

Instructions to reader: This document amends [Chapter 2, Land Use Element](#) of the City's Comprehensive Plan. You can locate proposed changes to the city's plan with a vertical bar in the left hand margin. Words struck through are proposed for deletion; words that are underlined are proposed additions. For a summary of the effect of the changes to this chapter, please visit the Rethink Zoning Library at <https://everettwa.gov/2453/Rethink-Zoning-Library>.

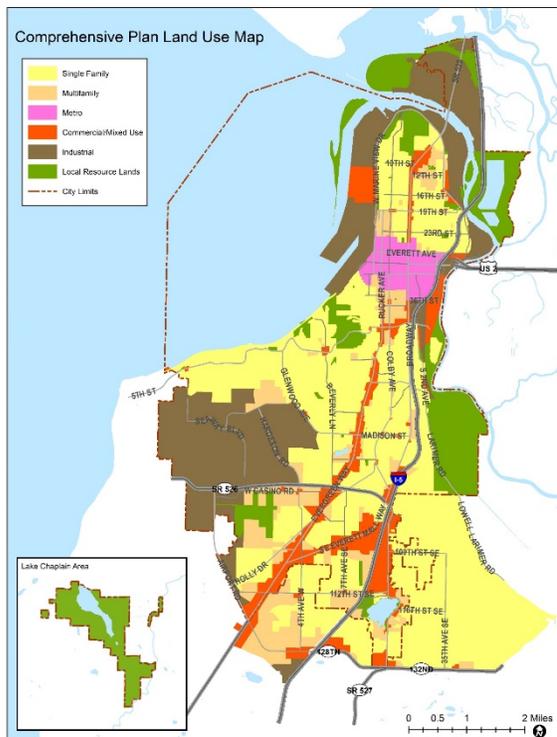
Amend Chapter 2 Land Use Element

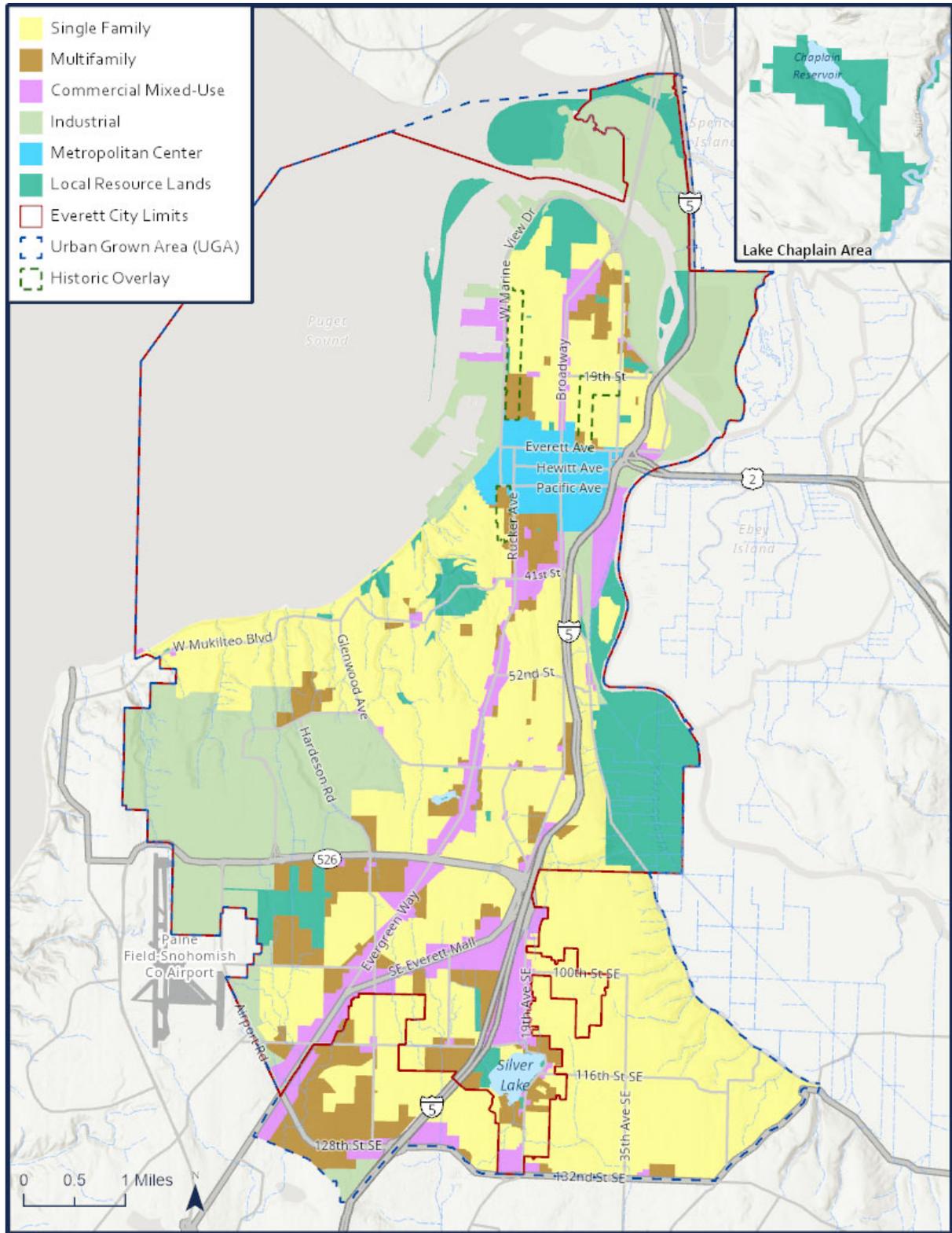
V. LAND USE MAP

A. Map

The Land Use Map (Figure 6) of the Land Use Element is the official map designating the desired land use pattern for the Everett of the future. The map graphically represents the Land Use Element policies as they are carried out in a preferred land use pattern throughout the Everett Planning Area. For example, many goals of the Housing Element or Economic Development Element will be implemented by the type of land use designation given to an area by the Land Use Map. The goals of the Transportation Element will be better achieved when appropriate land use designations are given to specific areas. The funding of public facilities called for by the Capital Facilities Element can be more economically realized by proper land use designations. The map is only to be used in conjunction with the written policies of the comprehensive plan, as the policies indicate how the community wishes to implement its vision for the city, its goals and objectives for land use and the other related elements of the plan.

Figure 6: Land Use Designations





VI. IMPLEMENTATION PROGRAMS

The effectiveness of any comprehensive planning effort can be measured by the degree to which its goals are realized and its policies are implemented. Adoption of a land use plan is the first step in a series of commitments that the City must make to achieve the vision and goals of the community. Adopting the plan commits the City to future actions such as spending public dollars on capital facilities and public services, and revising codes and regulations. In adopting the comprehensive plan, the City acknowledges that future growth in the community will require increased public services and capital expenditures. Land use regulations must be periodically evaluated and revised.

