



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING AGENDA**

Mon. May 15, 2017 – 6:00 p.m. • Edgewood City Hall – 2224 104th Ave. East

I. CALL TO ORDER:

II. SUMMARY APPROVAL:

None.

III. PUBLIC HEARING(S):

IV. STAFF UPDATES:

V. PUBLIC COMMENTS:

Note: This portion of the agenda is reserved for the public to comment on items not on the agenda. As a reminder, the Planning Commission may invite additional public comment on agenda items noted for discussion later in the meeting, in the order they are reviewed.

VI. NEW BUSINESS:

Planning Commission Chair and Vice-Chair (*Action Item*)

VII. OLD BUSINESS:

Food Trucks (*Discussion Item*)
Landlocked Lots (*Discussion Item*)
Open Space (*Discussion Item*)

VIII. COMMISSIONER COMMENTS:

- A. Chairman Report
- B. Commissioner Comments

IX. NEXT MEETING: June 5, 2017, 6:00 p.m.

X. ADJOURN



**CITY OF EDGEWOOD
STAFF REPORT**

**PLANNING COMMISSION AGENDA ITEM: FOOD TRUCK FEE
DISCUSSION**

Date: May 15, 2017

Title: Food Truck Fee Discussion

Attachments: Food Truck Fees Memo

Submitted By: Kirk Rappe, Senior Planner

Approved For Agenda By: Daryl Eiding, Mayor

Discussion: The Planning Commission has discussed Food Trucks over the past several months and specific questions were raised about what permit fee Edgewood should charge, as well as additional fees required by a food truck in Pierce County. The attached memo discusses what was found.

Recommendation: Review Food Truck Fees Memo and discuss options.

Fiscal Impact: N/A



City of Edgewood
Washington

2224 104th Avenue East
Edgewood, WA 98372-1513
Phone (253) 952-3299 Fax (253) 952-3537

MEMORANDUM

TO: Planning Commission

FROM: Senior Planner, Kirk Rappe

DATE: May 15, 2017

SUBJECT: FOOD TRUCK FEES

Background:

The Planning Commission has discussed a draft Food Truck code at several meetings over the past several months and requested City staff to change the code based on concerns from the Planning Commission on topics such as noise, location, hours of operation, and external power/water hookups.

A discussion on fire safety review prompted discussion on what fees are charged by Cities for a Food Truck/Mobile Food Unit annual permit. Staff has researched and collected information from several national reports and checked with several local and regional communities on their permit fees for vendors.

Setting A Permit Fee:

“Permit fees should be high enough to generate revenue that off-sets at least some of the costs produced by the presence of food trucks, but not so high that they discourage potential business owners from entering the market. The actual amount is contextually determined, as budgets and administrative expenses vary depending on the city.”¹

Several reports by national organizations such as the National League of Cities, Harvard Kennedy School of Government, and the Institute for Justice survey a sample of existing city food truck permit fees, analyze the components of those fees, and provide guidance for cities on setting food truck permit fees.

As noted in the quote above, fees should be high enough to off-set the public costs of food trucks and permit review, but not be so high to discourage potential new food trucks.

¹ National League of Cities Report, Food On Wheels: Mobile Vending Goes Mainstream, 2013.

In Table 1, below, some of the results of these study surveys are provided. To summarize, the Institute of Justice recommends a permit and inspection fee of **no more than \$200 - \$300 annually**. The National League of Cities surveyed 13 cities and found the range of **most fees are \$150-\$400**.

Table 1: Comparative Fees

City	Other Fees	City Food Truck Fee
Durham, NC	Health inspection fee	\$75
Cleveland, OH	Unknown	\$263
Kansas City, MO	Unknown	\$292
New Orleans, LA	Occupational License \$150, Mayoralty Permit \$100, Sales Tax \$50, ID Card \$5.00	\$305.25
Los Angeles, CA	Unknown	\$602 - \$787

Regional Fees and Other Components of an Edgewood Fee

Regional Food Truck Fees

Staff attempted to discover the costs of local and regional city food truck fees. The information was not readily available on their websites or in the Cities codes. However a couple city fees were found:

- Tacoma: **\$225** annual fee. This is the total fee, which composed of the City fee (\$100) and Tacoma Fire Department Inspection (\$125).
- Puyallup: **\$50** annual food truck permit fee.

