



Summer 2024

Community Development Summer Internship

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Western Washington University

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COLLEGE OF THE ENVIRONMENT



Internship Title:

Organization Worked For:

Student Name:

Internship Dates:

Faculty Advisor Name

Department

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STUDENT SIGNATURE

A handwritten signature in black ink, appearing to be "C. L. L.", is written over a horizontal line.

DATE:

Community Development Internship with the City of Marysville

Summer Quarter, 2024

Haylie Miller, Community Development Director

Nabil Kamel, Urban Environment Planning Policy Professor

Urban Planning and Sustainable Development, College of the Environment,
Western Washington University

Ella Kuharick

COLLEGE OF THE ENVIRONMENT



Section 1 – Student Identification

Last Name, First Name:		Western ID:	
Email Address		Major/PreMajor	

Section 2 – Registration Information

Total Credits:		Faculty Advisor:	
Internship Start Date:		Internship End Date:	
Number Credits Per Quarter (F/W/S/Sum):			
<i>Note: You must be registered for credits during quarters you perform any part of the internship work (Including Summer Session) to include writing of reports...this can be spread over multiple quarters. You are expected to register an appropriate number of credits based on anticipated hours worked BY Quarter (Example: Working 120 hours during Summer = 4 Credits Summer Enrollment).</i>			

Section 3 – Organization for Internship

Organization Name:	
Intern Supervisor Name:	
Mailing Address:	
Email Address:	
Phone Number:	
Description of Duties (Or Attach Job Description):	

Section 4 – Learning Objectives

What do I intend to learn from this experience: (Be as specific as you can)

How does this experience contribute to my educational or career goals:

Quarter by Quarter Requirements for Satisfactory Grade for Internship (Faculty MUST specify their requirements):

Section 5 - Deadlines, Evaluation, and Assessment (Completed by faculty advisor)

Meet with Advisor: _____

First Draft Due: _____

Final Draft Due: _____

Yes

No

Additional Learning Objectives
(as assigned by faculty)

Oral Presentation Required

Daily/Weekly Log Require

Section 6 – Students Certification

I certify that I have read the University Policy on Risk Management Considerations for Student Internships and I will report any injuries suffered while performing internship promptly to WWU.

<https://policy.wwwu.edu/POL-U2100.03-Managing-the-Risk-of-Off-Campus-Experiential-Learning-Programs>

I will endeavor to represent myself and my college well and will abide by the relevant policies, procedures and ethical standards of the university and my internship organization.

I understand that **30-hours of work per credit earned is expected** for an internship. I understand that I am expected to enroll in a number of credits commensurate with hours worked each quarter.

**Student's
Signature/Date**

Section 7 – Internship Site Supervisor Certification

I have reviewed the student's indicated learning objectives and on behalf of my organization agree:

- To enrich the Student's knowledge by orienting him/her to the occupation, the work setting, and the responsibilities relating to the assignment
- To regularly evaluate/provide feedback to student on progress, projects and areas of growth
- At or near the completion of the assignment to provide an evaluation of the student's performance
- To review and approve the Student's Learning Plan and communicate with the college if areas are not going to be met.
- To supply the student with, and abide by the organization's policy against discrimination and/or harassment in the workplace
- To contact the instructor or the College of the Environment Internship Coordinator (360) 650-3646, ed.weber@wwwu.edu should any problems arise

**Internship Site
Supervisor
Signature/Date**

Section 8 – Faculty Advisor Certification

I certify that the student intern and I have reached agreement on the learning objectives and academic expectations for this experience. I have assigned appropriate educational requirements for each quarter of the experience. These objectives are challenging and enriching to the student's academic and/or career goals. I will award grades after satisfactory completion of all learning objectives assigned for each quarter registered by student. I have counseled student on registration requirement during quarters in which work is done.

**Faculty Advisor's
Signature/Date**

Section 9 – College of the Environment Internship Coordinator

Actions:

1. Review Agreement
2. Update Course Override
3. File Agreement in Student Records
4. Communicate with Employers as necessary during internship

Registering and Completing ENVS/ESCI/UEPP 498B Credits

YOU MUST BE REGISTERED FOR INTERNSHIP CREDITS WHENEVER YOU ARE PERFORMING WORK RELATED TO THE INTERNSHIP TO RECEIVE ACADEMIC CREDIT

- This **INCLUDES** Summer Sessions.

REQUEST FACULTY MEMBER TO OVERSEE 498B CREDITS

- The CRNs for ENVS/ESCI/UEPP 498B credits are linked to specific faculty members.
- Students need to speak with the faculty member for these credits.
 - If possible, students should have a draft of an Internship/Learning Agreement completed before they approach a faculty member to supervise the internship.
 - Most students use their faculty academic advisor as their faculty internship supervisor
 - During Summer Sessions, your faculty advisor may not be available. If not, then register for internship credits with Ed Weber, CENV Internship Coordinator.
- Environmental Science students register for ESCI 498B and all others for ENVS/UEPP 498B.
- Registration for 498B (Internship Credits) requires an override, which is normally given by the CENV Internship Coordinator (Ed Weber, ES545)
 - You must have a completed/signed Learning/Internship Agreement signed **before** the override will be input.

CRNS FOR ENVS/ESCI/UEPP 498B

- See Classfinder for the CRNs for ENVS/ESCI/UEPP 498B Internship credits.
 - During Summer Sessions, if your faculty advisor is not listed, please register for credits with Ed Weber, College of the Environment Internship Coordinator.

VARIABLE CREDIT REGISTRATION ON WEB

- Initially you can only register for one credit.
- Instructions for changing variable credit are here: <https://registrar.wvu.edu/register-classes#variable>
- 30-hrs work = 1 academic credit. Register in good faith based on anticipated hours for the whole quarter.

RESOLVING K GRADES

- To graduate, you must receive a passing grade for any credits listed on your major evaluation.
- (For Internship, students must receive a Satisfactory (S) for S/U grading. **Incomplete grades not completed and graded after a quarter from the quarter of registration automatically become a U (Unsatisfactory) or a Z (equivalent to an F). Incompletes can impact financial aid**

REPORT SUBMISSION

- Final report will be submitted to your faculty advisor using the E-SIGN Form available on the CENV webpage.
- Always consult with the faculty advisor **in advance** about how much time he/she will need to read and grade the report by the end of the graduation quarter.
 - Spring graduation can be a challenge because many faculty leave campus for extended periods after their last final. It's YOUR responsibility to get them the report in time for them to grade.

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Introduction

Over the summer of 2024, I was a part of the City of Marysville's new internship program throughout each department in the city. From July 15th to August 29th, I worked directly as Haylie Miller's intern in the Community Development (CD) department. Haylie Miller is the city's Community Development Director and is one of three directors in the department. I helped Haylie Miller and the department with everyday administrative tasks that would arise and continuously worked on several larger projects.

Duties and Responsibilities

- Creating a list of definitions related to auto access driveways and courts for Chris Holland, the Planning Manager of the CD department
 - Auto-Courts
 - Joint-Use Driveways
 - Shared Driveways
- Reviewing and editing the Land Use Element for the comprehensive plan update
- Creating a draft middle housing overlay code
- Definition audit
 - Residential zones
 - Commercial zones
- Daily administrative tasks
 - Organizing digital files
 - Completing required job training
 - Attended meetings alongside Haylie Miller
- Networking events
 - Meeting the Mayor
 - City Council meeting
 - Echandia opening ceremony
 - Tulalip Tribal Update presentation

Report of Internship

Creating Definitions

The first task that was assigned to me was to research and define a set of three terms either not defined at all or poorly defined in Marysville Municipal Code. Chris Holland, the Planning Manager for the CD Department, asked me to define auto-courts, joint-use driveways, and shared driveways. The definitions were asked to include not only a description of what the term is, but dimensional standards as well. These standards included the number of units allowed to be accessed from each use, width, length, and types of developments each could be constructed in. To further define these terms and find suitable standards for each, I investigated surrounding cities municipal codes to pull from such as Snohomish, Everett, Bellingham, and Seattle. There was already a solid foundation for the “auto-court” definition, so I mostly expanded and clarified the existing definition. The definitions for “joint-use driveways” and “shared driveways” on the other hand were missing far more information. Through cross-referencing several local municipal codes, I compiled a completed list of definitions and standards for the three terms assigned to me (See Appendix A).

Interestingly, the definitions of these terms that were previously written were not located in the “definitions” section of Marysville Municipal Code. Most of the standards were found in a document called “Chapter 3 – Engineering Design and Development Standards,” which is not located within the municipal code. The only reason I was able to find and access this document was because Chris Hollan had sent it to me to be referenced. If I were a developer or anyone else looking for these definitions, it would be unnecessarily difficult and time consuming, only adding onto the already complicated process of working with the city. This assignment showed me the importance of having easily accessible information in one source, and limiting the links or hoops someone may have to jump through to find what they're looking for in municipal codes. This assignment increased my ability to navigate different municipal codes and my skills in technical writing, which are two crucial skills when working as a city planner.

Reviewing the Land Use Element of the Comprehensive Plan

Marysville is currently updating their Comprehensive Plan for the 2024-2044 planning period. Their last major update was in 2015, and in order to comply with RCW 36.70A.130(5)(a), the city must update each element of their comprehensive plan by the end of the year. To aid in this process, I was asked to review the “Land Use Element” update of the comprehensive plan by Haylie Miller and Angela Gemmer, the Senior Planner of the CD Department. My job was to mainly look for grammar mistakes and concepts that may come off as unclear to the reader. As I am not as familiar with Marysville’s code and general standards, I was less focused on the accuracy of the concepts and more focused on how it reads to the “everyday” person. Some of the changes I recommended included consistency with the use of Oxford Commas, rewriting sentences to make them easier to understand, and other general grammatical edits.

This assignment showed me the importance of having a large group of people reviewing official city documents and codes. By having several different people review this element of the comprehensive plan, it helps the document become more readable/understandable for a wider audience. Certain people may interpret concepts and wording differently based on their age, background, occupation, etc., so it’s important to have different people review the document beforehand to increase its overall clarity. This assignment increased my ability to proofread documents and better understand the complex process of updating city documents.

Middle Housing Overlay

In an effort to help Marysville reach the requirements for middle housing set forth by Engrossed Second Substitute House Bill 1110 (E2SHB1110), I progressed a project started within the Land Use Regulations and Writing course taken in Spring Quarter 2024. In class, each group was assigned to a city in Washington to work with to create a project, document, or any other assignment the city requested. My group got assigned to Marysville, where Haylie Miller asked our team to create a write up/overlay zone on implementing middle housing to comply with E2SHB1110. To further this project, Haylie Miller asked me to compile a more official and detailed code write-up in relation to implementing middle housing in Marysville. I drafted a “Middle Housing Codebook” following the formatting and requirements set by “Middle Housing

Model Ordinance” from the Washington State Department of Commerce. This ordinance outlines the requirements for differently “tiered” cities to meet the standards of the house bill. This process involved changing several aspects currently in Marysville municipal zoning code, such as:

- Changing definitions
- Editing descriptions of residential zones
- Adding permitted uses in all residential zones: duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing
- Changing the unit density requirements in all residential zones
- Changing the dimensional standards in all residential zones

I also created tables edited from Marysville current tables and standards to meet the new requirements. This included a permitted use table, list of residential zones, and dimensional standards. This project is currently on-going, and is not expected to be completed until August 29th, 2024, the official end date of the internship (See Appendix B).

This assignment gave me the beginning insights into what it is like to craft a model ordinance for a city, and how to navigate current code standards into meeting new requirements. It also increased my overall technical writing skills and my ability to understand and go through city codes.

Definition Audit

Currently, Marysville's municipal code has various terms that are either not defined or defined by different terms throughout the code. This is seen throughout the entire codebook, but I was assigned to complete a definition audit of specific terms in the residential and commercial uses tables. To complete this audit, I cross-referenced the uses listed in the permitted use tables to see if the uses were defined in the “Definitions” section of the codebook. I then took note of if they were defined, not defined, or defined by a different term. Next, I included the definition if there was one, where I found the definition, and any other notes I thought important to include. For terms not defined, I provided my own definition based on other municipal code definitions and where I found the definition. For terms defined by different terms, I included the different term

and its definition along with where I found it. There were over 180 terms with 106 of those terms having no definition (See Appendix C).

