

Instructions to reader: This is a new chapter in the Unified Development Code. Please visit the Rethink Zoning Library at <https://everettwa.gov/2453/Rethink-Zoning-Library>.

Chapter 19.01 Introduction to Unified Development Code

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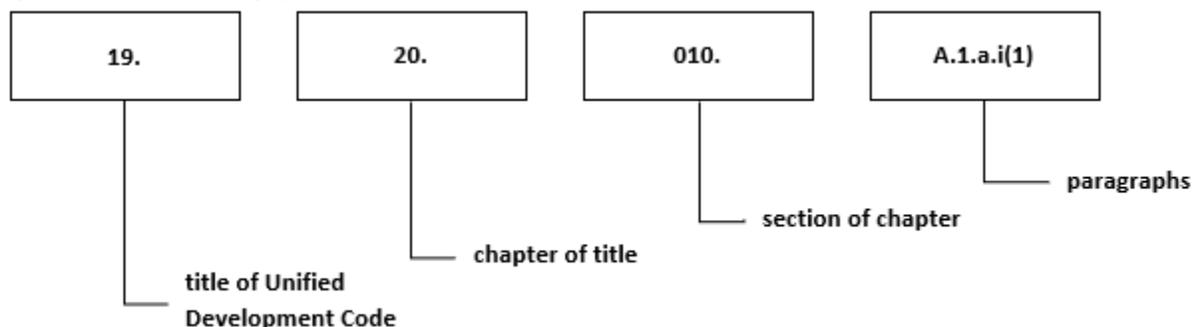
19.01.010 Title and purpose.

- A. Title. The ordinance codified in this title shall be known as, and may be cited as, the Everett Unified Development Code (“UDC”); or Title 19, Everett Municipal Code.
- B. Purpose. The Unified Development Code is adopted to promote and protect the public health, safety and welfare through the orderly regulation of land uses in the city. Further, the purposes of this title are to:
1. Provide for high standards for a living and working environment for all residents and visitors;
 2. Provide the economic and social advantages resulting from an orderly planned use of land resources;
 3. Encourage and guide development consistent with the goals and policies of the Everett comprehensive plan, adopted pursuant to Chapter 36.70A RCW;
 4. Establish the review procedures, public notice requirements and evaluation criteria for land use applications, comprehensive plan amendments and rezone actions;
 5. Regulate the division of land into lots, tracts or parcels;
 6. Regulate the size and use of lots, setbacks and other open spaces;
 7. Regulate the use, location, height, bulk and size and design of buildings and structures;
 8. Regulate land use intensity and population density;
 9. Establish requirements for off-street parking, landscaping and signs and other on-site and off-site development standards;
 10. Protect and enhance the aesthetic quality of the natural and manmade environment; and
 11. Provide for the enforcement of the regulations of this title.

19.01.020 How to Use the Unified Development Code.

- A. Numbering system. The numbering scheme used in the Unified Development Code operates in the following manner:

Figure 1-1: UDC Numbering System



- B. Zone designations. The zoning map establishes zone designations for all property in the city. An individual wanting to develop property in Everett should start by looking up the zone designation on the zoning map.
- C. Use tables. The use tables in Chapter 5 of this code list the permitted uses for each zone designation, as well as special regulations that apply to specific uses and specific locations. Use these tables to determine whether a use is allowed in a particular zone, and what type of review process is required.
- D. Development standards. After the zoning and allowable uses have been determined, the user should refer to the additional chapters of this title for development standards that apply to building placement, building design, and site development standards (parking, landscaping, streets/sidewalks, fences, screening, and exterior lighting). Table 1-1 below provides a quick reference guide to standards for basic types of development (residential, commercial, industrial, etc.).