Components of an Edgewood Fee

Staff also contacted East Pierce Fire and Rescue and the Tacoma Pierce County Health Department to find out how much these fees would cost for a food truck or mobile food unit.

- East Pierce Fire and Rescue estimated **\$100** for review.
- Tacoma Pierce County Health Department said that all new businesses pay a \$720 plan review fee (per food truck). After plan review the mobile food truck vendor will pay an annual permit which is based on their menu and schedule a pre-opening inspection. The fee is either \$275 for a “low-risk unit” or \$530 for a “high risk unit.” Total costs can be as high as **\$1,250** for health department review.

Recommendation

Examining City staff time and the potential impact of food trucks to public property (due to trash pickup or maintenance if required), Staff recommends a fee of \$150.

This is based on the recommendations from the national organizations detailed above and a look at probable City costs including planning review at \$60/hour, Permit Coordinator time at \$65/hour (half an hour assumed), and maintenance tech work (again if required) \$55/hour.



**CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM: Landlocked Lots
Discussion**

Date: May 15, 2017

Title: Landlocked Lots Discussion

Attachments: DRAFT Code Revisions from EMC 18.80

Submitted By: Kevin Stender, Community Development Director

Approved For Agenda By: Daryl Eidinger, Mayor

Discussion: As part of our ongoing housekeeping code updates Staff found that the definition of Flag Lots and Landlocked lots was confusing and placed in multiple locations in the EMC. The proposed code updates resolve this issue by simplifying these sections accordingly as found in the DRAFT ordinance now included within the packet materials.

Recommendation: Review the DRAFT Ordinance, make any necessary changes, Prepare a SEPA determination, request Expedited review from Commerce, schedule a Public Hearing and attain a Planning Commission recommendation.

Fiscal Impact: None known.

ORDINANCE NO. 17-____

AN ORDINANCE OF THE CITY OF EDGEWOOD, WASHINGTON, RELATING TO LAND USE AND ZONING, AMENDING THE CITY'S REGULATIONS RELATED TO LANDLOCKED LOTS BY CLARIFYING THE REQUIREMENTS WITHIN THE CODE, AMENDING SECTION 18.80.040, SECTION 18.80.050 AND REPEALING 18.90.100(C) OF THE EDGEWOOD MUNICIPAL CODE, PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Edgewood adopted building setback requirements regarding flag lots and landlocked lots in 2003; and

WHEREAS, since that time, it has always been difficult to determine setbacks on a flag lot and landlocked lots because of the location of the requirement in the code; and

WHEREAS, the proposed amendments help to clarify landlocked lot requirements within Edgewood Municipal Code (EMC) Section 18.80.040 for Single Family Two, Single Family Three and Single Family Five zones as well as EMC 18.80.050 for Mixed Residential One and Mixed Residential Two zones; and

WHEREAS, the proposed amendments repeals EMC 18.90.100(C) which previously addressed landlocked lots incorrectly as an overall statement applying to all flag lots and landlocked lots; and

WHEREAS, the SEPA Responsible Official issued a Determination of Nonsignificance for this ordinance on **May XX 2017**; and

WHEREAS, Staff requested expedited review from the Department of Commerce on the proposed amendment on **May XX, 2017**; and

WHEREAS, the Planning Commission held a public hearing on this ordinance on **June XX, 2017**;

WHEREAS, the Planning Commission submitted a formal recommendation to approve the amendments to the Council dated **June XX, 2017**; and

WHEREAS, the City Council considered this ordinance during its regular City Council meeting of _____; and

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

Section 1. Section 18.80.040(E)(4)(a) of the Edgewood Municipal Code is hereby amended to read as follows:

4. The minimum setbacks for the Single-Family zoning districts shall be as follows:

a. SF-2 and SF-3 Zoning Districts.

