

### ZONING CODE (RESIDENTIAL), CURRENT:

The current zoning code has five (5) single family and five (5) multifamily zones. The distinction between the zones is minimal. The housing types allowed in any of the ***single family*** zones is largely the same, with the main distinguishing characteristic being the minimum lot area for new land divisions. In the ***multifamily*** zones, the housing types allowed are almost identical, with the main distinguishing characteristic being building height and maximum density.

For a more detailed review of existing residential zones, please see Appendix A at the end of this report or the adopted Zoning Code at <https://www.codepublishing.com/WA/Everett/#!/Everett19/Everett19.html>.

### ZONING CODE (RESIDENTIAL), DRAFT CONCEPT:

Since the current zoning scheme for residential uses has minimal distinctions between the two major land use concepts of single family and multifamily, a new scheme that reduces the number of zones from ten (10) – five in each land use concept, is reasonable to consider. One way to help achieve this simplification is to simplify use and development standards, such as:

- **Lot size simplification** – The difference between a 5,000 sq. ft. lot with a minimum lot width of 50 feet and a 6,000 sq. ft. lot with the same lot width, is a lot depth of 20 feet. This is not a meaningful distinction, so simplification is warranted.
- **Density limits** – Is there a need to distinguish between 12 and 15 units per acre, or 20 and 29 units? Simplification of density limits is warranted.
- **Building heights** – In the multifamily zone, building heights distinguish some zones. Building heights could be addressed through separate development standards, an approach used in Metro Everett.
- **Uses** – In the single family zones, residential uses are distinguished by additional process for certain housing types (e.g. attached) or standards (e.g. increased lot size for duplexes). Simplification of uses is warranted, particularly if done in conjunction with lot size, density and building height simplification.

As detailed on the following pages, simplification of these use and development standards could result in a reduction of zones from five (5) in each land use category (sf & mf) down to two (2) in each category. The general locational criteria that could be used to map out these zones are as follows:

## RESIDENTIAL, SINGLE FAMILY DRAFT CONCEPT

Two (2) residential, single family zoning districts would be established – down from five (5).

**RS-1:** Characteristics of areas with this designation (one or more of the following):

- Areas where prevailing lot size is larger (10,000 s.f. +) and where the terrain is often steeper
- Areas without alleys
- Areas with incomplete sidewalk networks
- Areas not within walking distance (¼ mile) of frequent existing or planned high capacity transit/rail stops

**RS-2:** Characteristics of areas with this designation (one or more of the following):

- Areas with smaller platted lots (5,000 s.f. or less) and on flatter terrain
- Areas with alleys
- Areas within walking distance (¼ to ½ mile) of frequent existing or planned high capacity transit/rail stops.

	Single Family Zones		Review Process- Development Standards
	RS-1	RS-2	
<b>Residential Uses</b>			
Single-family detached	Permitted	Permitted	REV I process; no special standards
Single-family attached	Permitted w/ conditions	Permitted	REV II process in RS-1; requires cluster subdivision to encourage ownership; design standards for compatibility
Duplex	Permitted	Permitted	Limits on location (e.g. corner lots); design standards for compatibility
Triplex	Prohibited	Permitted w/conditions	REV II process in RS-2; design standards for compatibility
Four-plex	Prohibited	Permitted w/conditions	REV II process in RS-2; design standards for compatibility
5+ units	Prohibited	Prohibited	n/a
<b>Other Housing Types</b>			
Accessory Dwelling Units	Permitted	Permitted	REV 1; current standards
Cottage Housing	Permitted w/ conditions	Permitted w/conditions	REVII; project size, density limits and design standards
Rooming House	Prohibited	Prohibited	n/a
Supportive Housing	Prohibited	Prohibited	n/a
Shelter, temporary	Prohibited	Prohibited	n/a
<b>Development Standards</b>			
Minimum Lot Area	7,000 sq. ft.	4,500 sq. ft	Increased lot size not required for some housing types
Minimum Lot Width	70 feet	50 feet	Wider lot width for RS-1 than current; others stay the same
Maximum Lot Coverage	35%	40%	Current standards
Maximum Building Height	28'	35'	35' is taller than current limit of 28'; allow height modification if needed to meet roof pitch compatibility
Maximum Density	6 units per acre	15 units per acre	Applies only to cottage or cluster housing
Front Setback	20 feet	20 feet	Current standards

## RESIDENTIAL, MULTIFAMILY DRAFT CONCEPT

Two (2) residential, multifamily zoning districts would be established – down from five (5).

