

# Rethink Zoning

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Planning Commission Meeting, May 19, 2020



# Revised Expectations

- What **doesn't** change:
  - Landscape requirements
  - Critical area protections
  - Shoreline management requirements
  - Single-family zones



# Revised Expectations

- What does change:
  - Multifamily zones merged into 2 zones
  - Commercial Mixed-Use zones merged into 3 zones
  - Industrial zones merged into 3 zones
  - New Use Table (similar to Metro)
    - Height chapter—consolidated and height transition
    - Land Division standards
    - Building form and design—expand applicability
    - Residential design and open space standards
    - Airport, port and navy compatibility standards revised
    - Street, sidewalk & pedestrian circulation standards revised
    - Project review procedures



# Revised Expectations (Single-Family Zones)

- What doesn't change:

- Zone boundaries
- Lot dimension requirements
- Building heights (28') maximum
- Housing types allowed

- What does change:

- R-1(A) and R-2(A) merged into R-2(A)
- New Use Table
- Accessory building/dwelling height and dimension standards



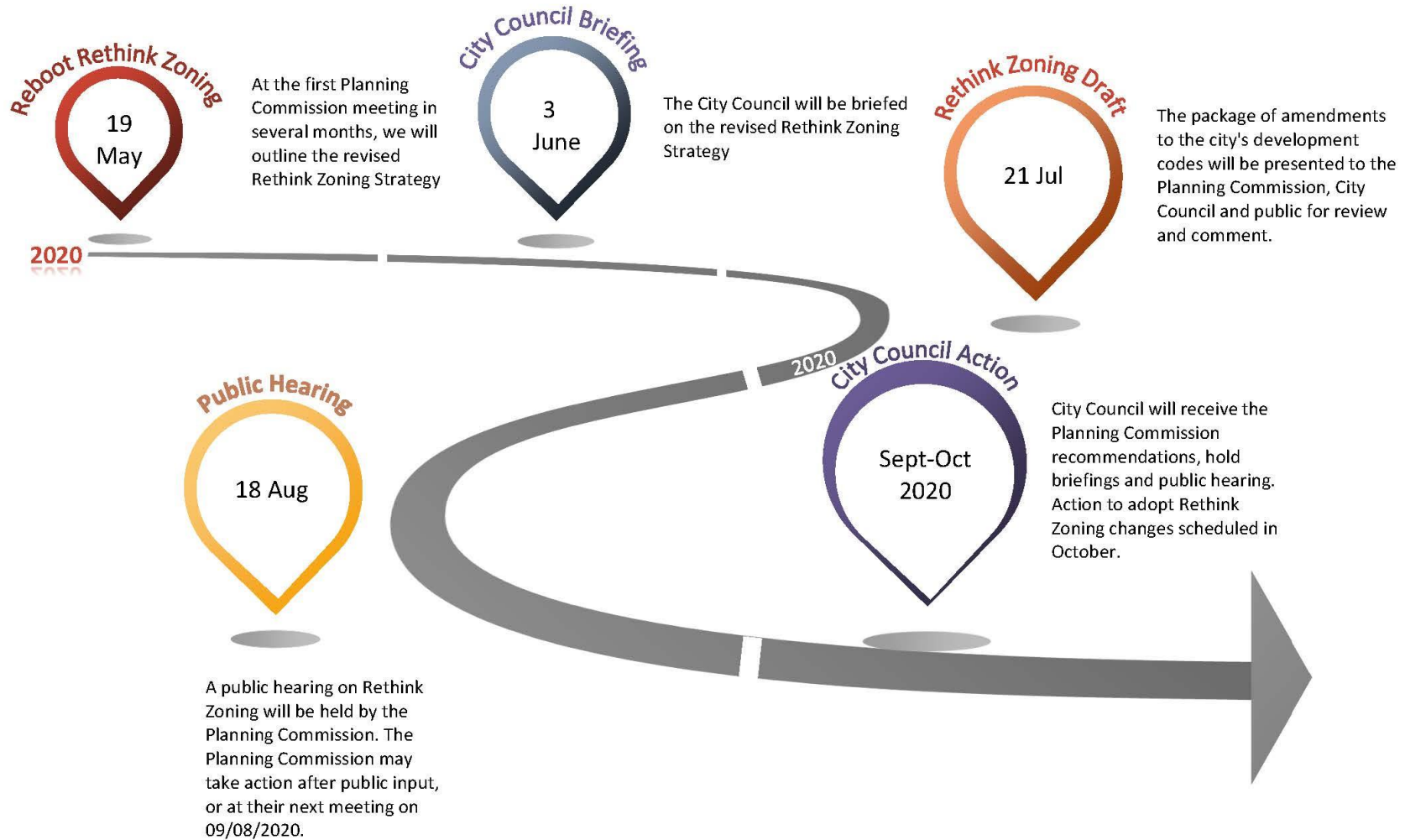
# Rethink Zoning Project Website

[www.everettwa.gov/rethink](http://www.everettwa.gov/rethink)

