



**LYNNWOOD**  
WASHINGTON

**ORDINANCE NO. 3258**

**AN ORDINANCE OF THE CITY OF LYNNWOOD, WASHINGTON,  
RELATING TO COMMERCIAL, MIXED-USE AND  
COMMERCIAL/RESIDENTIAL ZONING DISTRICT REGULATIONS;  
REPEALING CHAPTER 21.52 (MIXED USE/BUSINESS ZONE) OF THE  
LYNNWOOD MUNICIPAL CODE; AMENDING SECTIONS 21.18.710,  
21.40.100, 21.40.900, 21.43.100, 21.46.050, 21.46.100, 21.46.119,  
21.46.200, 21.54.100, 21.60.300 AND 21.62.250 AND PROVIDING  
FOR SEVERABILITY, AN EFFECTIVE DATE AND SUMMARY  
PUBLICATION.**

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WHEREAS, under Chapters 35A.11 and 35A.63 RCW, the City Council of the City of Lynnwood has the authority to adopt ordinances relating to the use of real property located within the City; and

WHEREAS, from time to time, it is appropriate to amend the City's land use and development regulations in order to improve efficiency and provide for effective application of regulations enacted by the City Council; and

WHEREAS, on February 22, 2017 the Community Development Director, acting as Lynnwood's State Environmental Policy Act (SEPA) Responsible Official, issued a threshold determination for this draft ordinance; and

WHEREAS, this proposal was submitted for the required state agency review under RCW 36.70A.106 and the State of Washington granted the City of Lynnwood expedited review for the proposed ordinance amending the city's zoning code; and

WHEREAS, on March 23, 2017, the Planning Commission held a public hearing on the draft zoning ordinance; and

WHEREAS, on May 22, 2017, the City Council held a public hearing on the draft zoning ordinance; and

WHEREAS, the City Council after due consideration finds that the regulations contained in this ordinance are consistent with and implement the City's Comprehensive Plan, are consistent with applicable state law, and will benefit the public health, safety and general welfare;

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2 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD DOES ORDAIN AS  
3 FOLLOWS:  
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5 **Section 1.** Upon consideration of the provisions of this Ordinance, the City Council finds that the  
6 amendments contained herein are: a) consistent with the comprehensive plan; and b)  
7 substantially related to the public health, safety, or welfare; and c) not contrary to the best  
8 interest of the citizens and property owners of the city of Lynnwood.  
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10 **Section 2.** Section 21.18.710 of the Lynnwood Municipal Code is amended to read as follows:  
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12 **21.18.710 Parking structure development standards.**

- 13 A. Compliance with Other Standards – Exceptions. A parking structure shall comply with  
14 all development standards for the zone it is located in, with the following exceptions:
  - 15 1. In the PRC, CG and PCD zones, 50 percent of the square footage of the ground-  
16 level floor of the parking structure shall be counted toward lot coverage. In all  
17 other zones, 100 percent of the square footage of the ground-level floor shall be  
18 counted toward lot coverage.
  - 19 2. See subsection (D)(3) of this section for minimum setback requirement from  
20 streets.
- 21 B. Stall and Aisle Dimensions. All parking stalls and aisles shall be designed according to  
22 Figure 21.18.1, “Minimum Standards for Off-Street Parking,” unless all parking is done  
23 by parking attendants on duty at all times that the parking structure is in use.
- 24 C. Exterior Elevations.
  - 25 1. The exterior colors and materials of a parking structure shall match or  
26 complement those of the project for which it provides parking to the maximum  
27 extent feasible.
  - 28 2. The architectural design of the structure’s exterior (including the use of colors and  
29 materials), if not matching the design of adjoining buildings, should visually  
30 complement other buildings in the project. When viewed together, the main  
31 building(s) and parking structure(s) should create an overall design character that  
32 integrates all project buildings into a well-coordinated and visually pleasing  
33 streetscape.
  - 34 3. Regardless of the interior or structural design of the structure, exterior horizontal  
35 facade elements shall be level and not sloped. Masking or concealing sloping  
36 ramps may necessitate placing facades on the exterior walls.
  - 37 4. Horizontal exterior facades 30 feet or longer shall be treated or designed so long,  
38 continuous horizontal surfaces do not dominate the structure’s appearance.
  - 39 5. The apparent bulk of the structure shall be reduced by setting back floors above  
40 the third level.
  - 41 6. Low walls, facades or other improvements (at least three and one-half feet high)  
42 shall be installed around all sides of all levels of the structure so parked vehicles  
43 are not visible from ground level and adjoining buildings. Landscaping may be

1 installed (in planter boxes) on top of such walls to provide additional screening  
2 and soften the exterior appearance of the parking structure.

3 D. Ground Floor.

4 1. Vehicle Access. No parking structure entry/exit driveway shall have more than  
5 three lanes unless exceptional traffic conditions or congestion require an  
6 additional drive lane. In no case, shall the number of lanes exceed four.

7 2. Landscaping.

8 a. Landscaping shall be installed and maintained at ground level on all sides of a  
9 parking structure (exceptions: designated "pedestrian-oriented street"  
10 frontages (see below) and locations where the distance between the structure  
11 and an adjoining building is less than 20 feet).

12 b. On any side of a parking structure that faces a street, a planting area at least  
13 25 feet wide shall be provided. This requirement may be reduced on a one-to-  
14 one basis by the width of any other required landscaping areas between the  
15 parking structure and the street if the ground floor of the parking structure  
16 meets the design requirements for ground floor walls in the commercial district  
17 building design section of the Lynnwood citywide design guidelines.

18 c. Planting along streets for which a landscaping plan has been approved  
19 (Chapter [21.06](#) LMC) shall conform to the approved plan.

20 d. Along other sides of the structure, planting shall include:

21 i. A planting area at least 10 feet wide adjacent to the side of the structure  
22 and a planting area at least 15 feet wide adjacent to the street frontage;

23 ii. Trees in an arrangement that is consistent with the architecture of the  
24 parking structure so that the average spacing between trees is no more than  
25 30 feet;

26 iii. Shrubs and groundcover in the remainder of the planting area so that all  
27 exposed ground shall be covered within five years;

28 iv. Flowering plants (covering a minimum of eight square feet) where a vehicle  
29 driveway connects to private or public streets and along sidewalks leading  
30 to pedestrian entrances and exits.

31 3. Street Frontage. The design and use of portions of the ground floor of a parking  
32 structure that have frontage on a public or private street (but not including an  
33 alley) shall comply with the following requirements:

34 a. Designated Pedestrian-Oriented Streets.

35 i. Where a parking structure is directly adjacent to a street designated a  
36 "pedestrian-oriented street," the portion of the structure that fronts on the  
37 designated street shall be designed to provide occupiable space for  
38 commercial uses that generate substantial foot traffic, such as retail  
39 businesses, walk-in businesses (arcades, art galleries, museums, and the  
40 like) and personal service shops (such as banks, barber and beauty shops,  
41 travel agencies, printing/copying stores, and dry cleaners).

42 ii. Exceptions to this requirement shall be allowed for entry/exit driveways and  
43 pedestrian egress/ingress to/from the structure.

