

Chapter 19.09 Multifamily Development Standards

Table of Contents

CHAPTER 19.09 MULTIFAMILY DEVELOPMENT STANDARDS.....	1
19.09.010 PURPOSE AND APPLICABILITY.....	1
19.09.020 BUILDING FORM AND DESIGN STANDARDS.....	1
19.09.030 BUILDING ENTRANCE REQUIREMENTS.....	3
19.09.040 FRONT PORCHES.....	4
19.09.050 REQUIRED OUTDOOR AND COMMON AREAS.....	5
19.09.060 OTHER REQUIREMENTS.....	6
19.09.100 MODIFICATION OF DEVELOPMENT STANDARDS.....	7
19.09.120 DESIGN REVIEW.....	7
19.09.140 AUTHORITY OF PLANNING DIRECTOR.....	7

19.09.010 Purpose and Applicability.

A. Purpose.

The purpose of the requirements contained in this chapter is to promote a broad range of housing opportunities in the city, improve the livability of multiple-family housing, encourage development of single-family attached and multiple-family housing in Everett that enhances safety and creates an attractive environment for residents and which reinforces and enhances the desirable qualities of the city’s neighborhoods.

B. Applicability.

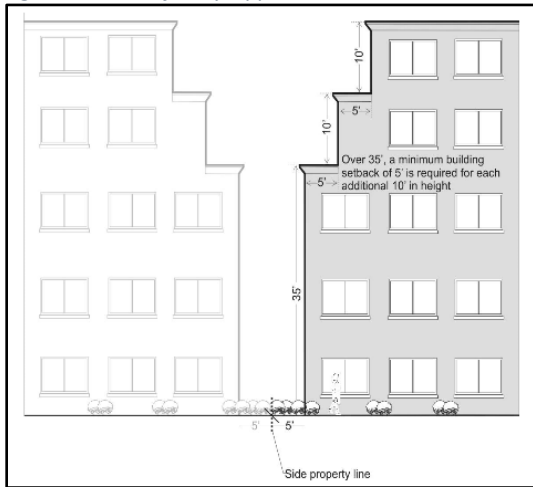
1. The standards in this chapter apply to residential development within multifamily zones (UR3 or UR4), commercial zones (NB, B, MU) and where allowed in industrial zones (LI1).
2. Conflicts. In the event of a conflict between these requirements and the standards of other sections of the zoning code, these requirements shall control; provided, however, the requirements established as part of the creation of any historic overlay zone shall take precedence over any conflicting requirements in this chapter.
3. Mixed Use. When multifamily development is to be part of a mixed-use commercial development, the requirements contained herein shall apply to the multifamily development 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.
4. Future Phases. When multifamily development is proposed to be added as a later phase to an existing multifamily development which does not meet the requirements contained herein, the requirements contained herein shall apply, but may be modified by the planning director as needed to provide for continuity between the existing and proposed phases of development.

19.09.020 Building form and design standards.

A. Building Modulation

1. See **EMC 19.12.020** for standards that address finish floor levels and building modulation.
2. In addition to the requirements set forth in **EMC 19.12.020**, multifamily development outside of Metro Everett is required to have an additional five-foot (5’) interior side setback for each ten feet (10’) or fraction thereof by which the building exceeds thirty-five feet (35’) in height for only those portions of the building which exceed thirty-five feet (35’) in height.

Figure 9-1: Multifamily Upper Floor Modulation Outside Metro Everett

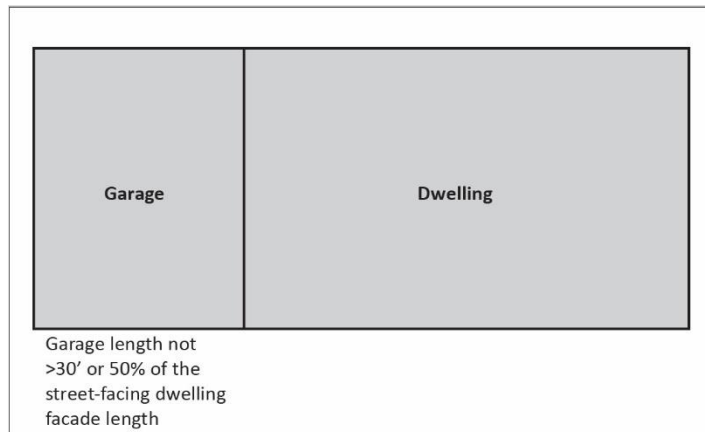


B. Facades

1. See **EMC 19.12.040** for standards that address façade design, including vertical and horizontal articulation, facades longer than 100 feet, blank walls, exposed fire walls, exterior building materials and street corner buildings.
2. In addition to the requirements set forth in **EMC 19.12.030**, residential development is required to have street-facing facades of residential buildings designed to look as a series of buildings no wider than **50 feet** each.

