

## RETHINK ZONING: RESIDENTIAL USES

More than half of Everett's planning area, excluding Lake Chaplain and tidal waters, is set aside for almost exclusive residential use; 46% of that area is for single family residential and another 9% multifamily. This paper focuses on the existing residential zoning districts<sup>1</sup> and what the city might look at when we Rethink Zoning for residential zones.

A review of the residential zoning districts can lead to large policy questions and basic code simplification questions.

### Larger Policy Questions:

- 1) Do our zoning and development codes promote or impede economic equality and access to opportunity?
- 2) Do the city's zoning and development codes provide for our growing population and their housing choices?
- 3) Do our zoning and development codes support efficient public investment in transportation, public facilities and services?

### Residential Code Simplification Questions:

- 1) **Uses** – Can residential zoning districts be simplified for both residential and non-residential uses? If so, what are the appropriate distinctions?
- 2) **Minimum Lot Size** – Can single family zoning districts be simplified based on minimum lot area and lot width?
- 3) **Housing Density** – Can residential zoning districts be simplified with maximum density allowed?

The information on the following pages is intended to provide a framework for discussing these policy and simplification questions. The information includes:

- **Comprehensive Plan Land Use** – description of the single family and multifamily land use designations.
- **Economic Equality and Housing that is Affordable** – an overview of housing affordability and concentration of low-income households
- **High Capacity Transportation** – an overview of high capacity transit locations (current and planned), and relationship to land use
- **Residential Housing Types** – an overview of the housing types allowed in existing residential zones.
- **Residential Development Standards** – an overview of the development standards (lot area, width, lot coverage, open space, height, density and setbacks) in existing residential zones.
- **Nonresidential Uses** – an overview of the nonresidential uses allowed in existing residential zones.

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<sup>1</sup> Housing is also allowed and encouraged in the city's metropolitan center (Metro Everett) and in the city's commercial mixed-use areas. The only lands where residential is generally not allowed is in the city's industrial land use designations.

**COMPREHENSIVE PLAN:**

The comprehensive plan describes the two residential land use designations of single family and multifamily.

***Land Use Designation: Residential, Single Family (from Comprehensive Plan)***

The single family designation is applied to areas presently developed with predominantly single-family dwellings that the City intends to preserve as primarily single family neighborhoods. Home ownership of single family homes, either attached or detached, is predominant in the area.

Building heights are typically low, not exceeding two to three stories. Individual yards are common, although alternative forms of housing – like cottage housing with community open space or attached townhouses, would be consistent with this designation. Other dwelling types could be allowed, such as duplexes, accessory dwelling units, and rear yard infill dwellings, with design standards that reinforce the single family character of the neighborhood.

Residential densities range from five (5) to fifteen (15) units per gross acre. A range of lot sizes can fit the single family residential designation; smaller lots would be in areas where street grids and alleys are found, and larger lots may be in areas with steeper hillsides and scattered sidewalks.

***Land Use Designation: Residential, Multifamily (from Comprehensive Plan)***

The multifamily designation is applied to areas near public transit facilities or along transit corridors, near employment areas, or between higher intensity uses, such as commercial or industrial development to provide a buffer for single family neighborhoods. This designation is applied to areas that are not disruptive of existing single family neighborhoods and are already developed with a significant amount of multifamily housing.

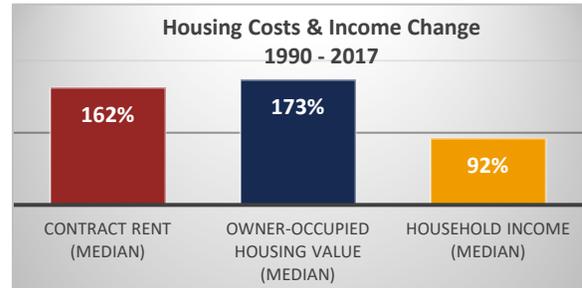
Multifamily areas are supported by a full range of public facilities and services, including transit, pedestrian and bicycle routes, utilities (water, sewer, stormwater), fire, and police. Areas designated for multifamily use will be located so as to avoid or minimize traffic impacts on single-family neighborhoods. Open space and public parks are generally available within walking distance to help meet the needs of the residents of multifamily developments.