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- b. Other Streets.
  - i. Where a parking structure is directly adjacent to a street not designated as a “pedestrian-oriented street,” parking may be located along the street frontage; provided, that the parking structure is set back from the street a minimum of 25 feet.
  - ii. The setback shall be landscaped as required by subsection (D)(2) of this section.
- 4. Pedestrian Connections. The design of pedestrian connections or pathways from a parking structure to the building(s) for which it provides parking shall clearly delineate and separate the pedestrian way from travel areas for vehicles.
  - E. Above-Ground Pedestrian Connections.
    - 1. Pedestrian connections from a parking structure to the building(s) for which it provides parking (“sky bridges”) are allowed.
    - 2. The exterior design of such connections shall be consistent with the design of the parking structure and the main building(s) and shall maintain architectural continuity with the design concept for the project.

**Section 3.** Section 21.40.100 of the Lynnwood Municipal Code, is amended to read as follows:

**21.40.100 Use zones established**

For the purpose of this title, the city is divided into use zones as provided hereafter:

Essential Uses	Symbols	Description
A. Single-Family Residential Zones.		
Single Family Residences	RS-8	Residential 8400 Sq. Ft.
	RS-7	Residential 7200 Sq. Ft.
	RS-4	Residential 4000 Sq. Ft.
B. Multiple-Family Zones.		
Multiple-Family Residences	RML	Multiple Residential Low-Density
	RMM	Multiple Residential Medium Density
	RMH	Multiple Residential High-Density
C. Commercial Zones.		
Retail, Offices and Services	NC	Neighborhood Commercial
	PCD	Planned Commercial Development
	ACC	Alderwood-City Center Transition Area

	CC-W	City Center-W
	CC-N	City Center-N
	CC-C	City-Center-Core
	CG	General Commercial
	PRC	Planned Regional Shopping Center
	HMU	Highway 99 Mixed Use
	CR	Commercial/Residential
	CDM	College District Mixed Use
<b>D. Industrial Zone.</b>		
Employment Uses	BTP	Business/Technical Park
	LI	Light Industrial
<b>E. Public and Institutional Zones.</b>		
Institutional Uses	P-1	Public

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**Section 4.** Section 21.40.900 of the Lynnwood Municipal Code, is amended to read as follows:

**21.40.900 Order of restrictiveness**

The City of Lynnwood is divided into 20 use zone which shall be known, in the order of restrictiveness, beginning with the most restrictive as:

- RS-8 Residential 8400 Sq. Ft.
- RS-7 Residential 7200 Sq. Ft.
- RS-4 Residential 4000 Sq. Ft.
- P-1 Public
- RML Multiple Residential Low-Density
- RMM Multiple Residential Medium-Density
- RMH Multiple Residential High-Density
- NC Neighborhood-Commercial
- PCD Planned Commercial Development
- CDM College District Mixed Use
- ACC Alderwood-City Center Transition Area
- HMU Highway 99 Mixed Use
- CR Commercial Residential
- CC-W City Center-West
- CC-N City Center-North
- CC-C City Center-Core
- CG General Commercial
- PRC Planned Regional Shopping Center
- BTP Business/Technical Park
- LI Light Industrial

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**Section 5.** Section 21.43.100 of the Lynnwood Municipal Code, is amended to read as follows:

**21.43.100 Uses allowed in multiple-family residential zones.**

See Table 21.43.100 for uses allowed in multiple-family residential zones:

**Table 21.43.01**

Use	RML	RMM	RMH
Single-Family Dwelling (one per lot)	C	C	C
Multiple-Family Dwelling	P	P	P
Adult Family Home	P	P	P
Agricultural and Horticultural Activities, including plant nurseries+	P/C	P/C	P/C
Boarding Houses+	P	P	P
Child Day-Care Centers+	C	C	C
Senior housing, independent living communities, assisted living facilities, congregate care, continuing care communities and group housing for any other legal purpose, but not including hospitals or mental hospitals.	C	C	C
Hospital and Nursing Homes	-	-	P
Manufactured Home Developments and Manufactured Homes+	P	P	P
Mini-Day-Care Programs	P	P	P
Office Uses+	C	C	C
Park and Pool Lots+	C	C	C
Places of Worship	C	C	C
Public Parks	P	P	P
Public Utility Facilities necessary for the transmission, distribution or collection of electric, telephone, wireless communication, telegraph, cable TV, natural gas, water, and sewer utility services, excluding sewer treatment plants, offices, repair shops, warehouses, and storage yards+	C	C	C
Schools, Libraries or Museums, Offices of Philanthropic or Charitable Organizations, but not including Nonprofit Retail Stores	C	C	C
Wireless Communications Facility Attached (not permitted on residential structures); See Chapter 21.90 LMC	P	P	P

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**Section 6.** Section 21.46.050. entitled “Purpose” of the Lynnwood Municipal Code, is amended to read as follows:

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2 **21.46.050 Purpose**

3 A. General. The purpose of the regulations set forth in this chapter are:

- 4 1. To regulate the location, height, bulk, and size of buildings constructed for  
5 business and commercial uses, thereby assuring adequate light and air in  
6 commercial zones;  
7 2. To provide a range of use zones of varying degrees of restrictiveness in the types  
8 of businesses permitted; thereby providing for the development of shopping  
9 centers and the various other types of businesses and/or commercial areas;  
10 3. To facilitate the economical provision of utilities; to provide for convenient,  
11 efficient, and safe access to commercial zones by vehicles, and by pedestrians; and  
12 4. To encourage general improvement of the appearance of commercial areas.

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14 It is further intended that the establishment of several zones for business and  
15 commercial uses, differentiated by the types of business uses permitted and by  
16 the height and character of structures allowed, will provide additional protection  
17 for residential areas wherever they exist in close proximity to business zones,  
18 excluding in such transitional areas those uses which would be detrimental to  
19 nearby residences by reason of traffic generation or other characteristics of the  
20 business.

21 B. Individual Zones. The purposes of the individual zones are as follows:

- 22 1. Neighborhood Commercial (NC). The Neighborhood Commercial zone is intended  
23 to provide for compatible retail, professional, and personal service uses, and  
24 offices and services including municipal services of not more than two stories  
25 which generally serve the everyday needs of the residents of the surrounding  
26 neighborhood. Multi-family residential units may be permitted on select NC  
27 parcels subject to location (Figure 21.46.1). Neighborhood Commercial zones  
28 should be located:  
29 a. To provide for neighborhood commercial centers at appropriate locations  
30 along arterial streets within residential areas;  
31 b. To preserve existing neighborhood commercial centers which are at  
32 appropriate locations within residential areas, but which may not be located  
33 along an arterial street; or  
34 c. As a transition zone between residential zones and more intensive commercial  
35 zones.

36 The boundaries between Neighborhood Commercial zones and adjacent residential  
37 zones should be well defined and have significant buffering standards to discourage  
38 encroachment into and/or degradation of those residential zones. The size of  
39 individual zones should be scaled to the intensity of residential development in the  
40 area.