This assignment showed me the importance of consistently updating municipal codes to make sure they are up to date and accurate. Haylie Miller explained to me that sometimes not having a term explicitly defined can make a development process that much more complicated if the developer is denied for any reason. If there is not a definition for their proposed use, they can bring it up with the city council and make the process longer. It's important to continuously cross-reference different sections in a municipality's codebook to avoid situations like this and keep the process easy and streamlined.

Daily Administrative Tasks

Aside from the larger projects I was assigned, I also did miscellaneous administrative tasks as they would arise. This included organizing Haylie Miller's digital file system, completing the online required job training program, and attending meetings alongside Haylie Miller. While small, these tasks increased my understanding of the everyday life of working in a city planning department, and the different tasks that can randomly come up day to day. It also increased my overall organizational and time management skills, as I still had other larger projects to complete along with the administrative tasks.

Networking Events

I attended four networking events during my time as an intern, including meeting the mayor, attending a city council meeting, going to the opening ceremony for Enchandia (an electric naval battery manufacturing company), and attending the "State of the City at Marysville Tulalip Chamber" presentation. All the interns in each city department were required to attend a group meeting to meet the mayor of Marysville to introduce ourselves. The city council meeting was a general meeting and did not have any direct ties to city planning, however, the interns were all introduced to the council. As it was my first city council meeting, it was insightful to learn how they function and gave me a further look into what the job of a city planner may include. The Enchandia opening ceremony was helping to promote a new manufacturing business entering Marysville, hopefully bringing new jobs to the area. It was interesting to listen to the CEO of the company and the governor speak about the benefits of Echandia coming to Marysville. Lastly, I

went to a presentation put on by the Tulalip Tribe on a general update to the state of planning and development within the tribe. My overall knowledge surrounding tribal planning is very limited, so I found this event super valuable in increasing my understanding of tribal planning as a whole. I learned what current projects the tribal planners have been working on, such as renovations to the Tulalip Casino and the addition of a new roundabout.

Overall, attending these networking events helped me further understand the importance of networking as a city planner, and the variety of ways networking can take place. For example, I learned the importance of networking in relation to better understanding development projects. It's easy to get caught up in the details and nuances of city work, but meeting the people/developers firsthand typically makes the experience easier and more pleasant for everyone involved. It's also important to take part in networking to increase the overall atmosphere and morale in an office space. Knowing the people you work with and being comfortable and familiar with your boss makes working more enjoyable.

Conclusion

What I Learned

Throughout my time as an intern at the City of Marysville in the Community Development Department, I learned a variety of valuable lessons and skills that I hope to carry forward with me in the future. This includes practical skills such as:

- Technical writing
- Navigating and understanding city codes
- File management
- Organization

I also gained knowledge into more conceptual and work-related insights, such as:

- How a professional office functions
- General work etiquette
- How professional meetings are run
- The importance of networking

I would say the most impactful aspect of the internship I am walking away with is the knowledge of how a real world, professional job in the field of city/urban planning may look. While this field has a multitude of different professions to go into, with each being different, it was really interesting to get first-hand experience of what a job can look like. It's easy to forget what the profession really is when you're just studying the topics in a classroom setting, and this experience helped me understand the reality of this line of work.

How the UPSD Program Prepared Me

The UPSD program prepared me for this internship in a number of ways, from increasing my technical writing skills in Land Use Regulations and Writing, to gaining the beginning ability to navigate city codes in Plan Graphics and Site Design. It also prepared me for understanding some of the topics and concepts I ran into while completing my assignments. The state of housing in Washington and E2SHB1110 were large focus areas during my time at Marysville, which were extensively covered in Sustainable Housing Innovation. The program gave me a very strong foundation background going into this internship and made me feel more confident in my abilities and knowledge to perform the tasks assigned to me. Without the prior knowledge, I feel I would have been extremely overwhelmed with the work and would have felt out of place.

One aspect of the UPSD program I feel could be better integrated into the course work is the reality of planning. I found it very easy in the classroom setting to slip into the mindset that all cities are striving towards sustainable, cutting-edge, forward moving planning policies and practices. While this take away may be unique to me, it was easy to get caught up in this idealistic mindset of planning. However, this is obviously not the reality for many cities/counties. The city of Marysville is comparatively more conservative, which is especially true in their city policies. They take on the approach of meeting "the bare minimum" when having to meet certain policies, as I saw in their process for meeting middle housing requirements. I mean this in a neutral way, as it is interesting to see the different ways a city may approach different policies. I would recommend the program in the future should prepare students for how to overcome, accept, and adapt to these realities of planning. It was also insightful to further understand the place of politics and personal beliefs within a city, and how it can play a significant role in how a

department functions. I feel the UPSD program did not really prepare me for this reality, which I feel could certainly have value in further exploring in a classroom setting.

Reflection on the Role of Planning

This professional internship experience granted me a deeper insight into the field of planning and city work as a whole. I now better understand some of the potential challenges when working in this line of work, and the challenging realities of the urban world. One of the biggest challenges I found was the concept of how to balance personal beliefs and opinions within the workplace. In this field, you are constantly working with many different people who all bring their own viewpoints to a topic. While this can be an extremely valuable aspect of the job, as collaboration can provide higher quality products, it can also be a point of contention. Personal beliefs may clash and can lead to stressed interpersonal relationships, and finding a way to productively balance this is vital when working in the planning field. Finding that balance of personal beliefs, the beliefs of other employees, and even the general “beliefs” of the place of employment is extremely important in creating a productive and efficient workplace.

Another aspect of planning that I came away with is the reality of implementing state-wide updates to a city’s codebook. E2SHB1110 is focused on increasing development through the use of allowing middle housing in residential zones, which Marysville is now required to do at the state level. While these new state standards are introducing progressive initiatives, the reality of implementation is much more complicated than I previously realized. Drafting new code, having city employees on the same page of what implementation may look like, and getting civilian input are all complicated and time-consuming processes that I previously didn’t realize. Gaining civilian input and approval seems to be the most significant issue in Marysville, as many homeowners are concerned about new developments disrupting their neighborhood character. Navigating how to implement state mandated code without upsetting the general public is a complicated process and requires time and effort to balance. Overall, this internship helped me gain a better understanding of the realities of the planning profession, and how these realities either connect or disconnect with what I’ve been learning in the classroom setting.

Appendices

APPENDIX A: AUTO COURT DEFINITIONS

- **Auto Courts**

- Definition:
 - An auto court is a privately owned access way designated to accommodate for vehicles, pedestrians, and bicycles within the same circulation space. An auto court is not a through facility, and instead ends in a “court” or courtyard area used primarily for garage access. A minimum 24ft long backup distance from the end of any garage or parking area that demonstrates the necessary ability for a vehicle to turn around must be provide at the end of the auto court.
- Number of units allowed to be accessed
 - Serves a max of 6 units
- Width
 - No less than 20ft
 - If emergency access is required, driving dimensions must comply with emergency vehicle access requirements
- Length
 - Max length 150
 - Unless acceptable emergency vehicle turnaround is provided and designed so vehicles will not back onto public streets
- Types of developments they can be constructed in
 - Marysville: Planned Residential Developments (PRD)
- Special paving and other street elements to encourage slow vehicle speeds and calm traffic
- No garage doors facing the auto court
 - Facing garage doors must be at least 28ft apart; or
 - 24ft between a door and the far side of a driving surface
- Meets Standard: “Auto courts are an effective means of increasing density and creating a higher capacity street networks”

- **Joint Use Driveways**

- Definition: A driveway owned jointly by 2 parcels. Owned equally by both property owners and both have the equal responsibility to share and maintain the driveway. Driveway must gain access from a public roadway.
- Number of units allowed to be accessed: 2 parcels
- Min Width: 20ft
- Min tract/easement length: 20ft from right of way line
 - If it exceeds 150ft in length, needs to provide a turn around
- Types of developments they can be constructed in: Residential (single and multi-family), commercial, industrial
 - Where permitted: may use joint use when it would reduce the total number of driveways entering the street network, subject to approval of the department

- **Shared Driveways**

- Definition: A driveway that is along two property lines that is shared in use by both parcels. Ownership of the driveway may vary among parcel owners and must be communicated between owners.
 - Types of ownership:
 - One Person Ownership: The driveway is fully owned by one parcel owner and the other parcel owner has an easement over the driveway (or a right to use it)
 - Both Parties Ownership: The driveway is owned equally by both parties and each have an equal right to everything regarding the driveway.
- Number of units allowed to be accessed: 2
- Min Width: 12ft (single family), 20ft (multi-family), 24ft (commercial/industrial)
- Max Length: 26ft (single family), 30ft (multi-family), 40ft (commercial/industrial)
- Types of developments they can be constructed in: Residential (single and multi-family), commercial, and industrial

Notes/Research - Other Counties

King County - [Microsoft Word - 2016-king-county-road-standards \(kingcounty.gov\)](https://www.kingcounty.gov/transportation/roads/standards/2016-road-standards.aspx)

- Joint-Use Driveway: “A jointly privately owned and maintained driveway serving **two properties**”
 - Serve 2 parcels
 - In “urban areas”
 - 20ft with an 18ft paved surface cross slope in one direction and curb or thickened edge on one side
 - Min length: 20ft from right of way line
 - In “rural areas”
 - Width: 20ft or 30ft if a ditch is required
 - Min length: 20ft from right of way line
- Private Access Tracts: “A privately owned and maintained tract that is 150ft or less in length that provides vehicular access to 6 or fewer residential properties”
 - Serve a minimum of 6 dwelling units
 - Tract:
 - Min width: 20ft
 - Max length: 150ft
 - “Can be increased up to 30ft to accommodate drainage and utilities
 - Pavement:
 - Min width: 18ft

Snohomish County - [Snohomish County \(snohomishcountywa.gov\)](https://www.snohomishcountywa.gov/transportation/roads/standards/2016-road-standards.aspx) - Pictures included in doc

- Auto Courts
 - “May be elements of the road or drive aisles system that provides internal vehicle and pedestrian circulation within a development”
 - Permitted in:
 - Single family detached unit developments
 - May be allowed in other developments if deemed “appropriate” by the county
 - “Designed for joint use by pedestrians and vehicles”
 - Special paving and other street elements to encourage slow vehicle speeds and calm traffic
 - Max length: 150ft
 - Unless designated as a fire lane
 - Min width of road: 12ft
 - No garage doors facing the auto court
 - Facing garage doors must be at least 28ft apart; or
 - 24ft between a door and the far side of a driving surface
 - “Turnaround area”
 - Must be provided at the end of the auto court
 - Min 24ft long backup space from the end of any driveway or parking area
- “Woonerf”
 - “Joint vehicle pedestrian access ways similar to auto courts, but woonerfs create a through connection between two sections of the access system”
 - Min width: 12ft
 - If fire lane, 20ft
 - Minimum separation between opposing garage doors is the same as auto courts
 - Can “serve a max of 150 avg daily trips”
 - “Traffic calming” measures are required if the woonerf is longer than 300ft

Renton - [Section 4-4-080 \(codepublishing.com\)](http://codepublishing.com)

- Joint Use
 - When permitted: dissimilar peak hour demands or when it can be demonstrated that the parking facilities to be shared are underutilized
 - Within the UC zone: within 750ft of the building or use if it is intended to serve residential uses; within 1,500ft of the building or use if it is intended to serve nonresidential uses
 - Benefits: reduce the number of curb cuts along individual streets and thereby improve safety and reduce congestion while providing for additional on street parking opportunities; encouraged especially when there is “existing underutilized parking” near the site
 - Where permitted: may use joint use when it would reduce the total number of driveways entering the street network, subject to approval of the department
 - Must be created upon the common property line of the properties served

Notes/Research - Marysville

Small Lot Design Standards - [Small Lot Design Standards.pdf](#)

- Definition: “An auto court provides ingress and egress to clusters of dwellings”
- Meets Standard: “Auto courts are an effective means of increasing density and creating a higher capacity street networks”

EDDS CHY 3 - [EDDS Ch 3 \(ROADS\) 202203011811009394.pdf](#)

- Definition: “Auto court means an access way that is privately owned and maintained, that is designed to accommodate vehicles, pedestrians, and bicycles within the same circulation space. An auto court is not a through facility; it ends in a “court” or courtyard area used for garage access and other activities of the residents.”
- Design requirements:
 - Serve a max of 6 units
 - Only allowed in Planned Residential Developments (PRD)
 - Shall not access from an arterial street or from a cul-de-sac
 - Max length: 150ft
 - Max width: 120ft
 - Surfacing: scored concrete, paving blocks, bricks, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles
 - Max separation of opposing garage doors facing the auto court shall be 28ft
 - Min distance between a garage door and the far side of the driving surface not abutting a garage door shall be 24ft
 - The “court at the end of the auto court shall be sized to provide a minimum 24ft backup distance from the end of any garage, driveway apron, or parking area, and demonstrate the ability for a vehicle to turn around
- Joint Use
 - Can be used to serve 2 parcels
 - Min width: 20ft
 - Min tract/easement length: 20ft from right of way line
 - If it exceeds 150ft in length, needs to provide a turn around
 - Must gain access from a public roadway

