

Lynnwood Zoning Update 2025

An interactive guide to proposed changes to Lynnwood's Zoning

City of Lynnwood Development & Business Services

August 13, 2024



Welcome

In 2025, new zoning regulations will be implemented to support housing opportunities throughout Lynnwood. This guide, often called a “Story Map”, will highlight new housing regulations from the Washington State Legislature and review Lynnwood’s future zoning proposals.

As we prepare the 2024 Imagine Lynnwood Comprehensive Plan and Unified Development Code, your feedback is more important than ever. If you have any questions regarding the content of this guide, please contact the [Community Planning Division](mailto:Planning@LynnwoodWA.gov) at Planning@LynnwoodWA.gov, or give us a call at (425) 670-5410.

The result of the future zoning proposals will be a ‘Unified Development Code’ or “UDC”. The UDC will help streamline

regulations, enact state legislation, implement the 2021 Housing Action Plan, and aid in the adoption of the 2024 *Imagine Lynnwood* Comprehensive Plan.

Why Streamline Regulations?

The current zoning code is cumbersome, inefficient, and contradictory. This results in longer permitting review times and an increase in the lack of predictability in the process. These factors directly impact the cost of construction.

Why Enact State Legislation?

If Lynnwood does nothing, Washington State Department of Commerce has prepared a 'Model Ordinance' which will be enacted for us. Proposing the zoning update allows the City of Lynnwood to tailor state mandates to meet the needs of the community.

Why Implement the Housing Action Plan?

The 2021 Housing Action Plan, unanimously passed by City Council, supports community conversations on the barriers to finding safe and affordable housing within Lynnwood. Implementation of these goals and strategies will support housing availability and affordability.

Why Implement the Comprehensive Plan?

By December 2024, a new Comprehensive Plan will be adopted. The "Imagine Lynnwood" Comprehensive Plan will guide Lynnwood's development over the next twenty years. The Comprehensive Plan adoption is in line with the state mandated periodic Comprehensive Plan update cycle, required under the Washington State Growth Management Act (GMA).

Why Adopt a Unified Development Code?

The Unified Development Code acts as an implementation mechanism for the Comprehensive Plan, establishing a baseline for development standards in Lynnwood and improving consistency of local zoning regulations. The UDC will help Lynnwood achieve regional and state housing goals. Click [here](#) to read more about Unified Development Codes in the Puget sound area.

How does this affect you?

This guide will walk you through some of the proposed changes for Lynnwood following the adoption of the Unified Development Code in mid-2025. Zoning affects how property owners, renters, and visitors experience Lynnwood. Zoning regulates what can be built on a property, including how it is used and its appearance. A change to zoning can affect anything from what types of buildings you see, what kinds of businesses there are, or how many housing units are available.

Below is a timeline and overview of what you can expect to see in this guide:



Housing Action Plan (2021)

An overview of Lynnwood's 2021 Housing Action Plan. [Go to this section](#)

House Bill 1110 (2023)

An overview of upcoming State legislation for "Middle Housing". [Go to this section](#)

House Bill 1337 (2023)

An overview of upcoming State legislation for Accessory Dwelling Units (ADUs). [Go to this section](#)

Unified Development Code (2025)

An overview of Lynnwood's proposed UDC, which is a part of zoning consolidation. [Go to this Section.](#)

Current Zoning

An interactive map of Lynnwood's current zones. [Go to this section](#)

Current Draft of Future Zones (2025)

A breakdown of draft zoning changes with an interactive map. [Go to this section](#)

Ways to Get Involved

We want to hear from you! [Here is where you find out how](#)

Continue scrolling to learn more about the plans and legislation which guide the changes proposed to Lynnwood's Zoning.





Unified Development Code (UDC)

This Guide is centered around increasing housing opportunities, consistent with the goals and strategies within the Lynnwood Housing Action Plan, House Bill 1110, and House Bill 1337. The Unified Development Code comes into relevance as we work to implement state and local legislation, whereby zoning becomes the primary barrier to increasing housing options.

The largest area of Lynnwood undergoing a proposed zone change is the Residential Single Family, 8,400 square feet (RS-8), Residential Single Family, 7,200 square feet (RS-7), Residential Single Family, 4,000 (RS-4), and the Residential Multi-family Low Density (RML) zones. To aid in Lynnwood's compliance with state mandates, the above residential zones are being consolidated into the Residential Neighborhood (RN) zone. The RN zone will

be for single-family detached homes, accessory dwelling units, and middle housing (duplexes, townhomes and similar).

**Continue Scrolling to Learn About Lynnwood's Current
Zoning and Proposed Changes**



Housing Action Plan (HAP)

When trying to address issues in Lynnwood, the City Council adopts Action Plans that work to implement local and regional policies. Currently, an important issue that's looking to be addressed is the housing supply crisis. The Housing Action Plan (HAP), unanimously adopted by Lynnwood's City Council in 2021, forms Lynnwood's five-year goals and strategies to promote housing options that are safe and affordable for all of Lynnwood's community members. As of 2021, 2 out of 5 Lynnwood households struggle with housing affordability, so there is a present and increasing need to support the supply of affordable housing across the income spectrum.

The HAP has 4 major goals:

- 1** Produce housing that meets the needs of the community.
- 2** Preserve existing housing that is affordable and safe so that people can stay in Lynnwood.
- 3** Partner with housing educators, provider, and other groups to find equitable housing solutions and remove systemic barriers.
- 4** Prepare for continued growth and increase the quality of life in Lynnwood.

Housing is a regional challenge and addressing it is a collective effort. High housing costs and lack of affordable housing supply are not unique to Lynnwood. The Housing Action Plan guides Lynnwood's efforts for coordination with interested community members alongside regional and state partners. In doing so, the HAP created 10 strategies to help implement the goals of the plan.

The 10 strategies are:

- 1** Continue promoting housing in the Regional Growth Center (Alderwood and City Center) and major transportation corridors.
- 2** Update regulations, design standards, and subarea plans to be more flexible and responsive to changing conditions.
- 3** Strategically rezone areas to increase and diversify Lynnwood's housing options.
- 4** Revise the Multi-family Tax Exemption (MFTE) program.
- 5** Partner with housing providers.
- 6** Support third-party purchases of existing affordable housing to keep units affordable.
- 7** Work with faith-based and non-profit organizations.
- 8** Develop a rental registry program.
- 9** Encourage amenities that enhance quality of life.
- 10** Continue community conversations about housing.





State Legislation

As we work to implement our Housing Action Plan to address certain issues facing Lynnwood, Washington State has implemented legislation for most cities to try and increase housing opportunities. The two most relevant to this guide are House Bills 1110 and 1337, which are two recent legislative enactments related to housing in Lynnwood. House Bill 1110 pertains to “middle housing”, or housing that will typically contain 1-4 units, while House Bill 1337 pertains to Accessory Dwelling Units. Both House bills will work to increase the available housing within Lynnwood, and we are updating our zoning nomenclature to aid in the process. These changes will come into effect within 6 months of the adoption of the Imagine Lynnwood Comprehensive Plan. The estimated time frame for adoption is May of 2025.



House Bill 1110

In 2023, the Washington State Legislature adopted [House Bill 1110](#) (HB 1110), often referred to as the “Middle Housing” bill. HB 1110 requires the City of Lynnwood, as well as many other Washington cities, to allow a broader range of housing types in

areas that have only allowed predominately detached single-family homes. In Lynnwood, these requirements will apply in areas zoned Residential Neighborhood (RN), which is a new zone that incorporates the existing RS-8, RS-7, RS-4, and RML zones.

Specifically, the City of Lynnwood is legally required to:

Allow a range of middle housing types on all RN lots, including at least 6 of the 9 prescribed housing types, which are:

- Duplexes
- Triplexes
- Fourplexes
- Townhomes
- Stacked Flats
- Courtyard Apartments
- Cottage Houses
- Fiveplexes
- Sixplexes

Allow at least 2 units on all RN lots.

Allow at least 4 units on RN lots that are located within a quarter mile of a Major Transit Stop or that include at least one affordable unit.

Revise off-street/on-site parking requirements to:

No requirement if the units are within a half-mile of a Major Transit Stop.

No more than 1 parking stall per unit if the lot is less than 6000 square feet.

No more than 2 parking stalls per unit if the lot is more than 6000 square feet.

Lynnwood is required to adopt new zoning regulations that follow the new Washington State Growth Management Act standards within 6 months of the adoption of the December 2024 Imagine Lynnwood Comprehensive Plan. The Washington State Department of Commerce is providing guidance, rulemaking, and technical support for implementation of HB 1110. More information regarding HB 1110 can be found on the [Washington State Department of Commerce website](#).

Get involved!

Take the survey to help us determine which of the housing types Lynnwood will allow! Hit the button below to access the survey.

Zoning Update 2025 Survey





House Bill 1337

In 2023, the Washington State Legislature adopted [House Bill 1337](#) (HB 1337), often referred to as the “ADU” (Accessory Dwelling Unit) bill. HB 1337 requires Lynnwood, as well as many other Washington cities, to revise their current ADU development standards to conform to the new requirements. In Lynnwood, these requirements will apply in areas zoned Residential Neighborhood (RN), which is a new zone that incorporates the existing single-family and low-density multifamily zones.