Building heights can range from townhouse development to taller apartment buildings. Multifamily development should be compatible with, and transition to adjacent single-family neighborhoods using design features to ensure compatibility.

Residential densities range from fifteen (15) units per gross acre to unlimited. Densities are typically limited by lot size, building heights, and required off-street parking.

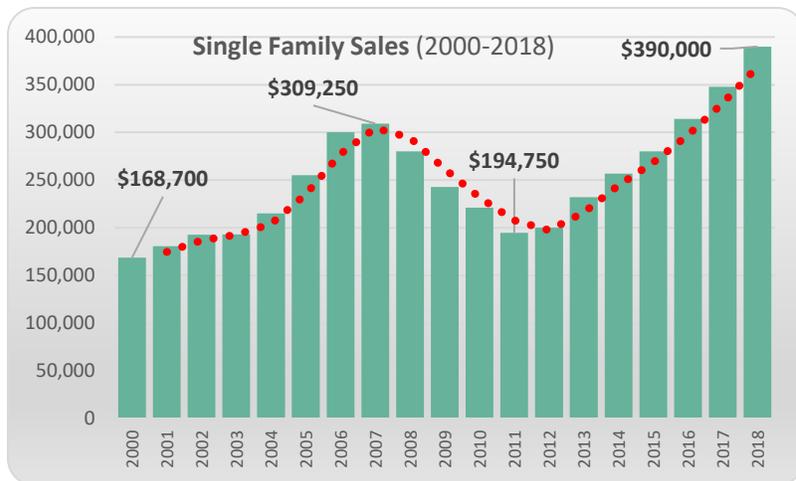
**ECONOMIC EQUALITY AND HOUSING THAT IS AFFORDABLE**

Housing affordability is a regional and citywide concern. Household income has not kept pace with housing costs. Since 1990, housing costs have increased 162% to 173%, while household income has increased just 92%.



*Home Ownership*

Since 2011, median sales price of single family homes has doubled. Owner-occupied homes account for 44% of the city’s housing stock, a decline from 46% seven years ago.

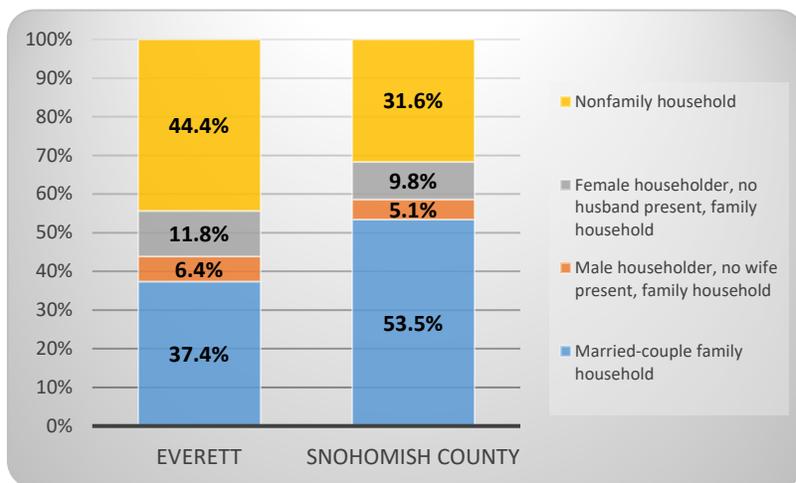


*Rental*

At the end of 2011, the estimated median market rent in Everett was \$1,197. The market rent has now increased to \$1,583, a 32% increase during this 8-year period.

*Household Composition*

Everett has a much larger share of the households being nonfamily than Snohomish County, which has a majority of their households being married-couple family households.



*Economic Equality and Land Use*

A map that is attached identifies block groups where a majority of the households earn less than \$50,000 annually, which is slightly below median income for Everett.

As can be seen, most of these neighborhoods are in multifamily or mixed-use zones.

*Discussion*

- Should the city find ways to increase home ownership? If so, what kind of housing types?
- Should the city find ways to ensure more economic diversity in neighborhoods? How does zoning help or hinder economic diversity within neighborhoods?