Ch22C.065 - [Chapter 22C.065 LAKEWOOD NEIGHBORHOOD MASTER PLAN AREA – DESIGN STANDARDS \(codepublishing.com\)](#)

- Auto courts:
 - Only allowed in a PRD
 - No more than 6 dwellings and access from a non-arterial street
 - No less than 20ft in width
 - Max length: 150ft
 - Driveway length may be reduced to between 3ft and 6ft for garages when at least 2 parking spaces are provided for the unit in addition to the garage

APPENDIX B: MIDDLE HOUSING OVERLAY WORKING DRAFT

DRAFT Middle Housing Overlay Zone

Sections:

Purpose

General Provisions

Definitions

Applicability

Residential Zones

Characteristics of Residential Zones

Additional Zoning Standards

Residential Zone Primary Uses

Modification of Use Regulations in Residential Zones

Permitted Uses

Adaptive Reuse of Nonresidential Buildings in Residential Zones

Unit Density

Middle Housing Types Allowed

Dimensional Standards

Design Standards

Parking Standards

Infrastructure Standards

Severability

Authority to Make Necessary Corrections

Effective Date

Purpose

To implement Engrossed Second Substitute House Bill 1110 (E2SHB 1110), codified in RCW 36.70A.030, 36.70A.280, 36.70A.635, 36.70A.636, 36.70A.637, 36.70A.638, 43.21C.495, and 43.21C.450, 64.32, 64.34, and 64.38, and 64.90 by providing land use, development, design, and other standards for middle housing developed on all lots zoned predominantly for residential use.

RCW 36.70A.635(11)(a) and (b) state that a city must comply with the requirements and stands set forth by E2SHB 1110 within:

- 6 months after the city's next comprehensive plan update required under RCW 36.70A.130 if the city meets the population threshold based on the 2020 Office of Financial Management population data; or
- 12 months after the city's next implementation progress report required under RCW 36.70A.130 after a determination by the Office of Financial Management that the city has reached a population threshold established under RCW 36.70A.635 (1).

The City of Marysville is currently classified as a Tier 2 city and will follow the regulations and standards for Tier 2 cities.

If necessary, supersede, preempt, and invalidate the city's development regulations that conflict with this ordinance until such time the city takes all actions necessary to implement RCW 36.70A.635, if the city has not taken action necessary to implement RCW 36.70A.635 by the time frame required by RCW 36.70A.635(11). The model ordinance shall remain in effect until the city has taken all necessary actions to implement RCW 36.70A.635.

General Provisions

- A. Nothing in this ordinance prohibits the city from permitting detached single-family residences.
- B. Nothing in this ordinance prohibits the city from requiring any development, including middle housing development, to provide affordable housing, either on-site or through an in-lieu payment, nor limit the city's ability to expand or modify the requirements of an existing affordable housing program enacted under RCW 36.70A.540.
- C. Nothing in this ordinance requires the issuance of a building permit if other federal, state, and local requirements for a building permit are not met.
- D. Nothing in this ordinance affects or modifies the responsibilities of the city to plan for or provide "urban governmental services" as defined in RCW 36.70A.030.
- E. The city shall not approve a building permit for middle housing without compliance with the adequate water supply requirements of RCW 19.27.097.
- F. The city shall not require through development regulations any standards for middle housing that are more restrictive than those required for detached single-family residences, but may apply any objective development regulations that are required for detached single-family residences, including, but not limited to, set-back, lot coverage, storm water, clearing, and tree canopy and retention requirements to ensure compliance with existing ordinances intended to protect critical areas and public health and safety.
- G. The same development permit and environmental review processes shall apply to middle housing that apply to detached single-family residences, unless otherwise required by state law including, but not limited to, shoreline regulations under 90.58

Commented [EK1]: Not sure if this is needed

Commented [EK2]: Link Marysville code?

RCW, building codes under chapter 19.27 RCW, energy codes under chapter 19.27A RCW, or electrical codes under chapter 19.28 RCW.

- H. Conflicts. In the event of a conflict between this ordinance and other development regulations applicable to middle housing, the standards of this ordinance control.

Definitions

“Administrative design review” means a development permit process whereby an application is reviewed, approved, or denied by the planning director or the planning director’s designee based solely on objective design and development standards without a public predecision hearing, unless such review is otherwise required by state or federal law, or the structure is a designated landmark or historic district established under a local preservation ordinance. A city may utilize public meetings, hearings, or voluntary review boards to consider, recommend, or approve requests for variances from locally established design review standards.

“All lots zoned predominately for residential use” means all zoning districts in which residential dwellings are the predominant use. This excludes lands zoned primarily for commercial, industrial, and/or public uses, even if those zones allow for the development of detached single-family residences. This also excludes lands zoned primarily for mixed uses, even if those zones allow for the development of detached single-family residences, if the zones permit by-permit multifamily use and a variety of commercial uses, including but not limited to retail, services, eating and drinking establishments, entertainment, recreation, and office uses.

“Cottage housing” means residential units on a lot with a common open space that either: (a) Is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.

“Courtyard apartments” means up to four attached dwelling units arranged on two or three sides of a yard or court.

“Development regulations” means any controls placed on development or land use activities by the city, including, but not limited to, zoning ordinances, official controls, subdivision ordinances, and binding sit plan ordinances.

“Duplex” means a residential building with two attached dwelling units.

“Fiveplex” means a residential building with five attached dwelling units.

“Fourplex” means a residential building with four attached dwelling units.

“Major transit stop” means a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW, commuter rail stops, stops on rail or fixed guideway systems, and stops on bus transit routes.

Commented [EK3]: Use the definitions in the ordinance of Marysville code?

Commented [EK4]: Can’t find definition in MMC. Definition for “administrative decision” in 22A.020

Commented [EK5]: Definition in MMC for “Dwelling unit” and “Single-family residential building” in 22A.020

Commented [EK6]: Definition in MMC for “Cottage housing developments” in 22A.020; 22C.010.280 for development standards

Commented [EK7]: No definition in MMC 22A.020

Commented [EK8]: No definition in MMC 22A.020

Commented [EK9]: Defined in MMC 22A.020

Commented [EK10]: Not defined in MMC 22A.020

Commented [EK11]: Not defined in MMC 22A.020; mentioned in “Multifamily dwelling unit” definition

Commented [EK12]: Defined in MMC 22A.020

“Middle Housing” means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

Commented [EK13]: Defined in MMC 22A.020 as “Housing, missing middle.” Does NOT include triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, or courtyard apartments.

“Single-family zones” means those zones where single-family detached residences are the predominant land use.

Commented [EK14]: Not defined in MMC 22A.020. “Single-family attached/detached dwelling unit” is defined

“Sixplex” means a residential building with six attached dwelling units.

Commented [EK15]: Not defined in MMC 22A.020

“Stacked flat” means dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented or owned.

Commented [EK16]: Not defined in MMC 22A.020

“Tier 2 city” means a city with a population of at least 25,000 but less than 75,000 based on 2020 Office of Financial Management population estimates.

Commented [EK17]: Not defined in MMC 22A.020

“Triplex” means a residential building with three attached dwelling units.

Commented [EK18]: Not defined in MMC 22A.020. Mentioned in “Multifamily dwelling unit”

“Townhouses” means buildings that contain three or more attached single-family dwelling units that extend from foundation to roof and that have a yard or public way on not less than two sides.

Commented [EK19]: Not defined in MMC 22A.020. Mentioned in “Single-family attached dwelling unit” and “Attached housing”

“Unit density” means the number of dwelling units allowed on a lot, regardless of lot size.

Commented [EK20]: Not defined in MMC 22A.020

Applicability

- A. The provisions of this ordinance shall apply to all lots zoned predominantly for residential use.
- B. The provisions of this ordinance do not apply to:
 - a. Lots designated with critical areas designated under RCW 36.70A.170 or their buffers as required by RCW 36.70A.170.
 - b. A watershed serving a reservoir for potable water if that watershed is or was listed, as of July 23,2023, as impaired or threatened under section 303(d) of the federal clean water act (33 U.S.C. Sec. 1313(d)).
 - c. Lots that have been designated urban separators by countywide planning policies as of July 23,2023.

Residential Zones

Commented [EK21]: Should I do ALL zones? (Mobile park home, small farms overlay, etc.)

The full names, short names, and map symbols of the single-family and higher density residential zones are listed below. These zones must follow the regulations and standards set forth by this ordinance.

Full Name	Short Name/Map Symbol
Medium density single-family	R-4.5

High density single-family	R-6.5
High density single-family, small lot	R-8
Whiskey Ridge, high density single-family	WR-R-4-8
Low density multiple-family	R-12
Medium density multiple-family	R-18
High density multiple-family	R-28
Whiskey Ridge, medium density multiple-family	WR-R-6-18

Characteristics of Residential Zones

(1) Medium Density Single-Family (R-4.5). The R-4.5 zone is a medium-density single-family residential zone. It allows single-family residences at a density of ~~4.5 dwelling units per acre, of at least 2 units per lot.~~ Duplexes, ~~triplexes, fourplexes, fiveplexes, townhouses, and cottage houses~~ are permitted ~~as a conditional use~~ with a maximum density of ~~six dwelling units per acre~~ 2 units per lot. The major type of new development will be detached single-family residences. The R-4.5 zone is applied to areas that are designated medium density single-family on the land use plan map of the comprehensive plan.

Commented [EK22]: Not sure how I should write this section

Commented [EK23]: OR whatever middle housing is allowed

(2) High Density Single-Family (R-6.5). The R-6.5 zone is a high-density single-family residential zone. It allows single-family residences at a density of ~~6.5 dwelling units per acre at least 2 units per acre.~~ Duplexes, ~~triplexes, fourplexes, fiveplexes, townhouses, and cottage houses~~ are permitted ~~outright~~ on 7,200-square-foot lots with a maximum density of ~~eight dwelling units per acre~~ at least 2 units per acre. The major type of new development will be detached single-family residences. The R-6.5 zone is applied to areas that are designated high density single-family on the land use plan map of the comprehensive plan.

(3) High Density Single-Family, Small Lot (R-8). The R-8 zone is a high-density single-family, small lot residential zone. It allows single-family residences at a density of at least 2 units per lot. ~~eight dwelling units per acre.~~ Duplexes, ~~triplexes, fourplexes, fiveplexes, townhouses, and cottage houses~~ are permitted ~~outright~~ on 7,200-square-foot lots with a maximum density of ~~eight dwelling units per acre at least 2 units per lot.~~ The major type of new development will be detached single-family residences. The R-8 zone is applied to areas that are designated high density single-family – small lot on the land use plan map of the comprehensive plan.

(4) Whiskey Ridge, High Density Single-Family (WR-R-4-8). The WR-R-4-8 zone is a high-density single-family residential zone. It allows single-family residences at a density range of ~~at least 2 units per lot. 4.5 to eight dwelling units per acre.~~ Duplexes, ~~triplexes, fourplexes, fiveplexes, townhouses, and cottage houses~~ are permitted ~~outright~~ on 7,200-square-foot lots with a maximum density ~~2 units per lot of eight dwelling units per acre.~~ The major type of new development will be detached single-family residences. The WR-R-4-8 zone is applied to areas that are designated Whiskey Ridge, high density single-family on the land use plan map of the comprehensive plan.

(5) Low Density Multiple-Family (R-12). The R-12 zone is a low density multiple-family residential zone. The major types of new housing development will be attached and detached single-family residential, duplexes, apartments and condominiums. The density is- at least 2 units per lot~~2 units per acre~~; the maximum is limited to 18 units per acre.

(6) Medium Density Multiple-Family (R-18). The R-18 zone is a medium density multiple-family residential zone. The major types of new housing development will be attached and detached single-family residential, duplexes, triplexes, fourplexes, fiveplexes, townhouses, cottage houses, apartments and condominiums. The density is- at least 2 units per lot~~4 units per acre~~; the maximum is limited to 27 units per acre.