- 41 2. General Commercial (CG). The purpose of the General Commercial zone is to  
42 provide for a variety of commercial, retail, and other uses, including municipal  
43 services. These uses are primarily related to auto borne clientele, rather than  
44 pedestrian clientele. It is further intended that certain uses which have been

1 heretofore been permitted but which are more of an industrial nature shall be  
2 allowed only by a conditional use permit thereby providing that the existing  
3 establishments shall not be nonconforming but any new establishments may be  
4 confined to appropriate locations. With the expansion of the bus system serving  
5 Highway 99, the location of multiple-family residential housing in the vicinity of  
6 the highway allows the opportunity to create a more sustainable environment.  
7 Multiple-family housing on sites on specified parcels within the Highway 99  
8 corridor as designated on the city of Lynnwood future land use map, allows  
9 compact multiple-family residential development a walkable distance from  
10 convenience retail with goods and services and reduces single-vehicle trips due to  
11 the availability of transit.

- 12 3. Planned Commercial Development (PCD). The Planned Commercial Development  
13 zone is intended to allow and encourage the controlled development of  
14 commercial uses and services, including municipal services in areas where,  
15 because of traffic flows, adjacent uses or other land use factors, conventional  
16 commercial development and other alternative land uses are not desirable. It is  
17 intended that the PCD zones may be located adjacent to existing planned regional  
18 shopping centers, major highways or industrial and business park developments  
19 where appropriate, but not adjacent to single-family residential neighborhoods as  
20 designated by the comprehensive plan. The purpose of the zone is to allow the  
21 planned commercial development of contiguous parcels under multiple  
22 ownerships with a degree of coordination and control not possible under other  
23 zoning classifications.

24 Property may only be reclassified to PCD after the comprehensive plan has  
25 been amended to designate the area as appropriate for the PCD zone. A design  
26 concept for the area included in each PCD zone shall be developed simultaneously  
27 with a proposal for amending the comprehensive plan to allow PCD in that zone.  
28 The design concept shall indicate major circulation and utility proposals for the  
29 zone. Consideration shall be given to internal and external vehicular and  
30 pedestrian circulation. The primary purpose of the design concept is to allow  
31 advance consideration of coordinated development of parcels in the zone. The  
32 design concept shall consist of a site plan and textual guidelines for development  
33 of the specific zone. The textual guidelines shall be developed to address specific  
34 concerns or attributes of the individual zone which may not be adequately dealt  
35 with in the zoning code.  
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38 **Section 7.** Table 21.46.01 in Section 21.46.100 of the Lynnwood Municipal Code, is amended to  
39 read as follows:  
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**Table 21.46.01**

<b>Automotive Sales</b>	<b>NC</b>	<b>PCD</b>	<b>CG</b>
Auto Parts, Accessory, and Supplies Stores	P	P*	P
Auto Glass Stores	-	P	P
Automobile Repair, including body and fender and mechanical repair, excluding outdoor storage, display or sales	-	-	P
Automobiles, rental or sale	-	P**	P
Electric Vehicle Charging Station Level 1, Level 2 and Level 3	C	P	P
Battery Exchange Station (Electric Vehicles), Principal Use	C	C	C
Car Wash	-	-	P
Mobile or Manufactured Homes, open lots for sale or rental of	-	-	P
Park and Pool Lots+	C	-	C
Parking Garages and accessory refueling and servicing	-	P	P
Public and Private Parking Lots for Passenger Cars	-	P	P
Service Stations, full self, or gas+	C***	-	C
Tire Store, provided, that in the PCD zone, such activities be conducted indoors without outdoor storage, overnight parking, excessive noise or other adverse environmental impacts	-	P	P
Oil Lubrication, Brake, Muffler Service and Tune-up	-	P	P

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3 \* Provided, that such activities be conducted indoors without outdoor storage, overnight  
4 parking, excessive noise or other adverse environmental impacts.

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6 \*\* (1) Only at properties either with frontage on the freeway right-of-way or within 1,500 feet of  
7 a freeway on- or off-ramp (measured in a straight line from the nearest point of the end of the  
8 freeway ramp (where the ramp connects to a public street) to the nearest point of the property).  
9 (2) Sale of used vehicles as a principal use of the property is prohibited.

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11 \*\*\* Service stations shall not be located adjacent to or across the street from any residential  
12 zoning district.

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14 **Section 8.** Table 21.46.02 in Section 21.46.100 of the Lynnwood Municipal Code, is amended to  
15 read as follows:

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**Table 21.46.02**

<b>Business Service Uses</b>	<b>NC</b>	<b>PCD</b>	<b>CG</b>
Business Services, not including furniture or equipment sales	P	P	P
Business and Professional Services not mentioned elsewhere in this section.	-	P	P

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**Section 9.** Table 21.46.03 in Section 21.46.100 of the Lynnwood Municipal Code, is amended to read as follows:

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**Table 21.46.03**

<b>Eating and Entertainment Uses</b>	<b>NC</b>	<b>PCD</b>	<b>CG</b>
Restaurants and Cafeterias providing on-premises services to seated patrons+	P	P	P-X
Restaurants, drive-in car service+	-	-	P-X
Restaurants, drive-through car service		P*	P
Taverns, Bars and Cabarets	-	P	P

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\* Drive-throughs in the PCD zone shall have the drive aisles screened.

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**Section 10.** Table 21.46.04 in Section 21.46.100 of the Lynnwood Municipal Code, is amended to read as follows:

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**Table 21.46.04**

<b>Institutional Uses</b>	<b>NC</b>	<b>PCD</b>	<b>CG</b>
Child Day Care	P	P	P-X
Churches	P	P	P-X
Assisted Living, Congregate Care and Senior Housing+	P	P	P
Libraries, Museums, Art Galleries and similar institutions	P	P	P-X
Municipal Services	P	P	P
Higher Education: Universities, Colleges, Technical, Business, Trade and Vocational Schools, excluding automotive and mechanical schools	P	P	P
Primary and Specialty Education: Preschools, Elementary, Secondary, Dance, Music, Art and similar schools	P	P	P-X

1 **Section 11.** Table 21.46.05 in Section 21.46.100 of the Lynnwood Municipal Code, is amended  
 2 to read as follows:

3  
 4 **Table 21.46.05**

Medical Uses	NC	PCD	CG
Medical, Dental, Optical and Chiropractic clinics	P	P	P
Veterinary Clinics+	P*	P	P-X

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 6 \*Excluding outdoor kennels and runs

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 8 **Section 12.** Table 21.46.06 in Section 21.46.100 of the Lynnwood Municipal Code, is amended  
 9 to read as follows:

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 11 **Table 21.46.06**

Office Uses	NC	PCD	CG
Business or Professional Office, including offices of a clerical or administrative nature	P	P	P
Office as Home Occupation	C	-	C

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 14 **Section 13.** Table 21.46.07 in Section 21.46.100 of the Lynnwood Municipal Code, is amended  
 15 to read as follows:

