

Suburban Residential (R-S), Single-Family Detached (R-1 & R-2) and Single-Family Attached (R-2(A))

The following uses are permitted within these zones based on the [Draft Rethink Zoning Use chapter](#).

Land uses in Table 5-1 are classified in one of four categories:

Key	Review Process
P = Permitted	Review Process I (REV I)
A = Administrative Use – subject to public notice and discretionary approval	Review Process II (REV II)
C = Conditional Use Permit – subject to hearing and discretionary approval	Review Process III (REV III)

19.05.080 Table 5-1 (Residential Use Table)

USE	R-S	R-1	R-2	R-2A	SPECIAL REGULATIONS
RESIDENTIAL USES					
Bed and breakfast houses	C ¹¹	C ¹¹	C ¹¹	C	See EMC 19.08.140 ¹¹ Within the R-S, R-1 and R-2 zones, bed and breakfast houses shall be permitted only in homes individually listed on the National, State or Everett Historical Register. Homes within historic districts which are not individually listed on the National, State or Everett Historical Register are not eligible to become bed and breakfast houses.
Dwelling unit, accessory	P	P	P	P	See 19.08.xxx Accessory Dwelling Units ⁵ If attached to a single-family (1-unit) dwelling, allowed only on property within a historic overlay zone.
Dwelling, 1-unit	P	P	P	P	² Allowed only on property within a historic overlay zone.
Dwelling, 2-units	C ⁴	P ³	P ³	P	See 19.08.xxx Townhouse and Duplex Standards ² Allowed only on property within a historic overlay zone. ³ See EMC 19.08 for limitations on 2-unit dwellings in the R-1 and R-2 zones. ⁴ Allowed only through the unit lot process for subdividing , as provided by EMC 19.xx .
Dwelling, 3- to 4 units	C ⁴	C ⁴	C ⁴	P	See Section 19.08.xxx standards. ¹ TOD Streets : Residential use on the ground floor cannot exceed 25% of the street frontage of the block.

USE	R-S	R-1	R-2	R-2A	SPECIAL REGULATIONS
					<p>⁴ Allowed only through the unit lot process for subdividing, as provided by EMC 19.xx.</p> <p>⁶ Prohibited in the LI2 zone and allowed in the LI1 zone only within Metro Everett. If on a TOD Street, residential use on the ground floor cannot exceed 25% of the street frontage of the block.</p>
Family home (day care or adult)	P	P	P	P	<p>¹ TOD Streets: Residential use on the ground floor cannot exceed 25% of the street frontage of the block.</p> <p>⁷ Permitted only within an existing dwelling unit.</p>
Group housing, Category 1	P	P	P	P	<p>¹ TOD Streets: Residential use on the ground floor cannot exceed 25% of the street frontage of the block.</p> <p>⁷ Permitted only within an existing dwelling unit.</p>
Short-term rentals	P	P	P	P	See EMC 19.13.xxx for short-term rental requirements

¹ **TOD Streets**: Residential use on the ground floor cannot exceed 25% of the street frontage of the block.

² Allowed only on property within a historic overlay zone.

³ See **EMC 19.08** for limitations on 2-unit dwellings in the R-1 and R-2 zones.

⁴ Allowed only through the **unit lot process for subdividing**, as provided by **EMC 19.xx**.

⁵ If attached to a single-family (1-unit) dwelling, allowed only on property within a historic overlay zone.

⁶ Prohibited in the LI2 zone and allowed in the LI1 zone only within Metro Everett. If on a TOD Street, residential use on the ground floor cannot exceed 25% of the street frontage of the block.

⁷ Permitted only within an existing dwelling unit.

⁸ **TOD or Pedestrian Streets**: Prohibited use on the ground floor.

⁹ Pursuant to RCW 35.21.915, a religious organization may host a temporary encampment for the homeless on property owned or controlled by the religious organization whether within buildings located on the property or elsewhere on the property outside of buildings, subject to the conditions set forth in **EMC 19.13.xxx** and an Administrative Use Permit (REV II).

¹⁰ Buildings which provide shelter for persons experiencing domestic violence are allowed as a Permitted Use without a requirement for notice to adjacent property owners.

¹¹ Within the R-S, R-1 and R-2 zones, bed and breakfast houses shall be permitted only in homes individually listed on the National, State or Everett Historical Register. Homes within historic districts which are not individually listed on the National, State or Everett Historical Register are not eligible to become bed and breakfast houses. See **EMC 19.08.140** for additional regulations pertaining to bed and breakfast houses.

