

"Building official" means the building official for the city or his/her designee.

"Bulk fuel storage" means an installation for the storage, handling and selling of flammable fuels and from which fuels are sold at wholesale or distributed to retail stations or for private use.

"Business incubator" means an organization designed to facilitate the growth and success of entrepreneurial companies through a variety of business support resources and services that could include physical space, capital, coaching, common services, and networking connections.

"Business license" means a license issued by the city for the purpose of collecting business tax revenues.

"Business or vocational school" means a public or private post-secondary school other than a community college or four-year college providing occupational or job skills training for specific occupations.

"Business park" means more than one commercial and/or light industrial uses located within a building or buildings on one or more lots built as a unified development with common access, landscaping, parking areas and other site improvements.

"Caliper" means diameter of a tree trunk measured six inches above the ground.

"Carport" means a covered shelter for an automobile, open on two or more sides.

"Casino, mini" means a business which provides gambling and gaming as a primary source of its revenue, which may include food and beverage sales for consumption on the premises as a secondary part of its business activity.

"Cease(d)" means, for purposes of Chapter 38 of this title, to come to an end; to not use; to vacate. For purposes of Chapter 19.38, no showing of intent to cease is required.

"Certificate of occupancy" means a permit to occupy a building.

"City attorney" means the city attorney for the city or his/her designee.

"City council" means the city council of the city.

"City engineer" means the public works director for the city or his/her designee.

"Clearance of a sign" means the smallest vertical distance between grade and lowest point of any sign, including framework and embellishments, extending over that grade.

"Clearing" means the act of removing or destroying vegetation or other organic plant materials by physical, mechanical, or chemical means.

"Clinic" means a building or portion of a building containing an office or offices of medical doctors, dentists, psychiatrists, chiropractors, physical therapists and other members of the medical profession which provide facilities and services for outpatient care, diagnosis, treatment, and observation of individuals suffering from illness,

injury or other conditions requiring medical, surgical or therapeutic services. This definition does not include facilities providing patient beds for overnight care, or opiate substitution treatment facilities. See also "medical-related activities."

"Code" means the city Zoning Code, also known as Title 19 of the Everett Municipal Code.

"Code compliance officer" means the code compliance officer for the city.

"College, university" means a public or private institution for post-secondary education and uses normally incidental thereto, including but not limited to classrooms, administrative offices, cafeteria, athletic facilities, dormitories, and off-street parking areas.

"Combination sign" means a sign which is partially or wholly supported by a pole or similar structural support attached to the ground, which is also attached to, and which may be supported by, the wall or roof of a building.

"Commercial parking" means a parking lot or parking garage that is built as a facility to provide parking for rent or lease to the general public, as opposed to a parking lot or garage which is constructed as required or accessory parking for another building.

"Community center" means a building or other enclosed structure open to the general public that is owned and operated by a public agency or nonprofit corporation, organization or association registered by Washington State, and that is used primarily for cultural, educational, recreational, or social purposes, and may include other minor supporting uses or activities. Not included in the category of community center as a primary use are those businesses and occupations defined by this title as clinics, medical-related activities, personal services, service businesses, government administrative offices or uses such as churches, schools, private clubs or fraternal organizations.

"Commuter parking" means a parking lot parking structure that is built to provide parking for persons commuting to another location, such as a park-and-ride lot, as opposed to a commercial parking facility or parking which is which is required or accessory parking for another building or use.

"Compensation" means the replacement, enhancement, or creation of an undevelopable critical area equivalent in functions, values and size to those being altered or lost to development.

"Compensation, in-kind" means the replacement of wetlands with substitute wetlands whose characteristics closely approximate those destroyed or degraded by a regulated activity.

"Compensation, off-site" means the replacement of wetlands away from the lot on which a regulated wetland has been impacted.

"Compensation, on-site" means the replacement of wetlands on or adjacent to the lot on which a wetland has been impacted by a regulated activity.

“Compensation, out-of-kind” means the replacement of wetlands with substitute wetlands whose characteristics do not closely approximate those destroyed or degraded by a regulated activity.

“Composting” means a land use where biodegradable yard waste plant materials are collected and processed through composting for future use as plant mulch, soil amendment or other similar horticultural application.

“Comprehensive design plan” means the integration of the building, landscaping and signs into one architectural design.

“Comprehensive plan” means the city of Everett comprehensive plan adopted pursuant to Chapter 36.70A RCW.

“Congregate care facility” means a residential facility for the elderly. The minimum age limit for the elderly is fifty-five years for the residents, with younger spouses permitted. The facility must have a central lobby, common dining area, hobby and/or recreational rooms. The fee structure shall include at least one meal per day in the common dining area. Accessory support uses for the tenants, such as pharmacies, banking service, etc., may be included.