Specifically, the City of Lynnwood legally is required to:

1 Allow 2 ADUs per lot, in addition to the principal unit, provided the lot meets the minimum standards for lot size.

2 Establish size requirements that do not mandate that ADUs be smaller than 1,000 gross square feet.

3 Revise development and design standards to be no more restrictive than those of the principal unit.

4 Revise off-street/on-site parking requirements to be:

No requirement if the ADU is within a half-mile of a Major Transit Stop.

No more than 1 parking stall per ADU if the lot is less than 6,000 square feet.

No more than 2 parking stalls per ADU if the lot is more than 6,000 square feet.

Allow for non-owner occupancy for a principal unit or ADU.

More information regarding HB 1337 can be found [on the Washington State Department Of Commerce website.](#)

Continue scrolling to explore Lynnwood's Zoning Consolidation



Lynnwood's Current Zoning

To see if your property's zoning could be changed by the legislation described above, check out our current and future zoning maps below. In zoning maps, each color represents a different zone, and each zone has different purposes and restrictions. Once you find your property and determine the zone it is in, go to the [Lynnwood Municipal Code \(LMC\) Title 21, Zoning](#). Within the zoning chapter, there will be descriptions of the zones and information about allowed uses and what restrictions may apply to a zone.

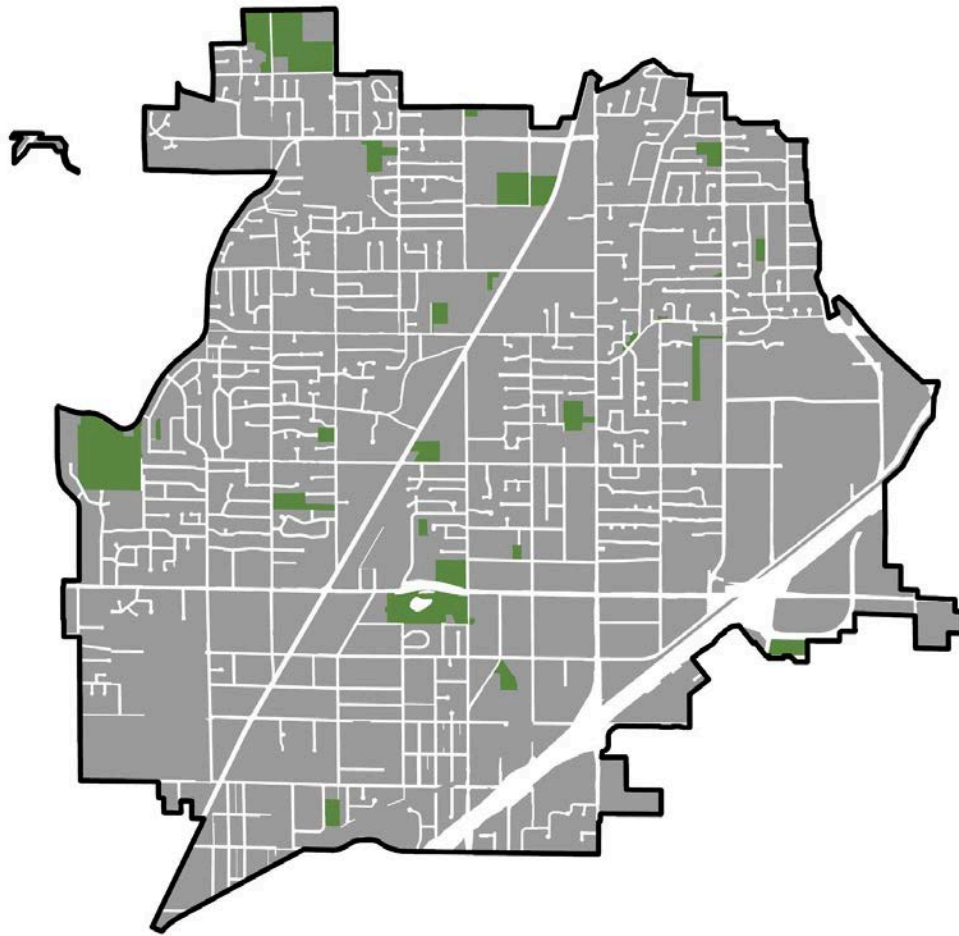
An interactive version of Lynnwood's Official Zoning Map is located below. You can interact with the map by clicking on a property to determine its current zone, a popup will appear when a property is clicked. Within the popup are various points of information, most importantly, the property's current zone and a link to find the code for the zone of the selected property.

Continue scrolling to see the current draft of changes to the zoning map.



Draft Zoning Consolidation

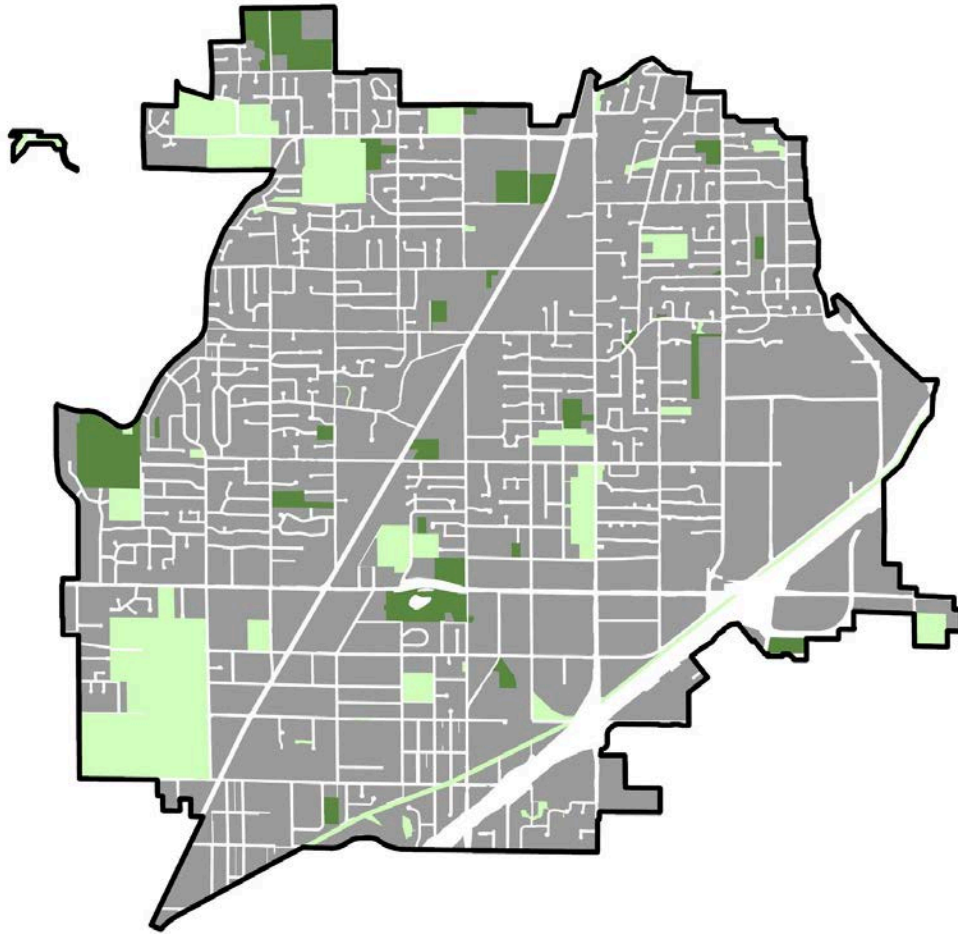
Lynnwood's current zoning map, last updated in 2023, has 21 zones, with some being redundant or overly complex. The adoption of the Unified Development Code will look to reduce those 21 zones to approximately 14, this consolidation of our zones and the subsequent update to the official zoning map will help Lynnwood comply with state and local legislation.



Open Space (OSP)

This zone is being broken out from the existing "P-1" zone.

The Open Space & Parks (OSP) zone is a proposed new zone intended to house Lynnwood's open green spaces, parks, and storm water management. It is derived from the existing Public and Institutional (P-1) zone. The OSP zone will allow for better management of recreational and natural resources by separating it from more intense institutional uses.