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 17 **Table 21.46.07**

Personal Service Uses	NC	PCD	CG
Banks and other financial institutions	P	P	P
Personal Service Shops	P*	P	P
Dressmaker and Tailoring Shops	P	P	P
Dry Cleaning and Laundry Plants	-	P	P
Dry Cleaning and Laundry, Self-Service	P	P	P
Dry Cleaning and Laundry, Pick-Up Station for work to be done elsewhere	P	P	P
Locksmith	P	P	P
Pet Grooming	P	P	P-X

18  
 19 \* Notwithstanding the definition of personal service in LMC 21.02.566 or the provisions of Table  
 20 21.46.09, in the NC zone, gymnasiums and health clubs may be up to 5,000 square feet in building  
 21 area.  
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1 **Section 14.** Table 21.46.08 in Section 21.46.100 of the Lynnwood Municipal Code, is amended  
 2 to read as follows:

3  
 4 **Table 21.46.08**

Recreational Activities	NC	PCD	CG
Amusement Centers located 300 feet or more from a single-family or multiple-family zone*	-	P	P
Amusement Centers located less than 300 feet from a single-family or multiple-family zone*	-	C	C
Indoor Amusement Enterprises, including skating rinks, bowling alleys and pool halls	-	P	P-X
Handball Courts, Racquet Clubs, and Indoor and Outdoor Tennis Courts	-	-	P
Health Clubs	-	P	P
Outdoor Ancillary Playground and related equipment	-	-	C
Outdoor Commercial Recreation and Entertainment, including stadiums, race tracks, outdoor theaters, swimming pools, golf courses	-	-	P

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 6 \* As measured from the property line of the parcel on which the center is located to the property  
 7 line of the nearest residentially zoned parcel.

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 9 **Section 15.** Table 21.46.09 in Section 21.46.100 of the Lynnwood Municipal Code, is amended to  
 10 read as follows:

11  
 12 **Table 21.46.09**

Residential Uses	NC	PCD	CG
Adult Family Homes	P	P	P
All uses permitted in single-family zones	P	P	P
Multiple-Family Housing Units+	C*	P	
Multiple-Family Housing Units (on parcels designated as Highway 99 Corridor on the Future Land Use Map	-	-	P
Motels and Hotels	-	P	P-X
Respite Care	P	P	P

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\* One-acre minimum lot size, subject to standards and procedures established in Chapter 21.43 LMC for the Multiple Residential Medium Density Zone (RMM) with the exception that maximum building height is three stories or 45 feet, whichever is less. Also subject to additional screening or privacy measures as determined by the hearing examiner during the conditional use permit process, including but not limited to: distance, architectural design, significant tree cover, significant elevation changes, fencing, reduction or elimination of lighting immediately adjacent to single-family uses, and prohibition on activities immediately adjacent to single-family uses that will create noise, odor, or other impacts (i.e. garbage collection areas, recreational areas, parking lots). See Figure 21.46.1.

**Section 16.** Table 21.46.10 in Section 21.46.100 of the Lynnwood Municipal Code, is amended to read as follows:

**Table 21.46.10**

Retail Uses +	NC**	PCD	CG
Bakery Retail Stores	P	P	P-X
Bicycle Sales and Repair	-	P	P-X
Boat and Equipment Sales and Display (can only be indoors in the PCD zone)	-	P	P
Building Supplies Stores, indoor	-	-	P
Carpet Stores	-	P	P
Convenience Stores not located on the same or adjacent lot to a service station+	P	P	P-X
Convenience Stores located on the same lot and/or within the same building and operated as a single business with a full-service, self-service station, gas station+	P*	-	C-X
Florist Shops, Accessory Greenhouses and Plant Nurseries	P	P	P
Fresh Fruit, Vegetable or Produce Stand, Outdoors	P	P	P
Grocery Stores	P	P	P
Hardware Sores	P	P	P
Pet Shops	P	P	P-X
Retail Lumber Yards	-	-	C
Retail Stores not mentioned elsewhere in this section	P	P	P
Shopping Centers, including only the uses permitted in the applicable zone	P	-	P

\* Shall not be located adjacent to or across the street from any residential zoning district.

1 \*\* Retail uses approved after the adoption of Ordinance 3233 can be no larger than 7,500 square  
 2 feet per tenant in the NC zone.

3 +Retail uses can include incidental service and repair for primary uses.

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 5 **Section 17.** Table 21.46.11 in Section 21.46.100 of the Lynnwood Municipal Code is amended to  
 6 read as follow:

7 **Table 21.46.11**

Light Industrial Uses	NC	PCD	CG
Assembly of Glass, Light Metal, Plastic, Electronic, Electrical or Wood Parts, which are extracted, stamped, manufactured or shaped elsewhere, not precluding minor processes such as cutting or drilling	-	-	P
Bottling or Packaging Plants in spaces of 10,000 sq. ft. or less	-	-	P
Contractor's Offices and Shops in spaces of 10,000 sq. ft. or less	-	-	P
Public Utility Facilities+	P	P	P
Research and Development	-	-	P

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 9 **Section 18.** Table 21.46.12 in Section 21.46.100 of the Lynnwood Municipal Code, is amended  
 10 to read as follows:

11 **Table 21.46.12**

Other Uses	NC	PCD	CG
Adult Establishment	-	-	CA
Adult Retail Uses	-	-	CA
Charitable or Relief Supplies Collection or Storage	-	-	P
Distribution Center, not to exceed 100,000 square feet	-	-	P
Radio or Television Stations, not including Wireless Communications	-	P	P
Self-Service Storage Facilities	-	-	P
Warehouse of 10,000 sq. ft. or less			P
Wholesale store of 10,000 sq. ft. or less			P
Wireless Communications Facility less than 300 feet from residential zones (as measured from the wireless communications support structure to the property line of the nearest residentially zoned parcel) +	C	P	P

Wireless Communications Facility 300 feet or more from residential zones (as measured from the wireless communications support structure to the property line of the nearest residentially zoned parcel) +	P	P	P
Wireless Communications Facility, Attached	P	P	P

\* See LMC 21.46.110 through 21.46.119

Key:

- P = Permitted as a principal use
- A = Permitted as an accessory use with a principal permitted or approved conditional use
- C = May be permitted as a principal use upon approval of a conditional use permit.
- Al = Permitted as an accessory use if located in the building of a permitted principal use, and internally oriented with principal public access through the main access of the building.
- = Not permitted.
- X = Not permitted in controlled area.
- CA = Permitted only in controlled area. See LMC 21.46.

**Section 19.** Figure 21.46.1 in Section 21.46.100 of the Lynnwood Municipal Code is amended to read as stated and depicted in Exhibit A, attached hereto and incorporated by reference.

