

Chapter 33G

CORE RESIDENTIAL DEVELOPMENT AND DESIGN STANDARDS

Sections:

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33G.010 Introduction.

- A. Purpose of the Design Standards and Guidelines.
1. To promote a broad range of housing opportunities in the core area of the city.
 2. To encourage development that enhances safety.
 3. To create an attractive environment for residents.
 4. To reinforce and enhance the desirable qualities of the city's core residential areas.

These standards, as modified in the Everett Riverfront District Zoning Standards, apply to Landfill Pad - Residential 3 stories or shorter and Simpson & Eclipse parcels - All dwelling units other than single family detached

The cottage housing provisions in 33G.100 apply to cottage housing on the Simpson and Eclipse parcels.



Figure 1. Illustrating key strategies of the design standards.



Figure 2. Illustrating key design standards for R-5 zoned properties.

B. Applicability. All of the design standards and guidelines herein apply to new construction featuring residential uses in the core residential area defined in Figure 3, with the following exceptions:

1. Major exterior remodels include all remodels within a three-year period whose value exceeds fifty percent of the value of the existing structure, as determined by the city of Everett valuation methods. Standards that involve repositioning the building or reconfiguring site development, as determined by the city, shall not apply to major exterior remodels.

2. Minor exterior remodels include all remodels within a three-year period with value of fifty percent of the building valuation or less, as determined by the city of Everett valuation methods. For minor exterior remodels, the requirement is only that the proposed improvements meet the standards and/or guidelines and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building facade's siding, then the siding shall meet the applicable exterior building material standards, but elements such as building modulation would not be required.

3. The standards herein do not apply to remodels that do not change the exterior appearance of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

The standards and guidelines supplement the other applicable standards in the zoning code. In the event of a conflict between these requirements and the standards of other sections of the zoning code, these requirements shall control; provided, however, the requirements established as part of the creation of any historic or design overlay zone shall take precedence over any conflicting requirements in this chapter. When residential uses are to be part of a mixed-use commercial development, the requirements contained herein shall apply, but may be modified by the planning director as needed to provide for the reasonable accommodation of mixed-use and commercial development encouraged by the comprehensive plan. The multiple-family development standards in Chapter 15 do not apply in the core residential area.

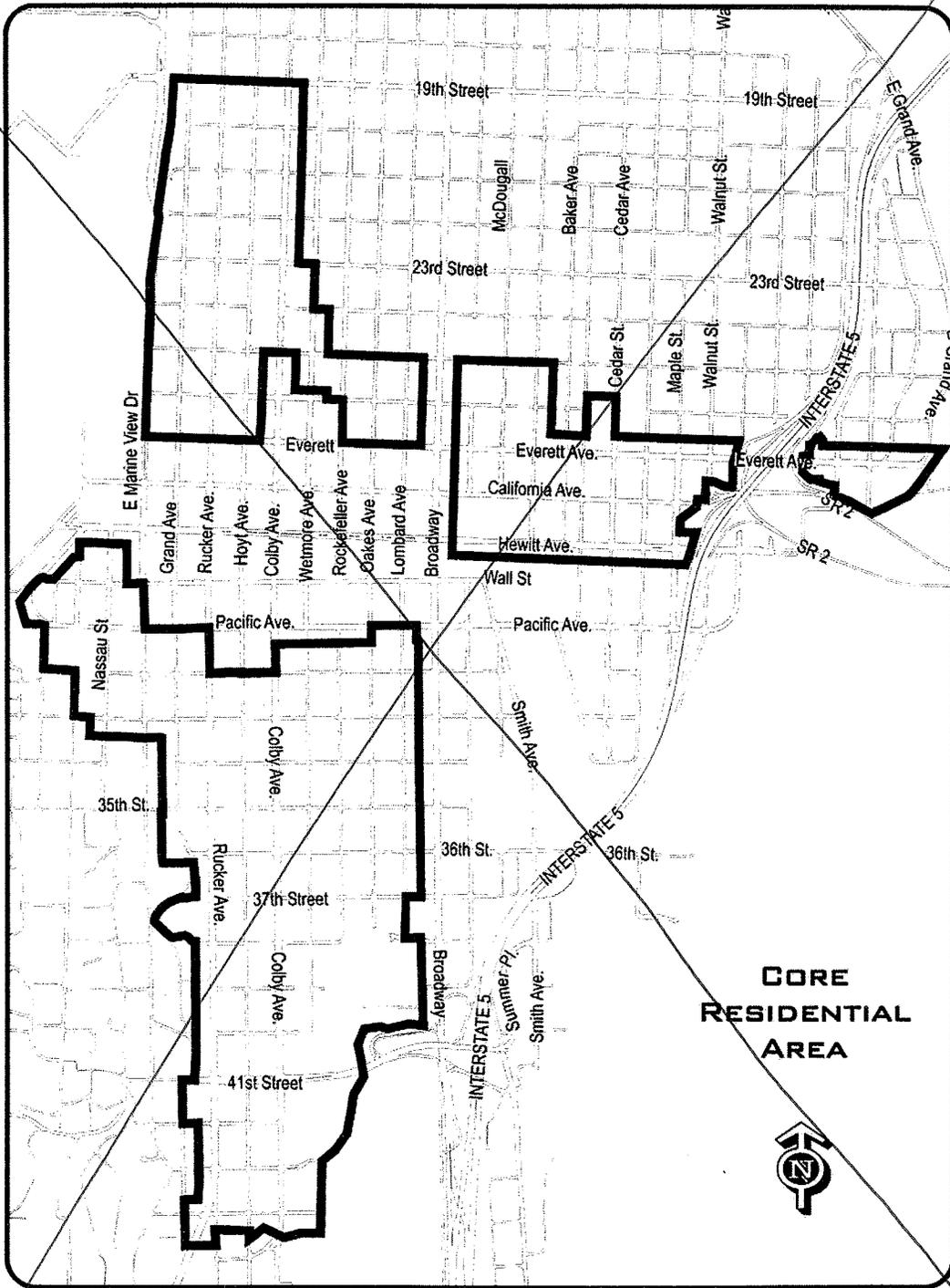


Figure 3. Boundaries of the core residential areas are shown in heavy black line.

C. **Illustrations.** The design standards and guidelines contain graphic examples of design elements which satisfy the requirements of this chapter. For public convenience, the planning department shall maintain photographs and illustrations of examples of developments and buildings that contain design elements consistent with the requirements of this chapter.

D. **Application.** The planning director shall have the authority to require changes in project design to meet these standards, and, pursuant to subsection F of this section, to allow deviation from certain standards of this chapter and modify the multiple-family design standards and guidelines as they apply to individual properties if necessary to allow for the reasonable development of the site. Such design modifications shall not undermine the intent of the design standards and guidelines.

E. **Interpretation of Design Standards and Guidelines.** These standards use words such as "shall," "must," "is/are required," or "is/are prohibited" to signify required actions. Guidelines use words such as "should" or "is/are recommended" to signify voluntary measures.

F. **Modification of Design Standards and Guidelines.** An applicant may propose and the planning director, using the review process described in EMC Title 15, Local Project Review Procedures, may allow an applicant to deviate from the core residential design standards and guidelines, provided the proposal satisfies the evaluation criteria of this subsection. This process differs from the variance procedure in that rather than approval being based upon unusual circumstances or a physical hardship such as steep slopes, it is based upon the quality of the proposed design. This alternative process is intended to promote well-designed housing which does not strictly comply with the development standards of this chapter and/or the core residential design standards and guidelines, but which meets the criteria contained herein. In evaluating such a proposal, the planning director, using the criteria in subsection F.3 of this section, shall determine if the alternative design provides superior results to that which would be required by compliance with the development standards of this chapter and the design guidelines.

1. **What Can Be Modified.** The following standards can be modified using this process:

- a. Core residential design standards and guidelines as described herein.
- b. Building setbacks.

2. **What Cannot Be Modified.** Except for the standards identified in subsection A of this section, no other standards, including the following, can be modified using this process:

- a. Number of off-street parking spaces.
- b. Building height.
- c. Uses permitted by the zone in which the property is located.

d. Regulations for nonconforming uses.

e. Standards of Chapter 37 of the zoning code (Critical Areas).

f. Shoreline regulations, where applicable.

g. Standards adopted as part of "H" historic or "D" design overlay zones.

3. **Evaluation Criteria for Modification.** Any proposal to modify development standards or design guidelines shall not undermine the intent of the core residential design standards and guidelines. The planning director shall not approve a request for modification unless the proposal provides architectural and urban design elements equivalent or superior to what would likely result from compliance with the core residential design standards and guidelines which are proposed to be modified. The planning director shall consider the following criteria in evaluating proposals using this process:

a. The unique characteristics of the subject property and/or its surroundings and how they will be protected or enhanced by modifying the design standards.

b. The positive characteristics of the proposed development and whether such characteristics could be provided by compliance with the design standards proposed to be modified.

c. The arrangement of buildings and open spaces as they relate to other buildings and/or uses on the subject property and on surrounding properties.

d. Visual impact to surrounding properties caused by parking facilities in the proposed development and whether such impacts are less than would result from compliance with the design standards proposed to be modified.

e. Does the proposed design mitigate the impacts that could be caused by relaxation of the standards which are proposed to be modified?