19.05.300 Residential Use Definitions (selective based on zone)

“Adult family home” means a home in which twenty-four-hours-per-day residential care is provided for up to four adults by an owner or tenant of the home in which care is provided plus the family of the provider. Under certain circumstances, up to six adults may be accommodated, in accordance with the regulations of the Washington State Department of Social and Health Services.

“Bed and breakfast house” means an owner-occupied dwelling which is used to provide overnight guest lodging in not more than five guest rooms and which usually provides a morning meal as part of the room rate structure.

“Day care, family home” means day care provided in the home as an incidental use to the principal residential use of the property, for up to twelve children full time, or six adults full time, or as otherwise provided by the state of Washington.

“Dwelling unit, accessory,” or “ADU,” means a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, or townhome.

A “detached” accessory dwelling unit (DADU) means an accessory dwelling unit that consists partly or entirely of a building that is separate and detached from a single-family housing unit, duplex, triplex or townhome.

An “attached” accessory dwelling unit means an accessory dwelling unit located within or attached to a single-family housing unit, duplex, triplex or townhome.

“Dwelling unit” means a residential living unit that provides complete independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, cooking, eating, and sanitation, which meets the minimum requirements of the Everett Housing Code, and in which all habitable rooms are internally accessible from within the dwelling.

“Dwelling, 1-unit” means a detached building designed for and occupied by only one household, sharing no common walls with other dwelling units, except an accessory dwelling unit (“ADU”).

“Dwelling, 2-units” means a building designed for and occupied by two households, living independently of each other in separate dwelling units. A 2-unit dwelling may be attached by a common wall or walls or stacked in a manner that individual dwelling units are located above or below other dwelling units. A 2-unit dwelling does not include an accessory dwelling unit (“ADU”) which may be permitted on a lot with a 1-unit dwelling.

“Dwelling, 3- to 4-units” means a building designed for and occupied by three or four households, living independently of each other in separate dwelling units. A 3- to 4-unit dwelling may be attached by a common wall or walls or stacked in a manner that individual dwelling units are located above or below other dwelling units.

“Family Home (Day Care and Adult)”. Please see definition of **“adult family home”** and **“day care, family home.”**

“Group housing, Category 1” means a state-licensed residential care facility designed to serve as the primary residence for up to six (6) individuals and two resident staff, which has shared living quarters without separate bathroom and/or kitchen facilities for each unit.

“Short-term rental” means the use of an entire dwelling unit by any person or group of persons to occupy for rent for a period of less than thirty consecutive days. Short-term rentals do not include bed and breakfast inns, hotels and motels.

19.05.110 Table 5-4 (Public, Institutional, Quasi-Public Use Table)

USE	R-S	R-1	R-2	R-2A	SPECIAL REGULATIONS
PUBLIC, INSTITUTIONAL AND QUASI-PUBLIC USES					
Cemetery	C	C	C		
Community garden	P	P	P		
Hospitals	C	C	C		See EMC 19.13.xxx for Hospitals
Parks, fire stations	P	P	P		Permitted use if park master plan or capital facility plan approved by Everett city council, otherwise an Administrative Use
Religious facility and places of worship	C	C	C		¹ In Metro Everett on TOD or Pedestrian streets: Prohibited use on the ground floor. ⁴ <u>TOD or Pedestrian Streets</u> : Prohibited use on the ground floor.
Schools (public and private) - institutions of higher education			C		
Schools (public and private) - elementary, middle and high schools	C	C	A		
Transit and bicycle facilities - single bus stop with or without shelter - bike rack/repair station	P	P	P		
Transportation facilities of statewide significance	C	C	C		
Utilities—minor above ground facilities	P	P	P		See EMC 19.13.xxx , Above Ground Utility and Communications Facilities
Utilities—major above ground facilities	A	A	A		See EMC 19.13.xxx , Above Ground Utility and Communications Facilities

¹ In Metro Everett only on TOD or Pedestrian streets: Prohibited use on the ground floor.

² TOD or Pedestrian Streets: Public works yards or vehicle storage prohibited use.

- ³ Permitted by development agreement with approval by city council.
- ⁴ TOD or Pedestrian Streets: Prohibited use on the ground floor.
- ⁵ TOD or Pedestrian Streets: Prohibited use.

