

TO: Cassie Franklin, Mayor  
City Council  
Planning Commission

FROM: David Stalheim, Long Range Planning Manager

DATE: January 15, 2020

RE: Rethink Zoning – Draft Land Use and Zoning Maps, Use Tables

In May and August of 2019, we presented the planning commission and city council with a review of the existing city zoning districts and a proposal to consolidate those zones. Staff have prepared the draft land use and zoning maps, plus use tables to coincide with the draft zoning maps and are now seeking early input on these changes. This memo highlights the major changes.

### **Land Use (Comprehensive Plan) Map Amendments**

An objective of Rethink Zoning is to minimize the amount of comprehensive plan land use changes, such as changing single family land use to multifamily. During the course of drafting the new zoning maps, we found several places where a land use amendment was warranted.

In most cases, the land use amendment is based on what actually developed on the property, and the change in land use designation and zoning would reflect what we expect in the next 20 years. A full report of the land use changes is attached as [Exhibit 3](#). There are 3 amendments that we want to highlight:

- Everett Clinic and surrounding area – Rucker to Colby, 38<sup>th</sup> to 40<sup>th</sup>
  - The city allowed extensive office and clinic development in multifamily residential zones if there was a clinic-office overlay in place. Everett Clinic, and numerous other businesses, got established between Rucker and Colby Ave to the north and south of 39<sup>th</sup> and 40<sup>th</sup>. Since these uses are not residential in character, we have drafted land use and zoning map amendments for this area (Commercial land use and Mixed Urban zoning). They are shown in two maps in [Exhibit 3](#): ID#’s 4 and 5.
- Additional clinic areas – Rucker to Colby, 42<sup>nd</sup> to 43<sup>rd</sup>
  - Office and clinics were established in this area along Hoyt and Colby to just south of 43<sup>rd</sup>. We have drafted land use and zoning map amendments for this area (Commercial land use and Business zoning). This area is shown in [Exhibit 3](#): ID# 6.
- Norton-Grand – Pacific to 35<sup>th</sup>
  - This area has been zoned for multifamily for decades and is within walking distance of Swift stops. However, it is also within an historic overlay and is characterized by historic homes, many of which are single family. We have drafted land use and zoning map amendments for this area (Single Family land use and Urban Residential 2 zoning). Since the area is within walking distance of the Swift stop, it will also be within a transit overlay which is being considered for additional housing types

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that are allowed under current zoning. This area is shown in [Exhibit 3](#): ID# 26.

The existing Comprehensive Plan Land Use Map is attached as [Exhibit 2](#) and the draft Comprehensive Plan Land Use Map is attached as [Exhibit 1](#).

**Zoning Map Amendments**

As we have discussed over the past year, we have drafted a new zoning map ([Exhibit 4](#)) concept that consolidates zones into fewer districts (12 total). One-page flyers for most of the zoning districts are attached as [Exhibit 7](#). We had found in our review of the existing zoning districts that:

- Allowed uses were nearly identical across similar zoning districts (e.g. single family)
- Development standards had only minor distinctions across similar zoning districts (e.g. commercial zones)

The draft zoning districts, reflected in both the maps and draft [Chapter 5 Use](#) table, are as follows:

Land Use Designation	Draft Rethink Zoning Districts	Current Zoning Districts
Residential, Single Family	Urban Residential 1 (UR1) Urban Residential 2 (UR2)	Suburban Residential (R-S) Single-family Detached, Low-Density Residential (R-1) Single-family Attached, Low-Density Residential (R-1A) Single-family Medium-Density Residential (R-2) Single-family Attached, Medium-Density Residential (R-2A)
Residential, Multifamily	Urban Residential 3 (UR3) Urban Residential 4 (UR4)	Multiple-family Low-Density (R-3L) Multiple-family Medium-Density (R-3) Multiple-family High-Density (R-4) Core Residential (R-5)
Metropolitan Center	Urban Residential 4 (UR4) Mixed Urban (MU) Light Industrial 1 (LI1)	Urban Residential (UR) Urban Mixed (UM) Urban Light Industrial (ULI)
Commercial Mixed-Use	Neighborhood Business (NB) Business (B) Mixed Urban (MU)	Neighborhood Business (B-1) Community Shopping (B-2) Office (B-2B) Broadway Mixed-Use (BMU) General Commercial (C-1) Regional Commercial Office (C-1R) Evergreen Way (E-1) Evergreen Way Mixed-use Overlay (E-1MUO) Waterfront Commercial (W-C)
Industrial	Light Industrial 1 (LI1) Light Industrial 2 (LI2) Heavy Industry (HI)	Heavy Commercial/Light Industrial (C-2) Office and Industrial Park (M-1) Heavy Manufacturing (M-2) Business Park (M-M) Maritime Services (M-S)
Local Resource Lands	Agriculture (Ag) Water Resource Management (WRM) All other zoning districts	Agricultural (A-1) Aquatic (AQ) Open Space (OS) Park (P) Water Resource Management (WRM)



The criteria used to draft the maps is shown in [Exhibit 8](#). The existing Zoning Map is shown in [Exhibit 5](#) and the draft Zoning Map is shown in [Exhibit 4](#).

Maps at a larger scale, plus an online interactive map, are available on our Rethink Zoning website. Go to [www.everettwa.gov/rethink](http://www.everettwa.gov/rethink) and click on the [Maps tab](#).

### **Zoning Use Chapter**

A new Zoning Use Chapter 5 has been drafted to correspond with the draft zoning district maps. The Use Table is built using the Metro Everett Use Table ([Chapter 19](#)) with some adjustments.