The policies of the Land Use Element can be implemented through a variety of methods. Below are listed a number of tools the City can use to further the goals and objectives of the Land Use Element.

A. Zoning Code (Map & Text)

The rewrite of the Land Use Element in 2019 ~~is was~~ intended as the first step towards a rewrite of the city’s Zoning and other development codes. ~~Because the~~ Growth Management Act requires development regulations to be revised to implement the comprehensive plan. ~~In 2020, the city undertook an extensive rewrite of the Zoning Code – or “Unified Development Code”. Many zones were consolidated.~~ The following table indicates ~~which zones of the current zoning code are found to be~~ which are consistent with the Land Use Designations in the ~~revised (2019)~~ Land Use Element and Land Use Designation Map (Figure 6).

~~The next step following this Land Use Element rewrite is to work on simplifying and streamlining the land use regulations while still providing for quality development and the protections for public health, safety and welfare. This process will look at most development codes— not just zoning, such as subdivisions and infrastructure (street, sidewalk, sewer, water, storm) requirements for new development. There are a variety of potential code revisions that should be considered, including:~~

- ~~• Consolidation of zoning districts (e.g., fewer residential districts);~~
- ~~• Streamlining use and development regulations (Metro Everett as a template);~~
- ~~• Integrating development standards from other city codes (e.g. street standards) into a unified code;~~
- ~~• Updating and streamlining project review procedures.~~

Table 9: Comprehensive Plan / Zoning

LAND USE DESIGNATION	EQUIVALENT ZONING
Residential, Single Family	R-S, R-1, R-1A , R-2, R-2A, NB , Park
Residential, Multifamily	R-3, R-3L, R-4, R-5 <u>UR3, UR4, NB, Park</u>
Metropolitan Center	ULI, UM, UR <u>LI1, MU, UR3, UR4, NB, Park</u>
Commercial Mixed-Use	B-1, B-2, B-2B, BMU, C-1, C-1R, E-1, E-1MUO, W-CNB, B, MU, Park
Industrial	M-1, M-2, M-M, M-S, C-2 <u>LI1, LI2, HI</u>
Local Resource Lands	A-1, AQ, OS, Parks and Open Space (POS), WRM, AG