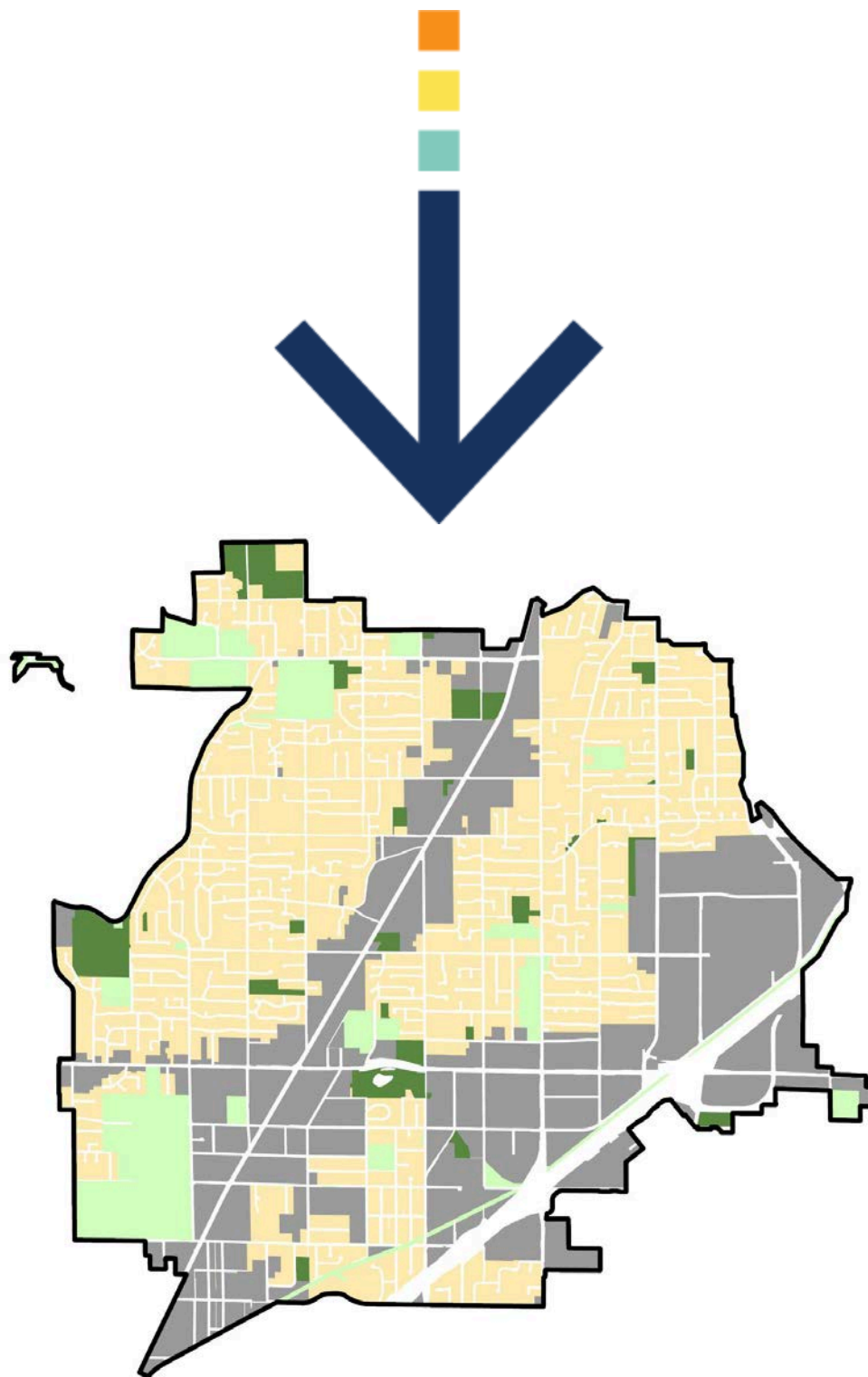


Public and Institutional (P-I)

This zone is being broken out from the existing “P-1” zone.

The Public & Institutional (P-I) zone is a proposed zone intended for schools, utilities, and other public infrastructure. Like the OSP zone, it is derived from the current Public and Institutional (P-1) zone. The P-I zone will allow for more intense uses, like the wastewater treatment plant and maintenance facilities while allowing the OSP zone to be centered around open space and parks.

**Continue Scrolling To Learn About Proposed Changes To
Lynnwood’s Residential Zones**



Residential Neighborhood (RN)

This is a consolidated zone.

The proposed Residential Neighborhood (RN) zone is intended to consolidate the existing residential zones to achieve better

standardization of housing types within our residential areas. This new zone will help bring Lynnwood into compliance with House Bills 1110 and 1337 by allowing for more housing types like cottage homes, duplexes, and townhomes on existing single-family lots.

A majority of the RN zone will allow either one, two, or three units per lot (2 ADUs are permitted per lot). An increase to four units is allowed if the lot is located within a quarter mile of a major transit stop or provides at least one affordable housing unit. The Residential Neighborhood zone will be made up of the existing RS-8, RS-7, RS-4, and RML zones, which are described below.

Residential Single Family 8,400 square feet (RS-8):

Lynnwood's lowest density detached single-family zone, providing a minimum of 8,400 square feet of lot area per unit.

Residential Single Family 7,200 square feet (RS-7):

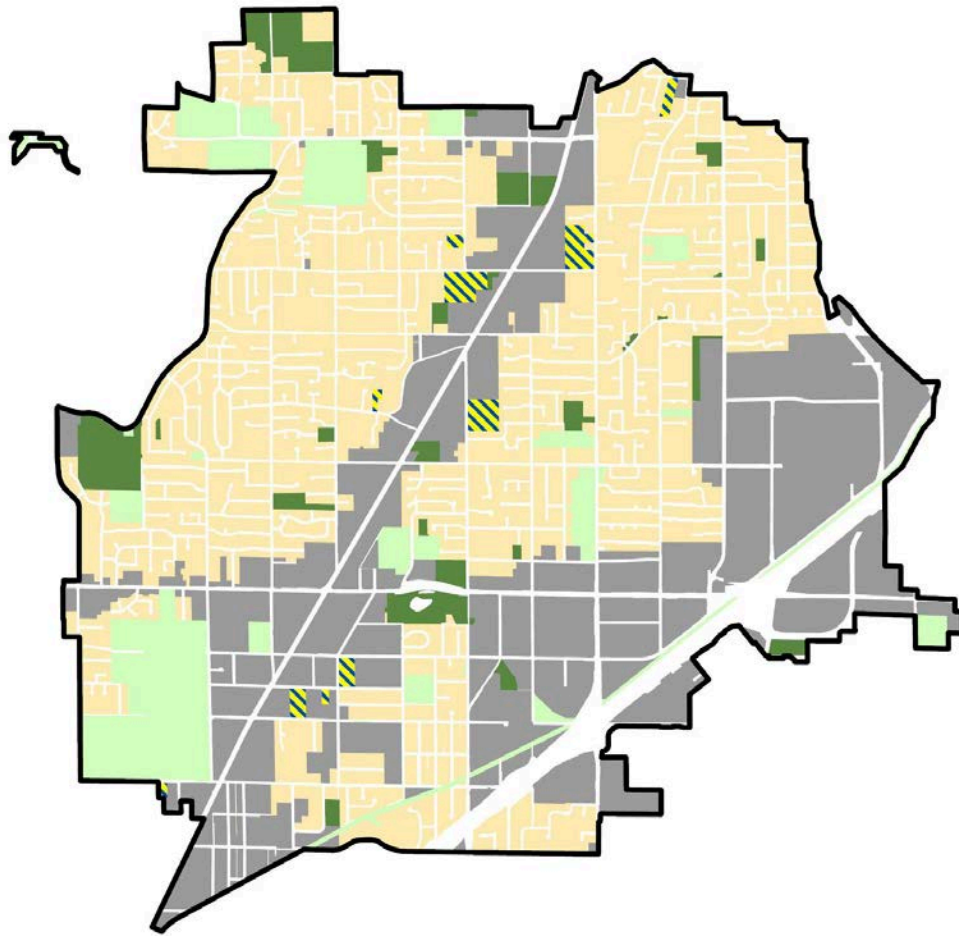
Lynnwood's medium-density detached single-family zone, providing a minimum of 7,200 square feet of lot area per unit.

Residential Single Family 4,000 square feet (RS-4):

Lynnwood's highest density detached single-family zone, providing a minimum of 4,000 square feet of lot area per unit. There are no RS-4 zones in the City of Lynnwood.

Residential Multi-family Low Density (RML): Lynnwood's lowest density multi-family zone, providing a minimum of 3,600 square feet of lot area per unit.

For more information about the types of housing allowed and how many are allowed on a lot, [click here](#) to go back to the State Legislation section and see the state guidance on House Bills 1110 and 1337.