### HIGH CAPACITY TRANSPORTATION

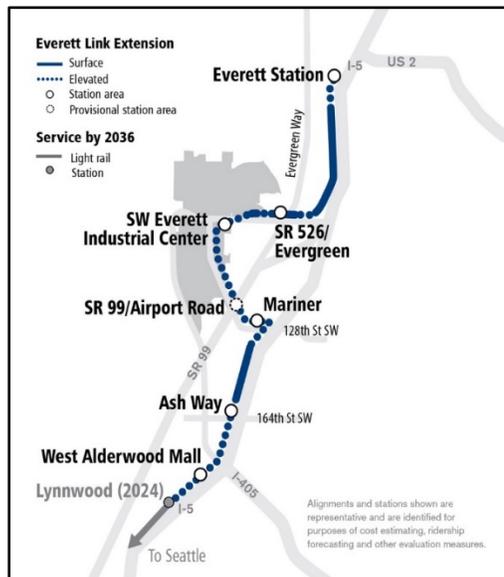
Transit agencies and voters have been investing in improvements to the region’s high capacity transit and light rail system.

#### Light Rail

In 2016, voters approved extension of light rail to serve Everett. Four stations are funded in Everett’s planning area:

- Mariner (128<sup>th</sup> St SW)
- SW Everett Industrial Center (Boeing)
- SR 526/Evergreen
- Everett Station

A fifth station at SR 99/Airport Road is considered “provisional”, subject to funding being available.



#### Bus Rapid Transit

Washington State’s first bus rapid transit line was the *Swift Blue Line*, opened in 2009. This route is 17-miles in length, serving Everett to Shoreline. A second *Swift* line, the *Swift Green Line*, opened in March 2019 and serves a 12 ½-mile route between Paine Field/Boeing and Canyon Park/Bothell.

*Swift* operates every 10 minutes from 6 a.m. to 7 p.m. on weekdays and every 20 minutes early morning, nights and weekends.



#### Everett Transit

Everett Transit’s most frequent bus route is Route 7, with service from Everett Mall to Everett Community College via Everett Station, along Everett Mall Way, Evergreen Way and North Broadway corridors. This route has service every 15 minutes from 8 a.m. to 5:45 p.m. on weekdays and every 30 minutes early morning, nights and weekends (20 minutes Saturday 11-4).

#### Discussion

[A map](#) which shows future light rail stations and existing transit routes, alongside land use designations and ¼ mile walking distance, [is attached](#).

- Should the city ensure that housing types and residential densities within walking distance of these routes support this investment?
- How can the city ensure that low-income households are not driven out of these areas?



**HOUSING TYPES ALLOWED IN RESIDENTIAL ZONES:**

The current zoning code has five (5) single family and five (5) multifamily zones. Everett’s zoning shows a clear delineation of allowed housing types between the single family and multifamily zones. While the single family zones allow for more than a detached single family unit, conditions for that housing type can include larger lot size, owner occupancy, and cluster or small lot development standards.

**Housing Types Allowed by Zone:**

ZONE	Single Family Detached	Single Family Attached	Duplex	Triplex	Four-plex	5+ units
<b>SINGLE FAMILY ZONES</b>						
<b>R-S</b>	X	X <sup>1</sup>				
<b>R-1</b>	X	X <sup>1</sup>	X <sup>2</sup>			
<b>R-2</b>	X	X <sup>1</sup>	X <sup>3</sup>			
<b>R-1(A)</b>	X	X	X <sup>4</sup>			
<b>R-2(A)</b>	X	X	X <sup>4</sup>			
<b>MULTIFAMILY ZONES</b>						
<b>R-3(L)</b>	X	X	X	X	X	X
<b>R-3</b>	X	X	X	X	X	X
<b>R-4</b>	X	X	X	X	X	X
<b>R-5</b>	X	X	X	X	X	X
<b>UR</b>	<sup>5</sup>	X <sup>5</sup>	<sup>5</sup>	X	X	X

<sup>1</sup> Only through the cluster alternative (EMC 19.39.130.E) and when each dwelling unit may be owner occupied

<sup>2</sup> Only when each unit is owner-occupied, minimum lot area for both units is 12,000 square feet. Duplexes in the Core Residential Area must comply with the small lot standards in EMC 19.07.010 and 19.07.020

<sup>3</sup> Minimum lot area increased to 7,500 square feet (single family requires 5,000 sf without alley access; 4,500 sf with alley access)

<sup>4</sup> Except in the Core Residential Area, duplexes in any zone and on any sized lot shall comply with EMC 19.07.010.

