



RETHINK ZONING, DEVELOPMENT CODE

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City Council Ordinance Draft

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19.51.145	FEE EXEMPTIONS
19.51.150	APPLICATION TO PROJECTS CURRENTLY UNDERWAY
19.51.160	PROJECTS IN CORE AREA
19.51.170	INTERPRETATION AND IMPLEMENTATION
19.51.180	DEFINITIONS AND USAGE

CHAPTER 19.52 SCHOOL DISTRICT IMPACT FEES

19.52.010	PURPOSE
19.52.020	APPLICABILITY
19.52.030	ELIGIBILITY
19.52.040	ESTABLISHMENT OF SCHOOL DISTRICT IMPACT FEES
19.52.050	IMPACT FEE LIMITATIONS
19.52.060	IMPACT FEE SCHEDULE—EXEMPTIONS
19.52.070	CREDIT FOR IN-KIND CONTRIBUTIONS
19.52.080	SEPA MITIGATION AND OTHER REVIEW
19.52.090	COLLECTION AND TRANSFER OF FEES
19.52.100	USE OF FUNDS
19.52.110	REFUNDS
19.52.120	REIMBURSEMENT FOR ADMINISTRATIVE COSTS, LEGAL EXPENSES, AND REFUND PAYMENTS
19.52.130	ADMINISTRATIVE ADJUSTMENT OF FEE AMOUNT
19.52.140	APPEALS OF DECISIONS—PROCEDURE
19.52.150	ARBITRATION OF DISPUTES

Everett Municipal Code Chapters to be Repealed

One primary objective of Rethink Zoning is to create a “Unified Development Code”, or “UDC”. A UDC is intended to have development regulations in a single place in order to streamline and coordinate the development process of permits and approvals for development projects.

Rethink Zoning includes significant reorganization of existing chapters and provisions within the city municipal code. As a result, several chapters are being repealed and replaced due to the reorganization. [Chapter 4](#), Definitions and [Chapter 5](#), Uses, are examples of existing chapters that will be repealed and replaced. The effect of these changes is provided in the Chapter Summaries available in the Rethink Zoning Library: <https://everettwa.gov/2453/Rethink-Zoning-Library>.

The final action and ordinance will include a repeal of the following chapters of the Everett Municipal Code:

EVERETT MUNICIPAL CODE CHAPTERS TO BE REPEALED	Disposition
TITLE 19, ZONING	(Title to be renamed “Unified Development Code”
19.01 TITLE AND PURPOSE	Repeal chapter
19.02 LEGAL EFFECT AND APPLICABILITY	Repeal chapter and replace with Rethink
19.03 USER GUIDE	Repeal chapter
19.04 ZONING CODE DEFINITIONS	Repeal chapter and replace with Rethink
19.05 USE TABLES	Repeal chapter and replace with Rethink
19.06 DEVELOPMENT STANDARDS TABLE	Repeal chapter