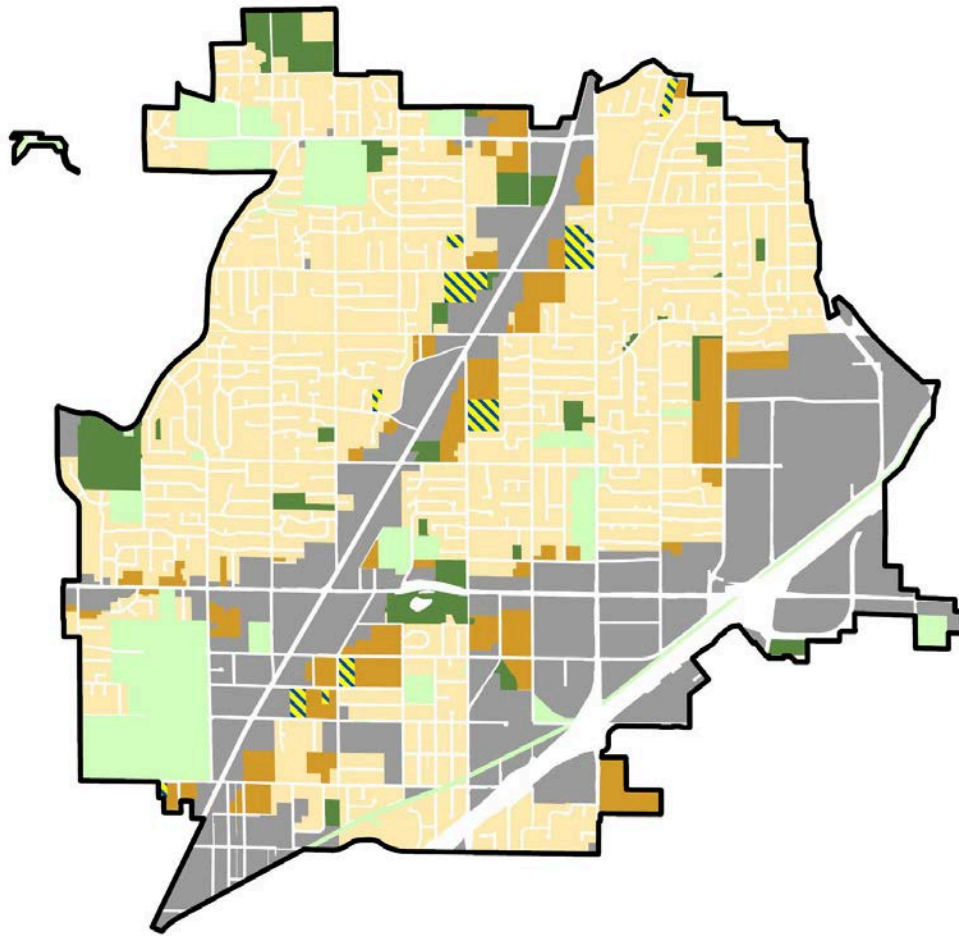


Manufactured Home Park (MHP)



This zone is not being consolidated.

No changes are proposed for the MHP zone, except that the term “Mobile” will be updated to “Manufactured”. The update is in line with industry standards and will retain the zone’s abbreviation of “MHP”. The MHP zone is intended to maintain the existing affordable residential development consisting of mobile and manufactured homes.



Residential Multi-Family 45 feet (RM-45)

This is a consolidated zone.

The new Residential Multi-family, 45-foot height limit (RM-45) zone is intended to consolidate the existing RMM and RMH residential multi-family zones. The proposed RM-45 zone will have an initial 45-foot height limit to standardize multi-family residential development within Lynnwood. Additional height bonuses may be granted to developments providing senior or affordable housing. The RM-45 zone will be made up of the existing RMM and RMH zones, which are described below.

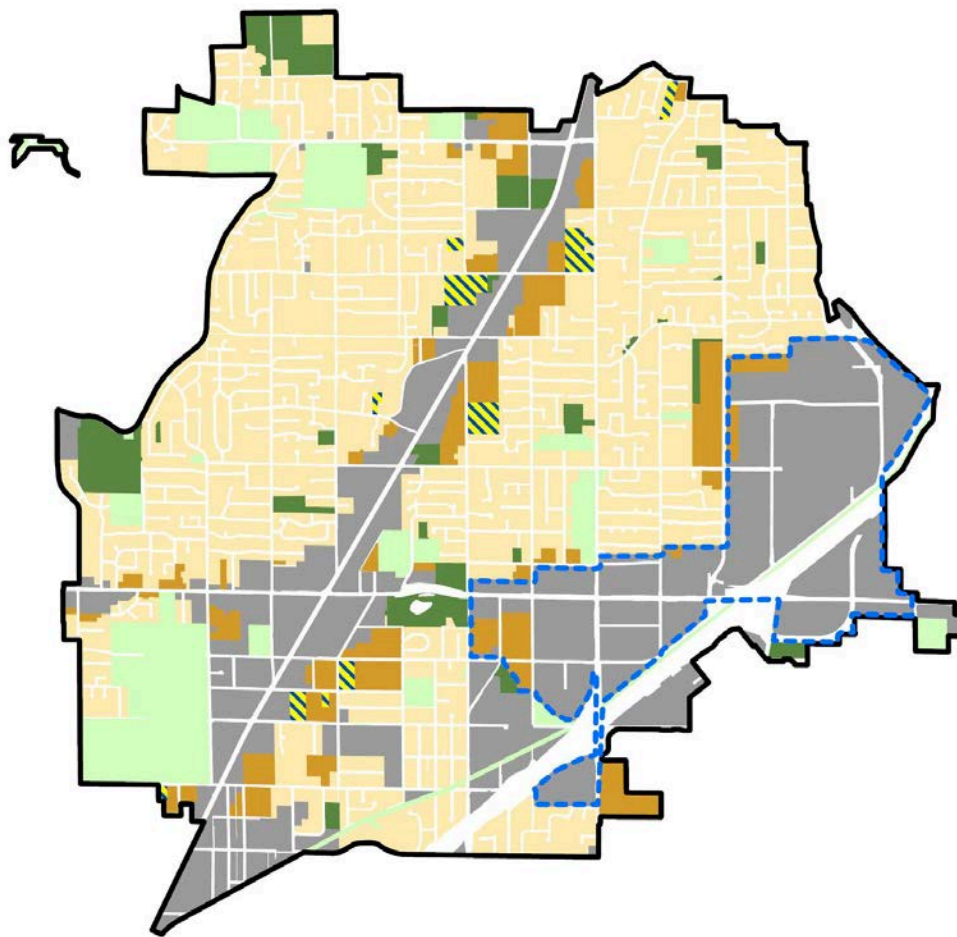
Residential Multi-family, Medium Density (RMM): Lynnwood's medium density multi-family zone, providing a 35-foot height limit.

Residential Multi-family, High Density (RMH): Lynnwood's highest density multi-family zone, providing no height limit.

The draft RM-45 zone will continue the residential nature of the consolidated RMM and RMH zones, with no commercial requirements.

Continue scrolling to learn about Lynnwood's Regional Growth Center and the zones changing within it.

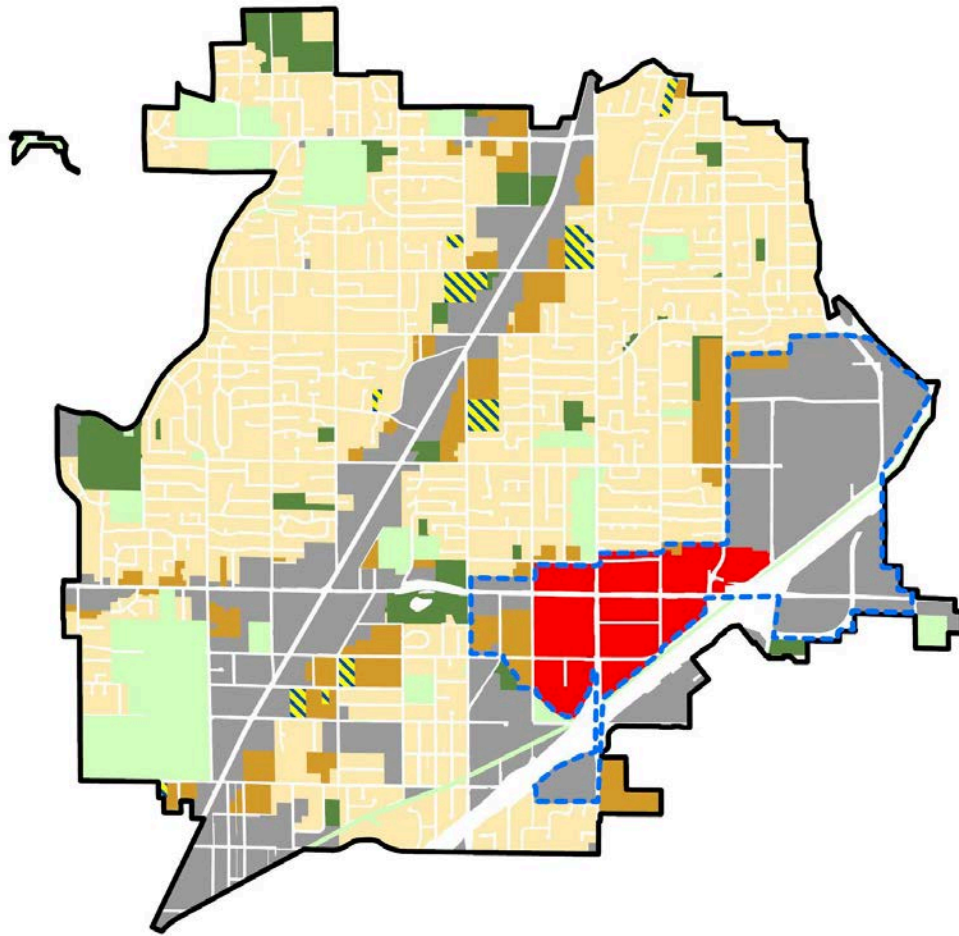




Regional Growth Center (RGC)

This is not a zone.

The Regional Growth Center (RGC) is an area of Lynnwood designated by the Puget Sound Regional Council in 1995. Much of the Lynnwood RGC is made up of the proposed City Center and Alderwood zones, comprising about 15% of the City's land area. The purpose of the RGC is to create a functional city core with a mix of uses and activities that are connected by efficient local and regional transportation. Within this area, Lynnwood will have several zones focused on implementation of the Regional Growth Center designation.



City Center (CC)

This is a consolidated zone.

The new City Center (CC) zone implements the subarea plan adopted in 2007, which planned for a strong city center district that encourages the development of residential and commercial uses while promoting public transit, walking, and rolling mobility. The proposed City Center zone makes up roughly one-third of the Regional Growth Center (RGC) and is meant to be the heart of Lynnwood.