Figure 9-2: Garage facade length

3. **Garage Facades.** The length of the garage wall façade facing the street may be up to 50 percent of the length of the street-facing dwelling unit façade, except the maximum length allowed is thirty (30) feet if the garage wall façade is within twenty (20) feet of the front or side-street lot line. These standards do not apply to structured parking (see **EMC 19.12**).
4. **Side Facades Abutting Residential Zones.** Balustrades of balconies and decks, not on the ground level, that are parallel to, and within 15 feet of an interior side setback shall be at least 75% opaque for properties in or abutting any residential zone.



C. Weather Protection

See **EMC 19.12.120** and **Table 12-4** for weather protection requirements.

D. Transparency

See **EMC 19.12.130** and **Table 12-4** for transparency requirements.

E. Structured Parking

If the residential development includes structured parking, see **EMC 19.12.110** for structured parking requirements.

19.09.030 Building entrance requirements.

A. Pedestrian Access to Building Entrances

1. Developments with exterior pedestrian circulation systems shall connect building entrances to the public sidewalk, off-street parking areas, common open space areas and alley where applicable.
2. The exterior pedestrian circulation system shall be a minimum of three (3) feet wide for residential development with twenty (20) or fewer units and five (5) feet wide for more than 20 units. The pedestrian system shall be designed to meet federal, state and local accessibility standards, and where adjacent to driveways and parking areas they shall be separated by landscaping, raised curbs at least six (6) inches high, bollards, or other treatments as approved.
3. For multifamily developments with sixteen (16) or fewer parking spaces, the pedestrian circulation system may be located within an auto travel lane.
4. Lighting and Landscaping Entrances. Entrances shall include walkways with lighting and landscaping so that occupants and guests do not need to search for a location. Lighting shall be sufficient to identify faces from a reasonable distance and allow the pedestrians the opportunity to choose another route. See **EMC 19.35** for landscaping requirements.
5. Ground level entrances within 20 feet of a public sidewalk shall provide landscaping or other measures (e.g. courtyard, patio or grade change) to create a transition between the living areas of the dwelling and the street.

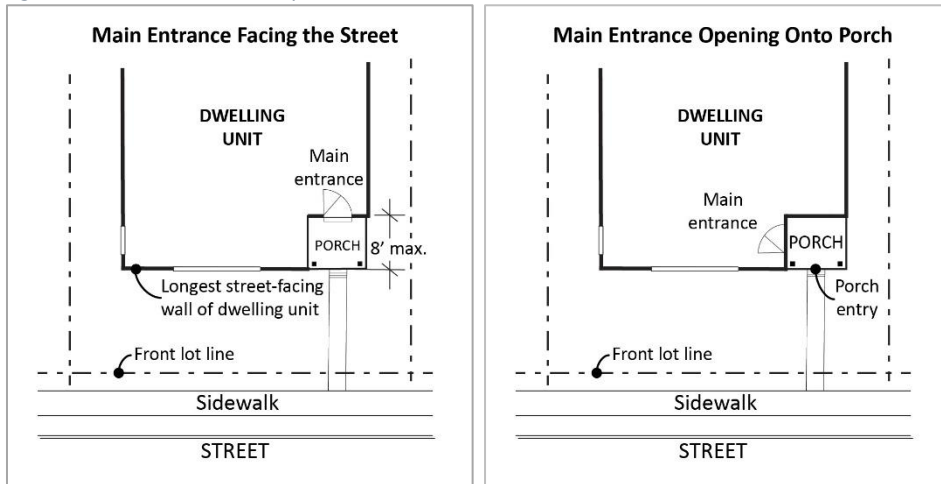
B. Location

1. All non-service, exterior entrances must be visible from other residential buildings within the development and/or public areas, such as common courtyards, parking areas, or public sidewalks.
2. For buildings over five (5) stories, a prominent entryway and lobby shall be provided.
3. At least one main entrance for each structure must:
 - a) Be within eight (8) feet of the longest street-facing wall of the structure; and
 - b) Either: i) face the street; ii) be at an angle of up to 45 degrees from the street; or iii) open onto a porch that is at least 64 square feet in area, has at least one porch entrance facing the street, and has a roof that is no more than 12 feet above the floor of the porch.