4. **Appeal of Planning Director's Decision.** An appeal of the planning director's decision using this process shall be reviewed by the hearing examiner in accordance with EMC Title 15, Local Project Review Procedures. Substantial weight shall be given to the decision of the planning director in considering any appeal. (Ord. 3072-08 § 16A, 2008.)

33G.020 Zoning.

A. Permitted Uses.

1. **Intent.** To expand the infill housing opportunities in the core residential area.

2. **Permitted uses** for the properties within the core residential area are set forth in Chapter 5 of this title, except where provided in subsections A.3 and 4 of this section.

3. **Cottage Housing.** A cottage housing development is a cluster of small detached dwelling units around a common open space. Cottage housing shall be permitted in the R-3, R-4, and R-5 zones through Review Process I

(defined in EMC Title 15), subject to the standards listed in Section 33G.100.



Figure 4. Cottage housing development example.

4. Infill Dwelling Unit. Infill dwelling units shall be permitted in the R-3, R-4, and R-5 zones through Review Process I (defined in EMC Title 15), subject to the standards listed in Section 33G.110.



Figure 5. Infill dwelling unit example located off an alley.

2. Maximum heights allowed in the core residential area are stated in Figures 6 and 7 and are measured as height above the base elevation defined in Chapter 4 of this title. Exception: Buildings with roofs pitched at least four:twelve may exceed height limits by up to ten feet.

- B. Height Limits
 - 1. Intent. To provide reasonable height limits consistent with the desired scale of buildings in the area.

Height limits are shown on the PPO site plan.

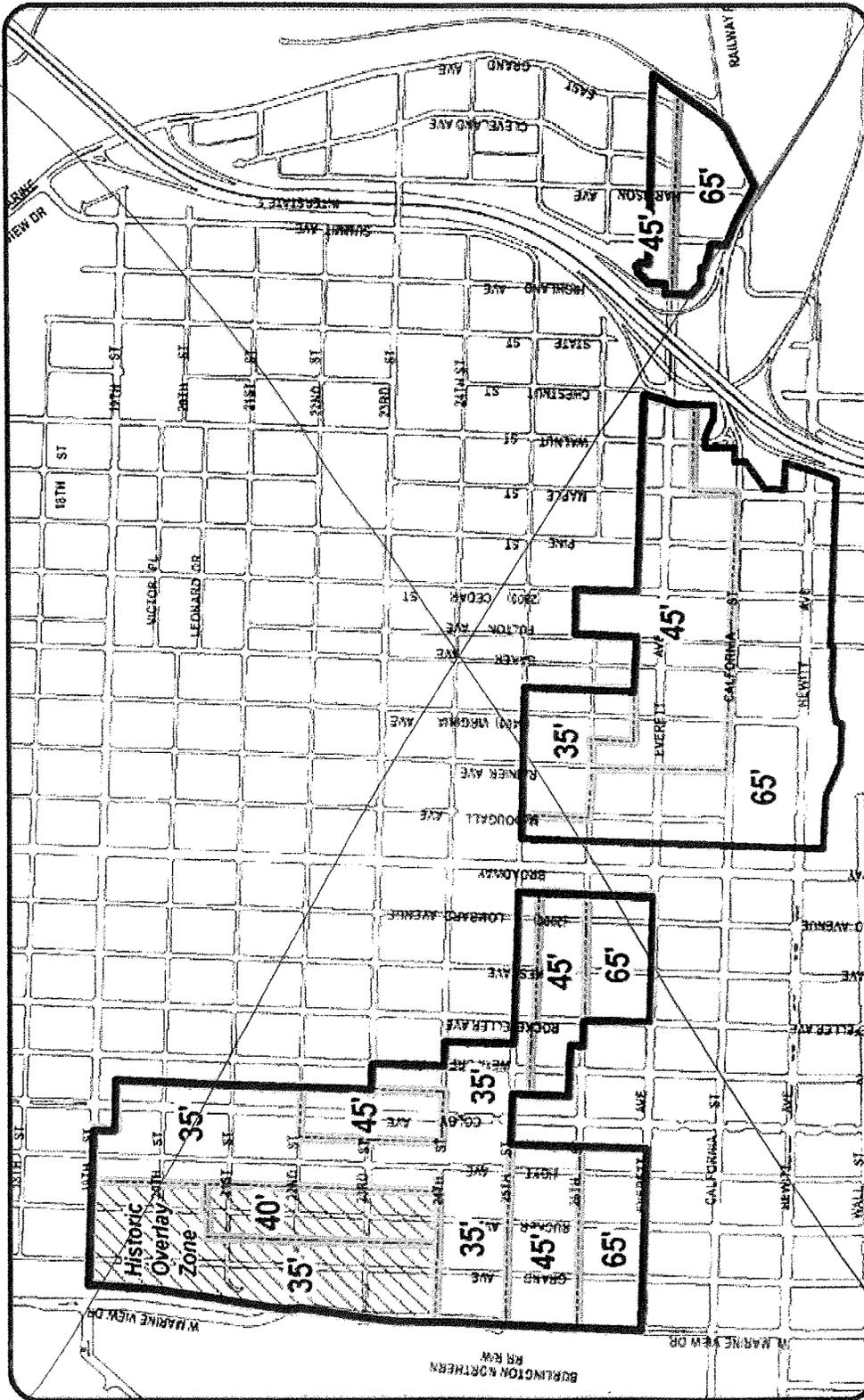


Figure 6. Height limits in core area north of downtown.

Table 33G-1: Residential Development Standards in Core Areas

	R-5	R-4	R-3	B-1	B-2	C-1/C-1R
Minimum Lot Area	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf
Minimum Required Setback ¹						
Front	10 feet	10 feet	10 feet	10 feet ²	10 feet ²	10 feet ²
Front, Garage Entrance ³	18 feet	18 feet	18 feet	18 feet	18 feet	18 feet
Rear	None ⁴	None ⁴	None ⁴	None ⁴	None ⁴	None ⁴
Side, Street	10 feet	10 feet	10 feet	None ²	None ²	None ²
Side, Interior	5 ⁵	5 ⁵	5 ⁵	5 ⁵	5 ⁵	5 ⁵
Lot Width, Minimum	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Lot Depth, Minimum	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Maximum Building Height	Variable See Figures 6-7	Variable See Figures 6-7	Variable See Figures 6-7	Variable See Figures 6-7	Variable See Figures 6-7	Variable See Figures 6-7
Maximum Residential Density	None	None	1 du/1,500 sf of lot area	None	None	None
Minimum Landscaped Area ⁶	15% of site	20% of site	25% of site	15% of site	20% of site	20% of site

NOTES/STANDARDS:

1. See subsection C.2 of this section for exceptions to required setback standards.
2. For residential uses located on upper floors of a mixed-use building, minimum setbacks for nonresidential uses apply (see Table 6.1 of this title).
3. No driveway access from a public street is permitted for sites abutting an alley.
4. For parking garages without a turnaround in the building, parking must be at least twenty-five feet from the far side of the alley. Upper stories may overhang this setback area to the property line.
5. Minimum interior side setback.
 - a. In the R-5 zone only, zero setbacks are allowed for firewalls for portions of building not exceeding fifteen feet in height when located at least five feet from a residential dwelling on an adjacent lot. See Figure 8 for an example. A recorded maintenance easement signed by the neighboring property owner is required when the side setback is less than three feet.
 - b. Transparent windows shall occupy no more than ten percent of any facade within fifteen feet of the side property line.
 - c. Balconies or rooftop decks within fifteen horizontal feet of a side property line must utilize opaque guard rails to minimize privacy impacts to adjacent properties. See Figure 9 for an example.
 - d. An additional five-foot setback is required for each ten feet or fraction thereof by which the building exceeds thirty-five feet in height for only those portions of the building which exceed thirty-five feet in height. See Figure 11 for an example.
 - e. Fifteen feet for buildings or portions thereof containing dwelling units whose solar access is only from the side of the building (facing towards the side property line). See Figure 12 for an example.
 - f. Fifteen feet for multiple-family dwellings when abutting R-2 zones.
 - g. Twenty-five feet for multiple-family dwellings when abutting R-1 zones.
6. See Section 33G.080 for detailed landscaping requirements.

See the Everett Riverfront District Zoning Standards for development standards for the Landfill Pad - Residential uses 3 stories or shorter, Simpson and Eclipse parcels - All dwellings other than single family attached, and

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Simpson and Eclipse parcels - single family detached



Figure 8. Zero lot line firewalls up to fifteen feet maximum height are permitted in the R-5 zone when located at least five feet from a residential structure on the adjacent lot.