- i. Front yard/street setback: 25 feet.
- ii. Principal arterial or state highway setback: 25 feet.
- iii. Rear yard setback: 20 feet.
- iv. Interior setback: eight feet.

v. Flag Lot Setback: 20 feet from all sides.

Section 2. Section 18.80.040(E)(4)(b) of the Edgewood Municipal Code is hereby amended to read as follows:

b. SF-5 Zoning District.

- i. Front yard/street setback: 20 feet.
- ii. Principal arterial and state highway setback: 25 feet.
- iii. Rear yard setback: 10 feet.
- iv. Interior setback: five feet.

v. Flag Lot Setback: 10 feet from all sides.

~~Provided, that where flag lots exist, the minimum setback shall be 10 feet on all sides; and where corner lots exist, the minimum setbacks shall be the applicable front yard/street setback requirement on the two sides forming the corner, and the applicable interior setback on the opposing sides. Additional setback requirements are provided in EMC 18.90.150, Setback standards.~~

Section 3. Section 18.80.050(E)(4)(a) of the Edgewood Municipal Code is hereby amended to read as follows:

The required setbacks for the Mixed Residential zoning districts shall be as follows:

a. MR-1 and MR-2 Zoning Districts.

i. Front yard/street setback: 15 feet.

ii. Garage setback: 20 feet.

iii. Principal arterial and state highway setback: 25 feet.

iv. Rear yard setback: 10 feet.

v. Interior setback: zero feet.

vi. Flag Lot Setback: 10 feet from all sides

~~b. Provided that where flag lots exist, the minimum setback shall be 10 feet on all sides; and where corner lots exist, the minimum setbacks shall be the applicable front yard/street setback requirement on the two sides forming the corner, and the interior setback on the opposing sides. Additional setback requirements are provided in EMC 18.90.150, Setback standards.~~

Section 4. Section 18.90.100(C) is hereby repealed.

Section 5. Pursuant to RCW 35A.12.140, a copy of RCW 69.51A.010, RCW 69.50.101 and RCW 69.51A.250 are attached hereto. These statutes have been filed in the office of the City Clerk for examination by the public as an Exhibit to this Ordinance. These statutes have been available to the public while this Ordinance was under consideration by the Council.

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 this Ordinance shall take effect and be in full force five (5) days after the date of publication.

Presented to Council for its first Reading on _____

Presented to Council for its second Reading on _____

PASSED BY THE CITY COUNCIL ON THE _____

Daryl Eiding, Mayor

ATTEST/AUTHENTICATED:

Rachel Pitzel, City Clerk

APPROVED AS TO FORM:

Carol Morris, CITY ATTORNEY

DATE OF PUBLICATION:

EFFECTIVE DATE:

**CITY OF EDGEWOOD
2224 - 104th Ave. East
Edgewood, WA 98371
(253) 952-3299
Fax: (253) 952-3537**

LEGAL NOTICE

Date:

NOTICE OF ORDINANCE PASSED BY EDGEWOOD CITY COUNCIL

The full text of the Ordinance is available at the City Clerk's office, Edgewood City Hall, 2224 - 104th Ave. East, Edgewood, WA 98371 (253) 952-3299.

Rachel Pitzel, Acting City Clerk

Published in the Tacoma News Tribune on:



**CITY OF EDGEWOOD
STAFF REPORT**

**PLANNING COMMISSION AGENDA ITEM: OPEN SPACE CODE
UPDATE**

Date: May 15, 2017

Title: Open Space Code Update

Attachments: DRAFT Updates to Open Space Sections in Edgewood Code

Submitted By: Kirk Rappe, Senior Planner

Approved For Agenda By: Daryl Eidinger, Mayor

Discussion: City staff raised the topic of open space requirements to the Planning Commission at the December 5, 2016 meeting based on a comment from a member of the public adjacent to a proposed development. At the May 1, 2017 meeting staff provided the Planning Commission with the code sections requiring open space in new developments. Staff explained that the open space requirements do need refinement since in some cases, little usable open space is provided with development applications in the Meridian Corridor area.