The City Center zone will have the same function as the current three zones but will consolidate the zoning for ease of understanding. The same protections will be provided to the neighboring residential uses, but will be written into the City

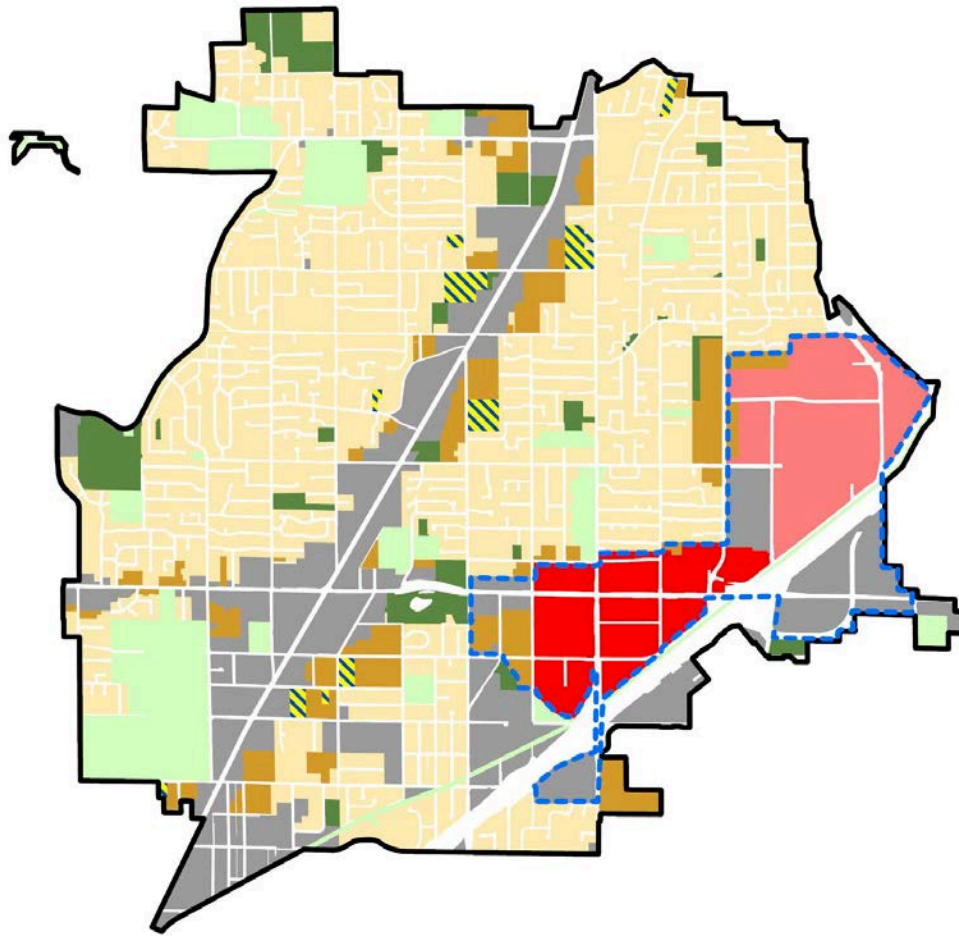
Center code, rather than both written into the code and separated into zones.

The draft City Center zone will be comprised of the existing CC-C, CC-W, and CC-N zones described below.

City Center Core (CC-C): City Center's "Central" portion between 44th Ave W and 36th Ave W. City Center Core is the primary subject of the goals laid out in the City Center Subarea plan and will be the most like the proposed consolidated City Center zone.

City Center West (CC-W): City Center's "Western" portion to the west of 44th Ave W. City Center West has the same allowed uses and overall goal as City Center Core, but with the added goal of protecting adjacent residential developments by restricting certain development standards to limit interference with neighboring properties.

City Center North (CC-N): City Center's "Northern" portion to the east of 36th Ave W. City Center North serves the same purpose as City Center West, with slightly different development standards that achieve the same goals.



Alderwood (A)

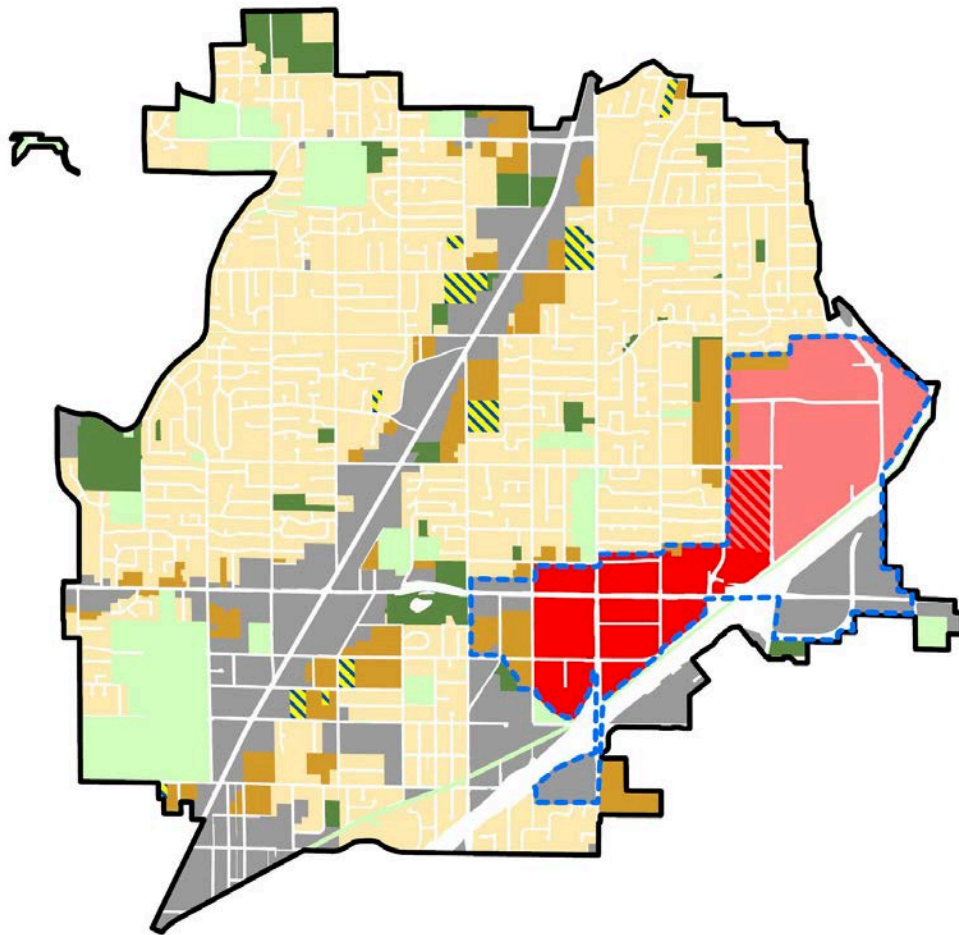
This is a consolidated zone.

The new Alderwood (A) zone would be centered around the Alderwood mall with the intent to grow transit-oriented development and commercial development in the RGC (Regional Growth Center). The Alderwood zone will be comprised of the existing Planned Regional Shopping Center (PRC) and Commercial Residential (CR) zones. The Alderwood zone makes up roughly one- third of the RGC and will incorporate the Mall and surrounding areas to create a more cohesive regional center to better accommodate the future addition of the West Alderwood Link light rail station.

The draft Alderwood zone will be comprised of the existing PRC and CR zones described below.

Planned Regional Shopping Center (PRC): The PRC zone is made up of the Alderwood mall and the neighboring shopping centers. The zone aimed to limit the negative impact shopping centers have on surrounding neighborhoods, while still allowing residential development.