(7) High Density Multiple-Family (R-28). The R-28 zone is a high density multiple-family residential zone. The major types of new housing development will be attached and detached single-family residential, duplexes, triplexes, fourplexes, fiveplexes, townhouses, cottage houses, apartments and condominiums. The density is- at least 2 units per lot~~28 units per acre~~; the maximum is limited to 36 units per acre.

(8) Whiskey Ridge, Medium Density Multiple-Family (WR-R-6-18). The WR-R-6-18 zone is a medium density multiple-family residential zone. The major types of new housing development will be attached and detached single-family residential, duplexes, triplexes, fourplexes, fiveplexes, townhouses, cottage houses, apartments and condominiums. The density is- at least 2 units per lot~~six units per acre for detached single family and 10 units per acre for attached multiple family~~; the maximum is limited to 18 units per acre.

Additional Zoning Standards

The standards in this chapter state the allowed uses and development standards for the base zones. Sites with overlay zones, subarea or master plans are subject to additional standards. The official zoning maps indicate which sites are subject to these additional standards. (Ord. 2852 § 10 (Exh. A), 2011).

Residential Zone Primary Uses

(1) Permitted Uses (P). Uses permitted in the residential zones are listed in MMC [22C.010.060](#) with a “P.” These uses are allowed if they comply with the development standards and other standards of this chapter.

(2) Conditional Uses (C). Uses that are allowed if approved through the conditional use review process are listed in MMC [22C.010.060](#) with a “C.” These uses are allowed provided they comply with the conditional use approval criteria for that use, the development standards and other standards of this chapter. Uses listed with a “C” that also have a footnote number in the table are subject to the standards cited in the footnote. The conditional use review process and approval criteria are stated in Chapter [22G.010](#) MMC.

(3) Uses Not Permitted. If no symbol appears in the box at the intersection of the column and the row, the use is not permitted in that district, except for certain temporary uses.

(4) If a number appears in the box at the intersection of the column and the row, the use may be allowed subject to the appropriate review process indicated above, the general requirements of this code and the specific conditions indicated in the development condition with the corresponding number as listed in MMC [22C.010.070](#).

(5) If more than one letter-number combination appears in the box at the intersection of the column and the row, the use is allowed in that zone subject to different sets of limitation or conditions depending on the review process indicated by the letter, the general requirements of this code and the specific conditions indicated in the development condition with the corresponding number as listed in MMC [22C.010.070](#).

(6) All applicable requirements shall govern a use whether or not they are cross-referenced in a section. (Ord. 2852 § 10 (Exh. A), 2011).

Modification of Use Regulations in Residential Zones

(1) Use Regulations That May Be Modified. An applicant may propose, and the director may approve, deny or conditionally approve a modification of the special regulations and notes in MMC [22C.010.070](#).

(2) Review Process.

(a) An applicant shall submit a request for modification, providing such information as is required by the director, including application fees.

(b) Notice of the proposed modification shall be provided to contiguous property owners.

(3) Evaluation Criteria. Any proposal to modify use regulations shall not undermine the intent of the standards. The director shall not approve a request for modification unless the proposal provides design elements or other appropriate mitigation equivalent or superior to what would likely result from compliance with the use regulations which are proposed to be modified. The director shall consider the following criteria in making a decision:

(a) The request for modification meets the intent of the standards being modified.

(b) The request for modification does not create any impacts or nuisances that cannot be mitigated, such as access points which are unsafe, noise, dust, odor, glare, visual blight or other undesirable environmental impacts.

(c) The request for modification meets any additional modification criteria for specific uses in this title. (Ord. 3207 § 3, 2022).

Permitted Uses – Residential Uses

Commented [EK24]: Should I do EVERY permitted use or just the residential ones

Specific Land Use	R-4.5	R-6.5	R-8	WR-R-4-8	R-12	R-18	R-28	WR-R-6-18
Single detached (14)	P	P	P	P	P	P	P	P
Model home	P	P	P	P	P	P	P	P
Duplex	P	P	P	P	P	P	P	P
Triplex	P	P	P	P	P	P	P	P
Fourplex	P	P	P	P	P	P	P	P
Fiveplex	P	P	P	P	P	P	P	P
Sixplex								
Townhouse	P	P	P	P	P	P	P	P
Stacked flats								
Courtyard apartments								
Cottage housing	P	P	P	P	P	P	P	P
Multiple-family					P	P	P	P
Mobile home	P	P	P	P	P	P	P	P
Mobile/manufactured home park	P	P	P		C	P	P	
Senior citizen assisted	C	C	C	C	C	C	C	C
Factory-built	P	P	P	P	P	P	P	P
Recreational vehicle	P	P	P	P	P	P	P	P
Tiny house or tiny house with wheels	P	P	P	P	P	P	P	P
Adult family home	P	P	P	P	P	P	P	P
Convalescent, nursing, retirement	C	C	C	C	C	C	C	C
Residential care facility	P	P	P	P	P	P	P	P
Master planned senior community	C	C	C	C	C	C	C	C
Transitional housing	P	P	P	P	P	P	P	P
Permanent supportive housing	P	P	P	P	P	P	P	P
Emergency housing								
Emergency shelters – Indoor								
Residential accessory uses	P	P	P	P	P	P	P	P
Home occupation	P	P	P	P	P	P	P	P
Hotel/motel								
Bed and breakfast guesthouse		C	C	C	P	P	P	P
Bed and breakfast inn					P	P	P	P

Commented [EK25]: Keep numbers? Add their description?

Enhanced services facility								
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Adaptive Reuse of Nonresidential Buildings in Residential Zones

(1) Purpose. The purpose of this section is to allow for adaptive reuse of nonresidential buildings in residential zones that are functionally obsolete in order to improve the economic feasibility of a property by considering uses that are not otherwise permitted, but which, if properly designed and managed, would not create unacceptable impacts on surrounding properties or the immediate vicinity in general. This process differs from the unlisted use process listed in MMC [22A.010.070](#) in that uses that are not specifically authorized in the residential zone may be considered using the process described herein.

(2) Procedures. Any request for adaptive reuse of nonresidential buildings shall be reviewed as a conditional use.

(3) Circumstances. The city may allow a use in a residential zone that is not specifically allowed in that zone if it is necessary to encourage adaptive reuse of a building under the following circumstances:

- (a) It is unlikely that the primary building on the subject property could be preserved if only uses permitted in the underlying zone were allowed.
- (b) Allowing a different use would enhance the character of the building and immediate vicinity.
- (c) The use would not have a detrimental effect upon surrounding properties or the immediate vicinity.

(4) Uses That May Be Allowed. The following uses may be considered for adaptive reuse of an existing building in a residential zone; provided, that where a use listed below is allowed as either a permitted or conditional use in MMC [22C.010.060](#), it shall be reviewed in accordance with said section:

- (a) Dwelling units. Density based on underlying zoning plus one additional dwelling unit;
- (b) Assisted living facilities;
- (c) Libraries;
- (d) Museums and art galleries;
- (e) Social service facilities;
- (f) Public services;

- (g) Artist studios;
- (h) Music venues;
- (i) Cafes and bistros;
- (j) Live-work units;
- (k) Bed and breakfast inn;
- (l) Other uses not listed above if determined through the review process to be compatible with surrounding properties and the immediate vicinity.

(5) Review Criteria. The following criteria shall be used as the basis for determining compatibility with surrounding uses and approving, denying, or conditionally approving a request to allow the adaptive reuse of a nonresidential building in a residential zone:

- (a) The adaptive reuse would promote or aid in the preservation or rehabilitation of the primary building.
- (b) No significant impacts to public safety.
- (c) Compliance with noise, building and fire codes.
- (d) Hours of the day of proposed use or activity are compatible with surrounding uses.
- (e) Proposed management and operational procedures to minimize and mitigate potential impacts.
- (f) Other factors not specified herein that would create a conflict with the surrounding uses, or uses that are permitted in the zone.
- (g) Expansions to the primary building shall not exceed 10 percent of the existing footprint or 500 square feet, whichever is greater, and will not detrimentally affect the outside character of the building. Expansions shall comply with the bulk and dimensional standards of the underlying zone.

(6) Actions Authorized.

- (a) Approval. The city may approve a proposal that is found to be compatible with surrounding land uses.
- (b) Denial. Any proposal that would be incompatible with or adversely affect properties in the immediate vicinity shall be denied.
- (c) Revocation. The city shall retain the right to revoke an approval issued under this section that fails to comply with any conditions of said approval, or which operates in a manner inconsistent with representations made in the application. (Ord. 3207 § 5, 2022).

Unit Density

Commented [EK26]: Table or list?

- A. The permitted unit density on all lots zoned predominantly for residential use is:
 - 1. Two units per lot, unless zoning permitting higher densities or intensities applies.
 - 2. Four units per lot on all lots within one-quarter mile walking distance of a major transit stop, unless zoning permitting higher densities or intensities applies.
 - 3. Four units per lot if at least one unit on the lot is affordable housing meeting the requirements of subsections (C) through (H) below, unless zoning permitting higher densities or intensities applies.
 - B. The standards of subsection (A) do not apply to lots after subdivision below 1,000 square feet unless the city has enacted an allowable lot size below 1,000 square feet in the zone.
 - C. To qualify for additional units under the affordable housing provisions of (A), an applicant shall commit to renting or selling the required number of units as affordable and meeting the standards of subsections (D) through (H) below.
 - D. Dwelling units that qualify as affordable housing shall have costs, including utilities other than telephone, that do not exceed 30 percent of the monthly income of a household whose income does not exceed the following percentages of median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development:
 - 1. Rental housing: 60 percent.
 - 2. Owner-occupied housing: 80 percent.
 - E. The units shall be maintained as affordable for a term of at least 50 years, and the property shall satisfy that commitment and all required affordability and income eligibility conditions.
 - F. The applicant shall record a covenant or deed restriction that ensures the continuing rental or ownership of units subject to these affordability requirements consistent with the conditions in chapter 84.14 RCW for a period of no less than 50 years.
 - G. The covenant or deed restriction shall address criteria and policies to maintain public benefit if the property is converted to a use other than that which continues to provide for permanently affordable housing.
 - H. The units dedicated as affordable housing shall:
 - 1. Be provided in a range of sizes comparable to other units in the development.
 - 2. The number of bedrooms in affordable units shall be in the same proportion as the number of bedrooms in units within the entire development.
 - 3. Generally, be distributed throughout the development and substantially the same functionality as the other units in the development.
-

Middle Housing Types Allowed

Subject to the requirements of RCW 36.70A.635(5), on all lots zoned predominantly for residential use the following uses are permitted by-right, unless zoning permitting higher densities or intensities than those listed of this ordinance applies:

- A. Duplexes.
- B. Triplexes.
- C. Fourplexes.
- D. Fiveplexes.
- E. Sixplexes.
- F. Townhouses.
- G. Stacked flats.
- H. Courtyard apartments.
- I. Cottage housing.

All lots zoned predominantly for residential use must allow for six out of the nine middle housing types listed above.

Commented [EK27]: Which 6?

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Dimensional Standards

Commented [EK29]: List or table

A. Applicability.

Commented [EK30]: Standards set by the ordinance

1. The city shall not require through development regulations any standards for middle housing that are more restrictive than those required for detached single-family residences, but may apply any objective development regulations that are required for detached single-family residences. This includes, but is not limited to, the following types of dimensional standards: building height, setbacks, lot coverage, floor area ratio, lot area and lot dimensional, impervious surface, open space, and landscaped area standards.

2. Dimensional standards invalidated by this section are replaced by the dimensional standards provided in this section.

B. Density. Lot area requirements and unit density shall comply with the “Unit Density” section of this ordinance. Other restrictions, such as minimum lot area per unit, or maximum number of housing units per acre, are invalid in relationship to the minimum number of units per lot that the city must allow under RCW 36.70A.635.

C. Units per structure. Minimum and maximum numbers of dwelling units per structure for middle housing are invalid, except as provided by the definitions of middle housing types in the “General Provisions” section of this ordinance.

D. Maximum building height: 35 feet. A maximum building height limit for middle housing of less than 35 feet is invalid.

- 1. Building height shall be measured in accordance with the city’s development regulations.
- 2. Rooftop appurtenances shall be regulated and measured in accordance with the city’s development regulations.