**RM-1:** This zone would be in areas that are already zoned multifamily but not within walking distance (¼ mile) of high capacity transit/rail stops, or currently zoned single family and are within walking distance (¼ mile) of **frequent** high capacity transit/rail stops. *Note: The latter requires comprehensive plan land use designation change.*

**RM-2:** This zone would be in areas that are currently zoned for high density, multifamily uses, including within Metro Everett and within walking distance (¼ to ½ mile) of **frequent** existing or planned high capacity transit/rail stops.

### Residential Use and Development Standards, Generalized

The following is a generalized table of the uses and development standards in these proposed single family and multifamily land use zones.

	Multifamily Zones		Review Process- Development Standards
	RM-1	RM-2	
<b>Residential Uses</b>			
Single-family detached	Prohibited	Prohibited	New restriction for s/f in MF zones
Single-family attached	Permitted	Prohibited	REV I process in RM-1; design standards
Duplex	Permitted	Prohibited	REV I process in RM-1; design standards
Triplex	Permitted	Permitted	REV I process; design standards
Four-plex	Permitted	Permitted	REV I process; design standards
5+ units	Permitted	Permitted	REV I process; design standards
<b>Other Housing Types</b>			
Accessory Dwelling Units	Permitted	n/a	Current standards
Cottage Housing	Permitted	Permitted	Density limits in RM-1; design standards
Rooming House	Permitted w/conditions	Permitted	REV II process in RM-1
Supportive Housing	Permitted	Permitted	REV II process in RM-1; current standards
Shelter, temporary	Permitted w/conditions	Permitted	REV III process in RM-1
<b>Development Standards</b>			
Minimum Lot Area	4,500 sq. ft	4,500 sq. ft	Slight reduction in lot size (from 5,000)
Minimum Lot Width	50 feet	50 feet	Current standards
Maximum Lot Coverage	none	none	Current standards
Maximum Building Height	up to 5 floors	up to <b>25-10</b> floors	Adopt height map using current heights as standard; additional heights available for public benefit (Metro model)
Maximum Density	30-80 units per acre	unlimited	New standards; higher density allowed if affordable housing provided
Front Setback	20 feet	10 feet	Current standards
Open Space	100 sq. ft/unit	150 sq. ft/unit	Slight adjustment to current standards

## Appendix A – Current Residential Zoning Standards

### HOUSING TYPES ALLOWED IN RESIDENTIAL ZONES:

The current zoning code has five (5) single family and five (5) multifamily zones. Everett’s zoning shows a clear delineation of allowed housing types between the single family and multifamily zones. While the single family zones allow for more than a detached single family unit, conditions for that housing type can include larger lot size, owner occupancy, and cluster or small lot development standards.

### Housing Types Allowed by Zone:

ZONE	Single Family Detached	Single Family Attached	Duplex	Triplex	Four-plex	5+ units
SINGLE FAMILY ZONES						
<b>R-S</b>	X	X <sup>1</sup>				
<b>R-1</b>	X	X <sup>1</sup>	X <sup>2</sup>			
<b>R-2</b>	X	X <sup>1</sup>	X <sup>3</sup>			
<b>R-1(A)</b>	X	X	X <sup>4</sup>			
<b>R-2(A)</b>	X	X	X <sup>4</sup>			
MULTIFAMILY ZONES						
<b>R-3(L)</b>	X	X	X	X	X	X
<b>R-3</b>	X	X	X	X	X	X
<b>R-4</b>	X	X	X	X	X	X
<b>R-5</b>	X	X	X	X	X	X
<b>UR</b>	<sup>5</sup>	X <sup>5</sup>	<sup>5</sup>	X	X	X

<sup>1</sup> Only through the cluster alternative (EMC 19.39.130.E) and when each dwelling unit may be owner occupied

<sup>2</sup> Only when each unit is owner-occupied, minimum lot area for both units is 12,000 square feet. Duplexes in the Core Residential Area must comply with the small lot standards in EMC 19.07.010 and 19.07.020

<sup>3</sup> Minimum lot area increased to 7,500 square feet (single family requires 5,000 sf without alley access; 4,500 sf with alley access)

<sup>4</sup> Except in the Core Residential Area, duplexes in any zone and on any sized lot shall comply with EMC 19.07.010.