**Section 20.** Section 21.46.119, entitled “Limitations on uses – Other uses,” of the Lynnwood Municipal Code is amended to read as follows:

**21.46.119 Limitations on uses – Other uses.**

- A. Wireless Communication Facility. A conditional use permit for a wireless communication facility shall be subject to the following additional standards:
  1. Such facilities shall not be injurious to the neighborhood or otherwise detrimental to the public welfare;
  2. The applicant shall demonstrate the need for the proposed tower (wireless communications support structure) to be located near a residential area, the procedures involved in the site selection and evaluation of alternative sites and existing facilities on which the proposed facility could be located or co-located;
  3. A site development plan shall be submitted showing the location, size, screening, and design of all buildings and structures, including fences, the location, size and nature of outside equipment, and the location, number, and species of all proposed landscaping;
  4. The facility shall be designed to be aesthetically and architecturally compatible with the natural and building environment. This includes, but is not necessarily limited to, building design and the use of exterior materials harmonious with the character of the surrounding neighborhood and the use of landscaping and privacy screening to buffer the facilities and activities on the site from surrounding

1 properties. Any equipment or facilities not enclosed within a building (e.g. towers,  
2 transformers, tanks, etc.) shall be designed and located on the site to minimize  
3 adverse impacts on surrounding properties;

- 4 5. All wireless communications facilities shall comply with national, state or local  
5 standards, whichever is more restrictive, in effect at the time of application, for  
6 nonionizing electromagnetic radiation;  
7 6. The applicant shall demonstrate a justification for the proposed height of the  
8 structures and an evaluation of alternative designs which might result in lower  
9 heights. If additional height over that allowed in the zone is justified it may be  
10 approved by the city; and  
11 7. The applicant shall include an analysis of the feasibility of future consolidated use  
12 of the proposed facility with other public utility facilities.

13 Provided that this subsection shall not apply to utility facilities located on  
14 a property which are accessory to the property or to the transmission, distribution  
15 or collection lines and equipment necessary to provide a direct utility connection  
16 to the property or neighboring properties, or to those utility facilities located on  
17 public right-of-way.

18 B. Self-Service Storage Facilities in Commercial Zones. Self-service storage facilities have  
19 characteristics in common with both commercial uses and industrial uses. This  
20 subsection provides regulations to appropriately site self-service storage facilities in  
21 certain commercial zones while maintaining the desired character and function of  
22 those zones. In general, self-service storage facilities generate low levels of vehicular  
23 and pedestrian activity and do not contribute to the vitality of a commercial area  
24 compared to other commercial uses. Historically self-service storage facilities have  
25 visually resembled industrial facilities, but some recently constructed facilities have  
26 featured designs compatible with higher quality commercial development. If  
27 designed appropriately as stand-alone multistory structures that emulate the exterior  
28 architecture of residential or multifamily or as components located within larger  
29 multistory office or residential structures, self-storage uses may be located without  
30 adversely impacting comprehensive plan goals, zoning district intent or the  
31 surrounding neighborhood. Thus, self-storage uses in commercial zones shall adhere  
32 to the additional development standards articulated in this chapter.

33 1. Use Regulations.

- 34 a. Where the chapter provides for self-service storage facilities upon property  
35 zoned CG, self-service storage facilities are permitted only within multi-story  
36 structures designed to emulate multifamily or office buildings.  
37 b. Where this chapter provides for self-service storage facilities upon property  
38 zoned CC or ACC, self-service storage facilities are permitted as an accessory  
39 use, and may occupy no more than 20 percent of the property's building floor  
40 area. With the exception of the business office and loading/unloading  
41 facilities, self-service storage facilities shall not be permitted upon the ground  
42 or street level of the multi-story building.



- 1 c. Permitted Activities. The only activities permitted in individual storage units  
2 shall be the rental of the unit and the pickup and deposit of goods and/or  
3 property in dead storage. Storage units shall not be used for activities such as:  
4 i. Residences, offices, workshops, studios, hobby or rehearsal areas;  
5 ii. Manufacturing, fabrication, or processing of goods, service or repair of  
6 vehicles, engines, appliances, or other electrical equipment, or any other  
7 industrial activity;  
8 iii. Conducting retail sales of any kind including garage or retail sales or auctions  
9 or to conduct any other commercial activity;  
10 iv. Storage of flammable, perishable or hazardous materials or the keeping of  
11 animals.
- 12 d. Accessory Uses. Accessory uses such as the rental of trucks, trailers or moving  
13 equipment (hand carts, jacks and lifts, etc.), the installation of trailer hitches,  
14 or the sale of boxes or packing materials are permitted only if they are  
15 otherwise permitted in the zone in which the facility is located, and shall meet  
16 all use and development standards of the commercial zone.
- 17 e. Hours of Operation:  
18 i. Self-service storage facilities located in commercial zones shall not operate  
19 or allow tenant access between the hours of 10:00 p.m. and 7:00 a.m. if the  
20 site abuts a Class A EDNA, as defined in Chapter 10.12.LMC Noise.  
21 ii. The director may permit extended hours of operation if the facility operator  
22 demonstrates that due to facility design or other factors the facility will not  
23 have significant noise impacts on the adjacent Class A EDNA property. The  
24 burden of proof is on the facility operator.  
25 iii. Nothing in this section overrides or supersedes any requirement of Chapter  
26 10.12 LMC and all restrictions of Chapter 10.12 LMC apply even during  
27 allowed hours of operation.
- 28 f. Outdoor Storage Prohibited. Within commercial zones, all goods and property  
29 stored in a self-service facility shall be stored in an enclosed building. No  
30 outdoor storage of boats, RVs, vehicles, etc., or storage in outdoor storage  
31 pods or shipping containers is permitted.
- 32 2. Development Standards. All development standards of the commercial zone in  
33 which the facility is located apply unless the standard is superseded by regulations  
34 in this subsection.
- 35 a. Storage Units.  
36 i. All storage units shall gain access from the interior of the building(s) or site  
37 – no unit doors may face the street or be visible from off the property.  
38 ii. If the facility abuts residentially zoned property, the facility loading bays,  
39 docks or doors shall not be visible from the residential property.  
40 iii. Electrical service to storage units shall be for lighting and climate control  
41 only. No electrical outlets are permitted inside individual storage units.  
42 Lighting fixtures and switches shall be of a secure design that will not allow  
43 tapping the fixtures for other purposes.