- Project information
- Timeline
- Maps (including online interactive map)
- Rethink Zoning Library
- Links to Planning Commission & City Council agendas
- Get Involved (sign up for News Flash)



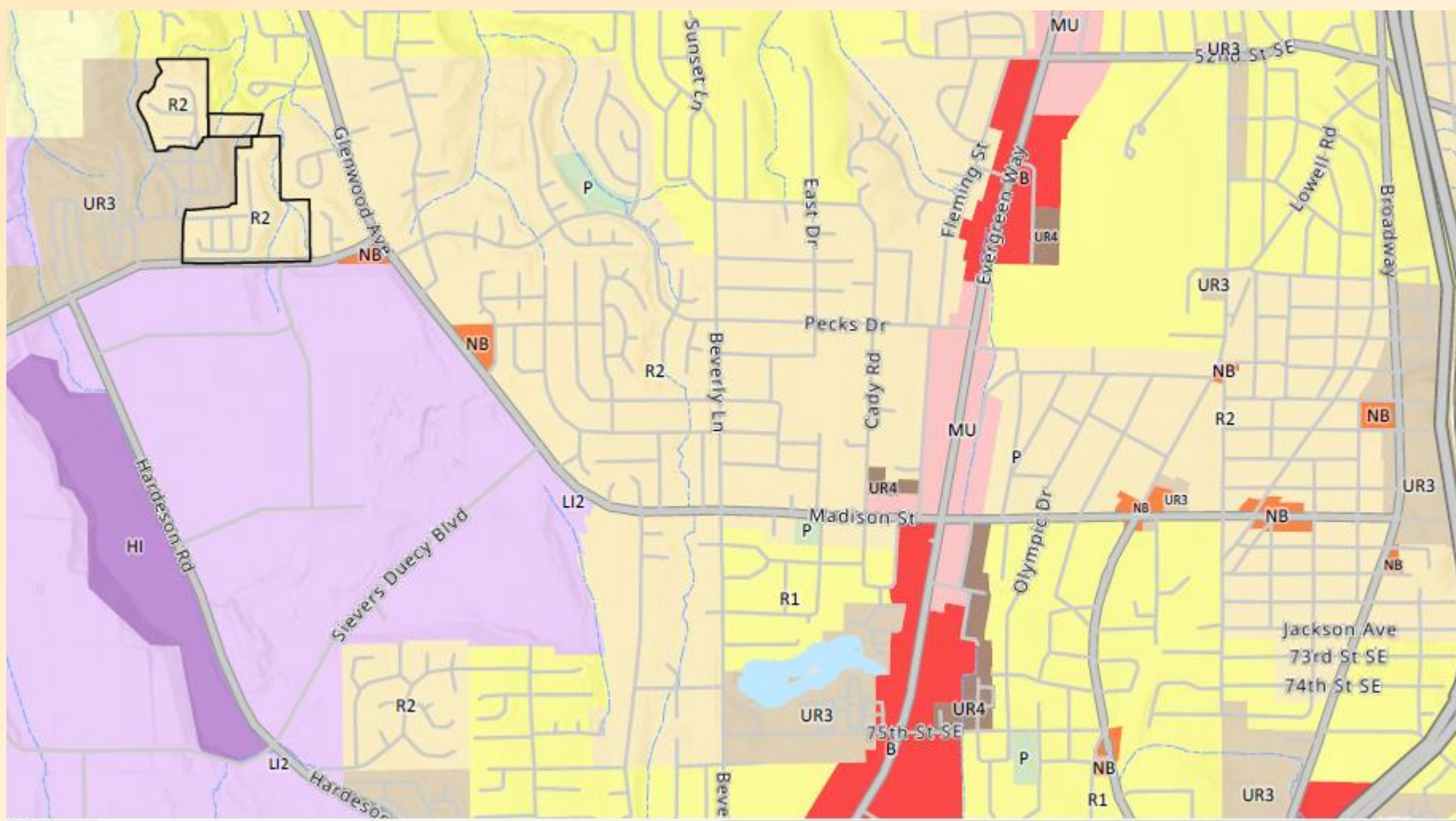
# Rethink Zoning - Project Timeline





















# REVISED RETHINK ZONING MAPS-USE TABLES



# Revised Zoning Map



-  Everett City Limits
-  Historic Overlay
-  Land Use Change Rethink Lite
- Residential**
  -  Suburban Residential (RS)
  -  Single Family Detached Low Density (R1)
  -  Single Family Detached Medium Density (R2)
  -  Single Family Attached Medium Density (R2A)
  -  Urban Residential 3 (UR3)
  -  Urban Residential 4 (UR4)
- Commercial**
  -  Business (B)
  -  Neighborhood Business (NB)
  -  Mixed Urban (MU)
- Industrial**
  -  Heavy Industrial (HI)
  -  Light Industrial 1 (LI1)
  -  Light Industrial 2 (LI2)
- Other**
  -  Agriculture (AG)
  -  Park (P)
  -  Watershed Resource Management (WRM)  
Lake Chaplain Area, not shown on this map



# Revised Use Table

19.05.080 Table 5-1 (Residential Use Table)

USE	R-S	R-1	R-2	R-2A	UR3	UR4	NB	B	MU	LI1 LI2	HI	AG	SPECIAL REGULATIONS
RESIDENTIAL USES													
Bed and breakfast houses	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C	P	P	P	P	P			A	See EMC 19.08.140
Dormitory					A	P		P <sup>1</sup>	P <sup>1</sup>				<sup>1</sup> TOD Streets: Residential use on the ground floor cannot exceed 25% of the street frontage of the block.
Dwelling unit, accessory	P	P	P	P	P	P <sup>5</sup>	P	P		P		P	See 19.08.xxx Accessory Dwelling Units <sup>5</sup> 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	P <sup>2</sup>	P <sup>2</sup>						P	<sup>2</sup> Allowed only on property within a historic overlay zone.