As can be seen in Table 9, there are multiple zoning districts which can be found to be consistent with a land use designation. For example, there are three zoning districts which are considered Industrial: LI1, LI2, and HI. The following criteria are to be used for evaluation of any proposed change in the zoning designation:

1. **R-S, Suburban Residential.** This zone may be established for properties with more than one of the following characteristics:
 - a) The prevailing lot size is larger (10,000 square feet or more, though many areas have lots less than this);
 - b) Terrain is steeper and/or the surrounding area has critical area features (ravines, streams, wetlands);
 - c) Alleys are generally not present;
 - d) Incomplete sidewalk network;
 - e) Areas not within walking distance (1/4 mile) of frequent existing or planned high capacity transit/railstops;
 - f) Existing development is predominantly single-family residential use.

2. **R-1, Single-Family Detached Low Density Residential.** This zone may be established for properties with more than one of the following characteristics:
 - a) Primarily platted lots from 6,000 – 9,000 square feet) on flatter terrain;
 - b) Alleys are generally are not present, but exceptions do exist, (e.g., some portions of North Everett);
 - c) Areas generally not within walking distance (approximately ¼ mile) of frequent existing or planned high capacity transit/rail stops;
 - d) Existing development is predominantly single-family residential use.

3. **R-2, Single-Family Detached Medium Density Residential.** This zone may be established for properties with more than one of the following characteristics:
 - a) Primarily smaller platted lots (4,500 – 7,500 square feet) on flatter terrain;
 - b) Alleys are typically present, but exceptions do exist (e.g., properties near Evergreen Way);
 - c) Existing development pattern is predominantly single-family and duplex uses;
 - d) Properties located between single-family detached neighborhoods and uses of a higher intensity;
 - e) Areas within walking distance (1/4 mile) of frequent existing or planned high capacity transit/railstops;

4. **R-2(A), Single-Family Attached Medium-Density Zone.** This zone may be established for properties with more than one of the following characteristics:
 - a) Properties that are already developed with single-family attached (townhouse) development;
 - b) Properties located between single-family detached neighborhoods and uses of a higher intensity;
 - c) Properties of sufficient width and depth to accommodate at least three (3) single-family attached units;
 - d) Areas within walking distance (1/4 mile) of frequent existing or planned high capacity transit/railstop;
 - e) Properties that are not substantially encumbered by critical areas.

5. **UR3, Urban Residential 3.** This zone may be established for properties with more than one of the following characteristics:
 - a) Areas currently developed as multifamily but not within walking distance (approximately ½ mile) of frequent existing or planned high capacity transit/rail stops;
 - b) Area designated multifamily on Land Use Map and within walking distance (approximately ½ mile) of frequent high capacity transit or light rail station, but characterized as lower density, historic neighborhoods;
 - c) Areas currently zoned for single-family uses and near employment centers;
 - d) Areas that can provide a buffer between single-family use and higher intensity multifamily, commercial, or industrial uses;
 - e) Existing development pattern includes multifamily residences;
 - f) Areas within approximately ½ mile of a city park or other usable public open space; and

g) Existing development pattern includes structures less than four (4) floors in height.

6. UR4, Urban Residential 4. This zone may be established for properties with more than one of the following characteristics:

- a) Area already zoned for high density, multifamily (including Metro Everett) and within walking distance (approximately ¼ to ½ mile) of frequent existing transit or planned light rail;
- b) Areas within approximately ½ mile of a city park or other usable public open space;
- c) Existing development pattern includes structures more than four (4) floors in height; and
- d) Areas with access to a full range of public facilities and services, including utilities, police and fire, and civic amenities.

7. NB, Neighborhood Business. This zone may be established for properties with more than one of the following characteristics:

- a) Small nodes of neighborhood-oriented business and mixed use;
- b) Parcel or node size ranges from 5,000 square feet to five acres, but may be larger;
- c) Typically surrounded by residential zoning;
- d) Located along collector streets/minor arterials – not along major arterials;
- e) Sidewalk network in place within approximately ¼ mile radius;
- f) Areas not likely to be served by high capacity transit; and
- g) Property is generally separated from other NB nodes by a minimum ½ mile walking distance.

8. B, Business. This zone may be established for properties with more than one of the following characteristics:

- a) Lot sizes are generally larger than the NB zone and may consist of unplatted parcels;
- b) Located on major arterial corridors, or has frontage on a connecting street; and
- c) Applied to areas that have historically been used for retail, entertainment, office/service use, food and beverage or other commercial uses.