EVERETT MUNICIPAL CODE CHAPTERS TO BE REPEALED		Disposition
19.07	SMALL LOTS, DUPLEXES, ACCESSORY BUILDINGS	Repeal chapter
19.15	MULTIPLE-FAMILY DEVELOPMENT STANDARDS	Repeal chapter (see Ch. 9)
19.15A	UNIT LOT SUBDIVISIONS	Repeal chapter (see Ch. 27)
19.16	CLINIC AND OFFICE OVERLAY ZONES	Repeal chapter (Note: some areas get RMU street designation and some areas get land use & zoning change)
19.19	METRO EVERETT USES	Repeal chapter
19.20	METRO EVERETT AND CORE RESIDENTIAL AREA DEVELOPMENT STANDARDS	Repeal chapter
19.23	ZONE W-C REGULATIONS	Repeal chapter
19.24	ZONE M-S REGULATIONS	Repeal chapter
19.26	ZONE M-2 REGULATIONS	Repeal chapter (Note: central waterfront standards covered in Gateway Corridor requirements (Ch. 12) & Navy standards in Ch. 17)
19.27	ZONE M-1 REGULATIONS	Repeal chapter
19.28	ZONE M-M REGULATIONS	Repeal chapter
19.29	PLANNED DEVELOPMENT OVERLAY ZONE	Repeal chapter and replace with Rethink (same topic)
19.30A	WATERSHED RESOURCE MANAGEMENT ZONE	Repeal (covered in Ch. 5)
19.31	DESIGN OVERLAY ZONE	Repeal chapter
19.31A	BROADWAY MIXED-USE ZONE	Repeal chapter
19.31B	E-1 (EVERGREEN WAY) AND MUO (MIXED-USE OVERLAY) ZONES	Repeal chapter
19.32	PLANNED RESIDENTIAL DEVELOPMENT OVERLAY ZONE	Repeal chapter
19.33	HISTORIC OVERLAY ZONE	Repeal chapter (Historic moves to Ch. 28)
19.33A	PUBLIC PARK ZONE	Repeal chapter (addressed in Ch. 5)
19.33B	INSTITUTIONAL OVERLAY ZONE	Repeal chapter (Chapter has been amended and recodified to Ch. 31)
19.33E	AQUATIC ZONE	Repeal chapter
19.33F	OPEN SPACE ZONE	Repeal chapter
19.33H	MOBILEHOME PARK OVERLAY ZONE	Repeal chapter
19.38	NONCONFORMING STRUCTURES, USES AND LOTS	Repeal chapter and replace with Rethink
19.39	GENERAL PROVISIONS	Repeal chapter and replace with Rethink
19.40	ASSURANCE DEVICES	Repeal chapter
19.41	ADMINISTRATION	Repeal chapter
19.43	VALIDITY	Repeal chapter
TITLE 15, LOCAL PROJECT REVIEW PROCEDURES		
15.04	PURPOSE AND APPLICABILITY	Repeal chapter



EVERETT MUNICIPAL CODE CHAPTERS TO BE REPEALED	Disposition
	(see 15.01-.03)
15.08 DEFINITIONS AND USAGE	Repeal chapter (see 15.01-.03)
15.12 PROJECT CONSISTENCY AND DOCKETING	Repeal chapter (see 15.01-.03)
15.16 PROCEDURES FOR TYPES OF LAND USE DECISIONS	Repeal chapter (see 15.01-.03)
15.20 PROCEDURES FOR PROCESSING LAND USE PERMIT APPLICATIONS	Repeal chapter (see 15.01-.03)
15.24 PUBLIC NOTICE AND APPEALS	Repeal chapter (see 15.01-.03)
15.28 VESTED RIGHTS	Repeal chapter (see 15.01-.03)
15.32 PROCEDURES FOR CERTAIN LEGISLATIVE LAND USE ACTIONS	Repeal chapter (see 15.01-.03)
TITLE 18, LAND DIVISION	
18.04 ADMINISTRATION	Repeal chapter (see EMC 19.24-27)
18.08 SUBDIVISION AND SHORT SUBDIVISION SUBMITTAL AND REVIEW PROCESS	Repeal chapter (see EMC 19.24-27)
18.28 LAND DIVISION EVALUATION CRITERIA AND DEVELOPMENT STANDARDS	Repeal chapter (see EMC 19.24-27)
18.32 VARIANCES—ENFORCEMENT	Repeal chapter (see EMC 19.24-27)
18.36 SMALL PROJECT IMPACT FEE	Repeal chapter (see EMC 19.50)
18.40 TRANSPORTATION MITIGATION	Repeal chapter (see EMC 19.51)
18.44 SCHOOL DISTRICT IMPACT FEES	Repeal chapter (see EMC 19.52)
TITLE 20, ENVIRONMENT	
20.04 ENVIRONMENTAL POLICY	Repeal chapter (see EMC 19.43)
TITLE 2, ADMINISTRATION AND PERSONNEL	
2.96 Historic Resources	Repeal chapter (see EMC 19.28 and revised 2.96)