The Metro Everett Use Table streamlined the number of uses from the city’s current Use Table in [Chapter 5](#). See comparisons below.

<b>Uses</b>	<b>Current Chapter 5 Uses</b>	<b>Current Metro Everett Uses</b>	<b>Draft Chapter 5 Uses</b>
Non-residential	129	53	62
Residential	26	17	19
<b>TOTAL</b>	<b>158</b>	<b>70</b>	<b>81</b>

As you can see above, we have added some uses to the Metro Everett model, but nearly half the number of uses in the current zoning code. The consolidation of uses is meant to focus more on function and compatibility, while also making future change of uses less complicated. Thus far, the Metro Use Tables have shown to work well in implementation. However, the majority of the uses added to the Metro Use Table were made to be clearer where auto-oriented uses would be allowed, such as auto sales, an important distinction as we scale up city-wide.

As you review the Chapter 5, Uses Table ([Exhibit 6](#)), you will see several areas that provide reference to sections that might not be filled in, or are simply highlighted. Rethink Zoning is the preparation of a new development code. As a result, many sections – some yet to be drafted, are moving in the code outline and references to sections must be updated. We will be doing that prior to public hearings.

In other parts of the Use Table, you will note references to other chapters we have not yet presented to you. For example, a new Chapter 8 will focus on Residential development standards and a new Chapter 9 will focus on multifamily development standards. In both of these examples, we are wanting to get more public input on the design and development standards before we complete the drafting. In some situations, we understand that people might want to see those standards before they agree to having a use considered. Please highlight those areas and we will come back to the Use Table for further discussions.

In the new Use Table and zoning districts, we have drafted some uses that represent some potential policy shift in what might be allowed from current standards, so the following highlights some of those changes to look at.

- 1) **Bed and Breakfast Inns**. Currently, bed and breakfast inns (B & Bs) are allowed as a conditional use (public hearing) in single family homes only if the home is individually listed on the national, state or city historic register. We have had inquiries about establishing B & Bs in non-historic homes, or historic homes that are not individually listed. Our draft eliminates the historic listing



requirement and continues to require a conditional use permit (public hearing) in single family zones.

- 2) **Dwelling, single-family attached.** As we have previously briefed the planning commission and city council, the draft includes single-family attached (i.e., townhouse) in all residential zones, including single family. The intent is to encourage more “middle housing” options, including ownership opportunities within our neighborhoods without changing the character. We have selected a consultant team that will assist in preparing development standards and economic feasibility analysis, as well as helping to facilitate more public input; we hope to have additional public sessions in the latter part of February on these housing types.
- 3) **Dwelling, single-family detached.** In Metro Everett, we prohibited detached single-family dwellings in the Urban Residential zone. We have extended that prohibition to apply city-wide to all multifamily zones unless located within an historic overlay. The intent of this provision is to reserve our multifamily housing areas for additional density.
- 4) **Dwelling, cottage housing.** In our previous briefings, we identified cottage housing as a housing type to include within the single-family zones. Design and development standards will be drafted to address compatibility with single-family neighborhoods.
- 5) **Group housing.** We have drafted a new scheme for group housing that is based on the number of people living in the unit or facility. There are three groups: a) up to six persons; b) seven to sixteen persons; and c) over sixteen persons. In addition, we have two uses that address group housing that is considered temporary shelter. Temporary shelter could include anything from the Mission to domestic violence shelters to tiny home communities.
- 6) **Supportive housing.** We have eliminated supportive housing from the use table. Supportive housing would be considered as a multifamily residential use if three or more units and allowed only in zones that allow multiple family dwellings.
- 7) **Short term rentals.** In Metro Everett, we added this use to the Use Tables that regulates people renting out their dwelling for a period of less than 30 consecutive days. These are your vacation rentals, etc. The intent of these standards is to address housing supply and impacts to neighbors when there are short-term rentals without an owner on site. We have identified the use as permitted but have drafted a requirement for a conditional use permit in single-family zones.
- 8) **Office and clinic uses.** As you recall, the placement of some clinics within downtown or on the ground floor was a topic significantly discussed in the past couple of years. We have not changed the basic use requirements, but have modified the definitions to no longer include dentists, psychiatrists, chiropractors and physical therapists in the definition of clinic; these practices would now be considered an office use.
- 9) **Parks.** The draft zoning maps no longer have Parks as it’s own zoning district. As we did in Metro Everett, we have included Parks in the Use table and permit them in all zoning districts as long as a park master plan or capital facility plan is approved by the city council. This is, in effect, the same as the current Parks zoning but more flexible in that a comprehensive plan and zoning map amendment are not required each time a new park develops.
- 10) **Light rail station.** We have added a new use in anticipation of light rail in Everett. The use is permitted in all the commercial and industrial zoning districts with a development agreement required to be approved by the city council.



**Exhibits List:**

- 1) Comprehensive Plan Land Use Map, Draft Rethink
- 2) Comprehensive Plan Land Use Map, Current Adopted
- 3) Comprehensive Plan Land Use Change, Summary Report
- 4) Zoning Map, Draft Rethink
- 5) Zoning Map, Current Adopted
- 6) Chapter 5, Uses, Draft Rethink
- 7) Zoning Districts, Summary, Draft Rethink
- 8) Zone Designation Criteria, Draft Rethink

This memo and all the exhibits can be found on our project website at [www.everettwa.gov/rethink](http://www.everettwa.gov/rethink).

If you have any questions, please feel free to contact me at [dstalheim@everettwa.gov](mailto:dstalheim@everettwa.gov) or call 425-257-8736.