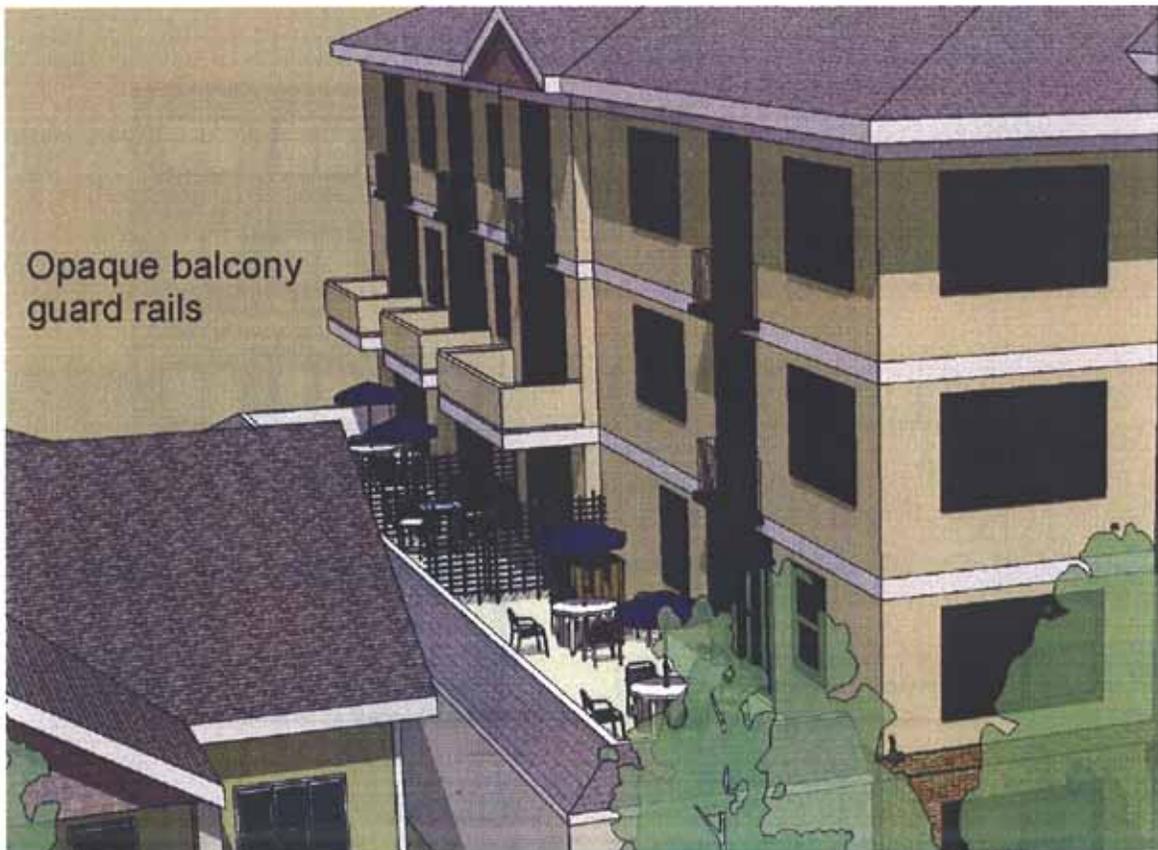


Figure 9. Balconies within fifteen feet of the side yard must utilize opaque guard rails.

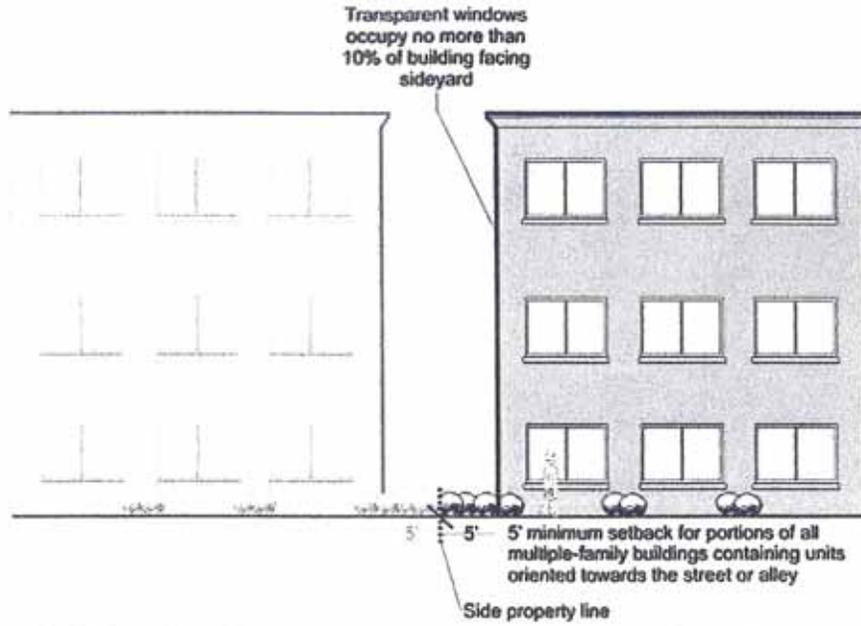


Figure 10. Side yard standards where dwelling units are oriented toward street or alley.

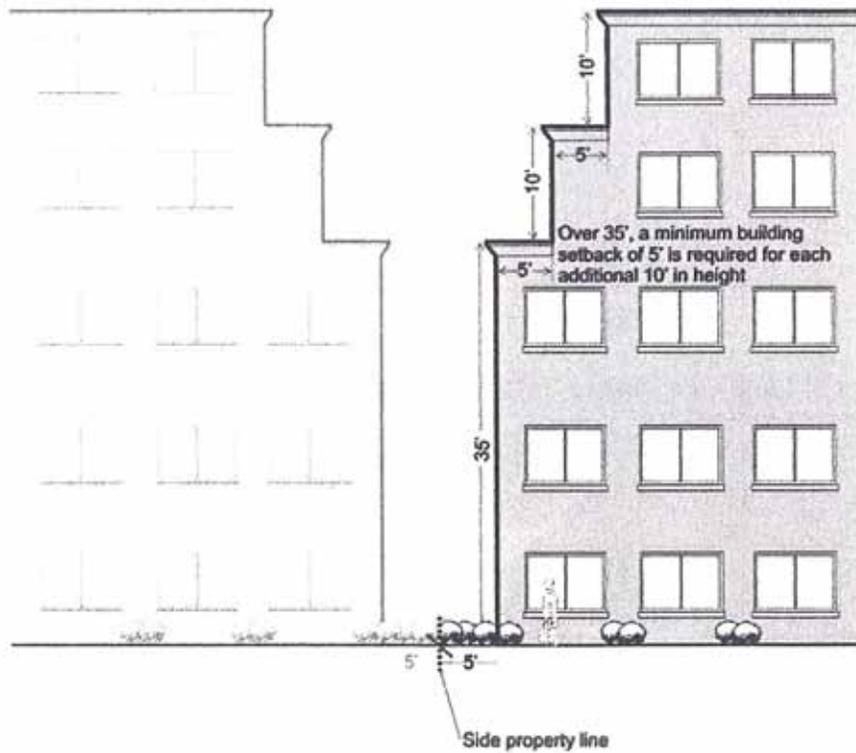


Figure 11. Additional side yard standards where buildings exceed thirty-five feet in height.



Figure 12. Those portions of buildings featuring dwelling units oriented towards the side yard must be set back at least fifteen feet to enhance privacy and provide more light and air to dwelling units. Five-foot setbacks are allowed for facades with no more than ten percent transparent window coverage.



Figure 13. Upper level setbacks are required for taller buildings close to the side property line to reduce the perceived bulk and scale of buildings and shading impacts on neighboring properties.

- C. Setbacks.
 - 1. Intent.
 - a. To reinforce the area's pattern of landscaped front yards.
 - b. To maximize privacy between developments.
 - c. To maximize solar access to dwelling units.
 - 2. Building Setback Standards. The required minimum building setbacks are stated in Table 33G-1. Exceptions to the required setbacks:
 - a. The minimum front setback may be reduced to the average of the respective front setbacks of abutting lots.
 - b. See Section 39.150 (Required setbacks—Exceptions).
 - c. See Section 7.020 for related setback requirements for all buildings which are accessory to single-family residential uses.
- D. Density Standards.
 - 1. Intent.
 - a. To encourage residential development in the core residential area.
 - b. To let applicable height, setback, and parking standards and market conditions dictate the density of individual developments.
 - 2. Density Standards. Except in the R-3 zone, there shall be no density limit for residential dwelling units in the core residential area. However, compliance with other requirements in this title, including height limits, setbacks, and minimum parking standards, are likely to limit the total number of units on a property. Achievable density may also be limited by site size, configuration, project design, market conditions, and construction costs.
 - 3. Calculation of Permitted Number of Dwelling Units.
 - a. Fractional Number of Dwelling Units. In determining the number of dwellings allowed in a single-family attached or multiple-family development, the lot area is divided by the number of square feet this title requires per dwelling unit. When this computation results in a fraction, the number is rounded down to the next whole number, except that when this computation results in a fraction which equals 0.5 or larger on lots which contain a minimum of five thousand square feet, the number is rounded up to the next whole number, provided all other requirements of this title are met.
 - b. Land Dedicated for Transit Facilities. The land area dedicated for public transit bus pullouts or passenger shelters shall be included in the area of the lot from which the land was dedicated for purposes of calculating permitted number of dwelling units.
 - c. Senior Citizen Housing Density. The number of dwelling units allowed in multiple-family developments devoted exclusively to senior citizen housing shall be ten percent greater than the number of dwelling units allowed by the underlying zoning. (Ord. 3072-08 § 16B, 2008.)