Staff recommendations at the time were:

- Restrictions/Requirements for small publicly accessible parks for small lot single family development.
- Require all open space proposed that is intended to meet the open space requirements to be contiguous and accessible from a pathway, public way, or private sidewalk.
- Consider additional incentives for building up versus out to preserve more greenspace.

The attached DRAFT code includes changes to the existing code (**in red**) to implement the recommendations of the first two bullets. Additional discussion may occur regarding the third bullet point on incentives for building “up” versus “out.”

Recommendation: Review DRAFT ordinance, discuss impacts and additional options, and make any necessary changes.

Fiscal Impact: N/A

Below are sections of the Edgewood Municipal Code that require open space in new developments. Based on staff research and initial discussion with the Planning Commission, staff has changed the portions that are written in red.

The City code requires open space in specific zones as shown in Table 1. The code sections that follow correspond to the Table.

Table 1: Open Space Code Sections

Zones	Open Space Requirements
Commercial, Mixed Use Residential, Town Center	EMC 18.80.080
Mixed Residential	EMC 18.95.030 : Design features, section F.
Single Family Two, Three, or Five	None, except Single Family Five (SF-5) if using EMC 18.95.050

18.80.080 Town Center, Commercial, Mixed Use Residential and Business Park zoning districts

F. Open Space Requirements.

1. Applicability. New development within the Town Center (TC), Business Park (BP), Commercial (C), and Mixed Use Residential (MUR) zoning districts shall be required to meet the open space requirements in this subsection.

2. Numeric Standards. All new development shall provide accessible public open space equivalent to two and one-half percent of the gross floor area of all structures.

3. Contiguous Public Open Space. Open Space meeting the numerical standards in part 2 shall be provided that is, to the extent feasible, contiguous. Spaces that are less than 15 feet in width, between buildings or between buildings and roadways, fences, parking lots or retaining walls, shall not be included in calculations for determining compliance with this numerical standard. Parking lot islands or roadway medians shall not be counted towards this numerical standard. Design and location of public spaces shall consider the design and location of public spaces on adjacent properties and if feasible shall be oriented and connected to those spaces pursuant to the concepts presented in the Town Center and Meridian Corridor master plan.

3. If it can be demonstrated by the applicant to the satisfaction of the director that a required public space is adjacent to, integrated with and can be accessed from a public space on an adjoining property, this requirement may be reduced to **one and one-half percent** of gross floor area.

4. All required public spaces shall be oriented towards, and have direct connections (both physical and visual) to, a public **or private** street.

5. Where **open** public spaces are integrated into new development, or where new development abuts an existing or planned public plaza, the primary building entrance shall be oriented towards or connected to that plaza (**except for small lot single family development in EMC 18.95.050(B)**).

6. Public Access Covenants. Contiguous open space in new development, to the extent feasible, shall be placed abutting a public right-of-way (ROW). Any required landscaping adjacent to public or private right-of-ways may be included in the total public open space required per 18.80.080(F)(2). The developer or Homeowners Association shall enter into a covenant with the City of Edgewood allowing public access to the open space. Signage indicating that the open space is open to the public shall be installed in at least one location along each abutting public or private ROW, connecting pedestrian path, or sidewalk.

18.95.030 Site planning (Mixed Residential Zones)

F. Open Spaces and Common Areas.

1. Intent. Enhance the vitality of the business environment and the pedestrian experience by linking public plazas, courtyards, green spaces and other gathering spaces to the public sidewalk and each other.

