

ZONE DESIGNATION CRITERIA:

The criteria we used to draft the zoning maps is shown below. These locational criteria would be proposed as an addition to the Land Use Element of the Comprehensive Plan to guide future zoning decisions.

1. **UR1, Urban Residential 1.** This zone may be established for properties with more than one of the following characteristics:
 - A. The prevailing lot size is larger (10,000 square feet or more, though many areas have lots less than this);
 - B. Terrain is steeper and/or the surrounding area has critical area features (ravines, streams, wetlands);
 - C. Alleys are generally not present;
 - D. Incomplete sidewalk network;
 - E. Areas not within walking distance (1/4 mile) of frequent existing or planned high capacity transit/rail stops;
 - F. Existing development is predominantly single-family residential use.
2. **UR2, Urban Residential 2.** This zone may be established for properties with more than one of the following characteristics:
 - A. Smaller platted lots (5,000 – 6,000 square feet or less) on flatter terrain;
 - B. Alleys are present;
 - C. Areas may or may not be within walking distance (approximately ¼ mile) of frequent existing or planned high capacity transit/rail stops, as identified by Transit Overlay District;
 - D. Existing development pattern is predominantly single-family and duplex uses.
3. **UR3, Urban Residential 3.** This zone may be established for properties with more than one of the following characteristics:
 - A. Areas currently developed as multifamily but not within walking distance (approximately ¼ mile) of frequent existing or planned high capacity transit/rail stops;
 - B. Area designated multifamily on Land Use Map but within walking distance (approximately ¼ mile) of frequent high capacity transit or light rail station, but characterized as lower density, historic neighborhoods;
 - C. Existing development pattern includes multifamily residences;
 - D. Areas within approximately ½ mile of a city park or other usable public open space;
 - E. Existing development pattern includes structures less than four (4) floors in height.
4. **UR4, Urban Residential 4.** This zone may be established for properties with the following characteristics:
 - A. Area already zoned for high density, multifamily (including Metro Everett) and within walking distance (approximately ¼ to ½ mile) of frequent existing transit or planned light rail;
 - B. Areas within approximately ¼ mile of a city park or other usable public open space;
 - C. Existing development pattern includes structures more than four (4) floors in height.
5. **NB, Neighborhood Business.** This zone may be established for properties with more than one of the following characteristics:
 - A. Small nodes of neighborhood-oriented business and mixed use;
 - B. Parcel or node size ranges from 5,000 square feet to five acres, but may be larger;
 - C. Typically surrounded by residential zoning;
 - D. Located along collector streets/minor arterials – not along major arterials;
 - E. Sidewalk network in place within approximately ¼ mile radius;
 - F. Areas not likely to be served by high capacity transit
 - G. Areas located at least ½ mile walking distance of another NB node.

6. **B, Business.** This zone may be established for properties with more than one of the following characteristics:
 - A. Larger lots on flatter terrain;
 - B. With or without alleys;
 - C. Located on major arterial corridors, or has frontage on a connecting street;
 - D. Applied to areas that have historically been used for retail, entertainment, office/service use, food and beverage or other commercial uses.
7. **MU, Mixed Urban.** This zone may be established for properties with more than one of the following characteristics:
 - A. Located immediately adjacent to Metro Everett;
 - B. Abuts a designated TOD street or Pedestrian street (see Map);
 - C. The area has a well-developed sidewalk network consisting of sidewalks six feet or greater in width;
 - D. The property is located within approximately ¼ mile walking distance of frequent existing or planned high capacity transit stops or approximately ½ mile from planned light rail stations;
 - E. The surrounding land use pattern includes a mix of different uses, such commercial, residential and public uses.
 - F. Infrastructure is either in place or may be upgraded to support compact, high density development.
8. **LI1, Light Industrial 1.** This zone may be established for properties with more than one of the following characteristics:
 - A. Developed light industrial areas that are heavily urbanized;
 - B. Areas located in close proximity to transit, as well as other uses including commercial and residential;
 - C. Areas that have been platted into smaller lots and blocks and may have a more traditional gridded street system;
 - D. Surrounding properties may have been developed under less stringent zoning standards (lot size, setbacks, open space, outdoor storage, etc.) that would become nonconforming if stricter standards were applied;
 - E. Existing infrastructure is in place;
 - F. Some light industrial areas in North Everett may have an incomplete sidewalk network.
9. **LI2, Light Industrial 2.** This zone may be established for properties with more than one of the following characteristics:
 - A. Areas consisting of larger office, industrial and light manufacturing developments on larger parcels than LI1. Lot sizes are typically greater than two acres; some may be as small as one acre;
 - B. Surrounding uses are other light industrial, heavy manufacturing or residential and are screened or landscaped for compatibility;
 - C. Industrial developments with wide streets, sidewalks, landscaping and where buildings are substantially set back from property lines;
 - D. Existing infrastructure in place—may have been constructed through a Local Improvement District (LID);
 - E. Existing sidewalk network;
 - F. Extensively landscaped sites with wide streets suitable for heavy truck traffic;
 - G. Existing sewer and water capacity suitable for a variety of industrial uses.
10. **HI, Heavy Industrial.** This zone may be established for properties with at least one of the following characteristics. All rezoning requests shall meet criterion #C at a minimum;
 - A. The subject property is in within the Southwest Everett subarea and will be used to support airplane manufacturing uses;
 - B. The property's location can potentially support marine commerce activity and water-dependent industrial uses are identified in the City of Everett Shoreline Master Program;
 - C. The property's location or configuration ensures that potential nuisance impacts on more sensitive land uses can be adequately mitigated through buffering, screening or physical separation.
11. **AG, Agriculture.** This zone may be established for properties with at least two of the following characteristics:
 - A. The subject property and surrounding properties consist of large parcels at least five acres in area.

- B. The subject property and surrounding properties are used for agricultural uses, or the subject property has an “open space” designation for taxation purposes;
 - C. The subject property is located within the Snohomish River valley.
12. **WRM, Water Resource Management.** This zone applies to the city-owned properties within the Lake Chaplain Watershed.