<sup>5</sup> The Urban Residential zone in Metro Everett requires 3+ multifamily units.

### Quick Summary:

1. Attached housing is allowed in all residential zones, including single family. However, the single family zones include other conditions such as cluster development, owner occupancy and larger lot sizes.
2. Duplexes allowed in all zones except R-S. In the R-1 zone, lot area is doubled and owner occupancy required. In the R-2 zone, lot area is increased.
3. Multifamily housing (3+ units) allowed only in multifamily zones.

## **Other Housing Types:**

### *Accessory Dwelling Units*

“Dwelling unit, accessory,” or “ADU,” means a secondary dwelling unit located on the same lot as a single-family dwelling unit that is designed, arranged, occupied or intended to be occupied by not more than one family as living accommodations independent from the accommodations for the principal dwelling unit. An “attached” accessory dwelling unit is attached to or located within a principal dwelling unit. A “detached” accessory dwelling unit (DADU) is detached from the principal dwelling unit.

Accessory dwelling units (ADUs) are permitted as an accessory use to a dwelling unit.

- Owner occupancy of either the principal dwelling unit or the ADU is required.
- Building heights are limited to 24’, except non-alley lots cannot exceed 18’ if within the rear 20’ of the lot.
- Rear setback for alley lots is zero and 20’ for non-alley lots<sup>1</sup>

### *Roominghouse and cooperative housing*

“Rooming house” means a structure used for the purpose of providing lodging or lodging and meals, for persons other than those under the “family” definition, for a period longer than thirty days. This term includes dormitories, cooperative housing and similar establishments but does not include hotels, motels, medical care facilities or bed and breakfast facilities.

- Roominghouse is permitted in multifamily zones but prohibited in single family zones
- The number of boarding rooms shall not exceed the number of dwelling units allowed by the density standards of the zone

### *Cottage housing*

“Dwelling, cottage housing” means small, detached dwelling units clustered around a central common open space.

- Cottage housing is permitted only in the R-3, R-4 and R-5 zones also designated as a Core Residential Area
- Cottage housing is permitted within the Urban Residential Areas of Metro Everett

### *Supportive housing*

“Supportive housing” means a combination of housing, including low barrier housing, and services intended as a cost-effective way to help people live more stable and productive lives. The housing type is a multiple-family dwelling owned or sponsored by a qualified nonprofit provider or government entity, designed for occupancy by persons that are either (1) experiencing or at risk of experiencing homelessness; (2) are experiencing a disability that presents barriers to employment and housing stability; or (3) generally require structured supportive services such as case management and twenty-four-hour on-site facility management to be successful living in the community and is intended to provide long-term, rather than transitional, housing.

- Supportive housing is allowed within single family zones only on land owned by a public agency or where a public agency has transferred to another entity for this purpose
- Supportive housing is allowed within multifamily zones

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<sup>1</sup> A detached ADU may be allowed a minimum rear setback of 5’ if the height does not exceed 18’. This approval is discretionary and requires notice to neighbors.

### Development Standards by Zone:

The development standards in the existing zoning districts do not have large differences.

ZONE	Min. Lot Area	Min. Lot Width	Lot Coverage	Open space	Max. Building Height	Max. Density	Front setback
SINGLE FAMILY ZONES							
R-S	9,000	60 FEET	35%	N/A	28'	N/A	20'
R-1	6,000 SINGLE FAM 12,000 DUPLEX	50 FEET	35%	N/A	28'	N/A	20'
R-2	5,000 SINGLE FAM (NO ALLEY) 4,500 SINGLE FAM (W/ALLEY) 7,500 DUPLEX	50 FEET	40%	N/A	28'	N/A	20'
R-1(A)	5,000 SINGLE FAM + DUPLEX 11,000 SINGLE FAM ATTACHED 3+ UNITS	50 FEET	40%	400 SF/UNIT	28'	12/ACRE	20'
R-2(A)	5,000 SINGLE FAM + DUPLEX 9,000 SINGLE FAM ATTACHED 3+ UNITS	50 FEET	40%	300 SF/UNIT	28'	15/ACRE	20'
MULTIFAMILY ZONES							
R-3(L)	5,000	50 FEET	NONE	200 SF/UNIT	35'	20/ACRE	20'
R-3	5,000	50 FEET	NONE	150 SF/UNIT	45'	29/ACRE	20'
R-4	5,000	50 FEET	NONE	100 SF/UNIT	80'	58/ACRE	10'
R-5	5,000	50 FEET	NONE	NONE	80'	NONE	10'
UR	5,000	50 FEET	85%	75-100 SF/UNIT	11 STORIES	NONE	10'

