



Planning Commission Resolution No. 21-07

A Resolution Recommending that the City Council adopt Rethink Zoning Code Refinements Code Amendments Project A – Everett Municipal Code (EMC) Chapter 19.06 related to Lots, Setbacks and Residential Densities

WHEREAS, the Planning Commission finds the following:

1. The Rethink Zoning project was completed, and the City Council adopted new development regulations as a Unified Development Code, by Ordinance No. 3774-20 on November 4, 2020; and
2. The new Unified Development Code consolidated zones and reorganized provisions in an effort to simplify and streamline the city's development regulations; and
3. After applying the code to projects over the past several months, refinements have been identified to clarify or correct an unintended outcome of a number of new or modified code provisions; and
4. The proposed amendments in EMC Chapter 19.06 as shown in Exhibit A-1 have been determined to be necessary and are minor in nature; and
5. The Planning Commission has conducted a public hearing and has considered the recommendations by staff concerning the Rethink Zoning Code Refinements Code Amendments Project A – Everett Municipal Code (EMC) Chapter 19.06 related to Lots, Setbacks and Residential Densities
6. The proposed amendments are consistent with the applicable provisions of the City of Everett Comprehensive Plan; and
7. The proposed amendments bear a substantial relation to public health, safety and welfare; and
8. The proposed amendments promote the best long-term interests of the Everett community.

NOW, THEREFORE, THE PLANNING COMMISSION RECOMMENDS THE FOLLOWING:

1. The Planning Commission recommends that the City Council approve Rethink Zoning Code Refinements Code Amendments Project A – Everett Municipal Code (EMC) Chapter 19.06 related to Lots, Setbacks and Residential Densities, attached hereto as Exhibit A-1.





Planning Commission Chair



Planning Commission Secretary

Dated: November 2, 2021

For: Commissioner Adkins, Commissioner Finch, Commissioner McGinn, Commissioner Lavra, Commissioner Holland, and Chair Yonasak

Against:

Absent:

Abstain:



EXHIBIT A-1

CHAPTER 19.06 LOTS, SETBACKS AND RESIDENTIAL DENSITIES

Topic	Proposed Amendments																																																																																																		
<p>19.06.010</p> <p>Minimum lot area, width, depth, frontage</p> <p>Table 6-1 Footnote ³</p>	<p>ZONE: R2</p> <p>Min. Lot Area: 5,000 sf⁽²⁾⁽³⁾</p> <p>(3) In the R-2 zone, minimum lot area for single-family dwellings with alley access shall be four thousand five hundred square feet. Any lot under five-thousand square feet in area shall be subject to the small lot single-family provisions in EMC 19.08.020.</p>																																																																																																		
<p>19.06.020(A)</p> <p>Table 6-2</p> <p>Building Setbacks/Building Placement Standards</p>	<p>A. Minimum building setbacks for principal structures.</p> <p>The standards set forth in Table 6-2 below apply to all new development. Also refer to EMC 19.22, Building Height.</p> <p><i>Table 6-2: Minimum Building Setbacks for Principal Structures</i></p> <table border="1" data-bbox="505 709 1446 1182"> <thead> <tr> <th>ZONE</th> <th>R-S</th> <th>R-1</th> <th>R-2</th> <th>R-2(A)</th> <th>UR3</th> <th>UR4</th> <th>NB</th> <th>B</th> <th>MU</th> <th>LI1</th> <th>LI2</th> <th>HI</th> <th>AG</th> </tr> </thead> <tbody> <tr> <td>Minimum Setback:</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Front</td> <td>20'</td> <td>20'</td> <td>20'</td> <td>20'</td> <td>20'</td> <td>10'</td> <td>None</td> <td>None</td> <td>None</td> <td>None</td> <td>20'</td> <td>None</td> <td>25'</td> </tr> <tr> <td>Rear (with alley)</td> <td>20'</td> <td>20'</td> <td>20'</td> <td>20'</td> <td>20'</td> <td>None</td> <td>None</td> <td>None</td> <td>None</td> <td>None</td> <td>None⁽¹⁾</td> <td>10'⁽¹⁾</td> <td>25'</td> </tr> <tr> <td>Rear (no alley)</td> <td>20'</td> <td>20'</td> <td>20'</td> <td>20'</td> <td>20'</td> <td>10'⁽³⁾</td> <td>10'</td> <td>None⁽²⁾</td> <td>None⁽²⁾</td> <td>None⁽²⁾</td> <td>15'⁽¹⁾</td> <td>10'⁽¹⁾</td> <td></td> </tr> <tr> <td>Side, Street</td> <td>10'</td> <td>10'</td> <td>10'</td> <td>10'</td> <td>10'</td> <td>10'</td> <td>10'</td> <td></td> <td>None</td> <td>None</td> <td>20'</td> <td>None</td> <td>10'</td> </tr> <tr> <td>Side, Interior</td> <td>5'</td> <td>5'</td> <td>5'</td> <td>5'</td> <td>5'</td> <td>5'⁽⁴⁾</td> <td>5'</td> <td>None⁽²⁾</td> <td>None</td> <td>None</td> <td>15'⁽¹⁾</td> <td>None⁽¹⁾</td> <td>10'</td> </tr> </tbody> </table> <p>Footnotes:</p> <p>⁽¹⁾ 25 feet when abutting lots located in residential zones.</p> <p>⁽²⁾ 10 feet when abutting lots located in residential zones.</p> <p>⁽³⁾ 20 feet when abutting lots located in the R-S, R-1 and R-2 zones.</p> <p>⁽⁴⁾ No side, interior setback is required within Metro Everett</p>	ZONE	R-S	R-1	R-2	R-2(A)	UR3	UR4	NB	B	MU	LI1	LI2	HI	AG	Minimum Setback:														Front	20'	20'	20'	20'	20'	10'	None	None	None	None	20'	None	25'	Rear (with alley)	20'	20'	20'	20'	20'	None	None	None	None	None	None ⁽¹⁾	10' ⁽¹⁾	25'	Rear (no alley)	20'	20'	20'	20'	20'	10' ⁽³⁾	10'	None ⁽²⁾	None ⁽²⁾	None ⁽²⁾	15' ⁽¹⁾	10' ⁽¹⁾		Side, Street	10'	10'	10'	10'	10'	10'	10'		None	None	20'	None	10'	Side, Interior	5'	5'	5'	5'	5'	5' ⁽⁴⁾	5'	None ⁽²⁾	None	None	15' ⁽¹⁾	None ⁽¹⁾	10'
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