E. Minimum setbacks.

1. The minimum required setbacks are as follows. Minimum building setbacks from property lines for middle housing buildings greater than the following are invalid:
 - a. Street or front: 15 feet, except 10 feet for lots with a unit density of three or more.
 - b. Street or front, garage door (where accessed from a street): 20 feet.
 - c. Side street: Five feet.
 - d. Side interior: Five feet, and zero feet for attached units internal to the development.
 - e. Rear, without an alley: 15 feet, except 10 feet for lots with a unit density of three or more.
 - f. Rear alley: Zero feet, and three feet for a garage door where it is accessed from the alley.
2. Setback projections.
 - a. Covered porches and entries may project up to five feet into required front and rear setbacks.
 - b. Balconies and bay windows may project up to three feet into required front and rear setbacks.
 - c. Required parking spaces may occupy required setbacks.
 - d. Other setback projections shall be regulated and measured in accordance with the city's development regulations.

F. Maximum lot coverage.

1. The maximum lot coverage for middle housing is as follows. Maximum lot coverage less than the following is invalid:
 - a. For lots with a unit density of six: 55 percent.
 - b. For lots with a unit density of four or five: 50 percent.
 - c. For lots with a unit density of three or less: 45 percent.
2. Unless the city has a different pre-existing approach to measuring lot coverage, lot coverage is measured as follows: The total area of a lot covered by buildings or structures divided by the total amount of site area minus any required or planned dedication of public rights-of-way and/or designation of private rights-of-way. Lot coverage does not include building overhangs such as roof eaves, bay windows, or balconies and it does not include paved surfaces.

G. Maximum floor area ratio (FAR).

1. Maximum FAR for middle housing is as follows. Maximum floor area ratio less than the following is invalid"

Unit Density on the Lot	Maximum Floor Area Ratio (FAR)
1	0.6
2	0.8
3	1.0
4	1.2
5	1.4
6	1.6

2. Unless the city has a different pre-existing approach to measuring FAR, FAR is measured as follows: The total interior floor area of buildings or structures on a site, excluding features listed in subsection (G)(3) below, divided by the total amount of site area minus any required or planned dedication of public rights-of-way and/or designated of private rights-of-way. For example, a maximum floor area ratio of 1.0 (1 to 1) means one square feet of floor area is allowed for every one square foot of site area.
3. Unless FAR is measured differently by the city's development regulations, the following are not included in the calculation of interior floor area:
 - a. Cottage housing developments meeting the standards of the "Design Standards" section of this ordinance.
 - b. Unoccupied accessory structures, up to a maximum equal to 250 square feet per middle housing unit.
 - c. Basements, as defined by the city's development regulations.
 - d. Unenclosed spaces such as carports, porches, balconies, and rooftop decks.

Dimensional Standards – Current vs. Required Standards

	R-4.5	R-6.5	R-8	WR-R-4-8	R-12	R-18	R-28	WR-R-6-18
Density: Dwelling unit/acre	4.5 du/ac <u>2 du/lot</u>	6.5 du/ac <u>2 du/lot</u>	8 du/ac <u>2 du/lot</u>	4.5 du/ac <u>2 du/lot</u>	12 du/ac <u>2 du/lot</u>	18 du/ac <u>2 du/lot</u>	28 du/ac <u>2 du/lot</u>	6 du/ac (detached sf) 10 du/ac (attached multifamily) <u>2 du/lot</u>
Maximum density: Dwelling unit/acre	-	-	-	8 du/ac	18 du/ac	27 du/ac	36 du/ac	18 du/ac
Minimum street setback	20 ft	20 ft	20 ft	20 ft	20 ft	25 ft	25 ft	20 ft
Minimum side yard setback	5 ft	5 ft	5 ft	5 ft	10 ft	10 ft	10 ft	10 ft
Minimum rear yard setbacks	20 ft	20 ft	20 ft	20 ft	25 ft	25 ft	25 ft	25 ft
Base height	30 ft <u>35 ft</u>	30 ft <u>35 ft</u>	30 ft <u>35 ft</u>	30 ft <u>35 ft</u>	35 ft	45 ft	45 ft	35 ft
Maximum building coverage: Percentage	40% <u>45%</u>	40% <u>45%</u>	50%	50%	50%	50%	50%	40% <u>45%</u>

Commented [EK31]: HB standards is "per lot" not "per acre"

Commented [EK32]: "invalid in relationship to the minimum number of units per lot that the city must allow under RCW 36.70A.635."

Commented [EK33]: HB standard is 15ft which is more restrictive; does not apply

Commented [EK34]: HB standard is 5ft which is more restrictive; does not apply; also worded as "side street" setback

Commented [EK35]: HB standard is 15ft which is more restrictive; does not apply; also worded as "Rear, without an alley"

Commented [EK36]: HB standards is 35ft which is more restrictive for some zones; does not apply for some zones

Commented [EK37]: HB standards is based on units per lot, with a minimum on ALL lots of 45%

Maximum impervious surface: Percentage	45%; 50%	45%; 50%	50%; 65%	50%; 65%	70%	70%	75%	70%
Minimum lot area	5,000 sq ft	5,000 sq ft	4,000 sq ft	5,000 sq ft	-	-	-	-
Minimum lot area for duplexes	12,500 sq ft	7,200 sq ft	7,200 sq ft	7,200 sq ft	-	-	-	-
Minimum lot width	60 ft	50 ft	40 ft	40 ft	70 ft	70 ft	70 ft	70 ft
Minimum lot frontage on cul-de-sac, sharp curve, or panhandle	20 ft	20 ft	20 ft	20 ft	-	-	-	-

Commented [EK38]: No HB standards

Commented [EK39]: No HB standards

Commented [EK40]: No HB standards

Commented [EK41]: No HB standards

Commented [EK42]: No HB standards

Design Standards

A. Applicability.

1. These standards apply to all middle housing types, except for the specific cottage housing and courtyard apartment standards which apply to only those types.
2. For the purpose of this section, a “street” refers to any public or private street and does not include alleys.
3. These design standards do not apply to the conversion of a structure to a middle housing type with up to four attached units, if the floor area of the structure does not increase more than 50 percent.

B. Purpose. The purpose of these standards is to:

1. Promote compatibility of middle housing with other residential uses, including single-family houses.
2. De-emphasize garages and driveways as major visual elements along the street.
3. Provide clear and accessible pedestrian routes between buildings and streets.
4. Implement the definitions of cottage housing and courtyard apartments provided by state law.

C. Design review. The process used for reviewing compliance with middle housing design standards shall be administrative design review.

D. Cottage housing.

1. Cottage size. Cottages shall each have no more than 1,600 square feet of net floor area, excluding attached garages.
2. Open space. Open space shall be provided equal to a minimum 20 percent of the lot size. This may include common open space, private open space, setbacks, critical areas, and other open space. **In MMC, it requires 400sq ft of open space (200 sq ft of private and 200 sq ft of common open space)**
 - a. At least one outdoor common space is required.

Commented [EK43]: MMC standards 22C.010.280

3. Common open space.

- a. Common open space shall be provided equal to a minimum of 300 square feet per cottage. Each common open space shall have a minimum dimension of 15 feet on any side. MMC states 200 sq ft, needs to be increased.
- b. Orientation. Common open space shall be bordered by cottages on at least two sides. At least half of cottage units in the development shall abut a common open space and have the primary entrance facing the common open space.
- c. Parking areas and vehicular areas shall not qualify as common open space.
- d. Critical areas and their buffers, including steep slopes, shall not qualify as common open space.

4. Entries. All cottages shall feature a roofed porch at least 60 square feet in size with a minimum dimension of five feet on any side facing the street and/or common open space.

5. Community building.

- a. A cottage housing development shall contain no more than one community building.
- b. A community building shall have no more than 2,400 square feet of net floor area, excluding attached garages.
- c. A community building shall have no minimum off-street parking requirement.

E. Courtyard apartments.

1. Common open space.

a. At least one outdoor common open space is required.

b. Common open space shall be bordered by dwelling units on two or three sides.

c. Common open space shall be a minimum dimension of 15 feet on any side.

d. Parking areas and vehicular areas do not qualify as a common open space.

2. Entries. Ground-related courtyard apartments shall feature a covered pedestrian entry, such as a covered porch or recessed entry, with minimum weather protection of three feet by three feet, facing the street or common open space.

F. Pedestrian access. A paved pedestrian connection at least three feet wide is required between each middle housing building and the sidewalk (or the street if there is no sidewalk). Driveways may be used to meet this requirement. MMC is 5ft wide pedestrian pathways.

G. Vehicle access, carports, garages, and driveways.

1. For lots abutting an improved alley that meets the city's standard for width, vehicular access shall be taken from the alley. Lots without access to an improved alley and taking vehicular access from a street shall meet the other standards of subsection (G)(2) through (5) below.
2. Garages, driveways, and off-street parking areas shall not be located between a building and a street, except when either of the following conditions are met:
 - a. The combined width of all garages, driveways, and off-street parking areas does not exceed a total of 60 percent of the length of the street frontage property line. This standard applies to buildings and not individual units; or
 - b. The garage, driveway, or off-street parking area is separated from the street property line by a dwelling; or
 - c. The garage, driveway, or off-street parking is located more than 100 feet from a street.
3. All detached garages and carports shall not protrude beyond the front building façade.
4. The total width of all driveway approaches shall not exceed 32 feet per frontage, as measured at the property line. Individual driveway approaches shall not exceed 20 feet in width.
5. Local jurisdiction requirements for driveway separation and access from collector streets and arterial streets shall apply.

H. Landscaping. Development regulations for landscaping and tree standards for middle housing shall be equally or less restrictive than those required for detached single-family residences.

Parking Standards

A. Off-street parking for middle housing shall be subject to the following:

1. No off-street parking shall be required within one-half mile walking distance of a major transit stop.
2. A maximum of one off-street parking space per unit shall be required on lots smaller than 6,000 square feet, before any zero lot line subdivision or lot splits.
3. A maximum of two off-street parking spaces per unit shall be required on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.

B. The provisions of subsection (A) do not apply to:

1. Portions of the city for which the Department of Commerce has certified a parking study in accordance with RCW 36.70A.635(7)(a), in which case off-street parking requirement shall be as provided in the certification from the Department of Commerce.

Commented [EK44]: In MMC, parking standards are based on dwelling units/use, not lot size

2. Portions of the city within a one-mile radius of a commercial airport in Washington with at least 9,000,000 annual enplanements in accordance with RCW 36.70A.635(7)(b).

Infrastructure Standards

- A. Transportation. Regulations for driveways, frontage improvements, alley improvements, and other transportation public works and engineering standards shall not be more restrictive for middle housing than for detached single-family residences, except as addressed by this ordinance.
 - B. Lot Access/Road Standards.
 - 1. Private driveway access shall be permitted for middle housing development with any number of units when a fire apparatus access road is within 150 feet of all structures on the lot and all portions of the exterior walls of the first story of the buildings, as measured by an approved route around the exterior of the buildings.
 - 2. When a fire apparatus road is not within 150 feet of all structures on the lot, subsection (B)(1) does not apply and one of the following conditions must be met:
 - a. The building is equipped throughout with an approved automatic sprinkler system meeting International Fire Code requirements.
 - b. No more than two units are accessed via the same private driveway.
 - c. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
 - 3. Private driveways shall not be required to be wider than 12 feet and shall not be required to have unobstructed vertical clearance more than 13 feet six inches except when it is determined to be in violation of the International Fire Code or other fire, life, and safety standards, such as sight distance requirements.
 - 4. Private driveway access, separate from access to an existing home, shall be permitted unless it is determined to be in violation of the Fire Code or other fire, life, safety standards, such as sight distance requirements.
 - 5. This subsection is not intended to limit the applicability of the adopted fire code, except as otherwise presented in this subsection.
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Severability

If any section, subsection, clause, sentence, or phrase of this ordinance should be held invalid or unconstitutional, such decisions shall not affect the validity of the remaining portions of this ordinance.

Authority to Make Necessary Corrections

The City/Town Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of the scrivener's clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Effective Date

The ordinance shall take effect and be in full force five days after publication of the attached summary which is hereby approved.