9. MU, Mixed Urban. This zone may be established for properties with more than one of the following characteristics:

- a) Located immediately adjacent to Metro Everett;
- b) Abuts a designated TOD street or Pedestrian street;
- c) The area has a well-developed sidewalk network consisting of sidewalks six feet or greater in width;
- d) The property is located within approximately ¼ mile walking distance of frequent existing or planned high capacity transit stops or approximately ½ mile from planned light rail stations;
- e) The surrounding land use pattern includes a mix of different uses, such commercial, residential and public uses; and
- f) Infrastructure is either in place or may be upgraded to support compact, high density development.

10. LI1, Light Industrial 1. This zone may be established for properties with more than one of the following characteristics:

- a) Developed light industrial areas that are heavily urbanized;
- b) Areas located in close proximity to transit, as well as other uses including commercial and residential;
- c) Areas that have been platted into smaller lots and blocks and may have a more traditional gridded street system;
- d) Surrounding properties may have been developed under less stringent zoning standards (lot size, setbacks, open space, outdoor storage, etc.) that would become nonconforming if stricter standards were applied;
- e) Existing infrastructure is in place; and
- f) Some light industrial areas in North Everett may have an incomplete sidewalk network.

11. **LI2, Light Industrial 2.** This zone may be established for properties with more than one of the following characteristics:

- a) Areas consisting of larger office, industrial and light manufacturing developments on larger parcels than LI1. Lot sizes are typically greater than two acres; some may be as small as one acre;
- b) Surrounding uses are other light industrial, heavy manufacturing or residential and are screened or landscaped for compatibility;
- c) Industrial developments with wide streets, sidewalks, landscaping and where buildings are substantially set back from property lines;
- d) Existing infrastructure in place—may have been constructed through a Local Improvement District (LID);
- e) Existing sidewalk network;
- f) Extensively landscaped sites with wide streets suitable for heavy truck traffic; and
- g) Existing sewer and water capacity suitable for a variety of industrial uses.

12. **HI, Heavy Industrial.** This zone may be established for properties with at least one of the following characteristics. All rezoning requests shall meet criterion #3 at a minimum;

- a) The subject property is in within the Southwest Everett subarea and will be used to support airplane manufacturing uses;
- b) The property’s location can potentially support marine commerce activity and water-dependent industrial uses are identified in the City of Everett Shoreline Master Program; and
- c) The property’s location or configuration ensures that potential nuisance impacts on more sensitive land uses can be adequately mitigated through buffering, screening or physical separation.

13. **AG, Agriculture.** This zone may be established for properties with at least two of the following characteristics:

- a) The subject property and surrounding properties consist of large parcels at least five acres in area.
- b) The subject property and surrounding properties are used for agricultural uses, or the subject property has an “open space” designation for taxation purposes; and
- c) The subject property is located within the Snohomish River valley.

E. Street Designations

There is an integral connection between urban planning, place making and economic development.

Attracting people is central to economic development, and creating active, vibrant places is key to attracting people. The land use strategy works towards achieving these objectives with these key points:

- Streets are busy with people
- Ground floor spaces are inviting
- People with a mix of incomes live in the area
- High density, mixed uses near light rail and high-capacity transit are created

The zoning, or Unified Development Code, should designate streets to function as a design and use overlay.

These designations should take place in the following areas:

1. Located within Metro Everett;
2. Located within ¼ mile of a high frequency transit corridor or planned light rail station;
3. Neighborhood Business designation on zoning map.

Street types are established to function as a design overlay as follows:

Pedestrian Streets – these streets will have buildings with ground floors that are predominantly occupied by nonresidential uses, such as retail, commercial and business uses. Building fronts are tailored to pedestrians

versus automobile traffic. Design standards would require ground floor transparency, awning coverage, and direct pedestrian access. Pedestrian streetscapes would be of a type that emphasizes pedestrian scale, with wide sidewalks, appropriately selected and frequent-spaced street trees, and other amenities to make walking a pleasant experience.

Connector Streets – these streets are important pedestrian routes but play a secondary role to Pedestrian Streets in connecting areas. Standards for frontage and streetscape types would be tailored to pedestrians, but at a lesser standard than Pedestrian Streets.

Residential Mixed-Use Corridor – these streets are either key gateway corridors or streets in transition that are primarily residential in character. These streets are likely to evolve from residential to a mix of residential, and small office and light retail/entertainment uses.

Transit Oriented Development (TOD) Streets – these are streets that are within close walking distance of frequent transit (more than 4 trips per hour) and future light rail. The character of these streets and buildings are similar to Pedestrian Streets. However, they should include requirements for taller buildings and high floor-to-area (FAR) ratio, as well as increased transparency and weather protection compared to other street designations. In addition, each block of a TOD street should have a minimum amount of ground floor commercial or public use to encourage active streets.