2. Implementing Measures.

a. Development shall include outdoor common areas or open spaces, pursuant to EMC 18.80.080(F).

b. Open space may be provided in the two general forms: urban open space and rural open space. Urban open space may consist of: plazas, courtyards, wider sidewalks with seating. Rural open space may consist of: grassy meadows with native plantings or farmland theme, green space with formal landscaping, or greenways that connect developments with

parks, open space, or the City Hall campus. Open space design in the Town Center, Commercial, Mixed Use Residential and Business Park zoning districts along Meridian Avenue East/SR 161 should consider the opportunities and concepts contained within the Town Center and Meridian Corridor plan (circa 2004). Open space(s) and adjacent plazas, courtyards, and/or sidewalks shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).

c. Open spaces on adjoining properties should be physically connected where possible and should consider the design attributes of adjacent open spaces to provide for logical transitions.

d. Required open space and open space that is included as part of the development intensity development options in EMC 18.80.080(D), Table 3, are referred to as “pedestrian-oriented spaces” and shall address the following requirements. Any disturbed or altered open space(s) shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).

i. Spaces shall include landscaping conducive to pedestrians, lighting, public art, benches and brick or other special paving.

ii. Paved walking surfaces of either concrete or approved unit paving shall be provided.

iii. Benches and/or low seating walls should be provided.

iv. Driveways, service areas or any other areas subject to regular vehicle use shall not occupy public space.

v. Pedestrian-oriented spaces should be oriented toward the south (for solar exposure) when possible to create a more comfortable microclimate.

e. Pedestrian-oriented spaces shall be directly linked both visibly and physically from public sidewalks and walkways.

f. Corners should include pedestrian-oriented spaces. Rather than extending to the corner, new buildings should incorporate forecourts, plazas or gardens that welcome the public and offer a dramatic statement at the corner. Significant landscaping, decorative screen walls,

or gateway signage (as applicable), or other features approved by the director as meeting the design intent shall be included.

g. Where the front building facade is not directly adjacent to the sidewalk, the space between the sidewalk pavement and the building shall be developed as a garden and/or pedestrian-oriented space. Within the TC zone, the area shall be developed specifically as a pedestrian-oriented space meeting the requirements of subsection (F)(2)(d) of this section.

18.95.050 Special residential design standards applicable to all zones.

The following building types are addressed:

1. Small lot single-family (section B)
2. Cluster arrangement (section C)
3. Semi-attached single-family buildings (Section D)
4. Duplex, townhouse and triplex building units (Section E)

B. Small Lot Single-Family. Single-family detached dwelling units configured on small lots.

1. Intent. Small lot single-family development should be oriented to the street and pedestrians, with alley access for parking. The visual impact of vehicles should be minimized. Repetition with variety is a key design principle. When similar building floor plans and/or shapes are repeated in a development, architectural elements should be varied to add variety.

2. Implementing Measures.

a. Setbacks: see individual setbacks specific to each zone.

b. Access and Curb Cuts.

i. If an alley exists or it can be provided within the block development, vehicle access shall be from the alley.

ii. If an alley does not exist and it is not feasible to provide it within the block development in the opinion of the director, parking lot entrances, driveways and other vehicle access routes onto private property from a public right-of-way shall be restricted to no more than one entrance lane and one exit lane per 300 linear feet of property line as measured horizontally along the street face. Properties with less than 300 linear feet of street frontage shall be limited to one entry and one exit lane for vehicle access. Driveway lanes crossing a public sidewalk shall be no wider than 13 feet per entry lane or exit lane. All driveways, vehicle entrances and exits shall be flared. The city may impose additional restrictions to parking lot and vehicle access point location to reduce impacts to public safety, pedestrian movement, and on-street vehicle circulation and visual qualities.

c. Parking.

i. The standards contained in EMC 18.80.080(H), Parking, Access and Circulation, shall apply.

ii. Parking spaces shall not be located nor positioned to cause headlights to shine directly into windows of residential units.

iii. Designated Off-Street Overflow Parking. Designated off-street overflow parking is provided in shared or cooperative parking areas with common access drive(s).

