



2: Land Use Categories, Zoning, and Permitting

TOPICS COVERED:

- 2-A: Manufacturing Land Use Categories
- 2-B: Building Height and Lot Coverage Limitations
- 2-C: Zoning Map
- 2-D: Land Use Permitting
- 2-E: Occupancy Classification

Check with city planning staff for questions on specific properties – they will be able to provide you with more detailed information. Visit City of Lynnwood Development and Business Services or contact a planner at 425-670-5410 or thall@LynnwoodWA.gov.

2-A: Manufacturing Land Use Categories

Identify the appropriate land use code for your facility in the table below.

Land use categories for manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment are listed in the table below.

The following uses are **prohibited** in Lynnwood:

- Manufacture, sale, distribution, or storage of any highly combustible or explosive materials in violation of the city's fire prevention code.
- Retail sales, production or processing of marijuana and/or marijuana-infused products.
- Medical marijuana collective gardens.

Additional uses and zones are listed in Permitted Structures and Uses, including retail and wholesale sales. Confirm with the city how your facility will be categorized if your specific use is not listed.

For more information see [LMC Chapter 21.50](#) for properties in Light Industrial (LI) and Business Technical Park (BTP) zones, or [LMC Chapter 21.46](#) for properties in General Commercial (CG) zones.

Manufacturing Land Use Categories			
Use	BTP Business Technical Park	LI Light Industrial	CG General Commercial
Assembly of Wood, Light, Metal, Glass, Electronic, Electrical or Plastic Parts or Components	Allowed	Allowed	Allowed
Bottling and Packaging Plants	Conditional Use Permit	Prohibited	Allowed ≤10,000 sq. ft.
Printing, Publishing and Binding	Allowed	Prohibited	Prohibited
Cabinet, Millwork, or Wood Prefabrication Operations; Food and Dry Goods Processing and Packaging; Furniture Manufacture and Repair Shops	Conditional Use Permit	Allowed	Prohibited
Blacksmithing, Welding, and Metal Fabricating Shops; Manufacturing, Rebuilding or Repairing Nonmetal Products; Printing Plants	Prohibited	Allowed	Prohibited
Manufacturing Pharmaceuticals	Prohibited	Conditional Use Permit	Prohibited

This document should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all codes and policy requirements, regardless of whether they are referred to or contained within this document.

2-B: Building Height and Lot Coverage Limitations

Note that your project must comply with maximum building height, parking requirements, and lot coverage requirements specific to each zone.

Also, see setback requirements in Section 3.

Building Heights and Lot Coverage	BTP	LI	CG
	Transitional & General	Transitional & General	
Maximum Building Height (See LMC 21.50.210)	35 ft.**	35 ft.*	
Maximum Lot Coverage			35%
Minimum Lot Area	1 acre+	1 acre+	
Minimum Lot Width	150 ft.		

* Height limits may be increased in Light Industrial zones by the community development director not to exceed 8 feet in height from the floor to the roof.

** Or three stories, whichever is less, unless a greater height is specifically allowed as part of a conditional use permit approval.

+ One acre in zone area

2-C: Zoning Map

Now that you know the zone(s) that allow(s) your facility, search for available properties within those zone(s).

You may want to work with a commercial real estate professional to find a site.

Zoning Map

- Use the [Zoning Map](#) to determine zoning designations for potential sites.
- Check city records to confirm the current zoning designation for any site under consideration.

2-D: Land Use Permitting

The land use permits and approvals required for various types of projects are listed in the table below.

Visit the City of Lynnwood [Land Use](#) and [Development Codes](#) webpages for more information.

Land Use Permit Requirements	
Applicability	Requirements
Commercial projects under thresholds below	No Project Design Review
> 20 Parking spaces or paved parking area > 5,400 sq. ft.	Project Design Review and Public Notice
> 90 spaces parking	Project Design Review, SEPA Checklist, and Public Notice
Construction of commercial buildings >30,000 sq. ft.	Project Design Review, SEPA Checklist, and Public Notice
Excavation or filling > 1,000 cubic yards	Project Design Review, SEPA Checklist, and Public Notice
Uses allowed by Conditional Use Permit	Project Design Review, SEPA Checklist, Public Notice and Hearing Examiner Review

Application Submittal

Review the requirements for land use as listed on the city's [Land Use Applications](#) webpage to determine what application materials you need to submit (fees, forms, SEPA checklist, site plan, drawings, special studies or technical information reports such as stormwater reports, verification of water/sewer, etc.). Once submitted, city staff will review your application for completeness. The 120-day review period will begin once your application is complete.

Project Design Review

Construction of any nonresidential structure or building with a gross floor area of more than 1,000 square feet, or any parking lot and/or parking structure with 20 or more stalls, or paved parking area of 5,400 square feet or more, or construction of parking lot with 90 or more stalls requires a [Project Design Review Application](#) to ensure compliance with [Citywide Design Guidelines](#).

Conditional Use Permit

Notice of public hearing is posted on the [City's website](#), project site, in the newspaper, mailed to property owners within 600 feet of the property, and to all parties that commented during the public comment period. The public hearing is conducted by the Hearings Examiner. The Hearings Examiner decision is the final decision, unless appealed. Anyone who participated in the hearing may submit a written request for reconsideration by the hearing examiner if filed within seven days of the examiner's decision. Appeals go straight to Superior Court. Appeals must be filed within 21 days from date of the examiner's decision.

2-E: Occupancy Classification

Determine if the occupancy classification needs to be changed for your facility.

The occupancy classification of your facility will be the determining factor for what type of construction you will be required to use for a given sized space and what types of life and fire safety equipment will be required. These classifications are found in the [International Building Code](#) and will likely apply in most jurisdictions.

Occupancy Classification	
Group	Definition
Business Group B	Office or professional services (architects, attorneys, dentists, physicians, engineers, etc.), including storage of records and accounts.
Factory Industrial Group F	Assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy. Low-hazard factory industrial, Group F-2: Fabrication or manufacturing of noncombustible materials that, during finishing, packing or processing do not involve a significant fire hazard. <ul style="list-style-type: none"> • Beverages up to 16-percent alcohol content • Brick and masonry, ceramic or glass products, foundries • Gypsum, ice, metal products (fabrication and assembly) Moderate-hazard factory industrial, Group F-1: Factory industrial uses not classified as Factory Industrial F-2 Low Hazard. Examples: <ul style="list-style-type: none"> • Bakeries and beverages (over 16-percent alcohol content) • Machinery, electronics, engines (including rebuilding) • Paper, plastic or wood products, textiles
High-hazard Group H	Manufacturing, processing, generation or storage of materials that constitute a physical or health hazard in quantities in excess of those allowed in <i>control areas</i> complying with Section 414 , based on the maximum allowable quantity limits for <i>control areas</i> set forth in Tables 307.1(1) and 307.1(2).
Storage Group S	Use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy. Low-hazard storage, Group S-2: Storage of noncombustible materials. Examples: <ul style="list-style-type: none"> • Food products, inert pigments • Glass, metal parts, gypsum board Moderate-hazard storage, Group S-1: Storage uses that are not classified as Low-hazard storage S-2. Examples: <ul style="list-style-type: none"> • Aerosols, glues, mucilage, pastes and size • Cardboard and cardboard boxes • Grains, sugar • Lumber, leather, linoleum

Pre-Development Meetings:

Free and highly recommended for all projects!

Get your site-specific questions answered. Submit preliminary plans and meet with city staff (on Wednesdays) to answer questions prior to moving into the design phase of the development. See the [Pre-Development Meeting Request Form](#) for additional information.