

City of Everett
Rethink Zoning Code Refinements - A
EMC 19.06 Lots Setbacks, and Residential Densities

Planning Commission
Public Hearing
November 2, 2021



Unified Development Code Amendments

- SEPA Issued October 18, 2021
- Public Hearing Notice Issued October 18, 2021
- Sent to WA State Department of Commerce October 14, 2021
- Planning Commission Briefing October 19, 2021
- Criteria (EMC 15.03.300(C)(4):
 - Is the proposed amendment consistent with applicable provisions of the comprehensive plan?
 - Does the proposed amendment bear a substantial relation to public health, safety or welfare?
 - Does the proposed amendment promote the best long-term interests of the Everett community?
- Tabled proposed amendment to 19.06. 030 Exceptions to building or structure placement requirements to conduct further review



EMC 19.06.010 Minimum lot area, width, depth, frontage

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The first proposed amendment modifies footnote (3) in [Table 6-1](#) to provide a cross-reference to EMC [19.08.020](#).

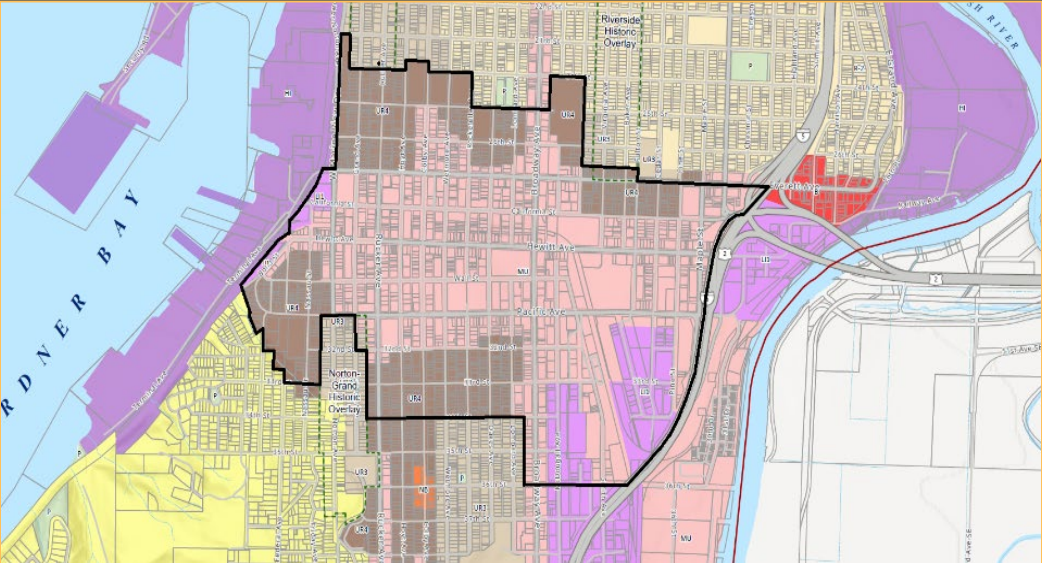
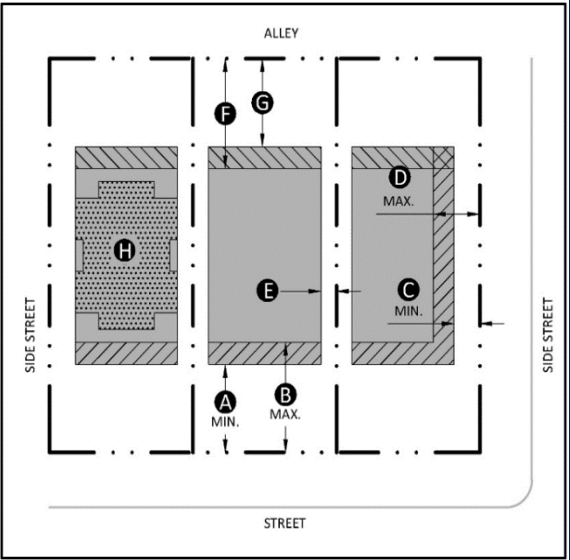
| ZONE | R-S | R-1 | R-2 | R-2(A) | UR3 | UR4 | NB | B | MU | LI1 | LI2 | HI | AG |
|---------------------------------|-------------------------|-------------------------|----------------------------|-------------------------|----------|----------|----------|----------|----------|----------|-----------|--------|---------|
| STANDARDS⁽¹⁾: | | | | | | | | | | | | | |
| Min. Lot Area | 9,000 sf ⁽²⁾ | 6,000 sf ⁽²⁾ | 5,000 sf ⁽²⁾⁽³⁾ | 5,000 sf ⁽²⁾ | 5,000 sf | 5,000 sf | 5,000 sf | 5,000 sf | 5,000 sf | 5,000 sf | 2.5 acres | 1 acre | 5 acres |

⁽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.



