES*

“Sleeping unit” means an independently rented and lockable unit that provides living and sleeping space.

*“Small cell network” to “Sporting vehicle” – NO CHANGES*

Square Foot – **DELETED**

*“Stabilization” to “Subdivision, final” – NO CHANGES*

“Substantial Change” for an “eligible support structure” as defined in this chapter means any modification of physical dimensions that meets any of the following criteria:

1. For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10 percent or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10 percent or more than 10 feet, whichever is greater;
  - a. Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act;
2. For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;
3. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no preexisting ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10 percent larger in height or overall volume than any other ground cabinets associated with the structure;
4. It entails any excavation or deployment outside of the current site, except that, for towers other than towers in the public rights-of-way, it entails any excavation or deployment of transmission equipment outside of the current site by more than 30 feet in any direction. The site boundary from which the 30 feet is measured excludes any access or utility easements currently related to the site;
5. It would defeat the concealment elements of the eligible support structure; or
6. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment; provided however, that this limitation does not apply to any modification that is noncompliant only in a manner that would not exceed the thresholds identified in 47 CFR Sections 1.40001(b)(7)(i) through (iv), or as hereafter amended.

*“Support structure” to “Survey and monument” – NO CHANGES*

**18.20.230 T definitions.**

*“Technical and trade schools” to “Transfer station, drop-box” – NO CHANGES*

*“Transitional housing” means the same as defined by RCW 84.36.043.*

*“Transmission equipment” to “Truck, utility trailer, and RV rental and leasing” – NO CHANGES*

**18.20.240 to 18.20.290 – NO CHANGES**

## **Chapter 18.50**

### **DISCRETIONARY PERMITS AND ADMINISTRATIVE DECISIONS – REVIEW CRITERIA**

#### **18.50.010 to 18.50.060 – NO CHANGES**

#### **18.50.070 Temporary use permits.**

##### **A. – NO CHANGES**

B. The following types of temporary uses, activities and associated structures may be authorized, subject to specific limitations in this section and such additional conditions as may be established by the community development director or designee:

##### *1. to 12. – NO CHANGES*

13. Temporary Housing Units – Relatives. Temporary housing units are permitted in all zones as follows:

a. A temporary housing permit for a temporary housing unit may be issued by the building division if the applicant can satisfy the criteria set forth in subsection (B)(13)(b) of this section and attests by affidavit that:

- i. The information furnished with the application is true and correct.
- ii. The standards and conditions set forth in the permit will remain satisfied as long as the temporary housing unit remains on the site.

b. The following are the minimum standards applicable to temporary housing units:

- i. The temporary housing unit shall be occupied by not more than two individuals who are close relatives of the occupants of the principal dwelling.
- ii. An occupant of the temporary housing unit because of age, disability, prolonged infirmity, or other similar incapacitation is unable to independently maintain a separate type of residence without human assistance.
- iii. The temporary housing unit must bear the Housing and Urban Development (HUD) 3280 seal.
- iv. In the event the health department requires the installation of separate water supply and/or sewerage disposal systems, said requirements shall not at a later time constitute grounds for the continuance or permanent location of a temporary housing unit beyond the length of time authorized in the permit or renewal of said permit.
- v. Prior to the issuance of a temporary housing permit, the city shall review the application and may require the installation of such fire protection/detection equipment as may be deemed necessary as a condition to the issuance of the temporary housing permit.
- vi. The temporary housing unit shall be removed from the lot or tract of land not more than 60 days from the date the temporary permit expires or occupancy ceases.

c. Renewals. Temporary housing permits shall be valid for the period of time the parent or close relative resides in the temporary housing unit; provided, that after obtaining initial approval, annual renewals of the temporary housing permit must be obtained from the building code official or designee. When obtaining a renewal, the building code official or designee shall confirm by affidavit from the applicant that the requirements specified herein are satisfied. Application for renewals must be made 60 days before the expiration of the current permit. Renewals of said permits shall be automatically granted if the applicant is in compliance with the provisions herein and no notice of such renewal is required.

14. Hosting the homeless by a religious organization is permitted for a total of six (6) months during a year, with a three (3) month separation required between continuous hosting terms of a maximum of four (4) months at any one (1) time in compliance with RCW 35.21.915 and RCW 36.01.290.

C. Application and Authorization.

1. A temporary use permit is a Process I application type and subject to all the procedural requirements provided in EMC 18.40.080.
2. Complete applications for temporary use permits shall be filed with the community development department. Application shall be made at least 15 days prior to the requested date for commencement of the temporary use.
3. A temporary use authorized pursuant to this section shall be subject to all of the applicable standards of subsection (D) of this section, and shall not be exempted or relieved from compliance with any other ordinance, law, permit or license applicable to such use, except where specifically noted.