APPENDIX C: DEFINITION AUDIT

Term	Y or N or Other	Other Term(s)	Definition	Proposed Definition	Where	Notes
Townhouse	Yes	NA	"A single-family dwell	NA	22A.020.210 "T" definitions	
Multiple Family*	Other	"Multifamily dwe	"A building containin	NA	22A.020.140 "M" definitions	
Manufactured home*	Other	"Manufactured h	"A structure transpor	NA	22A.020.140 "M" definitions	A lot of terms involving "manufactured homes," this definition is the only one defining specifically "manufactured homes"
Mobile home	Yes	NA	"A transportable, fac	NA	22A.020.140 "M" definitions	Seems like there are two definitions.
Recreational vehicle*	Yes	NA	"Or "RV" means a veh	NA	22A.020.190 "R" definitions	
Tiny house or tiny house on wheels	Yes	NA	"A dwelling to be use	NA	22A.020.210 "T" definitions	
Senior citizen assisted*	Other	"Senior citizen as	"A building containin	NA	22A.020.200 "S" definitions	
Caretaker's quarters (3)	Yes	NA	"A dwelling unit whic	NA	22A.020.040 "C" definitions	
Audult family home	Yes	NA	"A residential home i	NA	22A.020.020 "A" definitions	
Convalescent, nursing, retirement*	Other	"Home, rest, con	"A home operated si	NA	22A.020.140 "M" definitions	
Residential care facility	Yes	NA	"A facility, license	b NA	22A.020.190 "R" definitions	
Master planned senior community	Yes	NA	"A master plan for a	- NA	22A.020.140 "M" definitions	
Enhanced services facility	Yes	NA	"A facility that provid	NA	22A.020.060 "E" definitions	
Transitional housing facilities	Yes	NA	"Housing units owne	NA	22A.020.210 "T" definitions	
Permanent supportive housing	Yes	NA	"One or more subsid	NA	22A.020.170 "P" definitions	
Emergency housing	Yes	NA	"Temporary indoor a	NA	22A.020.060 "E" definitions	
Emergency shelters - Indoors*	Yes*	"Emergency shel	"A facility that provid	NA	22A.020.060 "E" definitions	Term in definitions is slight different: parentheses instead of dash
Home occupation	Yes	NA	"Any activity carried	NA	22A.020.090 "H" definitions	
Hotel/motel*	Yes*	NA	Hotel: "A building, ot	NA	22A.020.090 "H" definitions; 2	Two separate definitions for each term; not one definition for "hotel/motel"
Bed and breakfast guesthouse	Yes	NA	"A facility in which or	NA	22A.020.030 "B" definitions	
Bed and breakfast inn	Yes	NA	"A facility in which or	NA	22A.020.030 "B" definitions	
Park*	Yes	NA	"A site designed or d	NA	22A.020.170 "P" definitions	
Marina	Yes	NA	"An establishment pr	NA	22A.020.140 "M" definitions	
Dock and boathouse, private, noncommercial*	Yes*	NA	Dock: "A basin for m	NA	22A.020.050 "D" definitions	Two separate definitions for each term
Boat launch, commercial or public*	No	NA	NA	An area, typically a g	What is a boat launch? [campnab.com]	
Boat launch, noncommercial or private*	No	NA	NA	An area, typically a g	What is a boat launch? [campnab.com]	
Community center*	No	NA	NA	A building open to th	https://everett.municipal.codes/EMC/19.04.090	
Theater*	No	NA	NA	A building used for p	https://everett.municipal.codes/EMC/19.04.090	Term in these codes is "Adult motion picture theater" so I just took out the "sexual" aspects of the definitions.
Theater, drive-in*	Other	"Adult drive-in th	"A drive-in theater us	NA	22A.020.020 "A" definitions	
Amusement and recreation services*	No	NA	NA	An amusement or re	https://everett.municipal.codes/EMC/19.04.090	Term in this code is "Entertainment and recreation, enclosed" and "Entertainment and recreation, not enclosed"
Sports club	Yes	NA	"An establishment er	NA	22A.020.200 "S" definitions	
Golf facility	Yes	NA	"A recreational facilit	NA	22A.020.080 "G" definitions	
Shooting range	Yes	NA	"A facility designed t	NA	22A.020.200 "S" definitions	
Outdoor performance center	Yes	NA	"An establishment fo	NA	22A.020.160 "O" definitions	
Riding academy	Yes	NA	"Any establishment v	NA	22A.020.190 "R" definitions	
Library, museum and art gallery*	No	NA	NA	NA	NA	No definitions for any terms, but I don't think it is needed
Church, synagogue and temple*	No	NA	NA	A building for Christi	Oxford dictionary	
Dancing, music and art center*	No	NA	NA	A building specificall	NA	Defined by me.
General personal service*	Other	"General service	General service use:	NA	22A.020.080 "G" definitions	Make a definition combining the two
Dry cleaning plant*	No	NA	NA	A facility where dry c	NA	Defined by me.
Dry cleaning pick-up station and retail service*	No	NA	NA	A building reserved f	NA	Defined by me.
Funeral home/crematory*	No	NA	NA	An establishment wh	Oxford dictionary	Under "Personal service use"
Cemetery, columbarium or mausoleum*	No	NA	NA	A burial ground or gr	Oxford dictionary	No definitions for any terms
Day care I	Yes	NA	Day care: "An establi	NA	22A.020.050 "D" definitions	
Day care II	Yes	NA	Day care: "An establi	NA	22A.020.050 "D" definitions	
Veterinary clinic	Yes	NA	"A building or premis	NA	22A.020.230 "V" definitions	
Automotive repair and service*	No	NA	NA	A buisness where vel	https://everett.municipal.codes/EMC/19.04.060	
Electric vehicle (EV) charging station*	Yes	"Electric vehicle	"A public or private p	NA	22A.020.060 "E" definitions	No "EV)" abbreviation in the defined term
EV rapid charging station*	Yes	"Rapid charging	"An industrial grade	NA	22A.020.190 "R" definitions	No EV specific definition for "rapid charging station"; included under "electric vehide infrastructure"
EV battery exchange station*	Yes	"Battery exchang	"A full automated fac	NA	22A.020.030 "B" definitions	No EV specific definition for "battery exchange station"; included under "electric vehicle infrastructure"
Miscellaneous repair*	No	NA	NA	Other repair services	NA	Defined by me.
Social services	Yes	NA	"Public or nonprofit	NA	22A.020.200 "S" definitions	
Kennel, commercial and exhibitor/breeding	Yes	"Kennel, commer	Kennel, commercial:	NA	22A.020.120 "K" definitions	
Pet daycare	Yes	NA	"Any commercial faci	NA	22A.020.170 "P" definitions	
Civic, social and fraternal association*	No	NA	NA	Organizations or clut	https://www.investopedia.com/terms/f/fraternal-organization.asp	
Club (community, country, yacht, etc.)	Yes	NA	"An incorporated or	NA	22A.020.040 "C" definitions	
Medical/dental clinic*	Other	"Clinic"	"A building designed	NA	22A.020.040 "C" definitions	Medical and dental uses are mentioned in the definition for "clinic"
Hospital	Yes	NA	"An establishment w	NA	22A.020.090 "H" definitions	
Miscellaneous health*	Other	"Miscellaneous h	"Establishments prim	NA	22A.020.140 "M" definitions	
Supervised drug consumption facility	Yes	NA	"A facility designed t	NA	22A.020.200 "S" definitions	
Elementary, middle/junior high, and senior high (including public, private and parochial)*	Other	"School, element	"An institution of lea	NA	22A.020.200 "S" definitions	
Commercial school*	Other	"School, commer	"A building where ins	NA	22A.020.200 "S" definitions	
School district support facility	Yes	NA	"Uses (excluding sch	NA	22A.020.200 "S" definitions	
Vocational school*	No	NA	NA	A school in which pe	Merriam Webster	
Public agency office	Yes	NA	"An office for the ad	NA	22A.020.170 "P" definitions	
Public utility yard*	Other	"Public agency y	"A facility for open or	NA	22A.020.170 "P" definitions	Not sure if these are two completley separate terms
Public safety facilities, including police and fire*	No	NA	NA	Buildings or infrastr	NA	Defined by me.
Utility facility	Yes	NA	"A facility for the dist	NA	22A.020.220 "U" definitions	
Private storm water management facility	Yes	NA	"A surface water con	NA	22A.020.170 "P" definitions	
Public storm water management facility	Yes	NA	"A surface water con	NA	22A.020.170 "P" definitions	
Contractors' office and storage yard*	No	NA	NA	The use of land to st	https://everett.municipal.codes/EMC/19.04.060	Term in this code is "Storage yard"
Interim recycling facility	Yes	NA	"A site or establishm	NA	22A.020.100 "I" definitions	
Taxi stands	Yes	NA	"Establishments eng	NA	22A.020.210 "T" definitions	
Trucking and courier service*	No	NA	NA	Services including tr	https://www.upperinc.com/g	Courier service is mentioned in "General service use"
Warehousing and wholesale trade	Yes	NA	"Establishments invo	NA	22A.020.240 "W" definitions	
Mini-storage*	Other	"Self-service stor	"An establishment cc	NA	22A.020.200 "S" definitions	
Freight and cargo service*	No	NA	NA	Services including tr	https://www.upperinc.com/g	Term in code is "Freight terminal"
Cold storage warehousing*	No	NA	NA	A warehousing facilit	https://www.conger.com/cold	Term is mentioned in "Heavy service use"
General business service and office*	Other	NA	General business ser	NA	22A.020.080 "G" definitions	No definition for "office"
Commercial vehicle storage*	No	NA	NA	A lot, building, or plo	https://bellingham.municipal.codes/EMC/19.04.060	Term in code is "Recreational vehicle storage lot"
Professional office	Yes	NA	"An office used as a	NA	22A.020.170 "P" definitions	
Miscellaneous equipment rental*	No	NA	NA	A buisness renting ec	NA	Defined by me.
Automotive rental and leasing*	No	NA	NA	A buisness where ne	https://everett.municipal.codes/EMC/19.04.060	
Automotive parking*	No	NA	NA	Parkings areas that n	https://everett.municipal.codes/EMC/19.04.060	Term in code is "Parking space"