<sup>5</sup> The Urban Residential zone in Metro Everett requires 3+ multifamily units.

**Quick Summary:**

1. Attached housing is allowed in all residential zones, including single family. However, the single family zones include other conditions such as cluster development, owner occupancy and larger lot sizes.
2. Duplexes allowed in all zones except R-S. In the R-1 zone, lot area is doubled and owner occupancy required. In the R-2 zone, lot area is increased.
3. Multifamily housing (3+ units) allowed only in multifamily zones.

## **Other Housing Types:**

### *Accessory Dwelling Units*

“Dwelling unit, accessory,” or “ADU,” means a secondary dwelling unit located on the same lot as a single-family dwelling unit that is designed, arranged, occupied or intended to be occupied by not more than one family as living accommodations independent from the accommodations for the principal dwelling unit. An “attached” accessory dwelling unit is attached to or located within a principal dwelling unit. A “detached” accessory dwelling unit (DADU) is detached from the principal dwelling unit.

Accessory dwelling units (ADUs) are permitted as an accessory use to a dwelling unit.

- Owner occupancy of either the principal dwelling unit or the ADU is required.
- Building heights are limited to 24', except non-alley lots cannot exceed 18' if within the rear 20' of the lot.
- Rear setback for alley lots is zero and 20' for non-alley lots<sup>2</sup>

### *Roominghouse and cooperative housing*

“Rooming house” means a structure used for the purpose of providing lodging or lodging and meals, for persons other than those under the “family” definition, for a period longer than thirty days. This term includes dormitories, cooperative housing and similar establishments but does not include hotels, motels, medical care facilities or bed and breakfast facilities.

- Roominghouse is permitted in multifamily zones but prohibited in single family zones
- The number of boarding rooms shall not exceed the number of dwelling units allowed by the density standards of the zone

### *Cottage housing*

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

- Cottage housing is permitted only in the R-3, R-4 and R-5 zones also designated as a Core Residential Area
- Cottage housing is permitted within the Urban Residential Areas of Metro Everett

### *Supportive housing*

“Supportive housing” means a combination of housing, including low barrier housing, and services intended as a cost-effective way to help people live more stable and productive lives. The housing type is a multiple-family dwelling owned or sponsored by a qualified nonprofit provider or government entity, designed for occupancy by persons that are either (1) experiencing or at risk of experiencing homelessness; (2) are experiencing a disability that presents barriers to employment and housing stability; or (3) generally require structured supportive services such as case management and twenty-four-hour on-site facility management to be successful living in the community and is intended to provide long-term, rather than transitional, housing.

- Supportive housing is allowed within single family zones only on land owned by a public agency or where a public agency has transferred to another entity for this purpose
- Supportive housing is allowed within multifamily zones

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<sup>2</sup> A detached ADU may be allowed a minimum rear setback of 5' if the height does not exceed 18'. This approval is discretionary and requires notice to neighbors.

**Development Standards by Zone:**

The development standards in the existing zoning districts do not have large differences.

ZONE	Min. Lot Area	Min. Lot Width	Lot Coverage	Open space	Max. Building Height	Max. Density	Front setback
<b>SINGLE FAMILY ZONES</b>							
<b>R-S</b>	9,000	60 FEET	35%	N/A	28'	N/A	20'
<b>R-1</b>	6,000 SINGLE FAM 12,000 DUPLEX	50 FEET	35%	N/A	28'	N/A	20'
<b>R-2</b>	5,000 SINGLE FAM (NO ALLEY) 4,500 SINGLE FAM (W/ALLEY) 7,500 DUPLEX	50 FEET	40%	N/A	28'	N/A	20'
<b>R-1(A)</b>	5,000 SINGLE FAM + DUPLEX 11,000 SINGLE FAM ATTACHED 3+ UNITS	50 FEET	40%	400 SF/UNIT	28'	12/ACRE	20'
<b>R-2(A)</b>	5,000 SINGLE FAM + DUPLEX 9,000 SINGLE FAM ATTACHED 3+ UNITS	50 FEET	40%	300 SF/UNIT	28'	15/ACRE	20'
<b>MULTIFAMILY ZONES</b>							
<b>R-3(L)</b>	5,000	50 FEET	NONE	200 SF/UNIT	35'	20/ACRE	20'
<b>R-3</b>	5,000	50 FEET	NONE	150 SF/UNIT	45'	29/ACRE	20'
<b>R-4</b>	5,000	50 FEET	NONE	100 SF/UNIT	80'	58/ACRE	10'
<b>R-5</b>	5,000	50 FEET	NONE	NONE	80'	NONE	10'
<b>UR</b>	5,000	50 FEET	85%	75-100 SF/UNIT	11 STORIES	NONE	10'