D. to E. – NO CHANGES

F. - DELETED

***18.50.080 – NO CHANGES***

**EMC 18.90  
DEVELOPMENT STANDARDS – CITYWIDE APPLICABILITY**

*18.90.010 to 18.90.070 – NO CHANGES*

**18.90.080 Housing incentives program.**

*A. – NO CHANGES*

B. A preapplication conference is recommended, although not required.

C. Review Procedures: Density bonus requests shall be requested in writing and reviewed and approved concurrently with the related land use application or building permit application, whichever is first, and shall follow the established procedures for review and appeal, if necessary, of the permit type.

D. All housing developed under these standards shall meet all applicable federal, local, and state guidelines and requirements for limiting occupancy to identified qualified groups.

E. Inclusionary Density Bonuses.

1. This subsection applies, at the developer’s option, to land use applications for housing in identified zones below, except the construction of a detached dwelling on one lot that can accommodate only one dwelling based upon the underlying zoning designation. This section shall not apply to adult family homes, nursing and residential care facilities, assisted living facilities and all group homes.

2. In return for the inclusion of a number of on-site units dedicated to serving low-income and/or below market rate persons, one-half additional, on-site market-rate unit is permitted as a bonus for each qualified unit, to the extent that no more than a maximum total of 150 units are provided throughout the city. This must not exceed the prescribed density above the maximum density permitted in the underlying zoning district as shown below; provided, that only one-half bonus unit may be awarded per qualified unit, no matter how many qualifying categories it serves as shown in the table below.

**Table 4 Density Bonus**

<b>Zone</b>	<b>Permitted Density</b>	<b>Density Bonus</b>	<b>Maximum Density</b>
Mixed Residential 1	4 dua	2 dua	6 dua
Mixed Residential 2	8 dua	4 dua	12 dua
Mixed Use Residential	6 dua	3 dua	9 dua
Commercial	8 dua	4 dua	12 dua
Town Center	10 dua	5 dua	15 dua
All Other Zones	N/A	N/A	N/A

For the purpose of this section only, fractions of 0.5 or greater shall be rounded up to the nearest whole number when calculating the number of dwelling units or residential building lots that are permitted to be constructed.

2. Prior to the final approval of any land use application for which density bonuses are being sought, the owner of the affected parcel shall deliver to the city a duly executed covenant running with the land, in a form approved by the city attorney. The owner/applicant shall be responsible for the cost of preparing and recording the covenant and the owner/applicant or subsequent owner or operator shall be responsible for administering

the covenant. The commencement date shall be the date that the first lease agreement with a renter within an applicable qualification group becomes effective.

3. The qualified units constructed under these provisions shall be integrated and dispersed within the development for which the density bonus is granted. The physical segregation of qualified housing units from unqualified market-rate housing units, or the congregation of qualified housing units into a single physical portion of the development, is prohibited.

4. The size of the qualified units constructed under the provisions of this chapter shall be proportionate to the size of the units contained in the entire project (i.e., if 50 percent of the units in the project are one-bedroom units and 50 percent are two-bedroom units, then the qualified units shall be divided equally between one- and two-bedroom units).

5. If a project is to be phased, the proportion of qualified units to be completed with each phase shall be determined as part of the phasing plan approved by the community development director or designee.

6. The community development department shall maintain a list of all qualified units created under this program

F. Religious organizations, as defined by EMC 18.20.210, may qualify for 25% bonus dwelling units per lot as outlined in RCW 35A.63.300 and RCW 36.70A.545.

***18.90.090 to 18.90.190 – NO CHANGES***

**EMC 18.95  
DESIGN STANDARDS**

*18.95.010 to 18.95.040 – NO CHANGES*

**18.95.050 Residential design**

*A. – NO CHANGES*

B. Applicability. In addition to the development standards required elsewhere in this title and the Edgewood Municipal Code (EMC), this chapter shall apply to:

1. All new detached dwellings, duplexes, stacked flats, cottage housing, courtyard apartments, ADUs, and associated detached garages.

*2. to 3. – NO CHANGES*

*C. to L. – NO CHANGES*

**EMC 18.100**  
**DEVELOPMENT STANDARDS – USE SPECIFIC**

*18.100.010 to 18.100.050 – NO CHANGES*

**18.100.070 Home business.**

The purpose of this section is to provide standards which allow residents of single- or multifamily dwellings to operate businesses or conduct commercial activity from their principal residence or from a permitted accessory structure while achieving the goals of retaining the residential character of the dwelling and the neighborhood.

