

ZONING ORDINANCE

Z Attachment 2

Appendix A
Table of Use Regulations Proposed Zoning Amendments
City of Everett October 24, 2013.

USE CATEGORY	Comm./Emp.		Residential		Mixed			Site Plan Review
	LB-C	LB-E	LB-RMF	LB-RD	LB-WMU	LB-MU	RCOD	
RENOVATION								
Adaptive reuse of existing building to permitted use	Y	Y	SP	Y	-	SP		R
Residential								
Single Family Dwelling	-	-	Y	Y	-	-		NR
Two Family Dwelling	-	-	Y	Y	-	-		NR
Three Family Dwelling	-	-	Y	Y	-	-		R
Attached Dwelling Development	SP	SP	SP	SP	SP	SP		R
Multifamily Residential	SP	SP	SP	-	SP	SP		R
COMMERCIAL								
Active boating, water taxi, recreational boating	-	-	-	-	Y	-		R
Amusement, including indoor entertainment facilities	Y	Y	-	-	Y	Y		R
Arts Center	Y	Y	-	-	Y	Y		R
Auto showrooms for the sale of automobiles and light trucks, and service facilities which are associated with the sales facilities in the same building	-	SP	-	-	-	-		R
Bank	Y	Y	-	-	Y	Y		NR
Bank with drive-through window(s)	SP	SP	-	-	SP	SP		R
Bar, Pub, Tavern, Cocktail Lounge	Y	SP	-	-	SP	SP		R

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	LB-C	LB-E	LB-RMF	LB-RD	LB-WMU	LB-MU	RCOD	
Business, Finance or other Professional Office Use	Y	Y	-	-	Y	Y		R
Car wash	-	SP	-	-	-	-		R
Convenience Store	SP	SP	SP	-	SP	SP		R
Dance club / night club	SP	SP	-	-	SP	SP		R
Entertainment facilities including Concert Venue	SP	SP	-	-	SP	-		R
Fast Order Food Establishment	SP	-	-	-	SP	SP		R
Gaming Establishment	-	-	-	-	-	-	Y	R
Gasoline Station	-	SP	-	-	-	-		R
Gazebo, outdoor performance space	SP	-	-	-	SP	SP		R
Hotel	Y	SP	-	-	SP	SP		R
Kennel, pet day care establishment	SP	SP	-	-	-	-		R
Marina	-	-	-	-	Y	-		R
Medical Services	Y	Y	-	-	SP	SP		R
Membership Club	Y	Y	-	-	-	-		R
Motel	-	-	-	-	-	SP		R
Movie theater or cinema	SP	SP	SP	-	SP	SP		R
Neighborhood Market	Y	-	-	-	SP	SP		R
Parking garage (including sub-surface) provided there shall be no door or driveway for vehicles in connection with any public garage within fifty (50) feet of any Residential sub-district boundary line	SP	SP	SP	-	SP	SP		R

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Recreational use such as bowling alley, arcade, billiards/pool hall, roller rink, tennis courts, swimming, theater, etc.	Y	Y	-	-	SP	SP		R
Research and development facilities except those associated with the emission of noxious odors, smoke, steam or produce excessive noise.	Y	Y	-	-	Y	Y		R
Resort Casino	-	-	-	-	-	-	Y	R
Restaurants, not including Fast Order Food Establishments, and provided that there are no drive-through facilities.	SP	SP	-	-	Y	Y		R
Retail sales and services which are not the principal uses of the building in which they are located to a maximum of 20% of the Gross Floor Area of the building.	-	-	SP	-	SP	SP		R
Retail sales & service, w/outside storage	Y	SP	-	-	SP	SP		R
Retail sales & service, w/no outside storage	Y	SP	-	-	SP	SP		R
Service and repair stations for automobile or light truck, but not including gasoline stations	-	SP	-	-	-	-		R
Sports/Fitness Facilities; Health Club and Spa	Y	Y	-	-	Y	Y		R
Taxicab business	-	SP	-	-	-	-		R
Transportation related uses including railroad or street railroad passenger stations including customary accessory services therein; not including switching, storage, or freight yards or sidings.	-	Y	-	-	-	-	-	R
Veterinary or pet grooming establishment	Y	Y	-	-	-	SP		R
INDUSTRIAL								
Assembly Related Uses	-	SP	-	-	-	-		R
Automotive Supply and Repair	-	SP	-	-	-	-		R

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Electric Generation Plants/Substation (C0221-17)	-	SP	-	-	SP	-		R
Heavy manufacturing providing there is no outside storage work and there are no emissions of noxious odors, smoke or noise, and no vibration discernible on the exterior of the building.	-	SP	-	-	-	-		R
Light manufacturing (excluding scrap metal), producing, processing, fabricating, printing, converting, altering, finishing or assembling, entirely contained within the structure with no associated emissions of noxious odors or noise, on a scale requiring not more than a total of five horsepower or steam pressure in excess of 15 pounds gauge pressure.	-	Y	-	-	-	SP		R
Manufacture, assembly, processing, packing or other industrial operations associated with medium to heavy industry which involves machining, welding, shearing, forging, stamping or similar operations.	-	SP	-	-	-	-		R
Storage and sale of building materials or machinery.	-	SP	-	-	-	-		
Storage of goods in containers where all storage is contained within the building, not including storage of any raw or natural materials.	-	Y	-	-	SP	SP		R
Warehouse, Distribution	-	SP	-	-	-	SP		
Wholesale	-	SP	-	-	-	-		R
ACCESSORY USES								
Central heating or cooling plant	Y	Y	Y	Y	Y	Y		R
Electric car charging station	Y	Y	Y	Y	Y	Y		R
Home Occupation	-	-	Y	Y	Y	Y		R
Hospitality uses customarily accessory to Hotel, including restaurant, bar, spa, etc.	Y	SP	-	-	Y	Y		R
Limo service / driving service	Y	Y	-	-	Y	-		R