#### Quick Summary:

1. Predominant lot size minimum is 5,000 square feet, with one zone (R-S) at 9,000. Larger lots required for some housing types (duplex and attached), without any clear justification that isn't addressed by other standards such as lot coverage, building heights and design.
2. All but one zone has 50 foot minimum lot width; R-S has 60' lot width. Since most of these areas are platted, the difference in minimum lot width is probably negligible.
3. Just two zones (R-S and R-1) have 35% lot coverage, while other zones have 40% to unlimited. The difference between 35% and 40% lot coverage is probably negligible.
4. Building heights are consistent across all single family zones, and increase gradually in multifamily zones.
5. Front yard setbacks are 20' except in three of the five multifamily zones (10').

For all standards within the Zoning Code, go to: <https://www.codepublishing.com/WA/Everett/#!/Everett19/Everett19.html>.

#### Non-residential Uses allowed by Zone

Below are some examples of nonresidential uses and whether they are allowed within the existing single family or multifamily zones.

ZONE	Home Occupation	Hospital	Gov't Office	Restaurant /Bakery	Clinics, medical related	Micro alcohol production
SINGLE FAMILY ZONES						
R-S	X	X				
R-1	X	X				
R-2	X	X				
R-1(A)	X	X				
R-2(A)	X	X				
MULTIFAMILY ZONES						
R-3(L)	X	X				
R-3	X	X			X <sup>(29)</sup>	
R-4	X	X	X <sup>(7)</sup>	X <sup>(13 &amp; 16)</sup>	X <sup>(29)</sup>	
R-5	X	X	X <sup>(7)</sup>	X <sup>(13 &amp; 16)</sup>	X <sup>(29)</sup>	
UR	X	X	X	X <sup>(SR 17)</sup>		X <sup>(SR 15)</sup>

**Quick Summary:**

1. Non-residential uses in single family zones are identical, with the exception that a crematorium is allowed in the R-1 zone (REV III) and an aircraft land facility is not allowed in the R-1 zone.
2. Non-residential uses in multifamily zones are nearly identical. Some commercial and institutional uses are allowed with conditions in the higher density zones.

**Footnotes for unique uses:**

- (7) Permitted only in the R-4 C-O and R-5 C-O zones in accordance with the requirements of Section 19.16.040.
- (13) Bakeries in this zone may devote up to fifty percent of their gross floor area to the production of bakery products for wholesale distribution. In the R-4 and R-5 zones, bakeries are permitted only in mixed-use buildings in which:
- (a) Business is oriented to immediately surrounding neighborhood.
  - (b) At least sixty-five percent of the gross floor area is used for multiple-family dwellings.
  - (c) The maximum gross floor area devoted to an individual nonresidential use is four thousand square feet.
  - (d) No additional curb cuts are permitted for the nonresidential use(s).
- (16) The following regulations shall apply to restaurants:
- (a) In the R-4 and R-5 zones, restaurants are permitted only in mixed-use buildings in which:
    - (1) Business is oriented to immediately surrounding neighborhood.
    - (2) At least sixty-five percent of the gross floor area is used for multiple-family dwellings.
    - (3) The maximum gross floor area devoted to an individual nonresidential use is four thousand square feet.
    - (4) No additional curb cuts are permitted for the nonresidential use(s).
    - (5) The sale of alcoholic beverages is prohibited.
  - (b) Sale of alcoholic beverages other than beer or wine is prohibited in the B-1 zone. Establishments selling beer and/or wine in the B-1 zone shall derive not more than twenty-five percent of their gross sales volume from alcoholic beverages.
  - (c) Restaurants with drive-up windows are not permitted in the B-1, B-2(B), W-C, M-S, M-M, or M-1 zone.
  - (d) In the M-M and M-1 zones, restaurants are permitted only in multiple-tenant buildings in which nonrestaurant uses occupy at least seventy-five percent of the gross floor area of the total building.
    - (1) In the B-2(B) zone, restaurants may be contained in and exclusively occupy freestanding structures which take up to, but no more than, sixty-six percent of the total gross floor area of the building(s) on the site where they are located. A site plan for the entire site shall be approved when a restaurant is proposed. Said plan shall show all uses, locations and landscaping.