33G.030 Pedestrian access.

- A. Intent.
 - 1. To orient developments to the pedestrian by making pedestrian access convenient, safe, and inviting.
 - 2. To encourage walking in the core residential area.
 - 3. To enhance the character of development in the core residential area.
 - 4. To minimize impacts to residents' privacy.
- B. Standards and Guidelines.
 - 1. An on-site pedestrian circulation system meeting the following standards shall be provided for all multiple-family developments:
 - a. Pathways between dwelling units and the street are required per the materials standards in subsection B.3 of this section. Such pathways between the street and buildings fronting on the street shall be in a straight line. Exceptions may be allowed by the planning director where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.



Figure 14. Direct pathways between the street and dwelling units are required.

- b. The pedestrian circulation system shall connect all main entrances on the site. For townhouses or other residential units fronting on the street, the sidewalk may be used to meet this standard. For multiple-family developments, pedestrian connections to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities shall be required, where applicable.
- c. Elevated external stairways or walkways which provide pedestrian access to dwelling units located above the ground floor are prohibited. The planning director may allow exceptions for external stairways or walkways located in or facing interior courtyard areas, provided they

do not compromise visual access from dwelling units into the courtyard.



Figure 15. Elevated external walkways such as this are not allowed.

d. Appropriate screening or buffering to create a physical separation between pedestrians and vehicle access areas and the windows of residential units shall be provided. Acceptable treatments include:

- (1) Landscaped beds that separate the pathway from the building facade featuring windows; and/or
- (2) Site windows to maximize privacy while allowing for surveillance from the dwelling unit. For example, where ground floor units are raised three or more feet above the level of a walkway, pedestrians have limited views into dwelling units.



Figure 16. Planting beds separate this path from dwelling units.

2. Pedestrian Circulation Standards for Multiple Detached Single-Family Dwellings on One Development Site.

a. Clear pedestrian access shall be provided between all dwelling units and the street per the materials standards in subsection B.3 of this section. Configurations where one or more dwelling units only contain pedestrian access to an alley are prohibited.

3. Materials Standards for Pathways.

a. The pedestrian circulation system must be hard-surfaced and at least five feet wide. Segments of the circulation system that provide access to no more than four residential units may be three feet wide.

b. Except as allowed in subsection B.3.c of this section, the pedestrian circulation system shall be clearly defined and designed so as to be separated from driveways and parking/loading areas through the use of raised curbs, elevation changes, bollards, landscaping, different paving materials, and/or other similar method. Striping does not meet this requirement. If a raised path is used it must be at least four inches high and the ends of the raised portions must be equipped with curb ramps. Bollard spacing must be no further apart than five feet on center.

c. The pedestrian circulation system may be within an auto travel lane if the auto travel lane provides access to sixteen or fewer parking spaces and the entire auto travel lane is surfaced with paving blocks, bricks, or other special paving as approved by the planning director. Trees and other landscaping elements shall be integrated into the design of a shared auto/pedestrian court.

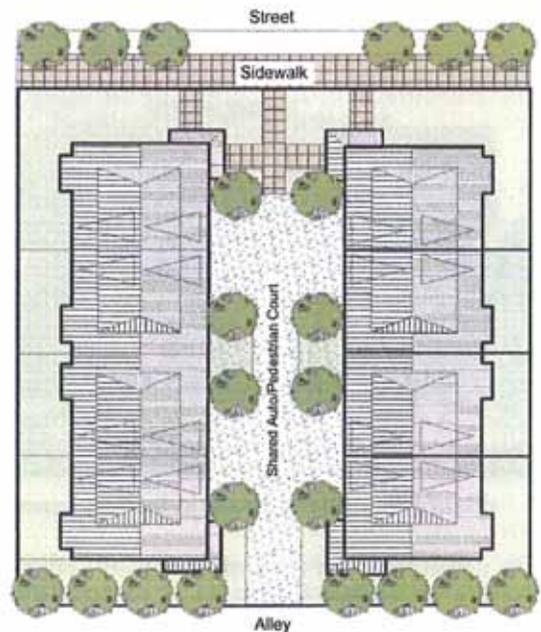


Figure 17. Shared auto/pedestrian access court example.

4. Lighting. The on-site pedestrian circulation system must be lighted to a level where pedestrians can identify faces from a reasonable distance. Lighting shall be shielded and/or directed downward onto the site and away from adjacent properties. (Ord. 3072-08 § 16C, 2008.)

33G.040 Parking.

- A. Intent.
 - 1. To enhance the safety of parking areas.
 - 2. To keep parking from dominating the site.
 - 3. To efficiently manage traffic in off-street parking areas.
 - 4. To reduce visual impacts on surrounding properties.
- B. Standards and Guidelines.
 - 1. Required parking shall be provided on the same site as the principal building or buildings.
 - 2. Parking shall not be located between the building(s) closest to the street and the street.
 - 3. Parking may not be located within required setback areas, except:
 - a. Parking may be located in the interior side setback area, provided it is screened from abutting properties and direct street view by fencing and/or landscaping at least five feet in height above the grade of the parking area.
 - b. Parking which is located below grade may be located within the required front or corner side setback area, provided it is situated completely below the level of the abutting sidewalk and the required landscaping can be provided on top of the below-grade parking structure.



Figure 18. Avoid parking in the front yard.

4. In developments with more than one building on a site, the areas between buildings shall be used for required open space, and the parking and circulation areas shall be located at the perimeter of the site. Exceptions may be made by the planning director where the design of a cen-

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tral vehicular access area can also function as common open space. Such access "courtyards" must include special paving treatment and landscaping elements that enhance the character of the space. All off-street parking spaces adjacent to the shared courtyard must be within an enclosed garage.



Figure 19. Acceptable courtyard access example with special paving and landscaping.

- 5. Tandem parking configurations for parking spaces serving the same dwelling unit may be used.
- 6. Parking Lot Screening and Landscaping. All surface parking lots or areas shall be screened per the following:
 - a. For parking areas visible from a street or along side yards, a solid wood fence or masonry wall, or combination of wood and masonry, five feet in height or ever-green plants sufficient to create a five- to six-foot-tall hedge. Fences shall meet applicable standards specified in Section 33G.080.B.4.
 - b. Alternative parking lot screening treatments will be considered, provided such treatments meet the intent of the standards per the planning director.
- 7. Private Garage Design Standards.
 - a. Garages shall meet setback requirements specified in Table 33G-1.
 - b. The length of the garage wall facing the street shall not exceed fifty percent of the length of the ground floor facade. (Applies to lots without alley access.)

B.4 - See modified text in Everett Riverfront District Zoning Standards for Landfill Pad - Residential 3 Stories or shorter, and Simpson & Eclipse parcels - All dwellings other than single family detached.

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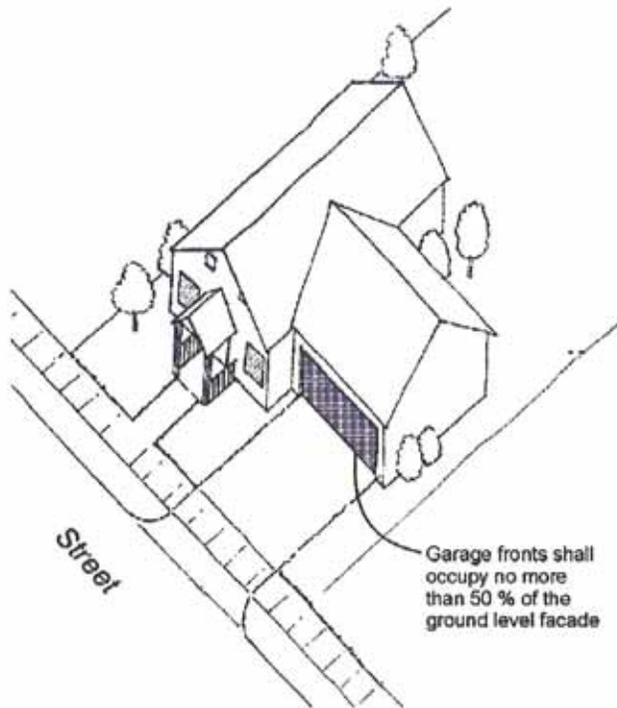


Figure 20. Where a garage wall faces the street, it shall occupy no more than fifty percent of the ground-level facade.