*A. – NO CHANGES*

B. The following uses are exempt from the regulations of this section:

1. Child daycare services, home-based (624410, part), except a home business permit is still required to ensure compliance with EMC 18.100.040.2. to 5. – *NO CHANGES*

*C. to H. – NO CHANGES*

**18.100.080 Limited home businesses.**

*A. to B. – NO CHANGES*

C. The same uses exempted under EMC 18.100.070(B) are exempt from the regulations of this section.

*D. to H. – NO CHANGES*

**18.100.090 Manufactured homes on individual lots.**

A manufactured home that is placed on an individual lot shall be considered a single-family detached dwelling. The manufactured home shall:

A. Be placed on a permanent foundation as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative.

B. Meets all requirements for a designated manufactured home as defined in RCW 35.63.160.

C. Complies with the residential design standards pursuant to EMC 18.95.050.

D. A title elimination is required prior to building occupancy;

*18.100.100 to 18.100.120 – NO CHANGES*

**18.100.130 Residential use of existing buildings.**

A. The purpose of this section is to provide standards for which the use of existing buildings for residential purposes is allowed in commercial, mixed-use, and residential zones in compliance with RCW 35A.21.440 and RCW 35.21.990.

B. For the purpose of this section, "existing building" means a building that received a certificate of occupancy at least three years prior to the permit application to add housing units.

C. Applicability: This section applies to all residential, mixed-use, and commercial zones.

D. The following are the performance standards for residential use of existing buildings:

1. The addition of housing units at a density up to fifty (50) percent more than what is allowed in the underlying zone may be permitted if constructed entirely within an existing building envelope; provided, that

generally applicable health and safety standards, including but not limited to building code standards and fire and life safety standards, can be met within the building.

2. Sufficient existing parking must be retained to satisfy the number required for existing residential units and nonresidential uses that remain after the new residential units are added.

3. The addition of housing units shall not convert required ground floor commercial or retail space that is along a roadway classified as an arterial. For the purpose of this section, arterials are defined as major pedestrian corridors.

4. Unchanged portions of an existing building that have been used for residential purposes or previously permit-approved conditioned space do not need to meet the current energy code; however, if any portion of an existing building is converted to new dwelling units, each of those new units must meet the requirements of the current energy code, except if as allowed by RCW 35A.21.440.

5. Unless the director and/or the building official makes written findings that a nonconformity regarding design standards, parking, height, setbacks, elevator size for gurney transport, or modulation is causing a significant detriment to the surrounding area, the City shall not deny a building permit application for the addition of housing units within the existing building;

6. A transportation concurrency study under RCW 36.70A.070 or an environmental study under Chapter 43.21C RCW (SEPA) based on the addition of residential units within an existing building shall not be required; and

7. Where an existing building cannot satisfy life safety standards, no housing units constructed entirely within the building's envelope will be allowed.

**18.100.140 Co-Living.**

A. The purpose of this section is to provide standards for which co-living is allowed on all lots zoned to allow at least six multifamily units in compliance with RCW 36.70A.535.

B. Conflicts. In the event of a conflict between this section and other development regulations applicable to co-living, the standards of this section shall control.

C. Applicability: This section applies to all zones which allow at least six units of multifamily or middle housing, including zones which allow six multifamily units as a component of mixed-use development.

D. Density: For the purpose of this section, sleeping units count as one quarter of a dwelling unit.

F. Multifamily: Three or more sleeping units shall be considered as a multifamily development.

E. Parking: Off-street parking for co-living shall be subject to the following:

1. No more than one off-street parking space per four sleeping units shall be required.

2. No off-street parking shall be required within one-half mile walking distance of a major transit stop as defined in RCW 36.70A.535.

F. The following are the performance standards for co-living uses:

1. Sleeping units shall be subject to the following standards:

a. All sleeping units shall be no more than 300 square feet.

b. Sleeping units may include kitchenettes, but shall not include kitchens.

- c. Sleeping units must include a private bathroom, except as approved by the Director as part of a standalone church building conversion.
  - d. All sleeping units must have access by interior or covered exterior walkway to a shared kitchen.
2. Shared kitchens shall be subject to the following standards:
- a. At least one shared kitchen shall be provided for every fifteen sleeping units.
  - b. At least one shared kitchen shall be provided on each floor that also contains sleeping units.