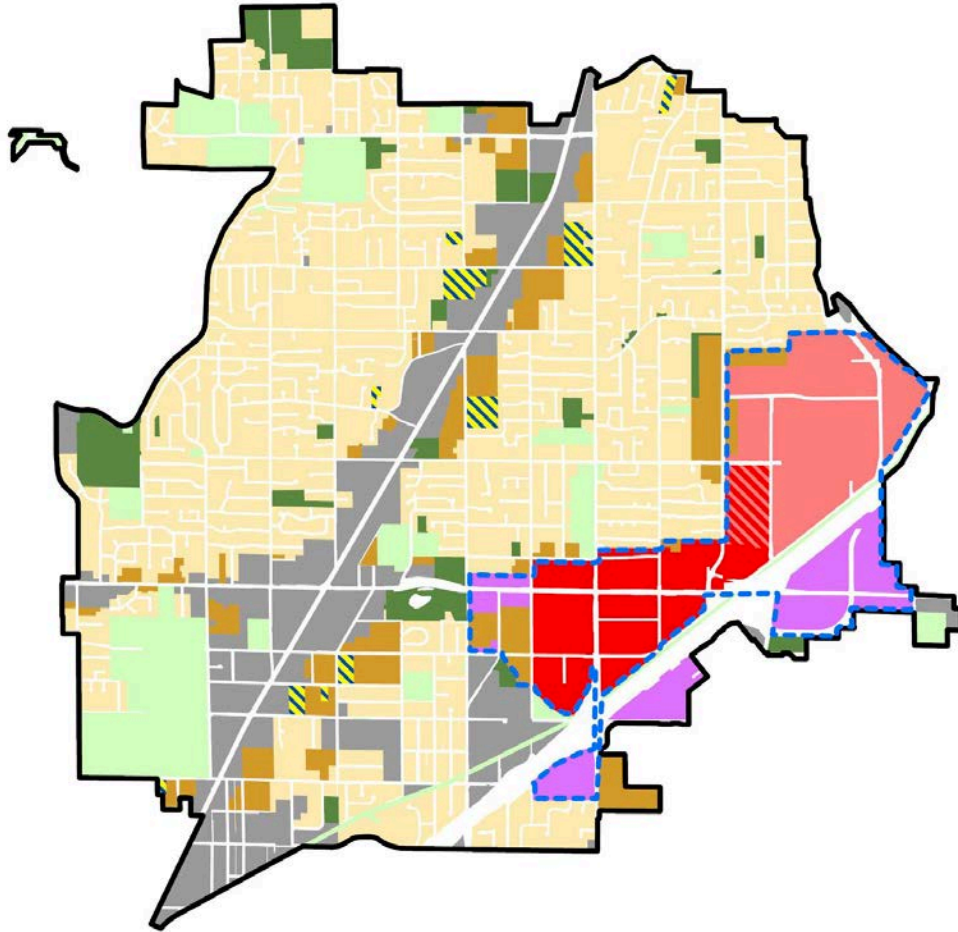
Commercial Residential (CR): The CR zone encourages mixed use development with a focus on walkability between complimentary land uses, while allowing for the development of large retail stores.



City Center - Alderwood Transition (ACC)

This zone is not being consolidated but will be reformatted to improve the clarity and effectiveness of Lynnwood's zones.

The Alderwood-City Center (ACC) zone is an existing zone that sits between the proposed City Center and Alderwood zones. The ACC zone is intended to limit development opportunities that are permitted in the City Center and Alderwood zones to buffer nearby residential neighborhoods, while still allowing a variety of commercial and residential uses.



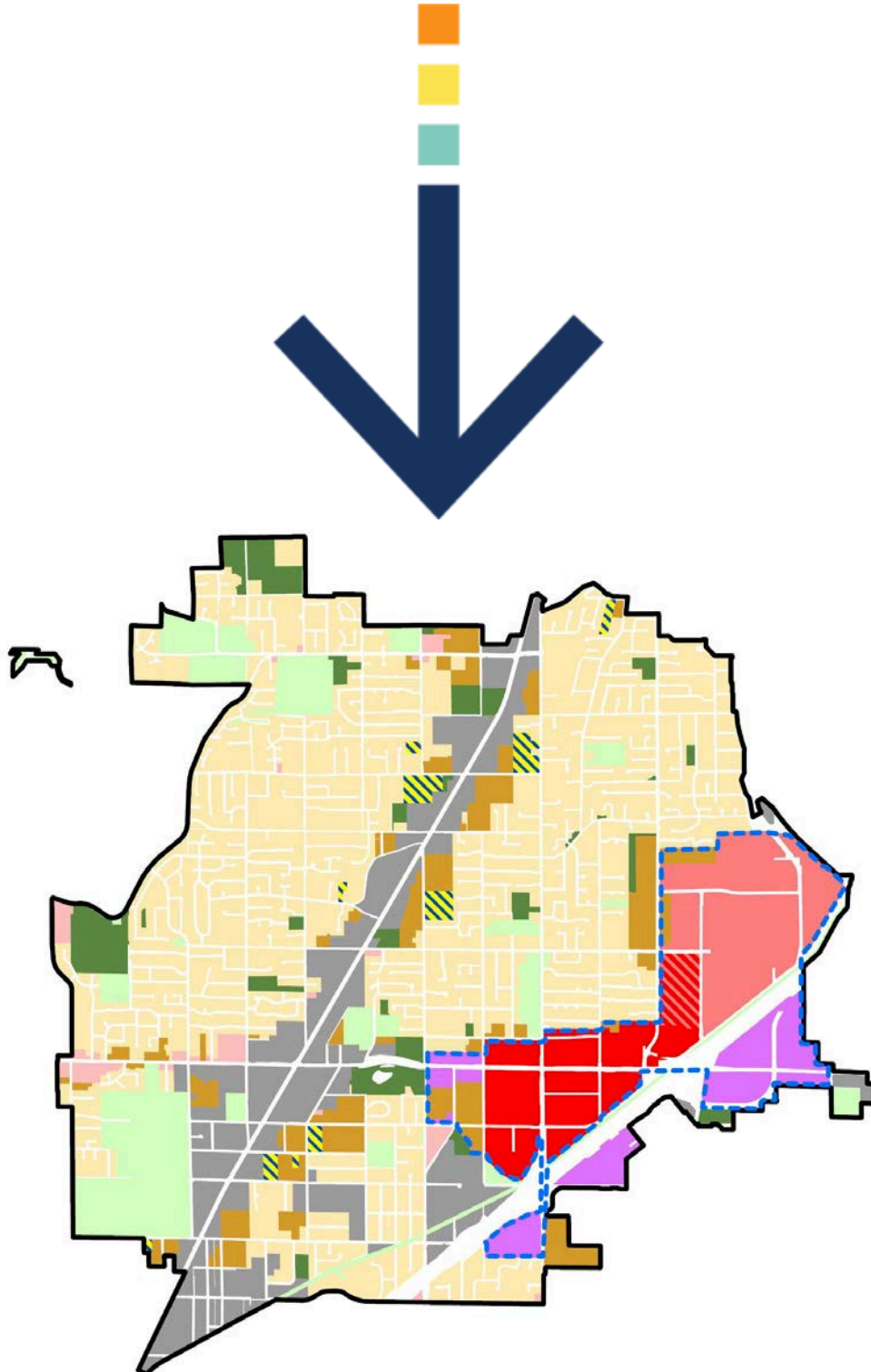
Planned Commercial Development (PCD)

This zone is not being consolidated but will be reformatted to improve the clarity and efficacy of Lynnwood's zones.

The Planned Commercial Development (PCD) zone is an existing zone that will be reformatted. The PCD zone is focused on commercial and mixed-use residential development and makes up the remaining portions of the Regional Growth Center (RGC). The PCD zone is intended to allow and encourage commercial

development of contiguous parcels under multiple ownership, while allowing for potential residential development.

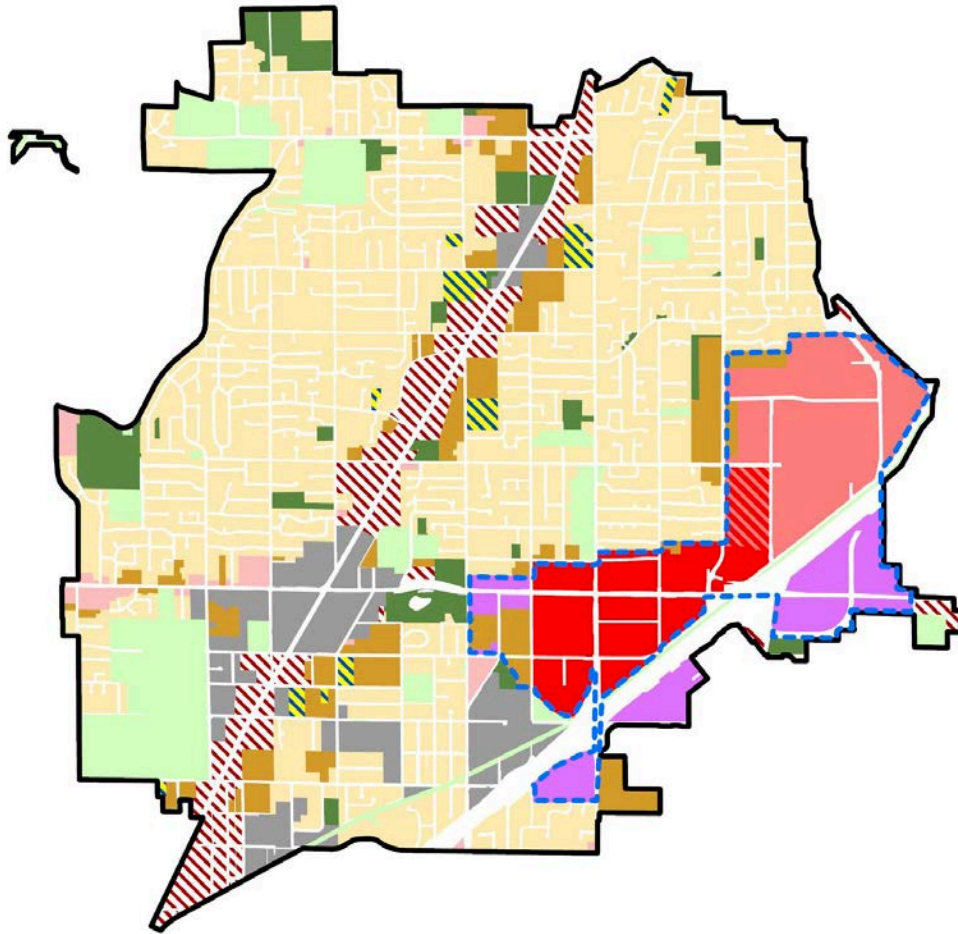
**Continue scrolling to learn about consolidations to
Lynnwood's commercial zones.**



Neighborhood Commercial (NC)

This zone is not being consolidated

The NC (Neighborhood Commercial) zone is an existing zone that allows for small businesses, professional offices, and mixed-use residential development. The NC zone is typically located near or in residential neighborhoods to serve the everyday needs of the residents of the surrounding neighborhood.

