

5.14 Residential Development

Introduction

Residential development means one or more buildings or structures which are designed for or intended to be used to provide a place of abode for human beings, including single-family residences, duplexes, and multiple family residential developments, together with accessory uses and structures normally applicable to residential uses including but not limited to garages, sheds, utility services, recreation facilities, and parking. Note that shoreline modification activities, including docks are addressed in Section 6 of this SMP and are not considered accessory structures.

Both single family and multiple family residential uses occur in Everett's shorelines. Single family uses in shoreline jurisdiction are located north and west of Silver Lake, around Lake Stickney, above Maulsby Swamp, along Port Gardner Bay, and along Lowell-Larimer Road. Multiple family development occurs south and east of Silver Lake. In the future, multiple family development may also occur in the Multi-Use Environment [and the Urban Maritime in limited locations as a part of a master plan.](#)

Note that live-aboards are addressed under Section 5.4 Boating Facilities, rather than in this section.

In most cases, a substantial development permit is not required for the construction of an individual single family residence or normal appurtenances to a single family residence (see WAC 173-27-040(2)(g)). Although these structures are exempt, compliance with the Shoreline Master Program is still required. All multiple family developments, subdivisions, short subdivisions, and non-exempt accessory structures are not exempt, and require a Substantial Development Permit.

Policies

1. In order to preserve and protect environmentally sensitive areas, planned residential developments or cluster developments should be considered.
1. Residential development over water should be prohibited.
3. Residential development should be designed to preserve and enhance existing shoreline vegetation, control erosion and protect water quality during and after construction.
4. Residential development should be designed to preserve views and normal public use of the shoreline.

Regulations

1. Residential and accessory structure development over water, including floating homes, shall be prohibited.
2. Shoreline stabilization for new residential structures is prohibited, except as allowed through EMC 19.37.050.B., Reasonable Use. (Also see Regulation 3 on page 6-6, Shoreline Stabilization.) The subdivision of properties into parcels that will require shoreline stabilization for development to occur shall be prohibited.
3. Where development activities will result in disruption of vegetation with a potential for increased run-off and erosion, development plans shall include provisions for temporary soil stabilization during development and for permanent stabilization upon completion of development. Buffers shall be provided as required by the SMP.
4. Multiple family developments shall orient buildings to views of the shoreline, when feasible, while protecting views of shorelines from other properties.

