

**City of Everett**

**Rethink Zoning Code Refinements - A**

**EMC 19.06 Lots Setbacks, and Residential Densities**

**Planning Commission**

**October 19, 2021**



**EVERETT**

WASHINGTON

# EMC 19.06.010 Minimum lot area, width, depth, frontage

## EMC 19.06.010 Minimum lot area, width, depth, frontage

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

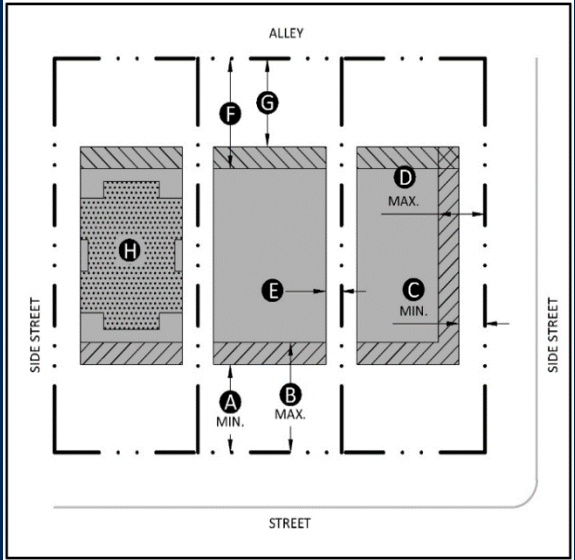
ZONE	R-S	R-1	R-2	R-2(A)	UR3	UR4	NB	B	MU	LI1	LI2	HI	AG	
<b>STANDARDS<sup>(1)</sup>:</b>														
Min. Lot Area	9,000 sf <sup>(2)</sup>	6,000 sf <sup>(2)</sup>	5,000 sf <sup>(2)(3)</sup>	5,000 sf <sup>(2)</sup>	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	2.5 acres	1 acre	5 acres

<sup>(3)</sup> 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 <sup>1</sup>
Setback (Distance from ROW/Lot Line) <sup>2</sup>	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



The map shows the city of Everett, Washington, with various zoning districts and overlays. Key features include:
 

- Water Bodies:** Everett Bay and the Skagit River.
- Highways:** I-5 and SR-520.
- Zoning Districts:** Various colored areas representing different zoning types (e.g., ULI, UM, UR).
- Overlays:** Specific areas are highlighted with different colors, including the Norton-Grant Historic Overlay (yellow) and the Riverside Historic Overlay (purple).
- City Center:** A large area in the center is outlined in black, likely representing the city center or a specific planning area.



# 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' <sup>(4)</sup>	5'	None <sup>(2)</sup>	None	None	15' <sup>(1)</sup>	None <sup>(1)</sup>	10'

<sup>(4)</sup> 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



## Exceptions to Setbacks – Table 6-5

Exception	Front	Rear	Side	Side (Street)	Standard
5) Heat pumps, air conditioning, swimming pool pumps, and other similar mechanical equipment, and propane tanks	P	P	P	P	<ul style="list-style-type: none"> <li>• May be located in any required setback provided that any such equipment shall not be located within 3 feet of any <del>side lot line or rear lot line</del> <u>side lot line</u> where there is no alley <u>or any side lot line</u> and shall be no higher than 6 feet in height above grade if <u>within a required setback</u>. <del>provided, further that any location in a front or side street (corner) setback may be allowed through a modification of development standards process.</del></li> <li>• <del>Any such equipment shall be visually screened from surrounding properties and streets.</del></li> <li>• Any such equipment may not exceed the maximum permissible noise levels set forth in Chapter 20.08 EMC, Noise Control.</li> </ul>



# QUESTIONS AND COMMENTS