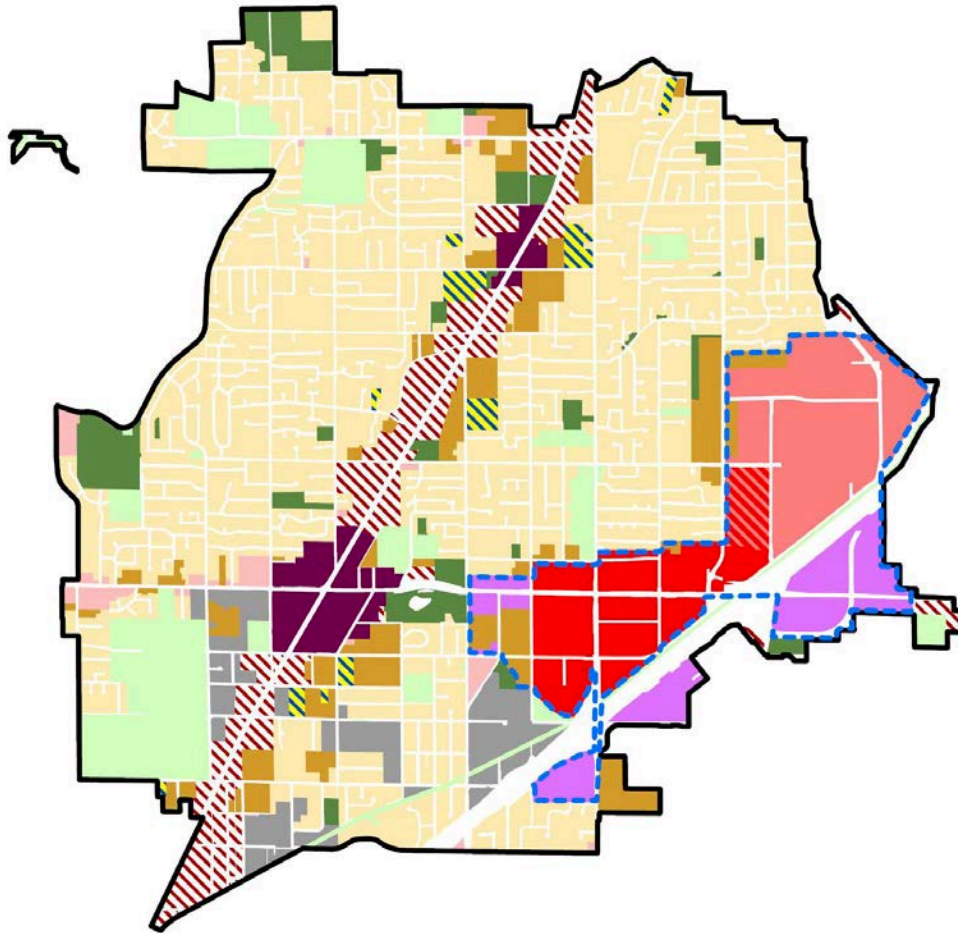


General Commercial (CG)



This zone is not being consolidated but will be reformatted to improve the clarity and effectiveness of Lynnwood's zones.

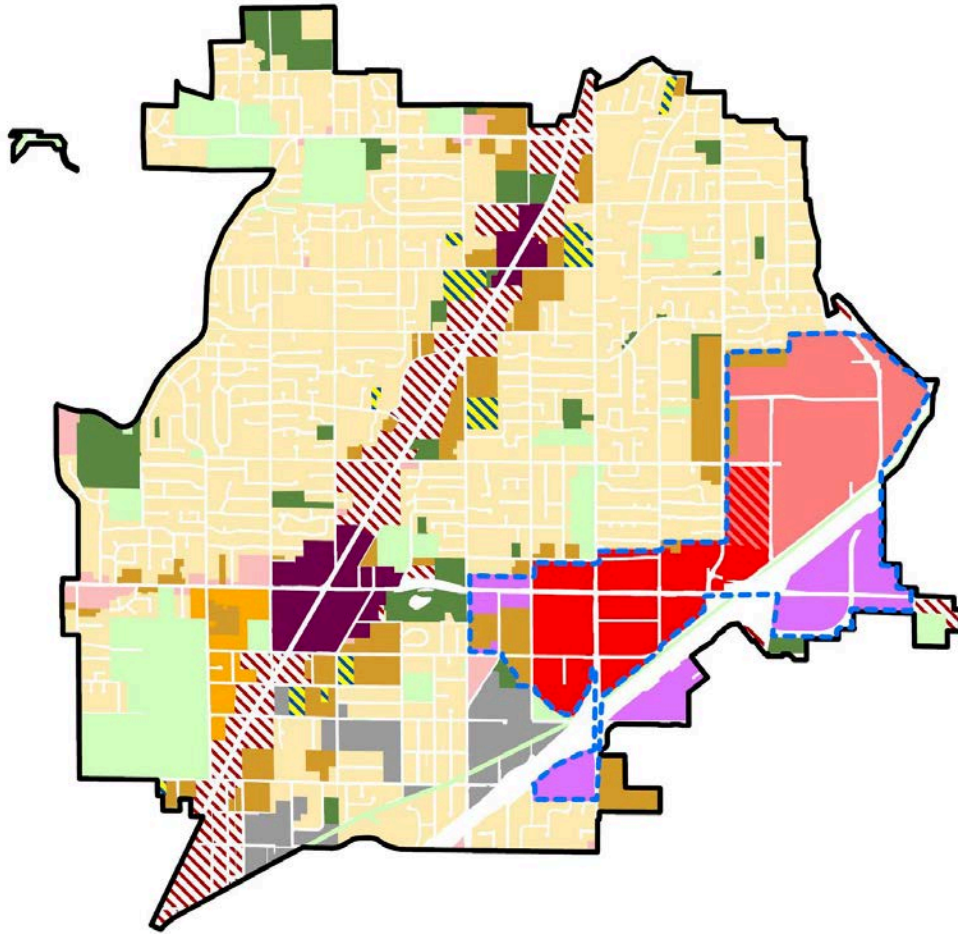
The CG (General Commercial) zone is an existing zone that allows a variety of commercial, retail, and other uses for customers, but does not allow for residential or industrial development. CG is mostly centered between Highway 99's major intersections.



Highway 99 Mixed-Use (HMU)

This zone is not being consolidated.

The HMU (Highway 99 Mixed-Use) zone is an existing zone that promotes mixed-use development centered around Highway 99's major intersections, focusing on bringing walkable and bikeable mixed-use development areas into the Highway 99 corridor.