“Consumer services” means a business or occupation which is performed primarily off-site and can include services such as pest control, chimney sweep, carpet cleaners, contractors, janitorial, and landscaping. Only those support activities, such as office work, and storage of equipment, is conducted at the business location.

“Correctional facilities” means public or private facilities providing for the confinement of juvenile offenders, for the incarceration, confinement or detention of individuals arrested for or convicted of a crime, or for the punishment, correction and/or rehabilitation of individuals convicted of crimes whose freedom is restricted. The term “jails and correctional facilities” includes those group-care homes, Class II (as defined in this section, including subclassifications II-A II-B, and II-C) which are exempt from the provisions of the Federal Fair Housing Act Amendments of 1988 and the Washington Housing Policy Act (RCW 35.63.220).

“Courtyard” means any portion of the interior of a lot which is fully or partially enclosed by the walls of a building or buildings on the same development site, which is not within a required setback area and is unobstructed from the ground upward.

“Critical area” means geologically hazardous areas, wetlands, lakes, ponds, streams, frequently flooded (flood hazard) areas, and fish and wildlife habitat conservation areas, as defined in Chapter 36.70A RCW and this chapter.

“Critical area protective covenant” means a covenant granted for the protection of a critical area and its buffer through the maintenance of the natural environment. The covenant prohibits alteration of the area and must be duly

recorded on appropriate documents of title and filed with the Snohomish County auditor.

“Critical area tract” means a legally created, nonbuilding lot containing a critical area which is subject to a critical area protective covenant and which shall be duly recorded on the appropriate documents of title and filed with the Snohomish County auditor.

“Culvert” means a short section of pipe placed in a stream and filled over in order to provide a stream crossing.

“Day care center, commercial” means a day care facility for more than twelve children or adults.

“Day care, family home” means day care provided in the home as an incidental use to the principal residential use of the property, for up to twelve children full time, or six adults full time, or as otherwise provided by the state of Washington.

“Day, working” means any day on which the city administrative offices are open for normal business.

“Density” means a ratio of dwelling units to lot area, usually expressed in terms of dwellings per acre or square feet of land area per dwelling unit.

“Detoxification center, drug rehabilitation” means a state-licensed facility where alcohol and drug abusers can be placed in lieu of incarceration for detoxification from the effects of alcohol and drugs.

“Development” means all structures, uses or other alterations or modifications of the natural landscape occurring above or below ground or water on a particular lot.

“Development permit” means any permit issued by the city to use or develop property that must be issued before initiating the use or development.

“Directional sign” means a single- or double-faced sign not exceeding six square feet in surface area per side, designed to guide or direct pedestrian or vehicular traffic to an area, place or convenience. Advertising on said signs shall be limited to incidental graphics such as trade names and trademarks.

“Directory sign, on-premises” means a sign located on a lot or within a business or office complex which is used to direct persons who are already on the premises to a particular business or office within the business or office complex.

“Disabled person” means a person who is defined as handicapped under the provisions of the federal Fair Housing Act Amendments of 1988.

“Dish antenna” means a parabolic-shaped antenna which is designed to receive television broadcasts or other electronic communication signals. The antenna is considered as an accessory structure unless it is attached to the principal building, in which case it is considered a building appurtenance.

“Drainage facility” means the system of collecting, conveying and storing surface and stormwater runoff.

Drainage facilities shall include but not be limited to all surface and stormwater runoff conveyance and containment facilities, including streams, pipelines, channels, ditches, wetlands, infiltration facilities, retention/detention facilities, erosion/sedimentation control facilities, and other drainage structures and appurtenances, both natural and manmade.

“Drive-in window or station” means a window or station used for providing service to customers who remain seated in their vehicles to conduct a business transaction, such as are commonly found at restaurants, financial institutions, or other similar businesses.

“Driveway” means an area of property designed to provide access between a street and a building or parking area.

“Duplex” means a detached building containing two dwelling units, each with a kitchen, designed for and occupied by two families living independently of each other in separate dwelling units.

“Dwelling” means one or more habitable rooms which are designed to be occupied by one family with facilities for living, sleeping, cooking, eating, and sanitation, which meets the minimum requirements of the Everett Housing Code, and in which all habitable rooms are internally accessible from within the dwelling.

“Dwelling, cottage housing” means small, detached dwelling units clustered around a central common open space.

“Dwelling, multiple-family” means a building or portion of a building arranged or designed to be occupied by three or more families living independently of each other, including triplexes, fourplexes, apartment buildings, and stacked dwelling units.

“Dwelling, rear yard infill” means one or more dwelling units constructed on the rear portion of a lot containing one or more residential dwellings on the front portion of the lot.

“Dwelling, single-family attached” means a building containing more than one dwelling attached only by a common wall or walls, but not stacked in a manner that individual dwelling units are located above or below other dwelling units.