Research, development and testing*	No	NA	NA	A business or establi	NA	Defined by me.
Heavy equipment and truck repair*	Other	"Equipment, hea	"High-capacity mech	NA	22A.020.060 "E" definitions	Add repair to this previously existing definition
Automobile holding yard	Yes	NA	"A lot, parcel or part	NA	22A.020.020 "A" definitions	
Commercial/industrial accessory uses*	Other	"Accessory use, c	"1) A use that is sub	NA	22A.020.020 "A" definitions	
Adult facility	Yes	NA	"An adult cabaret, ad	NA	22A.020.020 "A" definitions	Term in definitions is "Adult facility OR facilities" which is slightly different
Factory-built commercial building	Yes	NA	"Any structure that is	NA	22A.020.070 "F" definitions	Term in definitions is "Factory-built commercial building OR modular which is slightly different
Wireless communication facility	Yes	NA	"Any unstaffed facilit	NA	22A.020.240 "W" definitions	Term in definitions includes an acronym: "(WCfs)"
Marijuana cooperative	Yes	NA	"A cooperative form	NA	22A.020.140 "M" definitions	
Marijuana processing facility - indoor only*	Other	"Marijuana proce	"Has the meaning giv	NA	22A.020.140 "M" definitions	
Marijuana production facility - indoor only*	Other	"Marijuana prod	"Has the meaning giv	NA	22A.020.140 "M" definitions	
Marijuana retail facility*	Other	"Marijuana retail	"Has the meaning giv	NA	22A.020.140 "M" definitions	
Building, hardware and garden materials*	No	NA	NA	A business specialize	NA	Defined by me.
Forest products sales	Yes	NA	"The sale of goods pr	NA	22A.020.070 "F" definitions	
Department and variety stores*	No	NA	NA	A large store stockin	Oxford dictionary	
Food stores*	No	NA	NA	A business specialize	NA	Defined by me.
Agricultural crop sales	Yes	NA	"The retail sale of fre	NA	22.020.020 "A" definitions	
Storage/retail sales, livestock feed*	No	NA	NA	A business specialize	NA	Defined by me.
Motor vehicle and boat dealers	Yes	NA	"An establishment er	NA	22.020.140 "M" definitions	
Motorcyle dealers*	Other	"Motor vehicle a	"An establishment er	NA	22.020.140 "M" definitions	Motorcycles are mentioned as a "motor vehicle"
Gasonline service stations	Yes	NA	"Any area of land, inc	NA	22A.020.080 "G" definitions	
Eating and drinking places*	No	NA	NA	Restaurants, cafes, a	https://everett.municipal.codes/EMC/19.04.060	
Drugstores*	No	NA	NA	A retail store where	Merriam Webster	
Liquor stores*	No	NA	NA	A retail store speciali	NA	Defined by me.
Used goods: antiques/secondhand shops*	No	NA	NA	A retail store selling	NA	Defined by me.
Sporting goods and related stores*	No	NA	NA	A retail store speciali	NA	Defined by me.
Book, stationary, video and art supply stores*	No	NA	NA	A retail store speciali	NA	Defined by me.
Jewelry stores*	No	NA	NA	A retail store speciali	NA	Defined by me.
Hobby, toy, game shops*	No	NA	NA	A retail store speciali	NA	Defined by me.
Photographic and electronic shops*	No	NA	NA	A retail store speciali	NA	Defined by me.
Fabric and craft shops*	No	NA	NA	A retail store speciali	NA	Defined by me.
Fuel dealers*	No	NA	NA	A business selling ga	https://everett.municipal.cod	Term defined is "Auto fuel sales"
Florist shops*	No	NA	NA	A retail store speciali	NA	Defined by me
Pet shops*	No	NA	NA	A retail store selling	NA	Defined by me
Tire stores*	No	NA	NA	A retail store selling	NA	Defined by me
Bulk retail	Yes	NA	"An establishment of	NA	22A.020.030 "B" definitions	
Auction houses*	No	NA	NA	A company that facil	https://www.investopedia.com/terms/a/auction-house.asp	
Truck and heavy equipment dealers*	No	NA	NA	A business where ne	https://everett.municipal.cod	Term in code is "Heavy truck and equipment sales"
Mobile home and RV dealers*	No	NA	NA	A business selling mc	NA	Defined by me
Retail stores similar to those otherwise named on this list*	No	NA	NA	NA	NA	Not defined, I don't think it is needed
Automobile wrecking yards	Yes	NA	"A lot, land or struct	NA	22A.020.020 "A" definitions	
Food and kindred products*	No	NA	NA	A company manufac	NA	Defined by me
Winery/brewery*	No	NA	NA	A company that spec	https://everett.municipal.cod	Term in code is "Microbrewery, microdistillery, or microwinery.
Textile mill products*	No	NA	NA	A company that man	https://www.industryselect.com/blog/trends-facts-in-the-us-textile-mill-industry	
Apparel and other textile products*	No	NA	NA	A company that man	NA	Defined by me
Wood products, except furniture*	No	NA	NA	A company that man	NA	Defined by me
Furniture and fixtures*	No	NA	NA	A company that man	NA	Defined by me
Paper and allied products*	No	NA	NA	A company that man	NA	Defined by me
Printing and publishing*	No	NA	NA	A company that spec	NA	Defined by me
Chemicals and allied products*	No	NA	NA	A company that man	NA	Defined by me
Petroleum refining and related industries*	No	NA	NA	A company that spec	NA	Defined by me
Rubber and misc. plastics products*	No	NA	NA	A company that man	NA	Defined by me
Leather and leather goods*	No	NA	NA	A company that man	NA	Defined by me
Stone, clay, glass and concrete products*	No	NA	NA	A company that man	NA	Defined by me
Primary metal industries*	No	NA	NA	An industry that prin	NA	Defined by me
Fabricated metal products*	No	NA	NA	A company that man	NA	Defined by me
Industrial and commercial machinery*	No	NA	NA	A company that man	NA	A definition for the term "Heavy industrial, manufacturing, processing, fabrication or assembly" is provided in https://everett.municipal.codes/EMC/19.04.070
Heavy machinery and equipment*	Other	"Equipment, hea	"High-capacity mech	NA	22A.020.060 "E" definitions	
Computer and office equipment*	No	NA	NA	A company that man	NA	Defined by me
Electronic and other electric equipment*	No	NA	NA	A company that man	NA	Defined by me
Railroad equipment*	No	NA	NA	A company that man	NA	Defined by me
Miscellaneous light manufacturing*	No	NA	NA	Misc. light manufact	https://everett.municipal.cod	Term defined in code is "Light industrial, manufacturing, or assembly"
Motor vehicle and bicycle manufacturing*	No	NA	NA	A company manufac	NA	Defined by me
Aircraft, ship and boat building*	No	NA	NA	The assembly of airo	https://everett.municipal.cod	Term defined in code is "Aircraft assembly"
Tire retreading*	No	NA	NA	A company that spec	https://www.carparts.com/blog/what-are-retread-tires-and-are-they-worth-it/	
Movie production/distribution*	No	NA	NA	A company that spec	NA	Defined by me
Growing and harvesting crops*	No	NA	NA	An agricultural use b	NA	Defined by me
Raising livestock and small animals*	Yes; Other	NA	Livestock: "All animal	NA	22A.020.020 "A" definitions and 22A.020.130 "L" definitions	
Greenhouse or nursery, wholesale and retail*	No	NA	A site where trees, s	https://everett.municipal.codes/EMC/19.04.090		
Farm product processing	Yes	NA	"The processing and	NA	22A.020.070 "F" definitions	
Growing and harvesting forest products*	No	NA	NA	An agricultural use b	NA	Defined by me
Forest research	Yes	NA	"The performance of	NA	22A.020.070 "F" definitions	
Wood waste recycling and storage*	Other	"Yard waste proc	"A facility where yar	NA	22A.020.260 "Y" definitions	
Hatchery/fish preserve*	No	NA	NA	A place for artificial	https://www.aquacultureid.cc	Mentioned in "Critical habitat"
Aquaculture*	No	NA	NA	The propagation and	https://www.britannica.com/topic/aquaculture	
Wildlife shelters	Yes	NA	"A facility for the ten	NA	22A.020.240 "W" definitions	
Processing of minerals*	No	NA	NA	The act of treating cr	https://www.britannica.com/technology/mineral-processing	
Asphalt paving mixtures and block*	No	NA	NA	Essential materials u	https://dcpdm.com/blog/what-is-asphalt-concrete/	
Jail	Yes	NA	"A facility operated b	NA	22A.020.110 "J" definitions	
Regional storm water management facility	Yes	NA	"A surface water con	NA	22A.020.190 "R" definitions	
Public agency animal control facility*	No	NA	NA	A facility providing sr	https://www.alleycat.org/resources/guide-to-local-government-animal-control/	
Public agency training facility	Yes	NA	"An establishment or	NA	22A.020.170 "P" definitions	
Nonhydroelectric generation facility	Yes	NA	"An establishment fo	NA	22A.020.150 "N" definitions	
Energy resource recovery facility	Yes	NA	"An establishment fo	NA	22A.020.060 "E" definitions	
Soil recycling/incineration facility	Yes	NA	"An establishment er	NA	22A.020.200 "S" definitions	
Solid waste recycling*	No	NA	NA	A sold waste handlin	https://everett.municipal.cod	Mentioned in "Drop box facility," "Energy resource recovery facility," "Landfill," and "Transfer station."

Transer station	Yes	NA	"A staffed collection NA	22A.020.210 "T" definitions
Wastewater treatment facility	Yes	NA	"A plant for collectioiNA	22A.020.240 "W" definitions
Transit bus base	Yes	NA	"An establishment foNA	22A.020.210 "T" definitions
Transit park and pool lot	Yes	NA	"A parking area comyNA	22A.020.210 "T" definitions
Transit park and ride lot	Yes	NA	"Vehicle parking specNA	22A.020.210 "T" definitions
School bus base	Yes	NA	"An establishment foNA	22A.020.200 "S" definitions
Racetrack*	No	NA	NA	A ground or track for Oxford dictionary
Fairground*	No	NA	NA	An outdoor area wh https://www.vocabulary.com/dictionary/fairground
Zoo/wildlife exhibit*	No	NA	NA	An establishment wh Oxford dictionary Could maybe be a "Wildlife shelter" which has a definition
Stadium/arena*	No	NA	NA	A place or venue for https://www.definitions.net/definition/stadium
College/university*	No	NA	NA	An educational instit Oxford dictionary
Secure community transition facility	Yes	NA	"A residential facility NA	22A.020.200 "S" definitions
Opiate substitution treatment program facilities*	Other	"Opiate substitut"	An organization thaNA	22A.020.160 "O" definitions

Term	Y or N or Other	Other Term(s)	Definition	Proposed Definition	Where	Notes
Single detached*	Other	"Single-family d	"A detached bui	NA	22A.020.200 "S" definitions	
Model home*	Other	"Factory-built h	"A structure con	NA	22A.020.070 "F" definitions	
Cottage housing*	Other	"Cottage housin	"A grouping of s	NA	22A.020.040 "C" definitions	
Duplex	Yes	NA	"A building that	NA	22A.020.050 "D" definitions	
Townhouse	Yes	NA	"A single-family	NA	22A.020.210 "T" definitions	
Multiple Family*	Other	"Multifamily dw	"A building cont	NA	22A.020.140 "M" definitions	
Mobile home	Yes	NA	"A transportable	NA	22A.020.140 "M" definitions	Seems like there are two definitions.
Mobile/manufactured home park	Yes	NA	"A tract of land i	NA	22A.020.140 "M" definitions	
Senior citizen assisted*	Other	"Senior citizen a	"A building cont	NA	22A.020.200 "S" definitions	
Factory-built*	No	NA	NA	A structure that is cons	https://www.skylinehomes.com	Mentioned in "Factory-built commercial building or modular," but "factory-built" is not defined
Recreational vehicle	Yes	NA	"A vehicle or po	NA	22A.020.190 "R" definitions	
Tiny house or tiny house on wheels	Yes	NA	"A dwelling to b	NA	22A.020.210 "T" definitions	
Audult family home	Yes	NA	"A residential hc	NA	22A.020.020 "A" definitions	
Convalescent, nursing, retirement*	Other	"Home, rest, coi	"A home operat	NA	22A.020.140 "M" definitions	
Residential care facility	Yes	NA	"A facility, licens	NA	22A.020.190 "R" definitions	
Master planned senior community	Yes	NA	"A master plan f	NA	22A.020.140 "M" definitions	
Transitional housing facilities	Yes	NA	"Housing units c	NA	22A.020.210 "T" definitions	
Permanent supportive housing	Yes	NA	"One or more st	NA	22A.020.170 "P" definitions	
Emergency housing	Yes	NA	"Temporary indr	NA	22A.020.060 "E" definitions	
Emergency shelters - Indoors*	Yes*	"Emergency she	"A facility that p	NA	22A.020.060 "E" definitions	Term in definitions is slight different: parentheses instead of dash
Residential accessory uses*	Other	"Accessory use,	"(1) A use, struc	NA	22A.020.020 "A" definitions	
Home occupation	Yes	NA	"Any activity car	NA	22A.020.090 "H" definitions	
Hotel/motel*	Yes*	NA	Hotel: "A buildir	NA	22A.020.090 "H" definitions; 22	Two separate definitions for each term; not one definition for "hotel/motel"
Bed and breakfast guesthouse	Yes	NA	"A facility in whi	NA	22A.020.030 "B" definitions	
Bed and breakfast inn	Yes	NA	"A facility in whi	NA	22A.020.030 "B" definitions	
Enhanced services facility	Yes	NA	"A facility that p	NA	22A.020.060 "E" definitions	
Park*	Yes	NA	"A site designed	NA	22A.020.170 "P" definitions	
Community center*	No	NA	NA	A building open to the	https://everett.municipal.codes/EMC/19.04.010	
Sports club	Yes	NA	"An establishme	NA	22A.020.200 "S" definitions	
Golf facility	Yes	NA	"A recreational f	NA	22A.020.080 "G" definitions	
Library, museum and art gallery*	No	NA	NA	NA	NA	No definitions for any terms, but I do not think it is needed
Church, synagogue and temple*	No	NA	NA	A building for Christian	Oxford dictionary	No definitions for any terms
Funeral home/crematory*	No	NA	NA	An establishment wher	Oxford dictionary	Under "Personal service use"
Cemetery, columbarium or mausoleum*	No	NA	NA	A burial ground or grav	Oxford dictionary	No definitions for any terms
Day care I	Yes	NA	Day care: "An es	NA	22A.020.050 "D" definitions	
Day care II	Yes	NA	Day care: "An es	NA	22A.020.050 "D" definitions	
Stable	Yes	NA	"A structure or f	NA	22A.020.200 "S" definitions	
Kennel or cattery, hobby*	Yes	NA	"Any lot or unit	NA	22A.020.120 "K" definitions	
Electric vehicle (EV) charging station*	Yes	"Electric vehicle	"A public or priv	NA	22A.020.060 "E" definitions	No "(EV)" abbreviation in the defined term
EV rapid charging station*	Yes	"Rapid charging	"An industrial gr	NA	22A.020.190 "R" definitions	No EV specific definition for "rapid charging station"; included under "electric vehicle infrastructure"
Medical/dental clinic*	Other	"Clinic"	"A building desiq	NA	22A.020.040 "C" definitions	
Supervised drug consumption facility	Yes	NA	"A facility desigr	NA	22A.020.200 "S" definitions	
Elementary, middle/junior high, and senior high (includi	Other	"School, elemen	"An institution c	NA	22A.020.200 "S" definitions	
Commercial school*	Other	"School, comme	"A building whe	NA	22A.020.200 "S" definitions	
School district support facility	Yes	NA	"Uses (excluding	NA	22A.020.200 "S" definitions	
Interim recycling facility	Yes	NA	"A site or establ	NA	22A.020.100 "I" definitions	
Vocational school*	No	NA	NA	A school in which peop	Merriam Webster	
Public safety facilities, including police and fire*	No	NA	NA	Buildings or infrastruc	NA	Defined by me.
Utility facility	Yes	NA	"A facility for th	NA	22A.020.220 "U" definitions	
Private storm water management facility	Yes	NA	"A surface wate	NA	22A.020.170 "P" definitions	
Public storm water management facility	Yes	NA	"A surface wate	NA	22A.020.170 "P" definitions	
Self-service storage*	Other	"Self-service sto	"An establishme	NA	22A.020.200 "S" definitions	
Professional office	Yes	NA	"An office used	NA	22A.020.170 "P" definitions	
Automotive parking*	No	NA	NA	Parkings areas that me	https://everett.municipal.code	Term in code is "Parking space"
Model house sales office*	No	NA	NA	A model home which is	https://www.lawinsider.com/dictionary/model-home-sales-office	
Wireless communication facility	Yes	NA	"Any unstaffed f	NA	22A.020.240 "W" definitions	Term in definitions includes an acronym: "(WCFs)"
Marijuana cooperative	Yes	NA	"A cooperative f	NA	22A.020.140 "M" definitions	
Marijuana processing facility - Indoor only*	Other	"Marijuana proc	"Has the meanir	NA	22A.020.140 "M" definitions	
Marijuana production facility - Indoor only*	Other	"Marijuana proc	"Has the meanir	NA	22A.020.140 "M" definitions	
Marijuana retail facility*	Other	"Marijuana reta	"Has the meanir	NA	22A.020.140 "M" definitions	
Forest products sales	Yes	NA	"The sale of goo	NA	22A.020.070 "F" definitions	