- 8. Common Parking Garage Design Standards.
 - a. Garages shall meet setback requirements specified in Table 33G-1.
 - b. Parking structure openings shall not exceed fifty percent of the total ground floor facade visible from the street. For the purposes of this standard, the ground floor is the floor of a structure that is closest in elevation to the finished grade along the facade of the structure.
 - c. Buildings containing above grade structured parking shall screen such parking areas with landscaped berms or incorporate contextual architectural elements that complement adjacent buildings or buildings in the area to the satisfaction of the planning director. Upper-level parking garages must use articulation or fenestration treatments that break up the massing of the garage and/or add visual interest.

DON'T DO THIS



Building appears to float over parking

DO THIS



Parking is hidden from view by screening

Figure 21. Acceptable and unacceptable structured parking treatments.



Figure 22. The fenestration technique used for this upper level parking garage adds visual interest to the building.

(Ord. 3072-08 § 16D, 2008.)

33G.050 Vehicular access.

- A. Intent.
 - 1. To enhance pedestrian and vehicular safety.
 - 2. To efficiently manage traffic in off-street parking areas.
 - 3. To reduce visual impacts of driveways on the streetscape.
 - 4. To provide for on-street parking by limiting curb cuts on the street.
- B. Standards and Guidelines.
 - 1. Sites abutting an alley shall be required to gain vehicular access from the alley. No driveway access from the public street shall be allowed.

2a. See modifi

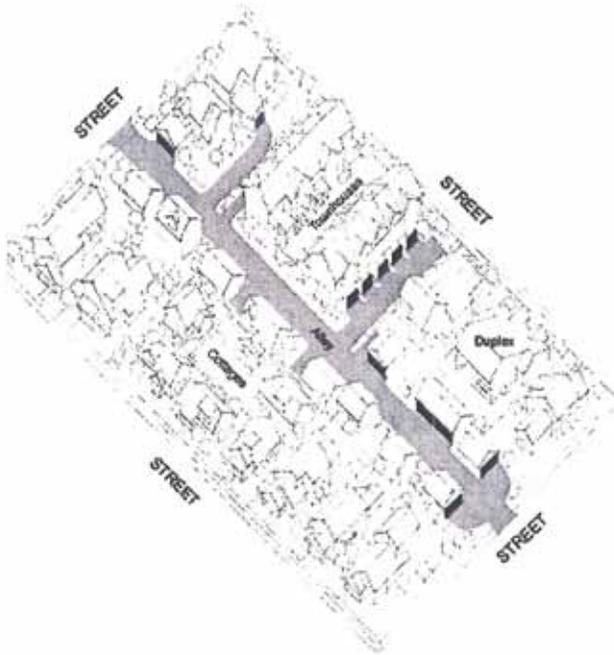


Figure 23. Locate parking and vehicular access off the alley.

2. On sites not abutting an alley, the following requirements apply:
 - a. Driveway width shall not exceed twenty feet, and should not be more than twenty-five percent of the width of the lot. The planning director may allow driveways greater than twenty-five percent of the width of the lot only when the city's traffic engineer recommends greater width.

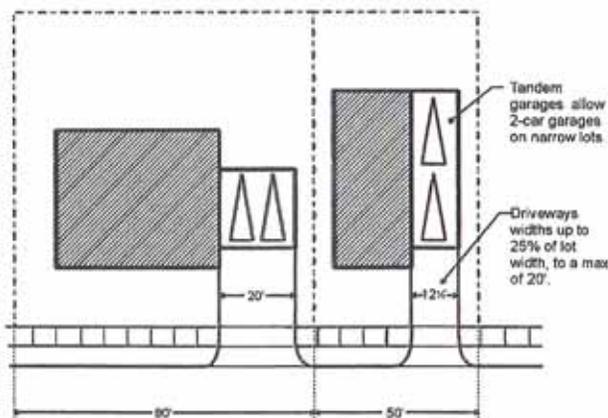


Figure 24. Standards for driveways, when allowed adjacent to a street.

- b. The driveway shall be located to one side of the lot and away from the center of the site to the maximum extent feasible.
- c. On corner lots, the driveway(s) shall be located away from the street intersection to the maximum extent feasible.
- d. On a corner lot access shall be from the side street unless the side street is an arterial street.
- e. The location and design of pedestrian access from the sidewalk shall be emphasized so as to be more prominent than the vehicular access. Consider special landscaping, lighting, and architectural treatment to accomplish this. (Ord. 3072-08 § 16E, 2008.)

33G.060 Open space.

- A. Intent.
 1. To provide accessible, safe, convenient, and usable on-site open space for the enjoyment of residents of the development.
 2. To create open spaces that enhance the residential setting.
- B. Standards and Guidelines.
 1. Multifamily uses shall provide one hundred square feet of on-site open space per dwelling unit. Acceptable types of open space include:
 - a. Common Open Space. Where accessible to all residents, common open space may count for up to one hundred percent of the required open space. This includes landscaped courtyards or decks, front porches, gardens with pathways, children's play areas, or other multi-purpose recreational and/or green spaces. Requirements for common open spaces include the following:
 - (1) Required setback areas shall not count towards the open space requirement, except for spaces that meet the dimensional and design requirements and guidelines herein.
 - (2) Spaces shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than fifteen feet in width (except for front porches). Alternative configurations may be considered by the planning director where the applicant can successfully demonstrate that the common open space meets the intent of the standards.
 - (3) Spaces (particularly children's play areas) shall be visible from dwelling units and positioned near pedestrian activity.
 - (4) Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable.
 - (5) Individual entries shall be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space.

2.a. § 33G.060:

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See modified text in Everett Riverfront District Zoning Standards related to the Landfill Pad - Residential Use 3 stories or less, and Simpson and Eclipse parcels - All dwellings other than single family attached.

(6) Separate common space from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments, as approved by the planning director, that enhance safety and privacy (both for common open space and dwelling units).

(7) Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.

(8) Stairways, stair landings, above grade walkways, balconies and decks shall not encroach into the common open space. An atrium roof covering may be built over a courtyard to provide weather protection, provided it does not obstruct natural light inside the courtyard. Front porches are an exception.

(9) Front porches qualify as common open space, provided:

(a) No dimension is less than eight feet.

(b) "Cave" porches are not included in calculations for common open space. "Cave" porches are porches that are entirely inset into the building. Porches set into the corner of a building are an exception. See Figure 38 for an example of "cave" balconies.



Figure 25. This landscaped courtyard provides a good example of common open space.



Figure 26. Front porches can qualify as common open space.



Figure 27. Provide individual entries onto common open space from adjacent units.

b. Balconies. Covered private balconies, porches, decks, or patios may be used to meet up to fifty percent of the required open space. To qualify as open space, such spaces shall be at least thirty-five square feet, with no dimension less than four feet, to provide a space usable for human activity.



Figure 28. Balconies are encouraged.

2. Attached single-family uses and duplexes shall meet the on-site open space requirements per subsection B.1 of this section, except that private patios or landscaped areas directly adjacent and accessible to each unit may be used to meet one hundred percent of the on-site open space requirements.



Figure 29. Private yards adjacent to townhouses may qualify for up to one hundred percent of the open space requirement.

3. Detached single-family uses shall provide at least three hundred square feet of private yard space adjacent to each unit meeting the following requirements:

- a. Required setback areas shall not count towards the open space requirement, except for the side or rear set-

backs if they are part of a space that meets the dimensional and design requirements and guidelines herein.

- b. Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than fifteen feet in width.

- c. Open space shall be directly accessible to the dwelling unit.

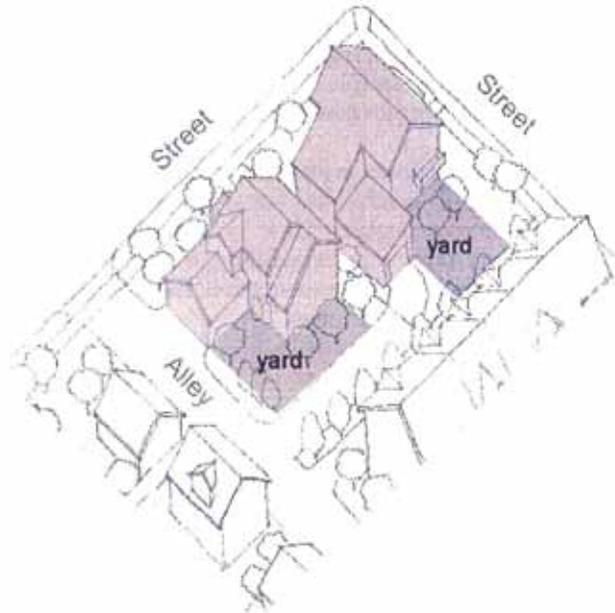


Figure 30. Private yard space must be provided for all detached single-family dwellings.

(Ord. 3072-08 § 16F, 2008.)

33G.070 Building design.