Figure 9-3: Example of building without main entrance on street-facing wall



Figure 9-4: Main Entrance Requirements



- As an alternative to (B)(3) above, an entrance to a multi-dwelling structure may face a courtyard if the courtyard-facing entrance is located within 60 feet of a street and the courtyard is: at least 15 feet in width, abuts a street and is landscaped or hard-surfaced for use by pedestrians.

C. Distance from Grade

The main entrance required by (B)(3) above must be within four (4) feet of average grade, measured at the outer most corners of the street facing façade.

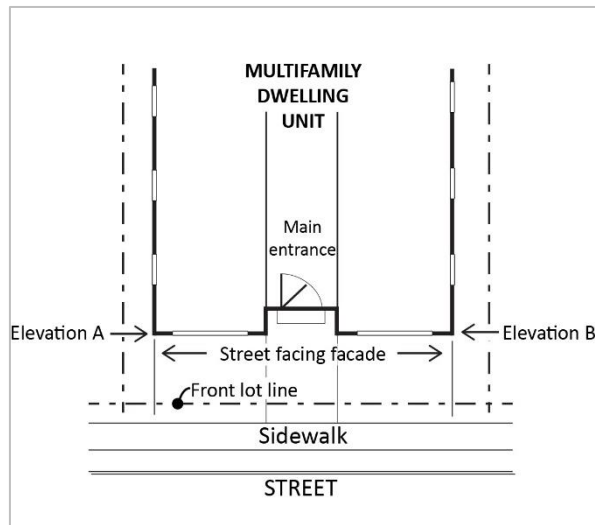
Figure 9-6: The main entrance is more than 4 feet above average grade



D. Exterior stairs.

Fire escapes and exterior stairs providing access to an upper level are not allowed on any façade that faces a street.

Figure 9-5: How to measure average grade for entrance elevation



19.09.040 Front Porches

Front porches which are either required or allowed as an exception to setback requirements (see EMC 19.06.xxx) are subject to the design standards outlined in EMC 19.08.050.

19.09.050 Required outdoor and common areas.

A. Purpose and Intent

The required outdoor and common area standards for residential development ensure opportunities for outdoor relaxation, recreation or community gathering places. The standards ensure that some of the land not covered by buildings is of adequate size, shape, and location to be usable for outdoor recreation or relaxation. Required outdoor areas are an important aspect in addressing the livability of a residential property. The standards also allow for common area requirements to be met by indoor community facilities because they also provide opportunities for recreation and gathering.

B. Outdoor and common area requirements

1. Outdoor and common area is required in the amounts stated below. Outdoor area may be provided as private open space, such as a patio or balcony, or may be provided as common open space, such as outdoor courtyards and outdoor play area. Common area may include common open space, indoor recreational facilities, indoor community rooms or other community gathering places.
2. Outdoor and common area requirements, as set forth below, are based on unit size:

Table 9 - 1: Outdoor and Common Area Requirements

Unit Size	Area Required:
Studio or 1-bedroom	75 square feet per unit
2+ bedrooms	100 square feet per unit

3. Required common area. For multifamily residential development with fifty (50) or more units, at least twenty-five percent (25%) of the required area in (B)(2) above shall be common area as further set forth below:
 - a) At least 50% of the required common area must be outdoor open space. Outdoor areas may be passive or active, such as:
 - i. Passive areas, such as outdoor courtyards, seating areas, or family picnic area with amenities such as landscaping, lighting, weather protection and other features that encourage use year-round;
 - ii. Active areas, such as tot-children’s play area, hard surface game court, or outdoor swimming pool.
 - a) Up to 50% of the required common area may be indoor common area, such as indoor recreation facilities or indoor community rooms.
 - b) Common areas shall be centrally located so as to be near a majority of the dwelling units and constructed so as to be accessible to residents and visible from dwellings on the site.
4. Minimum size standards:
 - a) Private open space shall be a minimum of 6 feet in any direction, no less than 36 square feet in area.
 - b) Common open space shall be a minimum of 20 feet in any direction, no less than 400 square feet in area. The common open space must be located to provide convenient, and accessible access from the residential units.
5. Top floors and/or roof top decks may be used for up to 100 percent of required outdoor area provided:
 - a) Amenities such as seating areas, landscaping, lighting, weather protection and other features that encourage use year-round, as approved by the planning director, are incorporated.
 - b) The space must have hard durable surfacing for all trafficked areas.
6. Off-street parking and loading areas shall not be considered as outdoor or common areas as required by this section.
7. Expansion of Residential Development. Where an increase in the number of dwelling units for a residential development is proposed, common area shall be provided in accordance with the

requirements of this chapter, minus the amount of common area by which the previous residential development was deficient.