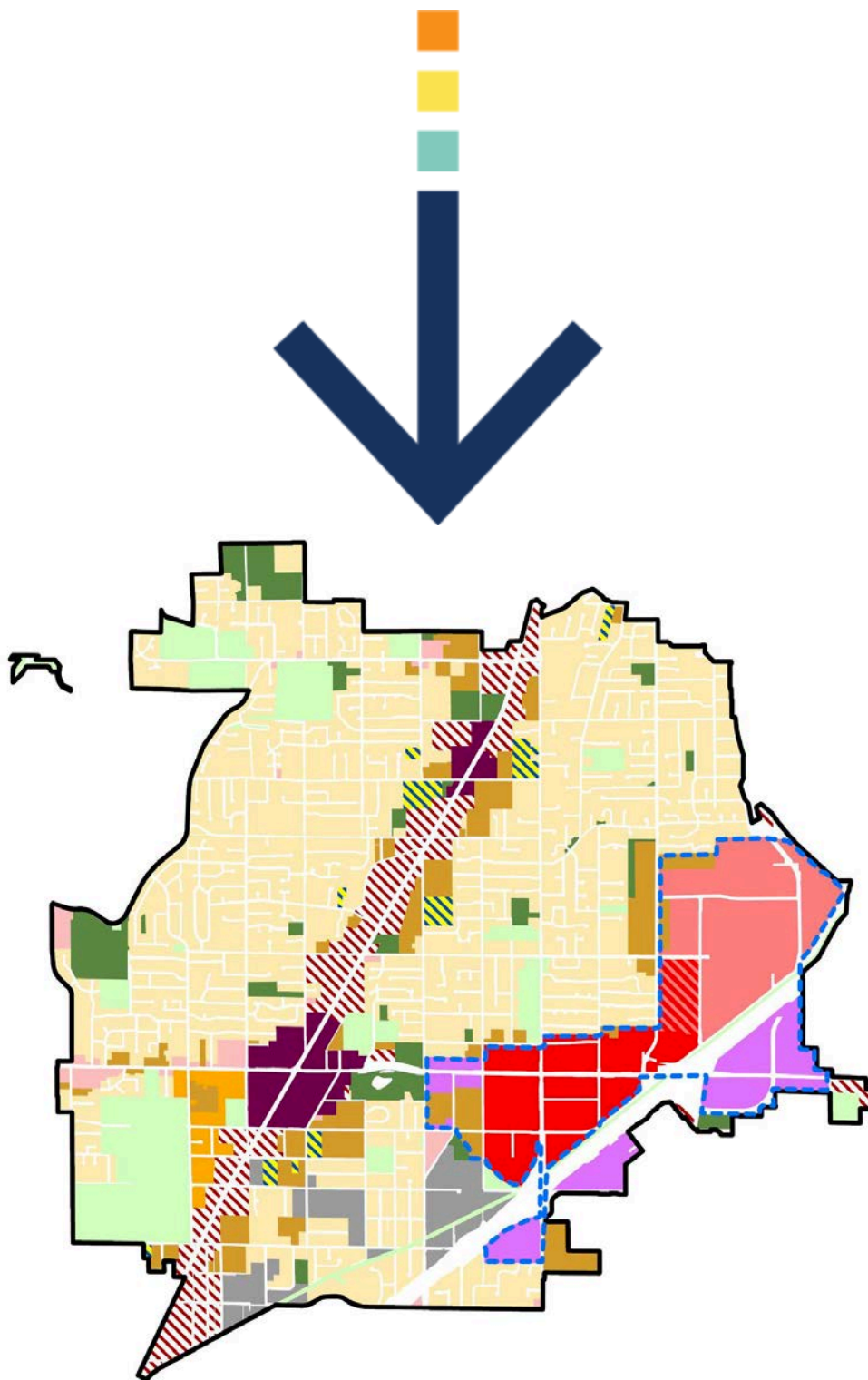


College District Mixed Use (CDM)

This zone is not being consolidated.

The CDM (College District Mixed-Use) zone is designated to provide opportunities for the creation of a college and neighborhood-oriented mixed-use district near the Edmonds College campus and the Highway 99 commercial node at the 196th Street intersection.

**Continue scrolling to learn about consolidations to
Lynnwood's industrial zones.**



Light Industrial (LI)

This is a consolidated zone.

The LI (Light Industrial) zone is an existing zone that provides for areas of the city where manufacturing and wholesaling can occur

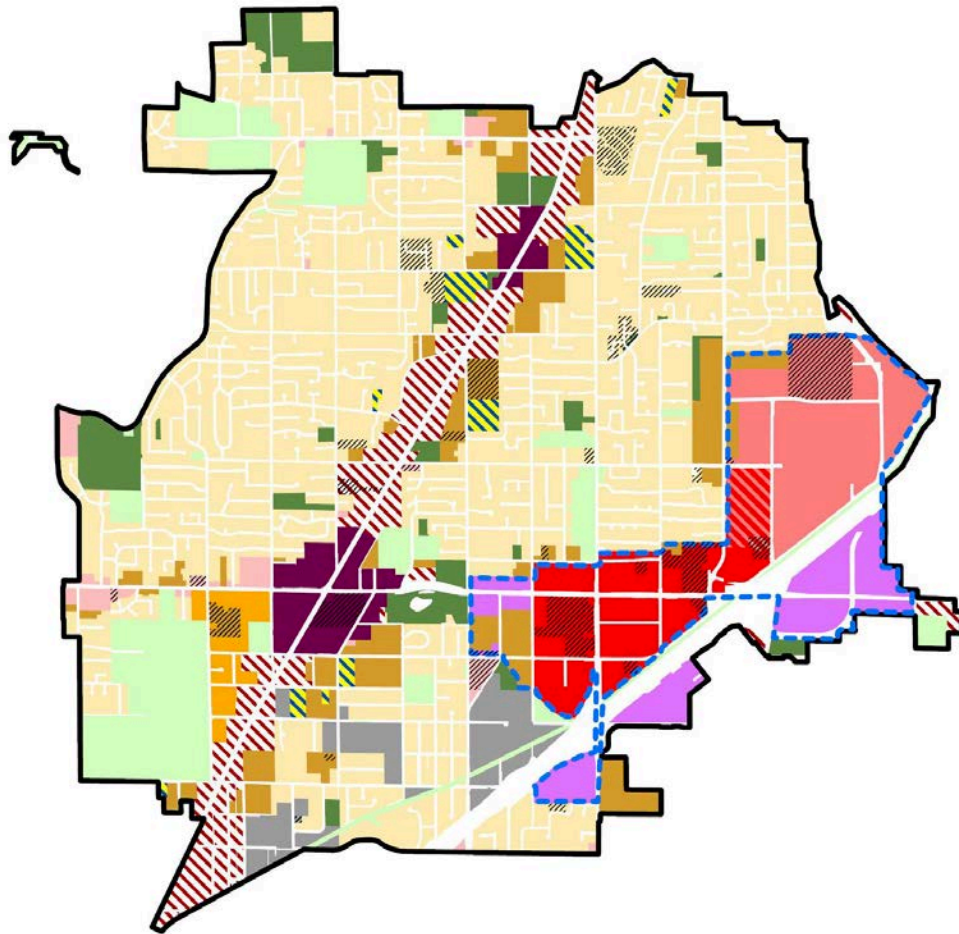
while limiting the impact on residential neighborhoods. The proposed zone will also allow for large business park-type development, as it will be consolidated with the existing BTP (Business Technical Park) zone. The draft LI zone will be made up of the existing LI and BTP zones, which are described below.

BTP (Business and Technical Park): The BTP zone provides areas for business and technical parks, while excluding residential and light manufacturing uses.

LI (Light Industrial): The current LI zone provides areas for light manufacturing and wholesale activities with minimal retail sales on-site.

**Continue scrolling to learn about consolidations to
Lynnwood's industrial zones.**





Planned Unit Developments and Overlays



A Planned Unit Development (PUD) is an overlay zone that may allow for certain uses or development standards not typically permitted in a zone. In general, Overlays (O) are additional site-specific regulations which apply only to designated areas and appear on the zoning map on top of other zones. In addition to PUDs, sites with Development Agreements will often have an overlay.

**Continue scrolling to use the Future Zones
Interactive Map**



Future Zones Interactive Maps

Below is an interactive map of the draft future zones as of 6/3/2024 and Major Transit Stops map. Please scroll down and read the instructions on the left to learn about how to use the tool. Once you find the abbreviation for the zone, you can scroll back up into the previous section to learn about the proposed changes that may be coming to that zone.

How to use the Interactive Future Zones Map

In the map to the right, click on any of the properties to pull up a popup to see its current zone and draft future zone. You can use the **search function**, which is **in the upper right corner** of the map, to find addresses. Then, click on the property on the map to pull up the pop-up for the property. In the popup you will see the following attributes:

Current Zone represents the current zone of the property

Future Zone represents the proposed future zone of the property

An example of the popup is shown below:

Address	3830 183RD ST SW
Current Zone Description	residential 8400 sq ft
Current Zone	RS-8 ← Current Zone
Future Zone	RN ← Future Zone
Parcel Number	00501600001400

DISCLAIMER: Please keep in mind that this map is a draft and subject to change. There is also the possibility that there are errors in the data. If you encounter a data or application error, please email the Planning Division at planning@lynnwoodwa.gov.

Legend

Regional Growth Center (RGC)

Open Space (OSP)

Public and Institutional (P-I)

Residential Neighborhood (RN)

Manufactured Home Park (MHP)

Residential Multi-Family 45 feet (RM-45)

City Center (CC)

Alderwood (A)

City Center - Alderwood Transition (ACC)

Planned Commercial Development (PCD)

Neighborhood Commercial (NC)

General Commercial (CG)

Highway 99 Mixed-Use (HMU)

College District Mixed Use (CDM)

Light Industrial (LI)



Major Transit Stops

As stated in the section on House Bill 1110, additional dwelling units will be allowed within one-quarter mile walking distance of a "Major Transit Stop". Major Transit Stops are defined by the State of Washington as light rail stations and bus rapid transit (BRT) stations.

This interactive map shows quarter mile "buffers" or shapes drawn so that all parcels contained in them are within a quarter mile distance from a major transit stop. If a lot is within these boundaries, it is possible that the lot will be considered within a quarter mile walking distance of a major transit stop in the future.

Please keep in mind that this is not a definitive map and is subject to change. It is only intended to help give a visual representation of what the quarter mile buffer could look like if applied to Lynnwood.

Get Involved!

We want to hear from you! Planning staff are continuing to work on changes to our zoning as part of the comprehensive plan effort through the end of 2024. Please visit the [Imagine Lynnwood](#) page for more information on the comprehensive planning efforts and give us your feedback!

If you have further questions, please contact the Community Planning Division at Planning@LynnwoodWA.gov, or give us a call at (425) 670-5410.

Your voice matters, we'd love to hear from you to understand your hopes and goals for the city's future! Here a few ways to get involved and receive updates:

Sign up for emails! [Click here](#) to sign up for email updates about the 2024 Imagine Lynnwood Comprehensive Plan update. If you already receive emails from the City of Lynnwood, be sure to update your preferences by selecting "Community Planning" under the "Business, Development, and Planning" subscription topic.

Take the Survey!

Take the survey to help us determine which of the housing types Lynnwood will allow! Hit the button below to access the survey.

Zoning Update 2025 Survey

Provide Feedback! Reach out to the provided contact information to share your ideas.

Stay Tuned! Keep checking this website for project updates.