- 1                   b. Additional standards for self-service storage facilities in the commercial zones  
2 as outlined in Table 21.46.12 subject to the following limitations:  
3                   i. The facility shall be located in a multi-story building.  
4                   ii. Loading docks, entrances or bays may not be located on a street-facing side  
5 of a building and shall be screened from residential uses.
- 6                   3. Design Standards. Design review shall be required for all new construction and  
7 expansions of self-service storage buildings to ensure the development has a high  
8 quality design and is appropriate to the desired character of the zone it is located  
9 in and the adjacent neighborhood. Self-service storage facilities shall meet the  
10 requirements of Chapter 21.25 LMC, Project Design Review, and the following  
11 requirements.
- 12                   a. Fences and Walls. Fences and walls including entry gates shall be constructed  
13 of high quality materials and shall be compatible with the design and materials  
14 of the building(s) and site. The design guidelines for fences and walls and the  
15 following provisions shall apply to self-service storage facilities:  
16                   i. Decorative metal or wrought iron fences are preferred.  
17                   ii. Chain-link (or similar fences, barbed or razor wire fences and walls made of  
18 precast concrete blocks are prohibited.  
19                   iii. Fences or walls are not allowed between the main or front building on the  
20 site and the street.  
21                   iv. Street-front landscape areas required by the design guidelines or elsewhere  
22 in this code shall not be fenced.
- 23                   b. Ground and Upper Floor Facades. Ground floor and upper floor facades for  
24 self-service storage facility buildings in commercial zones shall meet the  
25 following requirements:  
26                   i. The ground floor transparency requirements of the commercial districts  
27 design guidelines shall also apply to each floor above the ground floor of a  
28 self-service storage facility building that is visible from a street or from a  
29 residentially zoned area.  
30                   ii. The ground floor on rear or side facades facing residential areas do not have  
31 to meet subsection (D)(3)(b)(i) of this section if they are effectively visually  
32 screened from view from the street or nearby residential uses by a transition  
33 or landscape strip.  
34                   iii. The design guidelines for treating blank walls and for opaque walls in the  
35 design shall apply to the upper floors of self-service storage buildings.  
36                   iv. In order to promote visual compatibility with commercial and multi-family  
37 development allowed in commercial zones, self-service storage facilities  
38 buildings shall incorporate architectural and design features common to  
39 commercial and/or multi-family development. Examples of such  
40 architectural and design features include: massing, proportion; façade  
41 modulation; exterior building materials and detailing; varied roof line;  
42 pedestrian scale; fenestration; repetition; etc.
- 43                   c. Street Entrance. The business office of self-service storage facilities in  
44 commercial zones shall have a pedestrian entrance facing the street.

- i. This entrance shall be considered the “main” or “principal” entrance to the building for the purpose of the design guidelines or other sections of this chapter even if the majority of customers using the facility enter through loading docks, bays, doors or other side or rear entrances.
- ii. This entrance shall meet the design guideline prominent entrance requirements.
- d. Materials. Self-service storage facility buildings shall be surfaced in high-quality materials. Unfaced concrete block, painted masonry, tilt-up and pre-cast concrete panels and prefabricated metal sheets are prohibited. Prefabricated buildings are not allowed.
- e. Design Departures. In addition to the requirements for design departures in Chapter 21.25 LMC, the director shall find that a request for approval of a design departure will not cause the development or the use to be inconsistent with the desired character of the zone on which it is located or have negative impacts on surrounding uses.

**Section 21.** Section 21.46.200, entitled “Development Standards” of the Lynnwood Municipal Code, is amended to read as follows:

**21.46.200 Development Standards**

The following standards shall apply to all structures and nonstructural uses in the commercial zones;

A. General Area and Dimensional Standards.

No building, structure or land shall be established, erected, enlarged or structurally altered, except in conformance with the following standards and in conformance with the adopted building code and applicable Lynnwood Citywide Design Guidelines, as adopted by reference in LMC 21.25.145(B)(3) (for purposes of determining the required yards along public streets, the classification of streets indicated on the comprehensive plan shall apply).

Table 21.46.14  
Minimum Standards

	NC	PCD	CG
Area (unless adjacent to similar zoned land)	none	none	none
Maximum Area	none	none	none
Front Yard			
Located on a principal arterial	15 ft.	15ft.	15 ft.
Located on all other streets	15 ft.	15 ft.	15 ft.
Side Yard – Street			
Located on a principal arterial	15 ft.	15 ft.	15 ft.
Located on all other streets	15 ft.	15 ft.	15 ft.

	NC	PCD	CG
Rear Yard	none*	none*	none*
Maximum Building Height	35 ft.+	none	none
Maximum Lot Coverage	35%	none	35%

Key:

\* Except where adjoining a residential zone; see LMC 21.46.220 and 21.46.230.

+ Multi-family is permitted at three stories or 45 feet (whichever is less) on parcels that have a minimum of one acre in size, subject to standards and procedures established in Chapter 21.43 LMC for the multiple residential medium-density zone (RMM). See Figure 21.46.1 for specific permitted locations.

B. Exceptions

1. *Repealed by Ord. 3010.*
2. *Repealed by Ord. 2295.*

**Section 22.** Chapter 21.52, entitled “Mixed Use/Business Zone” of the Lynnwood Municipal Code, is repealed.

**Section 23.** Section 21.54.100, entitled “Land Use” of the Lynnwood Municipal Code, is amended to read as follows:

**21.54.100 Land use**

- A. Commercial Uses. Except as specifically stated otherwise in this section, all land uses permitted “by right” in the City Center zones are permitted “by right” in this zone. All land uses permitted with approval of a conditional use permit in the City Center zones are permitted with approval of a conditional use permit in this zone.
- B. Residential Uses. Multifamily residential uses are permitted, provided the multifamily residential use is part of a mixed-use building or is on property that has commercial uses. Multifamily residential development without commercial uses on the property shall not be permitted.
- C. Conditional Uses. Notwithstanding the regulations of the City Center (CC) zones, the following uses are permitted in this zone with approval of a conditional use permit:
  1. Convenience store.
  2. Drive-in or drive-through window or any other facility that provides services to customers in vehicles.
  3. Church.
  4. Home improvement stores.
  5. Carpeting or floor covering stores.
  6. Furniture stores.
  7. Battery exchange station (electric vehicle).
- D. Prohibited Uses. Notwithstanding subsection (A) and (B) of this section, the following uses are prohibited in this zone:

1. Vehicle display, sales, rental, repair, washing, or servicing as a principal use except that:
  - a. Retail sales of new automobile tires, batteries and other motor vehicle accessories and installation thereof within a completely enclosed building; and
  - b. Retail sale of automobile and recreational vehicle fuels (but without repairs or servicing) when accessory to an otherwise permitted retail use over 50,000 square feet GFA.
2. Gas or service stations as a principal use.
3. Dry cleaning plants.
4. Appliance or small engine repair.
5. Self-service storage or cold storage lockers.
6. Agricultural and horticultural activities (including plant nurseries). Florist shops are permitted.
7. Marijuana and marijuana-infused products retail sales, processing or production.
8. Medical marijuana collective gardens.

**Section 24.** Section 21.60.300, entitled "Use limitations" of the Lynnwood Municipal Code, is amended to read as follows:

**21.60.300 Use limitations.**

All uses shall be allowed in the city center zones unless specifically prohibited below:

- A. Prohibited in all city center zones:
  1. Adult establishments.
  2. Billboards.
  3. Industrial uses (excluding management, research and development, and sales operations).
  4. Outdoor storage or display of materials and equipment (except during construction) except as provided for in subsection(A) (10) of this section.
  5. Auto-oriented uses, including:
    - a. Vehicle washing;
    - b. Drive-throughs, including drive-up windows and drive-up kiosks;
    - c. Vehicle repair and maintenance (including glass replacement, oil lubrication, brake, muffler, tires and tune-up);
    - d. Battery exchange station (electric vehicles);
    - e. Battery charging station (electric vehicle), Level 1 Level 2 or Level 3 (unless contained within an enclosed parking structure or attached to the exterior of a building containing a principal use);
    - f. Gasoline service stations or convenience stores with gas stations;
    - g. Rental car agencies with outdoor fleet;
    - h. Outdoor sales of boats, vehicles, or equipment
    - i. Park and pool lots; and
    - j. Public and private parking lots and garages as a primary use.
  6. Sewage treatment plants;
  7. Work release facilities;