Agricultural crop sales	Yes	NA	"The retail sale of NA	22.020.020 "A" definitions
Growing and harvesting crops*	No	NA	NA	An agricultural use base NA Defined by me
Raising livestock and small animals*	Yes; Other	NA	Livestock: "All animals NA	22A.020.020 "A" definitions and 22A.020.130 "L" definitions
Growing and harvesting forest products*	No	NA	NA	An agricultural use base NA "Crops" is defined
Hatchery/fish preserve*	No	NA	NA	A place for artificial breeding https://www.aquacultureid.com Mentioned in "Critical habitat"
Aquaculture*	No	NA	NA	The propagation and husbandry https://www.britannica.com/topic/aquaculture
Regional storm water management facility	Yes	NA	"A surface water NA	22A.020.190 "R" definitions
Nonhydroelectric generation facility	Yes	NA	"An establishment NA	22A.020.150 "N" definitions
Transit park and pool lot	Yes	NA	"A parking area NA	22A.020.210 "T" definitions
Transit park and ride lot	Yes	NA	"Vehicle parking NA	22A.020.210 "T" definitions
School bus base	Yes	NA	"An establishment NA	22A.020.200 "S" definitions
Racetrack*	No	NA	NA	A ground or track for horse Oxford dictionary
College/university*	No	NA	NA	An educational institution Oxford dictionary

Term	Definition	Source	Notes
Commercial			
Boat launch, commercial or public	An area, typically a graded	What is a boat launch? (campnab.com)	
Boat launch, noncommercial or private	An area, typically a graded	What is a boat launch? (campnab.com)	
Community center	A building open to the gen	https://everett.municipal.codes/EMC/19.04.090	
Theater	A building used for presen	https://everett.mun	Term in these codes is "Adult motion picture theater" so I just took out the "sexual" aspects of the definitions.
Amusement and recreation services	An amusement or recreati	https://everett.mun	Term is this code is "Entertainment and recreation, enclosed" and "Entertainment and recreation, not enclosed"
Library, museum and art gallery	NA	NA	
Church, synagogue and temple	A building for Christian, Je	Oxford dictionary	
Dancing, music and art center	A building specifically rese	NA	Defined by me.
Dry cleaning plant	A facility where dry cleanir	NA	Defined by me.
Dry cleaning pick-up station and retail service	A building reserved for pic	NA	Defined by me.
Funeral home/crematory	An establishment where tl	Oxford dictionary	
Cemetery, columbarium or mausoleum	A burial ground or graveya	Oxford dictionary	
Automotive repair and service	A buisness where vehicle r	https://everett.municipal.codes/EMC/19.04.060	
Miscellaneous repair	Other repair services not t	NA	Defined by me.
Civic, social and fraternal association	Organizations or clubs wh	https://www.investopedia.com/terms/f/fraternal-organization.asp	
Vocational school	A school in which people l	Merriam Webster	
Public safety facilities, including police and fire	Buildings or infrastructure	NA	Defined by me.
Contractors' office and storage yard	The use of land to store m	https://everett.mun	Term in this code is "Storage yard"
Trucking and courier service	Services including trucking	https://www.upperinc.com/guides/courier-service/	
Freight and cargo service	Services including trucking	https://www.upperi	Term in code is "Freight terminal"
Cold storage warehousing	A warehousing facility han	https://www.conger.com/cold-storage-warehouse/	
Commercial vehicle storage	A lot, building, or plot of la	https://bellingham.n	Tern in code is "Recreational vehicle storage lot"
Miscellaneous equipment rental	A buisness renting equipm	NA	Defined by me.
Automotive rental and leasing	A business where new or	https://everett.municipal.codes/EMC/19.04.060	
Automotive parking	Parkings areas that meet t	https://everett.mun	Term in code is "Parking space"
Research, development and testing	A business or establishme	NA	Defined by me.
Building, hardware and garden materials	A business specialized in t	NA	Defined by me.
Department and variety stores	A large store stocking a va	Oxford dictionary	
Food stores	A business specialized in t	NA	Defined by me.
Storage/retail sales, livestock feed	A business specialized in t	NA	Defined by me.
Eating and drinking places	Restaurants, cafes, and sin	https://everett.municipal.codes/EMC/19.04.060	
Drugstores	A retail store where medic	Merriam Webster	
Liquor stores	A retail store specialized ir	NA	Defined by me.
Used goods: antiques/secondhand shops	A retail store selling antiq	NA	Defined by me.
Sporting goods and related stores	A retail store specialized ir	NA	Defined by me.
Book, stationary, video and art supply stores	A retial store specialized ir	NA	Defined by me.
Jewelry stores	A retail store specialized ir	NA	Defined by me.
Hobby, toy, game shops	A retail store specialized ir	NA	Defined by me.
Photographic and electronic shops	A retail store specialized ir	NA	Defined by me.
Fabric and craft shops	A retail store specialized ir	NA	Defined by me.
Fuel dealers	A buisness selling gasoline	https://everett.mun	Term defined is "Auto fuel sales"
Florist shops	A retail store specialized ir	NA	Defined by me
Pet shops	A retail store selling comm	NA	Defined by me
Tire stores	A retail store selling a vari	NA	Defined by me
Auction houses	A company that facilitates	https://www.investopedia.com/terms/a/auction-house.asp	
Truck and heavy equipment dealers	A buisness where new or	https://everett.mun	Term in code is "Heavy truck and equipment sales"
Mobile home and RV dealers	A buisness selling mobile	NA	Defined by me
Retail stores similar to those otherwise named on this list	NA	NA	
Food and kindred products*	A company manufacturing	NA	
Winery/brewery*	A company that specialize:	https://everett.mun	Term in code is "Microbrewery, microdistillery, or microwinery.
Textile mill products*	A company that manufact	https://www.industryselect.com/blog/trends-facts-in-the-us-textile-mill-industry	
Apparel and other textile products*	A company that manufact	NA	Defined by me
Wood products, except furniture*	A company that manufact	NA	Defined by me
Furniture and fixtures*	A company that manufact	NA	Defined by me
Paper and allied products*	A company that manufact	NA	Defined by me
Printing and publishing*	A company that specialize:	NA	Defined by me
Chemicals and allied products*	A company that manufact	NA	Defined by me
Petroleum refining and related industries*	A company that specializ	NA	Defined by me
Rubber and misc. plastics products*	A company that manufact	NA	Defined by me
Leather and leather goods*	A company that manufact	NA	Defined by me
Stone, clay, glass and concrete products*	A company that manufact	NA	Defined by me
Primary metal industries*	An industry that primarily	NA	Defined by me

Fabricated metal products*	A company that manufacture	Defined by me
Industrial and commercial machinery*	A company that manufacture	A definition for the term "Heavy industrial, manufacturing, processing, fabrication or assembly" is provided in https://everett.municipal.codes/EMC/19.04.07
Computer and office equipment*	A company that manufacture	Defined by me
Electronic and other electric equipment*	A company that manufacture	Defined by me
Railroad equipment*	A company that manufacture	Defined by me
Miscellaneous light manufacturing*	Misc. light manufacturing (https://everett.municipal.codes/EMC/19.04.07)	Term defined in code is "Light industrial, manufacturing, or assembly"
Motor vehicle and bicycle manufacturing*	A company manufacturing NA	Defined by me
Aircraft, ship and boat building*	The assembly of aircraft components	Term defined in code is "Aircraft assembly"
Tire retreading*	A company that specializes in: https://www.carparts.com/blog/what-are-retread-tires-and-are-they-worth-it/	Defined by me
Movie production/distribution*	A company that specializes in: NA	Defined by me
Growing and harvesting crops*	An agricultural use based on: NA	Defined by me
Hatchery/fish preserve*	A place for artificial breeding: https://www.aquacultureid.com/fish-hatchery-systems/	
Aquaculture*	The propagation and husbandry: https://www.britannica.com/topic/aquaculture	
Processing of minerals*	The act of treating crude oil: https://www.britannica.com/technology/mineral-processing	
Asphalt paving mixtures and block*	Essential materials used in: https://dcplm.com/blog/what-is-asphalt-concrete/	
Public agency animal control facility*	A facility providing services: https://www.alleycat.org/resources/guide-to-local-government-animal-control/	
Solid waste recycling*	A solid waste handling facility: https://everett.municipal.codes/EMC/19.04.080	
Racetrack*	A ground or track for horse racing: Oxford dictionary	
Fairground*	An outdoor area where fairs are held: https://www.vocabulary.com/dictionary/fairground	
Zoo/wildlife exhibit*	An establishment which maintains animals: Oxford dictionary	
Stadium/arena*	A place or venue for outdoor sports: https://www.definitions.net/definition/stadium	
College/university*	An educational institution: Oxford dictionary	
Residential		
Factory-built*	A structure that is constructed: https://www.skylinehomes.com/our-homes/factory-built-vs-site-built-homes	
Community center*	A building open to the general public: https://everett.municipal.codes/EMC/19.04.010	
Library, museum and art gallery*	NA	
Church, synagogue and temple*	A building for Christian, Jewish, or other religious worship: Oxford dictionary	
Funeral home/crematory*	An establishment where funerals are held: Oxford dictionary	
Cemetery, columbarium or mausoleum*	A burial ground or grave yard: Oxford dictionary	
Vocational school*	A school in which people learn a trade: Merriam Webster	
Public safety facilities, including police and fire*	Buildings or infrastructure: NA	Defined by me.
Automotive parking*	Parking areas that meet the requirements: https://everett.municipal.codes/EMC/19.04.010	Term in code is "Parking space"
Model house sales office*	A model home which is used for sales: https://www.lawinsider.com/dictionary/model-home-sales-office	
Growing and harvesting crops*	An agricultural use based on: NA	Defined by me
Growing and harvesting forest products*	An agricultural use based on: NA	Defined by me
Hatchery/fish preserve*	A place for artificial breeding: https://www.aquacultureid.com/fish-hatchery-systems/	
Aquaculture*	The propagation and husbandry: https://www.britannica.com/topic/aquaculture	
Racetrack*	A ground or track for horse racing: Oxford dictionary	
College/university*	An educational institution: Oxford dictionary	