**Quick Summary:**

1. Predominant lot size minimum is 5,000 square feet, with one zone (R-S) at 9,000. Larger lots required for some housing types (duplex and attached), without any clear justification that isn't addressed by other standards such as lot coverage, building heights and design.
2. All but one zone has 50 foot minimum lot width; R-S has 60' lot width. Since most of these areas are platted, the difference in minimum lot width is probably negligible.
3. Just two zones (R-S and R-1) have 35% lot coverage, while other zones have 40% to unlimited. The difference between 35% and 40% lot coverage is probably negligible.
4. Building heights are consistent across all single family zones, and increase gradually in multifamily zones.
5. Front yard setbacks are 20' except in three of the five multifamily zones (10').

For all standards within the Zoning Code, go to: <https://www.codepublishing.com/WA/Everett/#!/Everett19/Everett19.html>.

**Non-residential Uses allowed by Zone**

Below are some examples of nonresidential uses and whether they are allowed within the existing single family or multifamily zones.

ZONE	Home Occupation	Hospital	Gov't Office	Restaurant /Bakery	Clinics, medical related	Micro alcohol production
SINGLE FAMILY ZONES						
R-5	X	X				
R-1	X	X				
R-2	X	X				
R-1(A)	X	X				
R-2(A)	X	X				
MULTIFAMILY ZONES						
R-3(L)	X	X				
R-3	X	X			X <sup>(29)</sup>	
R-4	X	X	X <sup>(7)</sup>	X <sup>(13 &amp; 16)</sup>	X <sup>(29)</sup>	
R-5	X	X	X <sup>(7)</sup>	X <sup>(13 &amp; 16)</sup>	X <sup>(29)</sup>	
UR	X	X	X	X <sup>(SR 17)</sup>		X <sup>(SR 15)</sup>

**Quick Summary:**

1. Non-residential uses in single family zones are identical, with the exception that a crematorium is allowed in the R-1 zone (REV III) and an aircraft land facility is not allowed in the R-1 zone.
2. Non-residential uses in multifamily zones are nearly identical. Some commercial and institutional uses are allowed with conditions in the higher density zones.

**Footnotes for unique uses:**

- (7) Permitted only in the R-4 C-O and R-5 C-O zones in accordance with the requirements of Section 19.16.040.
- (13) Bakeries in this zone may devote up to fifty percent of their gross floor area to the production of bakery products for wholesale distribution. In the R-4 and R-5 zones, bakeries are permitted only in mixed-use buildings in which:
  - (a) Business is oriented to immediately surrounding neighborhood.
  - (b) At least sixty-five percent of the gross floor area is used for multiple-family dwellings.
  - (c) The maximum gross floor area devoted to an individual nonresidential use is four thousand square feet.
  - (d) No additional curb cuts are permitted for the nonresidential use(s).
- (16) The following regulations shall apply to restaurants:
  - (a) In the R-4 and R-5 zones, restaurants are permitted only in mixed-use buildings in which:
    - (1) Business is oriented to immediately surrounding neighborhood.
    - (2) At least sixty-five percent of the gross floor area is used for multiple-family dwellings.
    - (3) The maximum gross floor area devoted to an individual nonresidential use is four thousand square feet.
    - (4) No additional curb cuts are permitted for the nonresidential use(s).
    - (5) The sale of alcoholic beverages is prohibited.
  - (b) Sale of alcoholic beverages other than beer or wine is prohibited in the B-1 zone. Establishments selling beer and/or wine in the B-1 zone shall derive not more than twenty-five percent of their gross sales volume from alcoholic beverages.
  - (c) Restaurants with drive-up windows are not permitted in the B-1, B-2(B), W-C, M-S, M-M, or M-1 zone.
  - (d) In the M-M and M-1 zones, restaurants are permitted only in multiple-tenant buildings in which nonrestaurant uses occupy at least seventy-five percent of the gross floor area of the total building.
    - (1) In the B-2(B) zone, restaurants may be contained in and exclusively occupy freestanding structures which take up to, but no more than, sixty-six percent of the total gross floor area of the building(s) on the site where they are