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Meeting and conference space	Y	Y	-	-	Y	-		R
Offices of a doctor, dentist or other member of a recognized profession, teacher or musician residing on the premises; provided there is no display or advertising except for a small professional name plate.	Y	Y	Y	Y	Y	Y		R
Parking (surface lot) accessory to any permitted principal use (10 or fewer spaces)	Y	Y	Y	Y	Y	Y		R
Parking (surface lot) accessory to any permitted principal use (greater than ten spaces)	Y	Y	SP	SP	SP	SP		R
Parking garage (including subsurface) provided there shall be no door or driveway for vehicles in connection with any public garage within 50 feet of any residential subdistrict boundary line	SP	SP	SP	-	SP	SP		R
Sale of used household goods by residential occupants on their premises, normally referred to as garage sales, for a period of more than seven days in any year.	-	-	SP	SP	-	SP		R
Sale of used household goods by residential occupants on their premises, normally referred to as garage sales, providing that such sale not continue for a period of more than seven days in any year.	-	-	Y	Y	-	SP		R
Temporary Community Parking Facilities (C0239-18)	SP	SP	SP	SP	SP	SP	SP	R
Temporary Construction Parking Facilities	Y	Y	Y	Y	Y	Y	Y	R
Uses accessory to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production.	SP	Y	-	-	SP	SP		R
Wholesale merchandising incidental and subordinate to a primary retail business	Y	Y	-	-	-	-		R

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EXEMPT								
Agriculture, horticulture or floriculture and the expansion or Agriculture, horticulture or floriculture and the expansion or reconstruction of existing structures thereon for the primary purpose of agriculture, horticulture or floriculture.	Y	Y	Y	Y	Y	Y		R
Municipal use such as library, fire station, park, and soldiers' and sailors' memorial building.	Y	Y		Y	Y	Y		R
Public or charitable institutional building not of a correctional nature	Y	Y	Y	Y	Y	Y		R
Religious use including church, synagogue, mosque, parish house and Sunday School building.	Y	Y	Y	Y	Y	Y		R
School, except private vocational school	Y	Y	Y	Y	Y	Y		R
Temporary mobile home placed on the site of a residence destroyed by fire or other holocaust, for the purpose of providing temporary shelter while the residence is being rebuilt, but not to exceed twelve (12) months.	Y	Y	Y	Y	Y	Y		R
PROHIBITED USES								
Adult Bookstore ²	-	-	-	-	-	-	-	n/a
Adult Club ²	-	-	-	-	-	-	-	n/a
Adult Theater ²	-	-	-	-	-	-	-	n/a
Adult Video Store ²	-	-	-	-	-	-	-	n/a
Body Art/Tattoo Studio	-	-	-	-	-	-	-	n/a
Body Piercing Studio ²	-	-	-	-	-	-	-	n/a
Bulk storage or processing plants involving the use of flammable or combustible liquids, gases or solids.	-	-	-	-	-	-	-	n/a

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Check-Cashing Establishment ²	-	-	-	-	-	-	-	n/a
Expansion of existing bulk storage or processing plants involving the use of flammable liquids, gases or solids.	-	-	-	-	-	-	-	n/a
Fortune Teller ²	-	-	-	-	-	-	-	n/a
Freight or Trucking Terminal	-	-	-	-	-	-	-	n/a
Gas stored in quantities exceeding five hundred (500) cubic feet; or in quantities exceeding fifty (50) cubic feet if the pressure is greater than one hundred (100) pounds per square inch; or within ten (10) feet of any street line or party lot line, except in the case of gas contained or generated in fire extinguishers.	-	-	-	-	-	-	-	n/a
Gun Shop	-	-	-	-	-	-	-	n/a
Industrial operations, either outside or inside the building, which produce outside noxious odors, smoke, steam, or other emissions, or which produce industrial noise or require excessive use of large trucks or trailers or transfer of large amounts of industrial materials.	-	-	-	-	-	-	-	n/a
Industrial plants for the generation of power, steam or any other type of energy involving the use of solid fuel.	-	-	-	-	-	-	-	n/a
Open lot or enclosed storage of coal, coke, sand or similar materials.	-	-	-	-	-	-	-	n/a
Open lot storage, handling or hauling of used materials including, but not limited to building materials, metal junk, scrap, paper, rags or motor vehicles.	-	-	-	-	-	-	-	n/a
Parking (surface lot) as a principal use	-	-	-	-	-	-	-	n/a
Pawn Shop ²	-	-	-	-	-	-	-	n/a
Power, gas or fuel generating facilities.	-	-	-	-	-	-	-	n/a

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Salvage operations or junk yard Storage and sale of building materials or machinery.	-	-	-	-	-	-		n/a
Trucking terminals and freestanding product distribution centers.	-	-	-	-	-	-		n/a
Uses which produce offensive odors, emissions, fumes, gases, or smoke, which produce noise or vibrations which are discernible beyond the limits of the property lines or which produce dust or waste on the exterior of the building.	-	-	-	-	-	-		n/a

Notes to Table of Use Regulations

- (1) Multi-Family Residential Use may be permitted by special permit in the LB-C and LB-E Sub-districts only if it is located within a Mixed-Use Development Project, and provided that the first story of any such Development Project shall, with the exception of access to such Multi-Family Use, be comprised entirely of one or more non-residential use(s).
- (2) As defined in the Everett Zoning Ordinance.

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