



Part I: Code Amendments at a Glance – Multifamily Development Standards (Chapters 19.09):

A. What is it?

This is a new chapter in the Zoning and Development code addressing multifamily development standards in the UR3, UR4, commercial zones (NB, B, MU) and where allowed in industrial zones (LI1). Standards for residential development, up to four-units, can be found in Chapter 19.08 of the draft code.

Standards for multifamily development are currently found in four different chapters: [Chapter 19.15](#), Multiple-Family Development Standards, [Chapter 19.20](#), Metro Everett and Core Residential Area Development Standards, [Chapter 19.31A](#), Broadway Mixed Use, and [Chapter 19.31B](#), Evergreen Way. Multifamily development is also required to comply with the multifamily design guidelines in [Resolution 4618](#).

B. Type of revision drafted:

- Minor revision to an existing chapter
- Major rewrite and relocation of existing chapter
- New chapter

C. Key changes from existing code:

The primary differences between the new chapter and existing standards are as follows:

- Density limits are removed and where they apply, can be found in Chapter 6, Lots, Setbacks and Residential Densities
- Designing for safety guidelines are removed as they were vague; these provisions will be provided through administrative guidelines and technical assistance
- On-site open space or common areas, spread out through four existing chapters, are consolidated and modified as follows:
 - The amount of required open space or common areas follows the general approach in Metro Everett based on the size of a unit (75 square feet per studio or 1-bedroom unit and 100 square feet for 2+ bedrooms)
 - For larger developments, a mix of outdoor and indoor areas is allowed
 - The on-site recreational requirements of Chapter 19.15 are eliminated and are now incorporated into the options for required outdoor and common areas
- Standards for heights, setbacks, landscaping, parking, etc. are moved to the respective new chapters in the draft code

Part II: Analysis of Code Amendments

The following analysis is organized by sections of the draft Chapter 9, Multifamily Development Standards. Please refer to that chapter for specific text. The chapter can be found in the Rethink Zoning Library (<https://everettwa.gov/2453/Rethink-Zoning-Library>).

19.09.020 Building form and design standards

Most building form and design standards are found in Chapter 12. This section provides some supplements to that chapter but primarily ensures that the standards from Chapter 12 are incorporated into a multifamily development.

The approach to building form and design standards is to be less prescriptive, instead relying on each project to meet guidelines regarding articulation, long facades, blank walls, exposed fire walls, exterior building materials and street corner buildings.

One new addition to the standards is a limit on garage facades attached to a building, with an exception for structured parking. This standard limits the length of the façade to 50% of the street-facing dwelling unit façade if within 20 feet of the front or side-street lot line.

19.09.030 Building entrance requirements

These standards address pedestrian access to building entrances, the location of entrances, the distance a main entrance can be from grade, and fire escapes and exterior stairs on a street-facing façade.

Significant highlights of this section include:

- Pedestrian paths that connect with public sidewalks, off-street parking areas, common open space areas and alleys, where applicable
- Lighting and landscaping of entrances
- Prominent entrance for buildings over 5 stories
- Main entrance near front façade and facing the street
- Requiring entrances to be within 4 feet of average grade

19.09.050 Required outdoor and common areas

These standards address requirements for outdoor and common areas to ensure a place for outdoor relaxation, recreation or community gathering places. Outdoor area may be provided as private open space or common open space (see definitions below).

“Open space, private” means a small parcel of land or outside area (deck, lanai, patio) immediately adjacent to an individual dwelling unit maintained by and for its residents and reserved exclusively for their use.

“Open space, common” means private open space provided within a development which is provided for, and which is permanently accessible to, all residents/tenants of the development.

The amount of outdoor and common areas is based on the unit size. Studio or 1-bedroom units must provide 75 square feet per unit, and 2+-bedroom units must provide 100 square feet per unit. For developments with 50 or more units, 25% of the required area must be common area, with 50% of that common area being outdoor open space. Additional standards address minimum size standards, how

top floors or roof top decks can be included, and what part of setback areas can be included in the calculations.

The following is an example of two different sized projects and how the outdoor and common area would be calculated:

<i>Big Project (50+ units)</i>			
Unit Size	# of units	Area per unit	Area Required
Studio	15	75	1,125
1-bed	15	75	1,125
2-bed	10	100	1,000
3+ beds	10	100	1,000
TOTALS	50		4,250
Common Area Required (25%)			1,063
Outdoor Area (50%)			531
Indoor Area (50%)			531
Private or Common Open Space			3,188
<i>Small Project (<50 units)</i>			
Unit Size	# of units	Area per unit	Area Required
Studio	10	75	750
1-bed	15	75	1,125
2-bed	10	100	1,000
3+ beds	10	100	1,000
TOTALS	45		3,875
Common Area Required			0
Outdoor Area (50%)			0
Indoor Area (50%)			0
Private or Common Open Space			3,875