Table 5.1 Shoreline Use Table

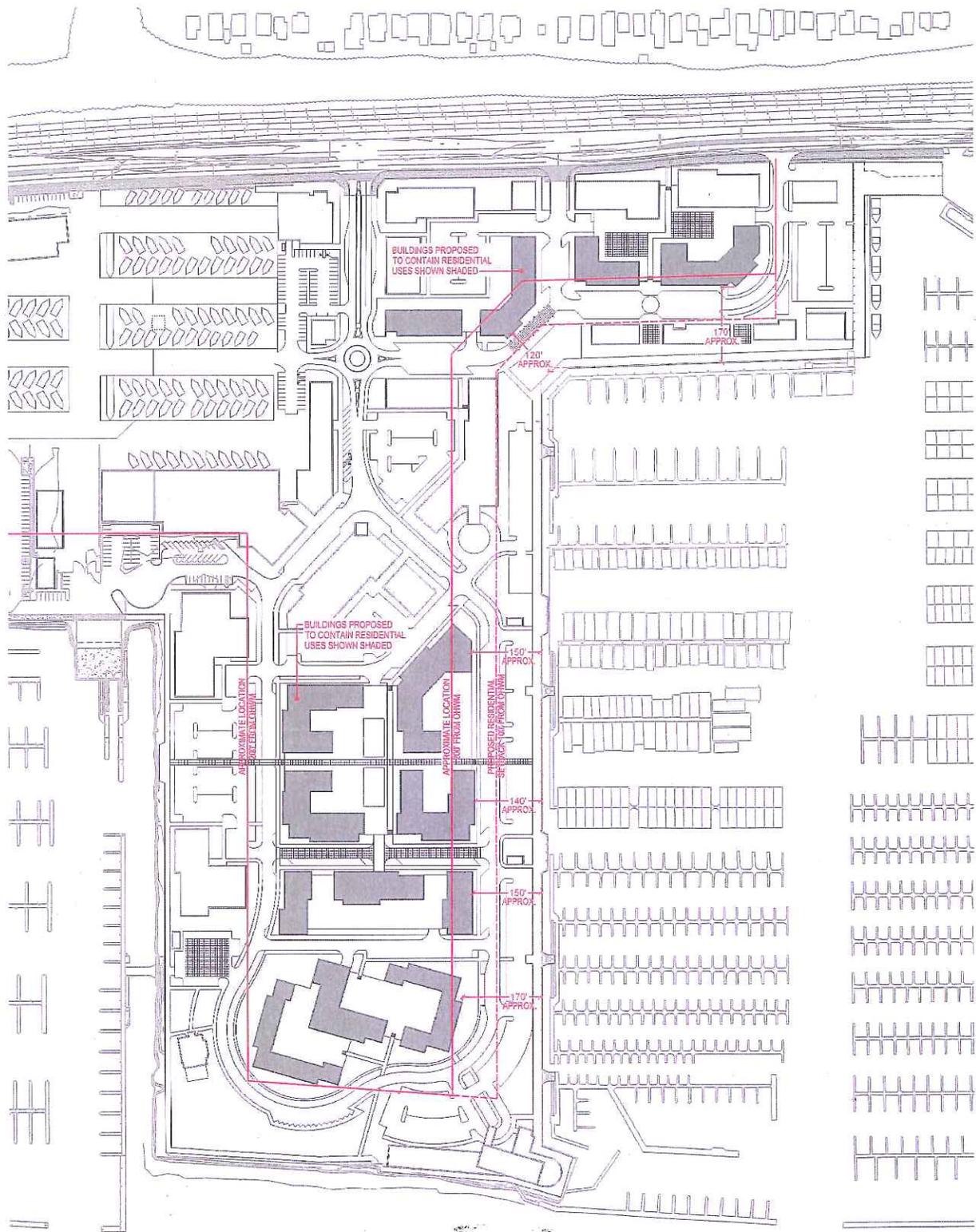
Use	Environment	Deep Water Port	Maritime	Industrial	Mixed-Use Industrial	Multi-Use	Shoreline Residential	Conservancy Recreation	Conservancy	Conservancy Agriculture ⁶	Municipal Water Quality	Municipal Watershed	Aquatic	Aquatic Conservancy
Agriculture		X	X	X	P	X	X	P	X	P	P	X	X	X
Aquaculture		P	P	P	P	P	X	X	X	X	X	X	P	C
Boating Facilities		P	P	P	P	P	P	P	X	X	P	X	P	X
Commercial														
Water-dependent		P	P	P	P	P	X	P,2	X	X	X	x	P,12	X
Water-related		P	P	P	P	P	X	P,2	X	X	X	x	P,12	X
Water-employment		P	P	P	P	P	X	P,2	X	X	X	x	P	X
Nonwater-oriented		X	P,15 ²	P	P	P	X	P,2	X	X	X	x	X	X
Forest Practices, 8		P	P	P	P	P	P	P,3	X	P,3	P	P	NA	NA
Industry		P	P	P	P	P,6	X	G,1	X	G,1	X	X	P,12	X
In-stream Structures		P	P	NA	NA	NA	NA	NA	NA	NA	P	P	P	G,14
Log Storage and Raftering		P,5	P,5	P,5	P,5	X	X	X	X	X	X	X	X	X
Mining		X	X	X	X	X	X	X	X	X	X	P	X	X
Parking		P	P	P	P	P	P	P	X	P	P	P	X	X
Recreational Development		P	P	P	P	P	P	P	P,9	P,16 ³	X	X	P,12	X
Residential Development		X	X ,18	X	X	P	P	X	X	P,17 ⁴	X	X	X	X
Signs		P	P	P	P	P	P	P	P,7	P,7	P,4	P,4	P,10	X
Outdoor Advertising		X	X	X	X	X	X	X	X	X	X	X	X	X
Solid Waste Landfill and In-water Disposal		X	X	X	X	X	X	X	X	X	X	X	X	X
Solid Waste Collection Facilities		P	P	P	P	P	P	P	X	P	P	P	P	X
Solid Waste Transfer Stations		X	X	C	C	X	X	X	X	X	X	X	X	X
Transportation Facilities		P	P	P	P	P	P	P	P,13	P	P	P	C,11	C