Table 1-1: Applicable Regulations by Development Type

Type of Development	Regulations	See Chapter #:
Residential Dwelling -Single family (new or addition)	• Building setbacks; lot coverage; densities	• 19.06 – Lot and Building Placement
	• Building height	• 19.22 – Building Heights
Residential Accessory Building (garage, shed, etc.)	• Accessory building regulations	• 19.08.110 – Residential Accessory Buildings
	• Building setbacks; Lot coverage	• 19.06 – Lot and Building Placement
	• Building height	• 19.22 – Building Heights
Duplex and Townhouse	• Density, FAR, open space	• 19.08.030 – Townhouse and Duplexes
	• Facades, roofs, transparency	• 19.08.040 – Design Standards for Townhouses and Duplexes
Multifamily Dwellings	• Entrances; porches; common areas	• 19.09 – Multifamily Development Standards
	• Modulation; facades; weather protection; transparency	• 19.12 – Building Form and Design Standards
Commercial Building	• Building form, modulation; facades, weather protection; transparency; other design standards	• 19.12 – Building Form and Design Standards
Industrial Building	• Building materials; articulation; entrances; windows	• 19.12.200 - Building Design Standards Applicable to the LI2 and HI Zones.
	• Open space, site design	• 19.12.210 - Additional Standards Applicable to LI2 and HI Zones
Specific Uses	• Unique uses not addressed in above development types	• 19.13 – Specific Use Standards
Division of Land	<ul style="list-style-type: none"> • Residential subdivisions • Short Subdivisions • Binding Site Plans • Boundary Adjustment 	Land Divisions: <ul style="list-style-type: none"> • 19.24 – Administration • 19.25 – Land Division General Evaluation Criteria • 19.26 – Land Division Development Standards • 19.27 - Unit Lot Land Divisions

- E. Other development regulations. In addition to the standards in the unified development code, the following additional standards apply to new development:

Code Requirement	Administered By:
Design and Construction Standards and Specifications	Public Works Department
Title 13 Everett Municipal Code, Streets and Sidewalks	Public Works Department
Title 14 Everett Municipal Code, Water and Sewers	Utilities/Public Works Department
International Fire Code	Fire Department
International Building Code	Building Official
Shoreline Master Program (2019, or as updated)	Planning Department

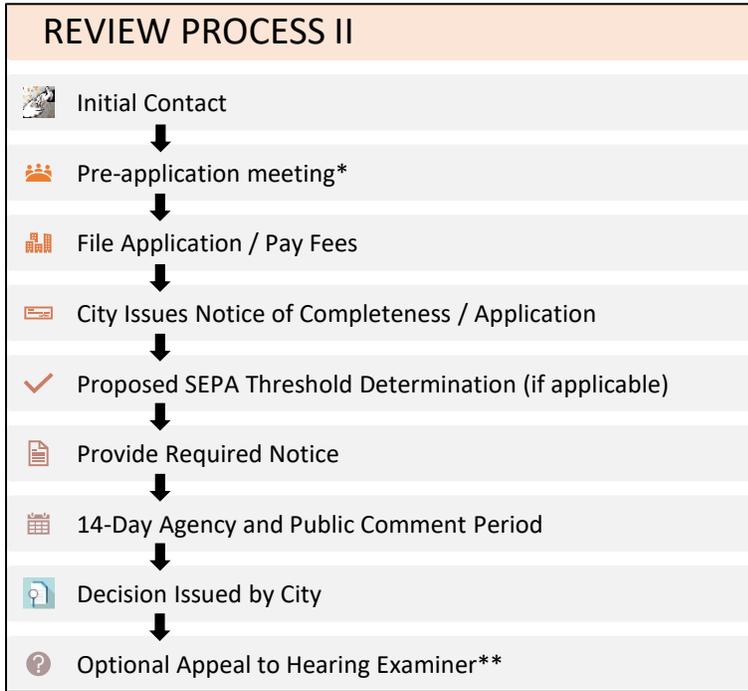
19.01.030 Where to find information.

Topic	Location
Maps (Zoning, critical areas, others)	https://everettwa.gov/2205/Map-Gallery
Subdivision/Land Division regulations	Chapters 19.24 – 19.27 of this title
Property-specific zoning and land use information	https://everettwa.gov/342/Planning or https://everettwa.gov/2205/Map-Gallery
Land Use Applications	https://everettwa.gov/342/Planning
Handouts and Administrative Guidelines	https://everettwa.gov/342/Planning
Current land use permit status	https://everettwa.gov/169/Permit-Services
In-person inquiries	https://everettwa.gov/169/Permit-Services

19.01.040 The development process.

- A. General. The development process involves review of a project for compliance with all applicable codes and standards before any construction activity may occur on a site. Most projects are minor in nature and do not require a land use permit. These projects must obtain construction permits, which are reviewed by the planning department for compliance with the standards in this title.
- B. Land use permits. A land use application may be required for larger projects, for projects involving a modification of development standards or for projects involving special uses or activities. A land use application generally must be completed prior to submittal of an application for construction permits. Land use permits typically fall under Review Process I, II or III. Refer to EMC Title 15 to determine the review process for the different types of land use applications. In addition, some larger projects may require a review under SEPA as set forth in Chapter 19.43. Figure 1-2 below illustrates how a land use permit is processed using review process II.

Figure 1-2: Typical Review Process II flowchart



* The Preapplication Meeting may be waived by the Planning Director.

** Any appeals of the Hearing Examiner** are to Superior Court.