iv. Primary Parking. Primary parking should consist of a garage for each dwelling unit served by a common access alley that shall meet the minimum IFC standard for access or 15 feet, whichever is greater.

d. Building Design.

i. Height. Refer to height requirements listed in each individual land use district.

ii. Repetition with Variety. Architectural design features shall be utilized to achieve variety in architectural massing within detached single-family developments. This can be accomplished using various architectural styles or variety in facade treatments, rooflines, colors, building materials, trim details, or building attachments such as porches, decks and bay windows. Groups of dwelling units shall add variety to repeated basic designs through front facade treatments, building attachments such as porches and decks, bay windows, and trim details, etc. Only 30 percent of the structures in a grouping shall be architecturally identical. Differences should not be limited solely to facade color or trim alterations. Examples of repetition with variety include:

(A) Reversing elevations;

(B) Combining different elements such as porches, entries, or dormers and gables; and

(C) Adding a different building style or different scale of the same design.

iii. Building Styles. Encouraged building styles for detached single-family building developments include one story and one and a half story cottage and bungalow, one and a half to two story farmhouse.

iv. Colors. Colors should be muted, with bright colors used primarily for accents.

v. Accessory Structures. Accessory structures shall contain building materials and, where roofed, roofing materials and roof forms similar and complementary to that of the primary multifamily residential structure.

e. Open Space

i. Small lot single family development shall include outdoor open spaces, pursuant to EMC 18.80.080(F).

ii. Open spaces on adjoining properties should be physically connected where possible and should consider the design

attributes of adjacent open spaces to provide for logical transitions.

iii. Pedestrian paths are required to connect contiguous open space areas to the primary public or private street, and can be included in the common open space calculation. These pedestrian paths should be constructed of asphalt, concrete, approved unit pavers, or other low impact development materials where feasible (per Minimum Requirement No. 5 of the PCM), and should be a minimum of six feet in width. See EMC 18.95.030(G), Pedestrian Connections.

C. Cluster Arrangement.

1. Intent. Detached buildings of cottage and/or bungalow scale are appropriate for cluster configurations where open space can be aggregated for better efficiency in providing recreational space and natural feature protection areas for trees, tree clusters, and wetlands. Buildings are clustered around common open space and/or an arrangement of private open spaces aggregated together in “commons.” Common open spaces and pathways shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).

2. Implementing Measures.

a. Site Design.

i. Setbacks: see individual land use district for lot setbacks. When units are constructed as a condominium, zoning setbacks between structures on the same lot do not apply.

ii. Orientation. Buildings shall be oriented around one or more common open space areas, composed of joint-use and individual open space areas. The commons should be oriented toward the primary pedestrian street or to a designated and dedicated pedestrian connector to the primary pedestrian street. The pedestrian connectors shall be a minimum of six feet in width.

b. Access and Curb Cuts. The provisions of subsection (B)(2)(b)(ii) of this section shall apply.

c. Parking. The provisions of subsection (B)(2)(c) of this section shall apply.

d. Open Space.

i. Pedestrian paths are required to connect common and individual open space areas to the primary pedestrian street, and can be included in the common open space calculation. These pedestrian paths should be constructed of asphalt, concrete, approved unit pavers, or other low impact development materials where feasible (per Minimum Requirement No. 5 of the PCM), and should be a minimum of six feet in width. See EMC 18.95.030(G), Pedestrian Connections.

ii. Existing natural features such as trees, tree clusters, wetlands, habitats, rock outcroppings and others should be retained and incorporated into the site and open space design.

iii. Consistent with Chapter 13.05 EMC, applicants are required to implement LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).

e. Building Design. The provisions of subsection (B)(2)(d) of this section shall apply.

D. Semi-Attached Single-Family Buildings. Single-family type dwellings are categorized as semi-attached when physically connected to an adjacent dwelling at secondary or ancillary building parts such as garages, trellises, porches, covered decks, enclosed storage areas, and gateways. No more than three semi-attached dwelling units are permitted per building.

