

Suburban Residential (R-S), Single-Family Detached (R-1 & R-2) and Single-Family Attached (R-2(A))

The following uses are permitted within these zones based on the [Draft Rethink Zoning Use chapter](#).

19.04 Use Definitions (go to <https://everettwa.gov/DocumentCenter/View/25458/Ch-1904-Definitions-7-13-20>)

Land uses are classified in one of four categories:

Key	Review Process
P = Permitted	Review Process I (REV I)
A = Administrative Use – subject to public notice and discretionary approval	Review Process II (REV II)
C = Conditional Use Permit – subject to hearing and discretionary approval	Review Process III (REV III)

19.05.080 Table 5-1 (Residential Use Table)

USE	R-S	R-1	R-2	R-2A	SPECIAL REGULATIONS
RESIDENTIAL USES					
Bed and breakfast houses	C ¹¹	C ¹¹	C ¹¹	C	See EMC 19.08.140 ¹¹ Within the R-S, R-1 and R-2 zones, bed and breakfast houses shall be permitted only in homes individually listed on the National, State or Everett Historical Register. Homes within historic districts which are not individually listed on the National, State or Everett Historical Register are not eligible to become bed and breakfast houses.
Dwelling unit, accessory	P	P	P	P	See 19.08.100 Accessory Dwelling Units ⁵ If attached to a single-family (1-unit) dwelling, allowed only on property within a historic overlay zone.
Dwelling, 1-unit	P	P	P	P	² Allowed only on property within a historic overlay zone.
Dwelling, 2-units	C ⁴	P ³	P ³	P	See 19.08.030-.040 Townhouse and Duplex Standards ² Allowed only on property within a historic overlay zone. ³ See EMC 19.08 for limitations on 2-unit dwellings in the R-1 and R-2 zones. ⁴ Allowed only through the unit lot process for subdividing, as provided by EMC 19.27.
Dwelling, 3- to 4 units				P	See Section 19.08.030-.040 standards. ¹ <u>TOD Streets</u> : Residential use on the ground floor cannot exceed 25% of the street frontage of the block.

USE	R-S	R-1	R-2	R-2A	SPECIAL REGULATIONS
					⁶ Prohibited in the LI2 zone and allowed in the LI1 zone only within Metro Everett. If on a TOD Street, residential use on the ground floor cannot exceed 25% of the street frontage of the block.
Family home (day care or adult)	P	P	P	P	¹ <u>TOD Streets</u> : Residential use on the ground floor cannot exceed 25% of the street frontage of the block. ⁷ Permitted only within an existing dwelling unit.
Group housing, Category 1	P	P	P	P	¹ <u>TOD Streets</u> : Residential use on the ground floor cannot exceed 25% of the street frontage of the block. ⁷ Permitted only within an existing dwelling unit.
Short-term rentals	P	P	P	P	See EMC 19.13.150 for short-term rental requirements

¹ TOD Streets: Residential use on the ground floor cannot exceed 25% of the street frontage of the block.

² Allowed only on property within a historic overlay zone.

³ See EMC 19.08 for limitations on 2-unit dwellings in the R-1 and R-2 zones.

⁴ Allowed only through the unit lot process for subdividing, as provided by EMC 19.27.

⁵ If attached to a single-family (1-unit) dwelling, allowed only on property within a historic overlay zone.

⁶ Prohibited in the LI2 zone and allowed in the LI1 zone only within Metro Everett. If on a TOD Street, residential use on the ground floor cannot exceed 25% of the street frontage of the block.

⁷ Permitted only within an existing dwelling unit.

⁸ TOD or Pedestrian Streets: Prohibited use on the ground floor.

⁹ Pursuant to RCW 35.21.915, a religious organization may host the homeless on property owned or controlled by the religious organization whether within buildings located on the property or elsewhere on the property outside of buildings, subject to the conditions set forth in EMC 19.13.200 and an Administrative Use Permit (REV II).

¹⁰ Buildings which provide shelter for persons experiencing domestic violence are allowed as a Permitted Use without a requirement for notice to adjacent property owners.

¹¹ Within the R-S, R-1 and R-2 zones, bed and breakfast houses shall be permitted only in homes individually listed on the National, State or Everett Historical Register. Homes within historic districts which are not individually listed on the National, State or Everett Historical Register are not eligible to become bed and breakfast houses. See EMC 19.08.140 for additional regulations pertaining to bed and breakfast houses.

USE	R-S	R-1	R-2	R-2A	SPECIAL REGULATIONS
Transportation facilities of statewide significance	C	C	C		
Utilities—minor above ground facilities	P	P	P		See EMC 19.13.020, Above Ground Utility and Communications Facilities
Utilities—major above ground facilities	A	A	A		See EMC 19.13.020, Above Ground Utility and Communications Facilities

¹ In Metro Everett only on TOD or Pedestrian streets: Prohibited use on the ground floor.

² TOD or Pedestrian Streets: Public works yards or vehicle storage prohibited use.

³ Permitted by development agreement with approval by city council.

⁴ TOD or Pedestrian Streets: Prohibited use on the ground floor.

⁵ TOD or Pedestrian Streets: Prohibited use.

19.05.120 Table 5-5 (Miscellaneous Use Table)

USE	R-S	R-1	R-2	R-2A	SPECIAL REGULATIONS
MISCELLANEOUS USES					
Adaptive Reuse of Nonresidential Buildings	A	A	A	A	See EMC 19.13.030
Assembly, community center	A	A	A	A	
Clubs, lodges, similar uses	C	C	C	C	

¹ TOD Streets: Prohibited use on the ground floor.

² TOD or Pedestrian Streets: Prohibited use.

³ TOD or Pedestrian Streets: Private clubs are a prohibited use on the ground floor.