19.05.300 Public, Institutional & Quasi-Public Use Definitions (selective based on zone)

“Above ground utility and communications facility, major” means a structure or improvement built or installed above ground for the purpose of providing utility services or communications services to more than one lot. Included in this definition for purposes of this title are electrical substations; water storage reservoirs or tanks or pumping stations; telephone exchanges; manmade regional drainage detention or retention facilities; natural gas regulating facilities greater than four feet in height; sewer lift stations; wireless communications facilities including personal wireless service facilities; television or radio transmission or reception towers, antennas; and other ancillary or similar facilities or structures housing utility or communications equipment or improvements as determined by the planning director. This term shall not apply to equipment and vehicle storage yards, offices and buildings used to support the operations of utility or communication service providers.

“Above ground utility and communications facility, minor” means fire hydrants; amateur radio antennas or towers and television reception dishes or antennas for private residential use regulated by Section 19.39.040 of this title; utility poles carrying electrical transmission lines with fifty-five thousand volts or less of electrical power; pad-mounted switches and transformers; telephone or television cables; utility structures less than four feet in height above grade, minor above ground equipment associated with underground utility facilities, or other such similar facilities as determined by the planning director. This term shall not apply to equipment and vehicle storage yards, offices and buildings used to support the operations of utility or communication service providers.

“Bicycle facilities” means improvements and provisions made to accommodate or encourage bicycling, including parking facilities (bike racks) and bikeways.

“Cemetery” means land or structures dedicated for the interment of human or animal remains.

“Community garden” means a site where food, ornamental crops, or trees are grown for small-scale cultivation, generally to residents of apartments and other dwelling types without private gardens.

“Hospital” means an institution that provides twenty-four-hour-per-day care for the diagnosis, treatment, care and curing of individuals suffering from illness, injury or any condition requiring medical, obstetric, surgical, or psychiatric care; and other related uses customarily incidental thereto.

“Park” means any property designated, dedicated, or developed by or on behalf of a government entity for park or open space use, including passive and active forms of recreation.

“Place of worship” or ***“religious facility”*** means a place for people to gather for religious practice. Examples include churches, synagogues and mosques and accessory uses including bible study schools and day care.

School means a public or private facility that provides teaching or learning. Typical uses include elementary, junior and senior high schools and related uses, except as otherwise specifically defined in this code. “School” does not include a childcare facility, preschool, day care, or an institution of higher education as defined in this chapter.

Transit facilities means public or private improvements at selected points along existing or future transit routes for passenger pick-up, drop off and waiting. Improvements may include pullouts, shelters, waiting areas, benches, information and directional signs or structures, and lighting.

Transportation facilities of statewide significance means the interstate highway system; interregional state principal arterials including ferry connections that serve statewide travel; regional transit systems as defined in RCW 81.104.015; high capacity transportation systems serving regions as defined in RCW 81.104.015; intercity passenger rail services; intercity high-speed ground transportation; rail fixed guideway system, as defined in RCW 81.104.015, excluding yards and service and maintenance facilities; the freight and passenger railroad system as regulated by the Federal Railroad Administration, excluding yards and service and maintenance facilities; and in shoreline zones, and in adjacent zones where all or any portion of a development is within a shoreline designated area or zone, marine port and barge facilities and services that are related to marine activities affecting international and interstate trade, excluding centralized, high density concentrations of port, deep water port, and marine shipping facilities and services.

19.05.120 Table 5-5 (Miscellaneous Use Table)

USE	R-S	R-1	R-2	R-2A	SPECIAL REGULATIONS
MISCELLANEOUS USES					
Adaptive Reuse of Nonresidential Buildings	A	A	A		
Assembly, community center	A	A	A		
Clubs, lodges, similar uses	C	C	C		

- ¹ TOD Streets: Prohibited use on the ground floor.
- ² TOD or Pedestrian Streets: Prohibited use.
- ³ TOD or Pedestrian Streets: Private clubs are a prohibited use on the ground floor.

19.05.300 Miscellaneous Use Definitions (selective based on zone)

“Adaptive reuse” means the process of reusing a building for a purpose or use other than for which it was built or designed.

“Community center” means a building or other enclosed structure open to the general public that is owned and operated by a public agency or nonprofit corporation, organization or association registered by Washington State, and that is used primarily for cultural, educational, recreational, or social purposes, and may include other minor supporting uses or activities. Not included in the category of community center as a primary use are those businesses and occupations defined by this title as clinics, medical-related activities, government administrative offices or uses such as churches, schools, private clubs or fraternal organizations.

“Private club or lodge” means an association of persons organized for some common purpose, including fraternal organizations but not including groups organized primarily to render a service which is customarily carried on as a business.