- located. A site plan for the entire site shall be approved when a restaurant is proposed. Said plan shall show all uses, locations and landscaping.
- (2) Where freestanding restaurants are sited in the B-2(B) zone in conjunction with office building(s) either at the same time or not, and when the affected site abuts residentially zoned lots, the outside wall(s) of the office building(s) shall be placed as near to the residentially zoned lots as applicable provisions of this code allow. The restaurant use shall be located next to the street and/or away from residentially zoned lots.
- (3) Where one or the other permitted use is not to be constructed under the provisions of a permit application, the remaining "vacant" portion, where the future use will be located, shall be provided with Type IV "stabilizing" landscaping. That portion of the perimeter landscaping abutting residentially zoned lots, where they occur, shall be Type III landscaping of the appropriate category. In all cases, sight-obscuring fencing, not including chain link, shall be used when abutting residentially zoned lots.
- (e) Restaurants with dancing or live entertainment are not permitted in the B-1 or B-2(B) zone.
- (f) A restaurant with live music and/or dancing is not permitted within one hundred feet of lots located in residential zones.
- (g) For restaurants with drive-up service windows, refer to Chapter 19.34 for standard applicable to drive-up facilities.
- (29) Clinic uses and medical-related activities are permitted in the R-3, R-4 or R-5 zones only as provided in paragraph (a), (b) or (c) of this Special Regulation (29). Clinic uses and medical-related activities are permitted in the W-C zone only as provided in paragraph (d) of this Special Regulation (29).
- (a) Clinic Uses and Medical-Related Activities on Colby Avenue in R-3 and R-4 Zones. Clinics, offices or medical-related activities are permitted as a stand-alone use only on corner lots in those portions of the R-3 and R-4 zones that front on Colby Avenue, between 19th Street and 25th Street, subject to the following requirements:
- (1) Clinic uses and medical-related activities may only be established in existing single-family dwellings or in existing nonconforming buildings. Existing buildings may not be removed and replaced with new clinic or medical-related activity buildings.
- (2) For existing single-family dwellings that are converted to clinic uses or medical-related activities, the building shall maintain the appearance of a single-family dwelling. Any additions or remodeling shall not increase the gross floor area of the existing building by more than twenty-five percent.
- (3) Wall signs are limited to one per building, and a maximum area of sixteen square feet. Freestanding signs are limited to one per building, a maximum height of five feet, a maximum area of sixteen square feet, and shall be set back ten feet from the front or side lot lines. Internally illuminated signs are prohibited.
- (b) Except as provided by paragraph (a) or (c) of this Special Regulation (29), clinic uses or medical-related activities are permitted in the R-3, R-4 or R-5 zones only in mixed-use buildings in which at least fifty percent of the gross floor area is used for two or more dwellings. Chapter 19.15, and the multiple-family design guidelines, shall apply to mixed-use clinic-medical-residential developments with three or more dwelling units outside the core residential area overlay, and Chapter 19.20 shall apply to mixed-use office-residential developments within the core residential area overlay.
- (c) When the property is located in the C or C-O overlay zone, the provisions of Chapter 19.16 shall apply.
- (d) Clinics and pharmacies are permitted. Other medical-related activities are permitted only in conjunction with clinic use. Ambulance dispatch centers are not permitted in the W-C zone.

### Metro Everett Special Regulations

- (SR 15 & 17) (a) Permitted only on designated Residential Mixed-Use Corridor or TOD streets.
- (b) The use must be located on the ground floor of a residential mixed-use development with no less than 50% of the gross floor area used for single-family or multifamily residential uses.