A. Intent.

1. To reinforce the historic residential character of the area.
2. To reduce the apparent bulk and scale of large buildings.
3. To enhance the pedestrian environment.
4. To encourage the incorporation of design details into building facades that are attractive at a pedestrian scale.
5. To promote architectural variety that adds visual interest to the neighborhood.
6. To promote the use of durable materials which are appropriate for residential use and which reduce long-term maintenance costs and depreciation.

B. Standards and Guidelines.

1. Building Entrance.

a. Location of the Entrance. The main entrance to each structure must face the street. The following are exceptions:

(1) On corner lots the main entrance may face either of the streets or be oriented towards the corner.

(2) For buildings that have more than one entrance, the planning director may require only one of the entrances to face the street, provided the building design meets the intent of the standards.

(3) Entrances may face a shared landscaped courtyard, where the courtyard has a prominent walkway connecting directly to the public sidewalk. The courtyard and front yard access to the courtyard must be a minimum of sixteen feet wide, except that porches may extend into the sixteen-foot-wide area as shown in Figure 33.

(4) For multi-building developments, the planning director may require only the buildings visible from the street to meet this requirement, provided the development meets the intent of the standards.

b. Front Porch at Main Entrance. The main public entrances of all buildings must provide weather protection with at least thirty-six square feet of weather cover and a minimum depth of six feet. Exception: The weather protection feature for the primary entries of individual ground-level residential units may be reduced to a minimum depth of four feet.



Figure 31. Examples of buildings oriented towards the street.



Figure 32. Weather protection at entrances must be provided.



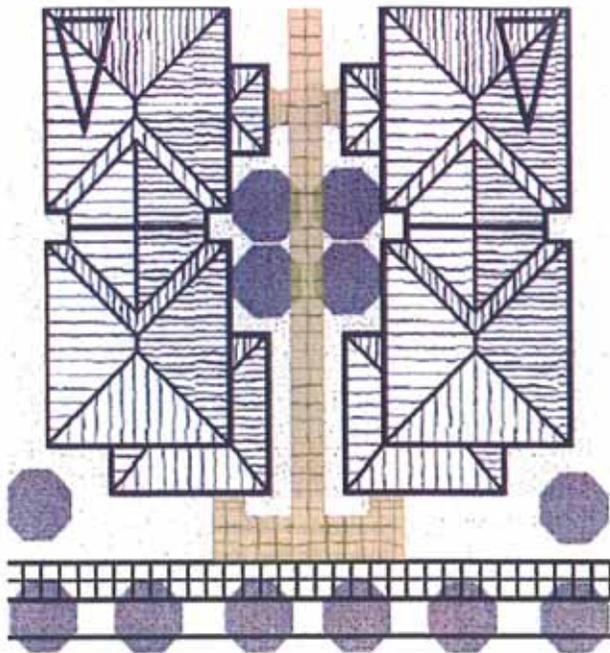


Figure 33. Entrances may face a common courtyard, provided there is a direct connection to the street.

2. Windows.
 - a. Transparent windows or doors facing the street are required. To meet this requirement, at least fifteen percent of the facade must be transparent.
 - b. Windows facing the street should indicate floor levels and should not occur between floors. Exceptions may be granted for stairwells.
 - c. Vertically proportioned windows are encouraged over horizontally proportioned windows.
 - d. Building facades shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the planning director where buildings employ other distinctive window or facade treatment that adds visual interest to the building.



Unacceptable—no trim or relief



Acceptable—recessed windows



Acceptable—window trim

Figure 34. Acceptable and unacceptable window treatments.

3. Details. All residential buildings shall be enhanced with at least two of the following details/elements into or near their primary facade:
 - a. Decorative porch design, including decorative wood balustrades similar to those found throughout historical buildings in the core residential neighborhood.
 - b. Decorative molding/framing details around all ground floor windows and doors.
 - c. Decorative rooflines that borrow design elements from nearby historical Everett residential structures. This

could include sloping rooflines with multiple dormers, brackets, and/or rooflets.

d. Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities approved by the planning director.

e. Landscaped trellises or other decorative elements that incorporate landscaping near the building entry.

f. Other details that meet the intent of the standards as approved by the planning director.



Figure 35. Look to the older homes in the neighborhood for good ideas on integrating design details into new buildings.



Figure 36. Contemporary detailing may also be appropriate (e.g., decorative trellis, balconies, brick).

4. Modulation/Articulation. All residential buildings and residential portions of mixed-use buildings shall

include at least three of the following modulation and/or articulation features at intervals of no more than twenty-five feet along all facades facing a street:

a. Repeating distinctive window patterns at intervals less than twenty-five feet.

b. Vertical building modulation. Minimum depth and width of modulation is eighteen inches and four feet (respectively) if tied to a change in color or building material and/or roofline modulation as defined below. Otherwise, minimum depth of modulation is ten feet and minimum width for each modulation is fifteen feet. Balconies may not be used to meet modulation option unless they are recessed or projected from the facade and integrated with the building's architecture as determined by the planning director. For example, "cave" balconies or balconies that appear to be "tacked on" to the facade will not qualify for this option.



Figure 37. Articulate building facades at no more than twenty-five-foot intervals.

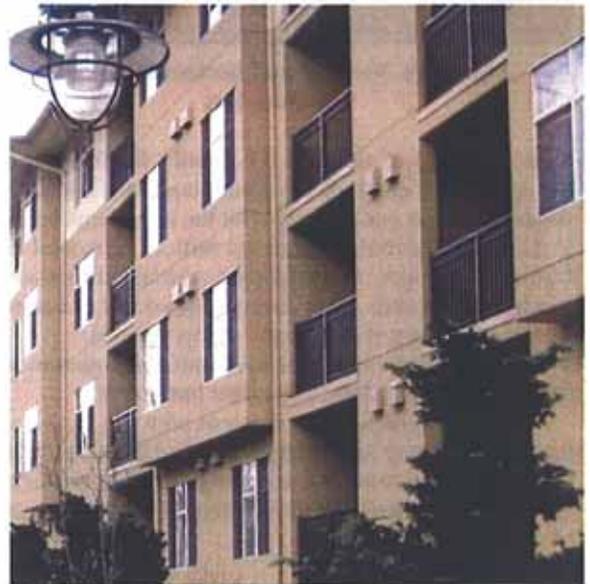


Figure 38. Recessed "cave" balconies like these examples will not qualify as vertical building modulation as they do not effectively break up the scale of the buildings.

c. Horizontal modulation (upper level step-backs). To qualify for this measure, the minimum horizontal modulation shall be five feet.

d. Articulation of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.

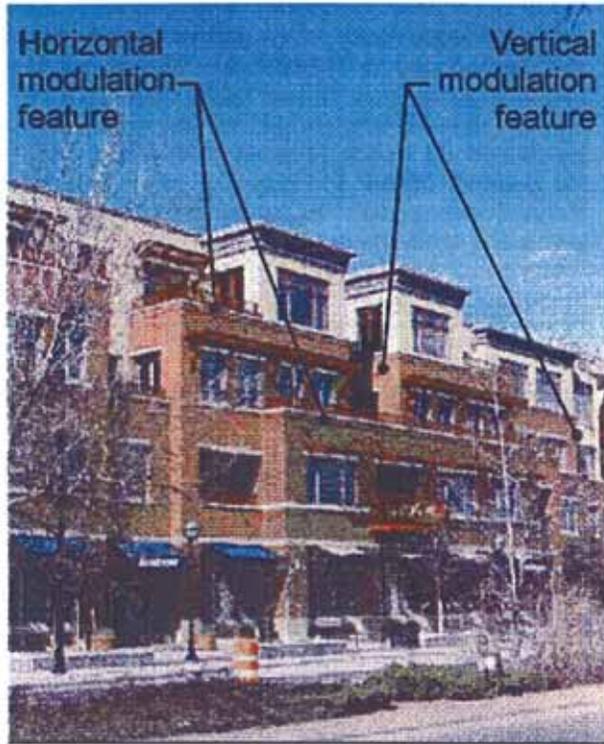


Figure 39. Vertical and horizontal building modulation.

e. Change of roofline. To qualify for this measure, the maximum length of any continuous roofline shall be twenty-five feet and comply with the treatments below:

(1) For flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or one-tenth of the wall height (finish grade to top of wall).

(2) For gable, hipped, or shed roofs: a minimum slope of three feet vertical to twelve feet horizontal.

(3) Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are less than twenty-five feet in width (measured horizontally).



Figure 40. This building utilizes vertical, horizontal, and roofline modulation.

f. Change in building material or siding style (perhaps coordinated with horizontal building modulation and a change in color).

g. Alternative methods as approved by the planning director that effectively reduce the perceived bulk and scale of the buildings and add visual interest. For example, buildings using high quality materials such as brick and special facade detailing may not need much modulation to provide visual interest. See Figures 36 and 44 for examples.