1. Intent. Semi-attached dwelling units are intended to replicate a single-family detached building design or style and enable the development to protect existing natural site features and/or provide more usable open space within the development.

2. Implementing Measures.

a. Semi-attached dwellings provide single-family detached characteristics while enabling a more efficient organization of open space and the protection of site features such as trees and tree clusters, wetlands, and other natural features. Key benefits of semi-attached dwellings include:

i. Shared driveways for garages will reduce the paved/impervious area;

ii. Compact arrangement of dwellings and garages enables more usable site area for open space and landscaping.

b. Site Design.

i. Setbacks for Primary Buildings (See Individual Land Use District for Setbacks). Setbacks are the same as referenced for all sides except where the buildings are attached. A garage, trellis, porch, enclosed storage area, gateway, or covered deck shall connect semi-attached dwelling units.

ii. Access and Curb Cuts. The provisions of subsection (B)(2)(b) of this section shall apply.

iii. Parking. The provisions of subsection (B)(2)(c) of this section shall apply.

iv. Open Space. The provisions of subsection (C)(2)(d) of this section shall apply.

c. Building Design. The provisions of subsection (B)(2)(d) of this section shall apply.

E. Townhouse Units. A townhouse for the purposes of these design standards is defined as four or more attached single-family dwelling units with individual front entries. These may be a maximum of two stories.

1. Intent.

a. Add variety and interest to building groupings.

b. Create the design ambience of a small town neighborhood:

i. Vary key building elements of the basic dwelling design (entry hoods, porches, dormers, trellises, bay windows, gables, etc.); and/or

ii. Provide a diversity and variety of buildings within each development.

iii. Orientation. Townhouse buildings can be configured in a block grid arrangement with primary orientation of the building fronts to the primary pedestrian street; or in a cluster arrangement with the primary orientation of building fronts to a common open space, connected to the primary pedestrian street with a pedestrian connector (sidewalk, trail, promenade, etc.).

2. Implementing Measures.

a. Cluster Arrangement Standards.

i. Setbacks for Primary Buildings (See Individual Land Use District for Setbacks). Where buildings are in a cluster with the front building facades oriented inward to a common open space, setbacks of buildings adjacent to the street are to be treated as the front or street setback. Setbacks are the same as referenced for all sides except where the buildings are attached.

ii. Orientation. Buildings shall be oriented around one or more common open space areas, composed of joint-use and individual open space areas. The commons shall be oriented toward the primary pedestrian street or to a designated and dedicated pedestrian connector to the primary pedestrian street. The pedestrian connectors shall be a minimum of six feet in width.

iii. Access and Curb Cuts. Garage access by alley shall be required. Where dwellings are attached at the garage walls, both dwellings are required to share the same driveway approach to the

attached garages, using a maximum 12-foot-wide flared approach.

iv. Parking. The provisions of subsection (B)(2)(c) of this section shall apply.

v. Open Space.

(A) Refer to EMC 18.100.020, Amusement and recreation.

(B) Open space is aggregated for the benefit of all cluster dwellings. It shall consist of the following hierarchy of open space: a minimum of 120 square feet of attached private open space for the rear and the front facades of each dwelling unit. This is inclusive of decks, patios, and other pedestrian-only areas; and an additional common open space shared by all dwellings equal to a summation of a minimum of 50 percent of the total ground level building area of each cluster dwelling.

(C) Pedestrian paths are required to connect common and individual open space areas to the primary pedestrian street, and can be included in the common open space calculation. These pedestrian paths should be a minimum of six feet in width. See EMC 18.95.030(G), Pedestrian Connections.

(D) Existing natural features such as trees, tree clusters, wetlands, habitats, rock outcroppings and others should be retained as a part of the site design in both block grid and cluster configurations.

(E) Consistent with Chapter 13.05 EMC, applicants are required to implement LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).