¹ Ordinance 2859-05, Effective 11/17/05
² Ordinance 2713-03, Effective 5/18/04
³ Ordinance 3129-09, Effective 3/17/2011
⁴ Ordinance 3129-09, Effective 3/17/2011

Use	Environment	Deep Water Port	Maritime	Industrial	Mixed-Use Industrial	Multi-Use	Shoreline Residential	Conservancy Recreation	Conservancy	Conservancy Agricultural	Municipal Water Quality	Municipal Watershed	Aquatic	Aquatic Conservancy
Utilities and Utility Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	C, 14

Note that the proposed use must also be an approved use in the Zoning Code. For example, where industrial activities are permitted in the Shoreline Environment, the Zoning Code may limit permitted uses to certain kinds of industrial activities.

- P = Permitted Use (Note that the Regulations in this Section contain limitations on permitted shoreline uses.
- C = Conditional Use (See Section 2.4 for Conditional Use Criteria)
- X = Prohibited (Not allowed under any circumstances. Limitations in regulations do not apply.)
- 1 = Permitted only in the Agriculture Zone for activities such as food processing.
- 2 = Permitted only in Public Parks for concessions.
- 3 = Permitted only in the Agriculture Zone
- 4 = Directional signs only
- 5 = New log storage activities are prohibited, except on dry land. Expansion of existing areas is prohibited where grounding will occur and in the Aquatic Environment.
- 6 = Permitted in the multi-use zones along the riverfront. However, industrial uses are limited to high tech, office-park-type, non-warehouse type activities.
- 7 = Only interpretive and public access signs
- 8 = Forest practices are allowed in any environment when completed as part of a public access or mitigation/restoration proposal.
- 9 = Only minor public access improvements such as trails, boardwalks, overlooks, interpretive signs, restrooms, and picnic shelters are permitted. Associated facilities including parking, must be located outside of the Conservancy environment. *(Revised 3/17/2011)*
- 10 = Permitted on structures allowed over water. *(Rev. 11/17/05)*
- 11 = Expansion of existing facilities does not require a conditional use.
- 12 = Permitted to the pierhead/harbor line when the use is permitted on the adjacent shoreline site.
- 13 = A conditional use permit is required for expansion of the railroad in the Urban Conservancy environment along Port Gardner Bay.
- 14 = A conditional use permit is not required for water-dependent utilities.
- 15 = Nonwater-oriented commercial uses are only allowed in the North Marina Planned Development Overlay - WC zone area, shown on Figure 5.1. (Ordinance 2766-04)
- 16 = Passive recreation activities, such as trails, boardwalks, overlooks, interpretive signs, open space fields, picnic shelters, and associated facilities, such as parking and restrooms are permitted. Active recreation facilities, such as scheduled ball fields are not permitted. Community gardens are permitted uses. *(Revised 3/17/2011)*
- 17 = Permitted only in the Rural Flood Fringe District along Larimer Road and in areas outside the 100-year floodplain. *(Revised 3/17/2011)*
- 18 = Multi-Family Residential permitted between 100feet and 200 feet from the Shoreline as shown on Figure 5.2



**DIAGRAM OF REDUCED SETBACKS
(FOR RESIDENTIAL USES)**

Figure 5.2