Pre-Rethink Zoning – Metro Everett (19.20 Table 20-4 Building Placement Standards)

| Standard | Illustration | UR | UM | ULI | CRA ¹ |
|--|-----------------------|---|----------------|----------------|------------------|
| Setback (Distance from ROW/Lot Line) ² | See Illustration 20-2 | | | | |
| Interior Side | E | First floor: 0 feet Upper floors: 5 feet minimum | 0 feet minimum | 0 feet minimum | 5 feet minimum |



Rethink Zoning – EMC Table 6-2 Proposed Changes

Table 6- 2: Minimum Building Setbacks for Principal Structures

| ZONE | R-S | R-1 | R-2 | R-2(A) | UR3 | UR4 | NB | B | MU | LI1 | LI2 | HI | AG |
|-------------------|-----|-----|-----|--------|-----|-------------------|----|---------------------|------|------|--------------------|---------------------|-----|
| Side, Interior | 5' | 5' | 5' | 5' | 5' | 5' ⁽⁴⁾ | 5' | None ⁽²⁾ | None | None | 15' ⁽¹⁾ | None ⁽¹⁾ | 10' |

⁽⁴⁾ No interior side setback is required within Metro Everett

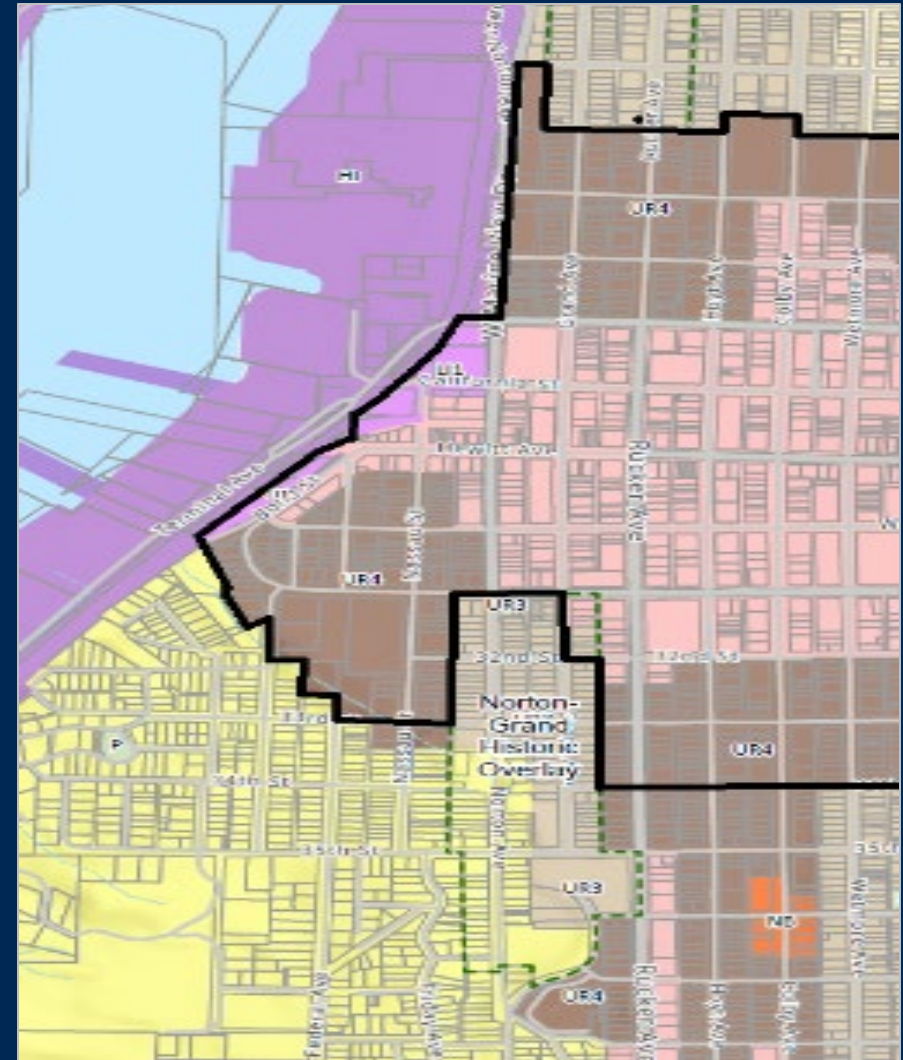
- Restores Pre-Rethink Zoning standard
- Applies to any building within the Metro Everett Boundary
- Meets the intent of the Metro Everett Subarea Plan



Metro Everett/Riverside Historic Overlay



1 full block and 2 half blocks fronting the north side of Everett Avenue in UR4 zone within Metro Everett boundaries and Riverside Historic Overlay



QUESTIONS AND COMMENTS