- (2) Where freestanding restaurants are sited in the B-2(B) zone in conjunction with office building(s) either at the same time or not, and when the affected site abuts residentially zoned lots, the outside wall(s) of the office building(s) shall be placed as near to the residentially zoned lots as applicable provisions of this code allow. The restaurant use shall be located next to the street and/or away from residentially zoned lots.
- (3) Where one or the other permitted use is not to be constructed under the provisions of a permit application, the remaining “vacant” portion, where the future use will be located, shall be provided with Type IV “stabilizing” landscaping. That portion of the perimeter landscaping abutting residentially zoned lots, where they occur, shall be Type III landscaping of the appropriate category. In all cases, sight-obscuring fencing, not including chain link, shall be used when abutting residentially zoned lots.
- (e) Restaurants with dancing or live entertainment are not permitted in the B-1 or B-2(B) zone.
- (f) A restaurant with live music and/or dancing is not permitted within one hundred feet of lots located in residential zones.
- (g) For restaurants with drive-up service windows, refer to Chapter 19.34 for standard applicable to drive-up facilities.
- (29) Clinic uses and medical-related activities are permitted in the R-3, R-4 or R-5 zones only as provided in paragraph (a), (b) or (c) of this Special Regulation (29). Clinic uses and medical-related activities are permitted in the W-C zone only as provided in paragraph (d) of this Special Regulation (29).
- (a) Clinic Uses and Medical-Related Activities on Colby Avenue in R-3 and R-4 Zones. Clinics, offices or medical-related activities are permitted as a stand-alone use only on corner lots in those portions of the R-3 and R-4 zones that front on Colby Avenue, between 19th Street and 25th Street, subject to the following requirements:
- (1) Clinic uses and medical-related activities may only be established in existing single-family dwellings or in existing nonconforming buildings. Existing buildings may not be removed and replaced with new clinic or medical-related activity buildings.
- (2) For existing single-family dwellings that are converted to clinic uses or medical-related activities, the building shall maintain the appearance of a single-family dwelling. Any additions or remodeling shall not increase the gross floor area of the existing building by more than twenty-five percent.
- (3) Wall signs are limited to one per building, and a maximum area of sixteen square feet. Freestanding signs are limited to one per building, a maximum height of five feet, a maximum area of sixteen square feet, and shall be set back ten feet from the front or side lot lines. Internally illuminated signs are prohibited.
- (b) Except as provided by paragraph (a) or (c) of this Special Regulation (29), clinic uses or medical-related activities are permitted in the R-3, R-4 or R-5 zones only in mixed-use buildings in which at least fifty percent of the gross floor area is used for two or more dwellings. Chapter 19.15, and the multiple-family design standards, shall apply to mixed-use clinic-medical-residential developments with three or more dwelling units outside the core residential area overlay, and Chapter 19.20 shall apply to mixed-use office-residential developments within the core residential area overlay.
- (c) When the property is located in the C or C-O overlay zone, the provisions of Chapter 19.16 shall apply.
- (d) Clinics and pharmacies are permitted. Other medical-related activities are permitted only in conjunction with clinic use. Ambulance dispatch centers are not permitted in the W-C zone.

### Metro Everett Special Regulations

- (SR 15 & 17) (a) Permitted only on designated Residential Mixed-Use Corridor or TOD streets.
- (b) The use must be located on the ground floor of a residential mixed-use development with no less than 50% of the gross floor area used for single-family or multifamily residential uses.