8. When setback areas can be included in calculations:
 - a) Private open space located at ground level may extend into the required setback areas, subject to minimum size standards in (B)(4) above, but when located within a required street setback, the outdoor area must either be at least two (2) feet above the grade of the closest adjoining sidewalk or separated from the street lot line by a minimum three (3) foot setback landscaped to create privacy.
 - b) Common open space may include:
 - i. Interior side setback areas which are contiguous with other on-site common open space areas;
 - ii. Rear setback areas which are contiguous with other on-site common open space areas and which are not part of a street side setback area on corner lots.
9. Plans for outdoor and common areas shall be submitted for review and approval of the planning director prior to issuance of building permits.
10. A payment in-lieu-of providing the common or private open space may be approved by the planning director.



Illustration 1: Example of private open space in front setback

Big Project (50+ units)			
Unit Size	# of units	Area per unit	Area Required
Studio	15	75	1,125
1-bed	15	75	1,125
2-bed	10	100	1,000
3+ beds	10	100	1,000
TOTALS	50		4,250
Common Area Required (25%)			1,063
Outdoor Area (50%)			531
Indoor Area (50%)			531
Private or Common Open Space			3,188
Small Project (<50 units)			
Unit Size	# of units	Area per unit	Area Required
Studio	10	75	750
1-bed	15	75	1,125
2-bed	10	100	1,000
3+ beds	10	100	1,000
TOTALS	45		3,875
Common Area Required			0
Outdoor Area (50%)			0
Indoor Area (50%)			0
Private or Common Open Space			3,875

Example

19.09.060 Other Requirements

The following requirements of this Title also pertain to multifamily development

- A. **Density.** See EMC 19.10 for minimum and maximum density requirements for residential development.
- B. **Lot and Building Placement Requirements.** See EMC 19.06 for building setbacks and exceptions, and minimum lot requirements if applicable.
- C. **Building Height.** See EMC 19.22 for minimum and maximum building heights.
- D. **Landscaping and Trees.** See EMC 19.35 for landscaping and tree requirements.
- E. **Off-Street Parking.** See EMC 19.34 for off-street parking requirements.
- F. **Streets, Sidewalks and Pedestrian Access.** See EMC 19.32 for street, sidewalk and additional pedestrian access requirements.

19.09.100 Modification of Development Standards.

An applicant may propose and the planning director, using the review process described in Title 15, Local Project Review Procedures, may allow an applicant to deviate from certain development standards of this chapter, as provided herein, provided the proposal satisfies the evaluation criteria of this subsection. In evaluating such a proposal, the planning director, using the criteria in subsection 3 of this section, shall determine if the alternative design provides equivalent or superior results to that which would be required by compliance with the development standards of this chapter.

1. **What Can Be Modified.** The following standards can be modified:
 - a) Building modulation
 - b) Facades (dwelling and garage)
 - c) Building entrance requirements
 - d) Required outdoor and common area
2. **Evaluation Criteria for Modification.** See EMC 15.03.
3. **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 Title 15, Local Project Review Procedures. Substantial weight shall be given to the decision of the planning director in considering any appeal.

19.09.120 Design Review

The planning director may engage the services of a licensed architect, or other licensed design professional when the director deems it appropriate and in the public interest, to provide recommendations in connection with the review of any project that:

- (A) is subject to any design standard or guideline established in this chapter; or
- (B) involves discretionary design-related decisions, such as a modification of design standards, authorized in this chapter; or
- (C) involves design-related decisions to implement building façade requirements set forth in Section [redacted] of this chapter.

Recommendations of the architect or design professional shall be advisory only and shall not otherwise limit the director's authority to require changes in any project design to meet the design requirements of this title or the director's discretion to approve or deny requested modifications or apply discretionary design criteria.

19.09.140 Authority of Planning Director

The planning director shall have the authority to disapprove, approve with conditions, or require the applicant to make design changes if he/she determines the design does not meet the design standards, guidelines or evaluation criteria of this title.