5. Established Neighborhoods. Developments are encouraged to use design elements of historical residential buildings nearby to promote compatibility and complement or enhance the character of existing neighborhoods. Examples include:

- a. Use of similar building proportions and building articulation.
- b. Use of similar roof form and pitch.
- c. Maintenance of similar relationship to the street for entryways and setbacks.
- d. Use of similar architectural details or features, including bay windows, dormers, porches, finish materials, and other elements.



Figure 41. This Everett core building effectively borrowed design elements of nearby older homes.

6. Foundation Materials. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than three feet above the finished grade level adjacent to the foundation wall. Above three feet, concrete materials must meet the requirements of subsection B.7 of this section.

7. Building Materials and Maintenance.

a. Prohibited Materials.

(1) Plain concrete block.

(2) Plain concrete (except as an accent element in the overall design).

(3) Textured or scored plywood (including T-111 or similar plywood) and sheet pressboard.

(4) Mirrored glass.

(5) Stucco board.

b. Concrete Block. When used for the facade of any building, concrete blocks shall be split, rock- or ground-faced. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details is encouraged.

c. Concrete. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details is required.

d. Composite boards manufactured from wood or other products, such as hardboard or plankboard, may be used when the board product is less than six inches wide.

e. Metal Siding. If metal siding is used, it shall have visible corner moldings and trim and incorporate masonry or other similar durable/permanent material near the ground level (first two feet above ground level).

f. Exterior Insulation and Finish System (EIFS) and similar troweled finishes (stucco) shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.

g. Building surfaces shall be maintained in a clean condition and painted surfaces shall be maintained to prevent or repair peeling, blistered or cracking paint.



Figure 42. Traditional wood siding in the neighborhood.



Figure 43. Where EIFS is used, it shall be trimmed with approved materials.

8. Street Corner Buildings. Buildings located at street corners are encouraged to utilize prominent building elements to emphasize these highly visible locations. This could include a corner-facing building entry, change in building materials, special roofline feature, or rounded or octagonal building shape at the corner.

K-103

704-256.87

(Everett 9-08)

See modifications to 6 & 7 in the Everett Riverfront District Zoning Standards relating to the Landfill Pad - Residential Use 3 stories or less and Simpson & Eclipse parcels - All dwellings except single family detached.



Figure 44. Treatments to emphasize corner buildings are encouraged.

9. Facades of Large Buildings. Buildings visible from the street must use design techniques to break up long continuous building walls, reduce the architectural scale of the building, and add visual interest. Specifically, any building facade longer than one hundred feet in width must employ design techniques to limit the length of individual facades. To meet this requirement, buildings must utilize a combination of vertical and/or horizontal building modulation with a change in building materials or finishes, a clear change in building articulation and/or fenestration technique sufficient to meet the intent of the standards as determined by the planning director. See Figures 36 and 45 for examples.

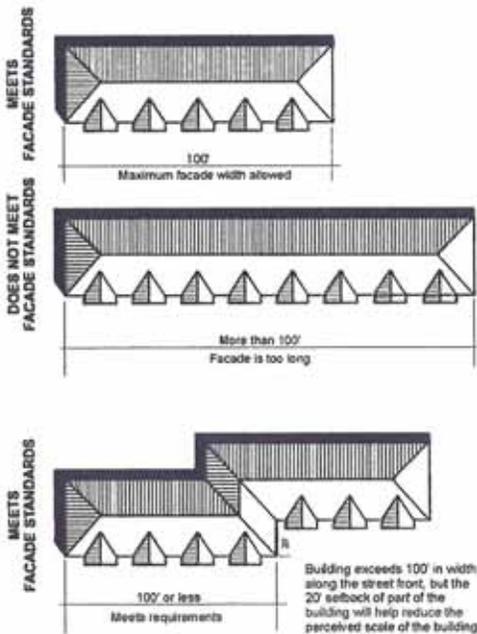


Figure 45. Facade standards for large buildings.

10. Facade Variation. Multi-building developments and townhouse developments shall employ techniques to provide architectural variety. This may include alternating building materials, roofline treatments, building heights, building modulation, entry design, window treatment, color, and/or other architectural treatments. The planning director may require changes to the facades, when necessary, to meet the intent of the standards.



Figure 46. Multi-building developments like this need greater facade variation to avoid looking like drab housing projects. At minimum, a greater variety of contrasting colors would help in this example.



Figure 47. These buildings include different siding materials, color, fenestration techniques, and roofline treatments to add variety to the streetscape.

11. **Firewall Treatments.** Exposed firewalls, where permitted along property lines, shall feature material, color, and/or textural changes to add visual interest to the wall.

12. **Rooftop Mechanical Equipment.** All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with decks or terraces) and/or colored to be an integral element of the building. (Ord. 3072-08 § 16G, 2008.)

33G.080 Landscaping and screening.

A. Intent.

1. To reinforce and enhance the character of the core residential areas.
2. To screen unwanted views.
3. To improve the livability of multiple-family residential areas.



Figure 48. Landscaped front yards are one of the great character elements of Everett's core residential areas.

B. Standards and Guidelines.

1. **Minimum Landscaped Areas.** The required amount of landscaping shall be fifteen percent of the site in the R-5 and B-1 zones, twenty percent of the site in the R-4 and B-2 zones, and twenty-five percent of the site in the R-3 zone. Also see Table 33G-1.

a. The required landscaped areas must be at ground level, except for:

(1) Landscaped areas located over structured parking areas.

(2) Green roofs may be used to meet up to one-third of the landscaped area requirement. Such roofs must have a planting medium with a substrate depth of at least four inches designed to accommodate a variety of hardy, drought-resistant plant species. Green roofs must be easily accessible to residents and maintenance personnel with equipment/supplies.



Figure 49. Green roof example.

b. Up to one-third of the required landscaped areas may be for active or passive recreational use, or for use by pedestrians. Examples may include walkways, play areas, picnic areas, plazas, and open recreational facilities.

c. Front setback areas shall be landscaped with Type III landscaping (as defined in Section 35.050); provided, that:

(1) Tree and shrub types and locations allow for natural surveillance between dwelling units and the street.

(2) There must be one tree for each thirty feet of street frontage.

d. Planting strip areas and trees between the sidewalk and street shall not qualify for the landscaped area requirements above.

2. **Foundation Planting.** All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

a. The landscaped area must be at least three feet wide.

b. There must be at least one three-gallon shrub for every three lineal feet of foundation.

c. Ground cover plants must fully cover the remainder of the landscaped area.

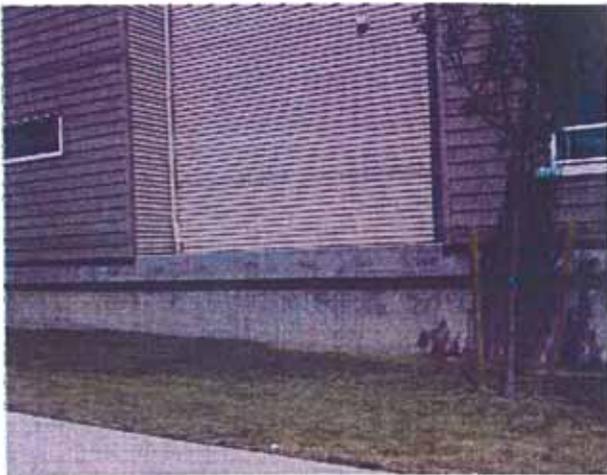


Figure 50. Exposed foundations like this need shrubs and groundcover for screening.

3. Side and Rear Yard Screening. All developments shall utilize one of the following screening methods in side or rear yards where there is no alley present:

- a. Provide at least five feet of Type III landscaping (as defined in Section 35.050) between the building and the property line.
- b. Per recorded agreement with adjacent property owner, provide a low landscaped hedge at least three feet wide between the building and the property line. The hedge shall include at least one three-gallon shrub for every three lineal feet.
- c. Provide a solid wood fence or masonry wall, six feet in height and located along the property line.
- d. Other treatments that meet the intent of the standards as approved by the planning director. Lower fencing and/or reduced or alternative landscaping treatments will require a recorded agreement with applicable adjacent property owner(s).

1. Type III Landscaping

2. Low landscaped hedge at least three feet wide

3. Six foot tall wood or masonry fence on property line

4. Other treatments (as approved by director) such as a shared pathway

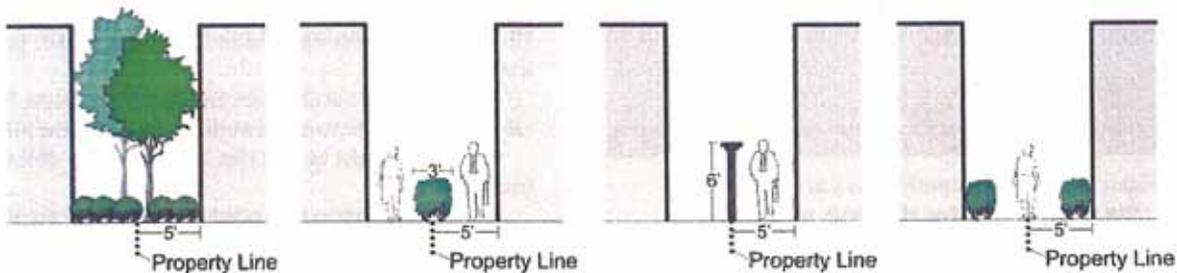


Figure 51. Side yard options.