- 1 8. Wrecking yards;
- 2 9. Secure community transition facilities;
- 3 10. Uses not fully contained within a building except:
- 4 a. Accessory outdoor dining;
- 5 b. Accessory outdoor display of merchandise up to a maximum of 200 square feet
- 6 and where the display only occurs during business hours;
- 7 c. Temporary special events; or
- 8 d. Accessory outdoor recreation areas, in an amount not greater than the gross
- 9 floor area of the principal use it serves, not to exceed one-half acre;
- 10 11. Self-service storage facilities (also known as mini-storage) consisting of more than
- 11 20 percent of the building's total gross floor area;
- 12 12. Marijuana and marijuana-infused products retail sales, processing or production;
- 13 13. Medical marijuana collective gardens;
- 14 14. Dry cleaning and Laundry Plants (with the exception of dry cleaning and laundry,
- 15 self-service and pick-up stations and incidental cleaning as an in-house service);
- 16 15. Outdoor Commercial Recreation and Entertainment, including stadiums, race
- 17 tracks, outdoor theaters, swimming pools, golf courses.
- 18 16. Overnight Campgrounds
- 19 17. Retail Lumber Yards
- 20 18. Assembly of Glass, Light metal, Plastic, Electronic, Electrical or Wood Parts, which
- 21 are extracted, stamped, manufactured or shaped elsewhere, not precluding minor
- 22 processes such as cutting or drilling;
- 23 19. Bottling or Packaging Plants (except as incidental to a brewery or winery);
- 24 20. Greenhouses, Plant Nurseries and agriculture;
- 25 21. Outdoor Fresh Fruit, Vegetable or Produce Stands (except for temporary uses such
- 26 as Farmers Markets)
- 27 22. Warehouse of 10,000 square feet or less;
- 28 23. Distribution centers
- 29 24. Drive-in and drive-through restaurants;
- 30 25. Detached Single-Family or manufactured homes
- 31 26. Detached Wireless Communication Facilities (Wireless Attached facilities are
- 32 allowed subject to LMC 21.46.110); and
- 33 27. Any other uses similar to those listed above or any other use determined by the
- 34 community development director to be inconsistent with the intent of the city
- 35 center zones as described in this chapter and the city center subarea plan. Appeals
- 36 of the community development director's decision shall be processed as a Process
- 37 II application (LMC 1.35.200).
- 38 B. Additionally, prohibited in the portion of the city center - core zone (CC-C) that is north
- 39 of 194<sup>th</sup> St. SW;
- 40 1. Multi-family residential.
- 41 C. Ground floor principal uses in all city center zones shall be occupiable space.
- 42 1. Exception. Parking may occupy the ground floor of a building, provided, that the
- 43 parking does not occupy ground floor space facing a street frontage. In such

1 instances, that portion of the building facing the street shall consist of occupiable  
2 space.

- 3 D. For buildings that directly front the Promenade Street, no less than 40 percent of the  
4 lineal frontage of any building shall be street level retail.  
5

6 **Section 25.** Section 21.62.250, entitled “Regulations for specific uses” of the Lynnwood  
7 Municipal Code, is amended to read as follows:  
8

9 **21.62.250 Regulations for specific uses**

- 10 A. Child Day-Care Center.  
11 B. Veterinarian Clinics. See LMC 21.46.114(A).  
12 C. Assisted Care Facilities and Senior Housing. See requirement for passive recreation  
13 and/or open space in LMC 21.46.116(D)(2)(b).  
14 D. Temporary Outdoor Display of Merchandise. Small, temporary displays of products  
15 or merchandise offered for sale by a business may be displayed outdoors; provided,  
16 that:  
17 1. The display shall be located no more than 20 feet from the primary entry to the  
18 business; and  
19 2. The area occupied by the display shall not exceed 300 square feet; and  
20 3. The products or merchandise shall be displayed outdoors only when the business  
21 is open; and  
22 4. Sidewalks shall not be enclosed as building space for retailing by fencing or other  
23 means that effectively limit public use of the sidewalk; and  
24 5. The limitations in this subsection do not apply to the display of automobiles or  
25 other merchandise that require outdoor storage. Such displays are permitted as  
26 a normal part of that use or business.  
27

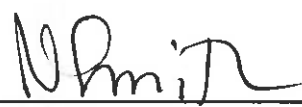
28 **Section 26.** If any section, sentence, clause or phrase of this Ordinance should be held to be  
29 invalid or unconstitutional by a court of competent jurisdiction, such invalidity or  
30 unconstitutionality shall not affect the validity or constitutionality of any other section, sentence,  
31 clause or phrase of this Ordinance.  
32

33 **Section 27.** This Ordinance, or a summary thereof consisting of the title, shall be published in the  
34 official newspaper of the City, and shall take effect and be in full force five (5) days after  
35 publication.  
36  
37

38 PASSED BY THE CITY COUNCIL, the 22nd day of May, 2017.  
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APPROVED:

  
\_\_\_\_\_  
Nicola Smith, Mayor

ATTEST/AUTHENTICATED:

  
\_\_\_\_\_  
Sonja Springer, Finance Director

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Rosemary Larson, City Attorney