Dwelling, 2-units	C <sup>4</sup>	P <sup>3</sup>	P <sup>3</sup>	P	P	P <sup>2</sup>	P					P	See 19.08.xxx Townhouse and Duplex Standards <sup>2</sup> Allowed only on property within a historic overlay zone. <sup>3</sup> See EMC 19.08 for limitations on 2-unit dwellings in the R-1 and R-2 zones. <sup>4</sup> Allowed only through the unit lot process for subdividing, as provided by EMC 19.xx.
Dwelling, 3- to 4 units	C <sup>4</sup>	C <sup>4</sup>	C <sup>4</sup>	P	P	P	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	A <sup>6</sup>			See Section 19.08.xxx standards. <sup>1</sup> TOD Streets: Residential use on the ground floor cannot exceed 25% of the street frontage of the block. <sup>4</sup> Allowed only through the unit lot process for subdividing, as provided by EMC 19.xx. <sup>6</sup> Prohibited in the LI2 zone and allowed in

Use definitions moved to end of chapter



# RESIDENTIAL STANDARDS



# Residential and Multifamily Chapters

## Ch. 8 Residential Standards

- Small lot single family (<5,000 s.f.)
- Townhouse and duplexes in single family zones
- Front porch and entrance requirements
- Garage requirements
- Accessory dwelling units
- Accessory buildings
- Short-term rentals
- Temporary shelters

## Ch. 9 Multifamily Stds

- Applies to residential development in UR3 and UR4 zones, commercial zones and where allowed, industrial zones
- Garage facades
- Entrance requirements
- Required outdoor and common areas



# Ch. 8 Residential Standards

- Same housing types and standards for single family zones
- Accessory dwelling units (ADU)
  - New state law defines an ADU as attached to multiple unit buildings
  - Size calculation simplified and integrates new state law
  - Ownership requirements maintained
  - Historic infill integrated
- Residential accessory buildings
  - Consolidated size calculation and increased maximum to 3,000 s.f.
- New provision for short-term rentals (e.g. Air BnB)
- Temporary shelters
  - Changed from 90 days in 1 year to 18 months in 5 years



**QUESTIONS? DISCUSSION**