4. Fence Standards.

a. Fences within the front setback area and between any street and buildings shall not exceed three feet six inches high and be no more than seventy percent solid to maintain views into the street for security. Exception: Fences up to six feet in height may be permitted no closer than ten feet from the sidewalk, provided they allow pedestrian visibility into the site (no more than thirty percent solid) and are complemented with landscaping features.

b. Fences taller than three feet six inches and visible from a street shall be screened with Type I or III landscap-

ing (as defined in Section 35.050) to mitigate the visual impact of a wall on the street.

c. Chain link fences are prohibited.



Figure 52. Tall fences like this in front yards are not allowed.

5. Retaining Wall Standards.

a. Retaining walls taller than three feet six inches and visible from the street shall be terraced so that no individual segment is taller than four feet. Terraced walls shall be separated by a landscaping bed at least two feet in width including one shrub every three lineal feet of retaining wall. Alternative landscaping treatments will be considered, provided they reduce the bulk and scale of the retaining wall and enhance the streetscape.

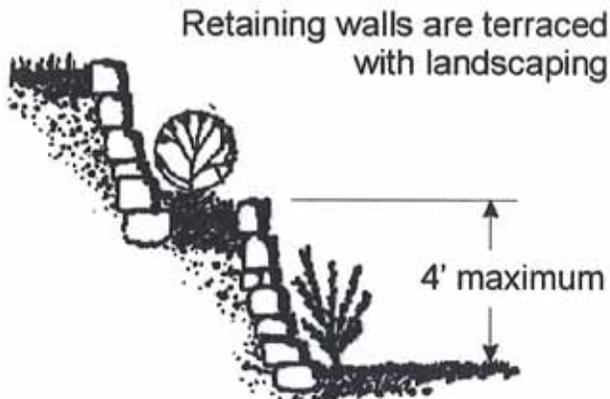


Figure 53. Tall retaining walls must be terraced with landscaping.

(Ord. 3072-08 § 16H, 2008.)

33G.090 Service areas.

A. Intent. To provide essential service areas without adversely impacting the quality of on- and off-site development.

B. Standards and Guidelines.

1. All multiple-family developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:

a. Service elements shall be sited off of the alley, where available. Where there is no alley, service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.

b. Service elements shall be sited and designed to provide sufficient visibility to prevent hiding places for unwanted persons.

c. The designated spot for service elements shall be paved.

d. Appropriate enclosure of the service elements shall be required, as determined by the planning director. Preferences and considerations:

(1) Enclosures are particularly important for corner lots, where that portion of the alley is more visible from the adjacent street.

(2) Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.

(3) Preferably, service enclosures are integrated into the building itself.

(4) The design of any detached service enclosure should be compatible with the design of the primary structure or structures on the site. This could include similar building materials and/or detailing.

2. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.



Figure 54. Unscreened utility meters such as these are not allowed.

(Ord. 3072-08 § 16I, 2008.)

33G.100 Cottage housing.

A. Intent.

1. To provide an opportunity for small detached housing types clustered around an open space.
2. To provide centrally located and functional common open space that fosters a sense of community.
3. To provide semi-private areas around the individual dwellings to enable diversity in landscape design and foster a sense of ownership.
4. To ensure minimal visual impact from vehicular use and storage areas for residents of the cottage housing development as well as adjacent properties, and to maintain a single-family character along public streets.



Figure 55. Cottage housing example.

(Everett 9-08)

B. Standards and Guidelines.

1. The dimensional standards for cottage housing shall be pursuant to Table 33G-2.

Table 33G-2: Dimensional Standards for Cottage Housing

Standard	Requirement
Maximum Gross Floor Area	1,500 square feet per dwelling
Maximum Gross Floor Area/Ground or Main Floor	800 square feet per dwelling
Minimum Common Space	400 square feet per dwelling (see subsection B.2 of this section)
Minimum Private Open Space	200 square feet per dwelling (see subsection B.3 of this section)
Maximum Height for Cottages with Minimum Roof Slope of 6:12	25 feet subject to all parts of the roof above 18 feet shall be pitched
Setbacks (to exterior property lines)	Same as other residential uses in the core residential area
Minimum Distance Separating Structures (Including accessory structures)	10 feet
Maximum Height for Cottages without Roof Slope of 6:12 and All Accessory Structures	18 feet
Minimum Parking Spaces	1.5 spaces per dwelling
Clustering Groups	Developments shall contain a minimum of 4 and a maximum of 12 dwellings located in a cluster group to encourage a sense of community among the residents. A development site may contain more than one group.

2. Common Open Space Requirements.

- a. Shall abut at least fifty percent of the cottages in a cottage housing development.
- b. Shall have cottages abutting on at least two sides of the common open space.
- c. Cottages shall be oriented around and have an entry facing the common open space.
- d. Cottages shall be within sixty feet walking distance of the common open space.

3. Required private open space shall be adjacent to each dwelling unit and for the exclusive use of the cottage resident(s). The private space shall be:
 - a. Usable (not on a steep slope).

- b. Oriented toward the common open space as much as possible.
- c. No dimension less than ten feet.
- 4. Cottage facades facing the common open space or common pathway shall feature a roofed porch at least eighty square feet in size with a minimum dimension of six feet on any side.
- 5. Parking shall be:
 - a. Located on the same property as the cottage development.
 - b. Screened from public streets and adjacent residential uses by landscaping or architectural screening.
 - c. Located in clusters of not more than five adjoining spaces (except where parking areas are adjacent to an alley).
 - d. Prohibited in front and interior yard setback areas.
- 6. A pitched-roof design is required for all detached parking structures.



Figure 57. Example cottage housing development.

(Ord. 3072-08 § 16J, 2008.)

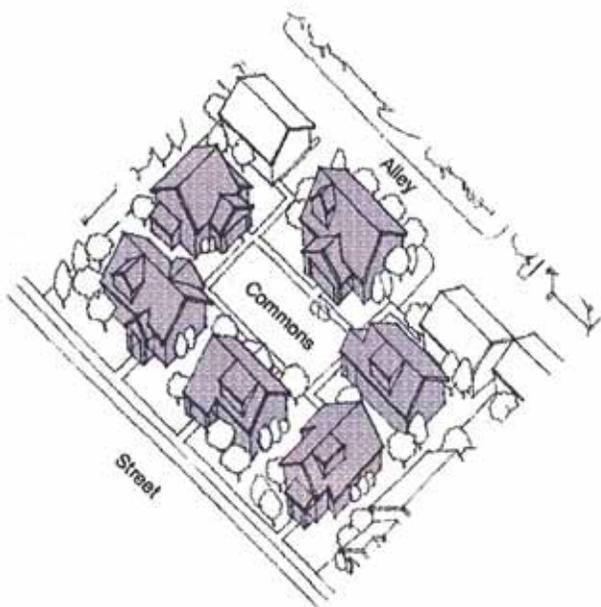


Figure 56. Example cottage housing configuration with parking off the alley.

33G.110 Rear yard infill dwelling units.

A. Intent. To expand the infill housing opportunities in the core residential area by allowing one additional unit with reduced parking and additional standards.

B. Standards and Guidelines.

1. Infill dwellings that meet the additional standards set forth in subsections B.1.a through c of this section are eligible for the reduced parking provided in Section 34.020. All other applicable provisions of this section also apply to the infill development.

a. No more than one infill dwelling unit is permitted on a legal building lot.

b. The rear yard area shall be a minimum of two thousand square feet, prior to the construction of the infill dwelling unit.

c. There shall be a minimum separation of eighteen feet between the existing dwellings and the infill dwelling.

2. Developments with more than one infill unit and infill units that do not meet the standards in subsections B.1.a through c of this section are not eligible for reduced parking.

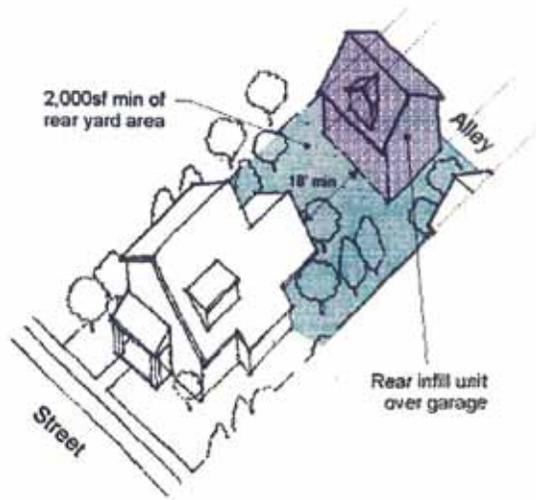


Figure 58. Rear yard infill standards.



Figure 59. Rear infill dwelling examples.

(Ord. 3072-08 § 16K, 2008.)