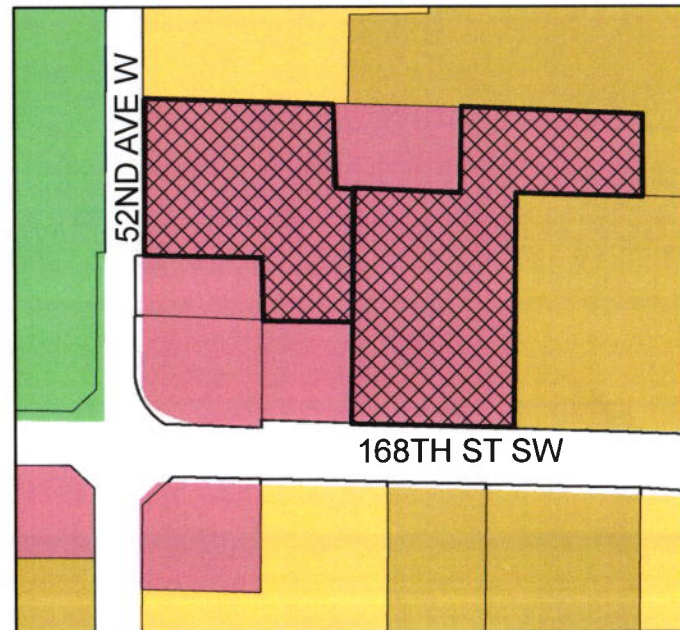
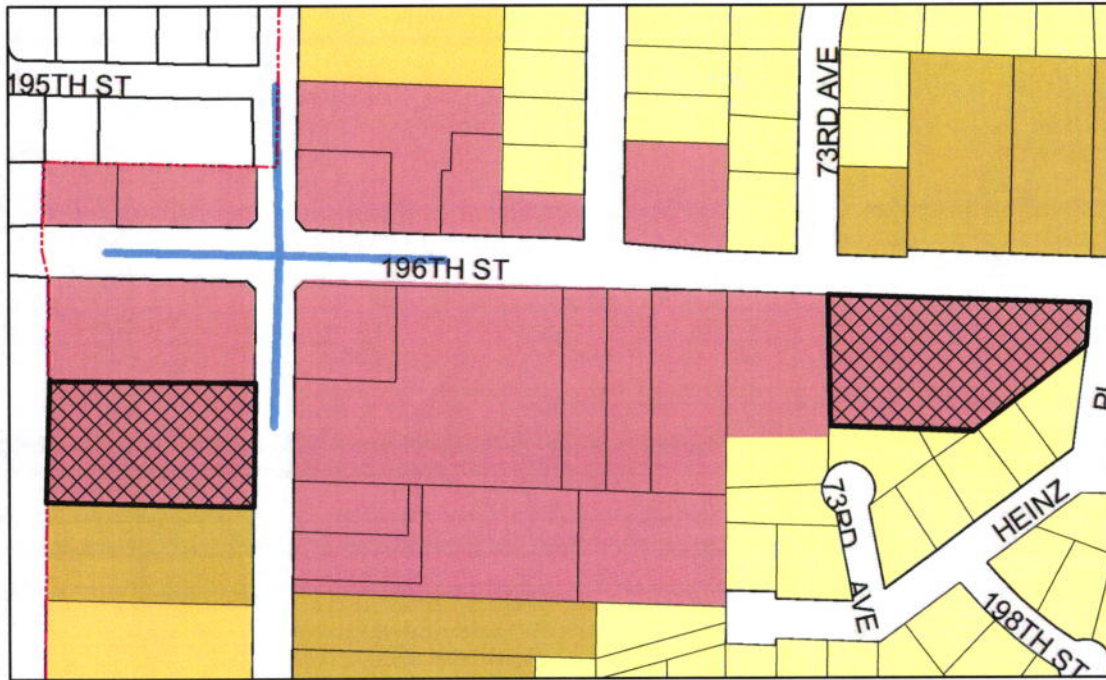
FILED WITH ADMINISTRATIVE SERVICES: 05/24/2017  
PASSED BY THE CITY COUNCIL: 05/22/2017  
PUBLISHED: 06/05/2017  
EFFECTIVE DATE: 06/10/2017  
ORDINANCE NUMBER: 3258  
FILE: CAM-004513-2017



**Figure 21.46.1  
NC Parcels Over 1 Acre**

**Exhibit A**

**(Multi-family uses eligible subject to CUP, height restrictions and additional privacy measures. See Chapter 21.46 LMC)**





On the, 22nd day of May, 2017 the City Council of the City of Lynnwood, Washington, passed ordinance 3258. A summary of the content of this ordinance, consisting of the title, provides as follows:

**ORDINANCE NO. 3258**

**AN ORDINANCE OF THE CITY OF LYNNWOOD, WASHINGTON, RELATING TO COMMERCIAL, MIXED-USE AND COMMERCIAL/RESIDENTIAL ZONING DISTRICT REGULATIONS; REPEALING CHAPTER 21.52 (MIXED USE/BUSINESS ZONE) OF THE LYNNWOOD MUNICIPAL CODE; AMENDING SECTIONS 21.18.710, 21.40.100, 21.40.900, 21.43.100, 21.46.050, 21.46.100, 21.46.119, 21.46.200, 21.54.100, 21.60.300 AND 21.62.250 AND PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE AND SUMMARY PUBLICATION.**

The full text of this ordinance will be mailed upon request.

DATED this 5<sup>th</sup> day of June, 2017.

A handwritten signature in blue ink that reads 'D. Karber'.

Debbie Karber, Deputy City Clerk

# Everett Daily Herald

## Affidavit of Publication

State of Washington }  
County of Snohomish } ss

Dicy Sheppard being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH761290 ORD 258-325 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 06/05/2017 and ending on 06/05/2017 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$41.50.

Dicy Sheppard

Subscribed and sworn before me on this 5<sup>th</sup> day of June 2017

Linda K Phillips

Notary Public in and for the State of Washington.

City of Lynnwood - LEGAL ADS | 14127890  
DEBBIE KARBER

**LYNNWOOD**  
WASHINGTON

CITY OF LYNNWOOD

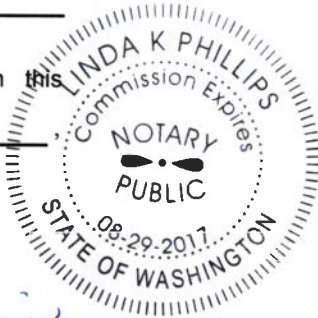
On the, 22nd day of May, 2017 the City Council of the City of Lynnwood, Washington, passed ordinances 3258 and 3259. A summary of the content of these ordinances, consisting of the title, provides as follows:

ORDINANCE NO. 3258  
AN ORDINANCE OF THE CITY OF LYNNWOOD, WASHINGTON, RELATING TO COMMERCIAL, MIXED-USE AND COMMERCIAL/RESIDENTIAL ZONING DISTRICT REGULATIONS; REPEALING CHAPTER 21.52 (MIXED USE/BUSINESS ZONE) OF THE LYNNWOOD MUNICIPAL CODE; AMENDING SECTIONS 21.18.710, 21.40.100, 21.40.900, 21.43.100, 21.46.050, 21.46.100, 21.46.119, 21.46.200, 21.54.100, 21.60.300 AND 21.62.250 AND PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE AND SUMMARY PUBLICATION.

ORDINANCE NO. 3259  
AN ORDINANCE OF THE City of Lynnwood, Washington, AMENDING THE CITY'S OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE, SEVERABILITY AND SUMMARY PUBLICATION.

The full text of these ordinances will be mailed upon request.  
DATED this 5th day of June, 2017.

Published: June 5, 2017. Debbie Karber, Deputy City Clerk  
EDH761290





**LYNNWOOD**  
WASHINGTON

## **CERTIFICATE**

I, the undersigned, Debra Karber, the duly appointed Deputy City Clerk of the City of Lynnwood, Washington, hereby certify that the Ordinance hereto attached is a full, true and correct copy of Ordinance No. 3258 of the City of Lynnwood, Washington, entitled as follows:

### **ORDINANCE NO. 3258**

**AN ORDINANCE OF THE CITY OF LYNNWOOD, WASHINGTON, RELATING TO COMMERCIAL, MIXED-USE AND COMMERCIAL/RESIDENTIAL ZONING DISTRICT REGULATIONS; REPEALING CHAPTER 21.52 (MIXED USE/BUSINESS ZONE) OF THE LYNNWOOD MUNICIPAL CODE; AMENDING SECTIONS 21.18.710, 21.40.100, 21.40.900, 21.43.100, 21.46.050, 21.46.100, 21.46.119, 21.46.200, 21.54.100, 21.60.300 AND 21.62.250 AND PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE AND SUMMARY PUBLICATION.**

That said ordinance was passed by the Council on May 22, 2017 of said City and was published and posted according to law; that said ordinance was duly published in the official newspaper of said City on June 5, 2017.

*D. Karber*

Debbie Karber, Deputy City Clerk