



## 3: Property-Specific Requirements

### TOPICS COVERED:

- 3-A: Critical Areas
- 3-B: Site Contamination
- 3-C: Frontage Improvements
- 3-D: Site Improvements & Building Upgrades
- 3-E: Setbacks and Landscaping

Site and frontage improvements may be required to bring sites up to city standards. Additionally, any site contamination on the property will need to be addressed prior to construction.

**IMPORTANT: Many requirements are site specific and depend greatly on the amount of development a property has undergone.**

### 3-A: Critical Areas

**Determine if the site is in a critical area.**

If you are looking at a site that contains or is adjacent to a critical area, a critical areas permit will be required and additional development regulations or mitigations may apply such as additional setback or buffer requirements. See [LMC Chapter 17.10 Environmentally Critical Areas](#) for more information.

#### Critical Areas

**Critical area means the following areas:**

1. Wetlands
2. Streams
3. Fish and wildlife priority habitat
4. Geologically hazardous areas
5. Frequently flooded areas
6. Critical aquifer recharge areas
7. Any additional areas defined or established as critical areas under the provisions of the Washington State Growth Management Act or the provisions of this chapter.

Critical areas are identified by the City of Lynnwood Public Works department during the Pre-Development Meeting or Permit Application process. See the [Critical Areas Regulations](#) webpage for more information on critical areas regulations and critical areas indicator maps.

## 3-B: Site Contamination

If you are looking at a site that is considered contaminated, be aware that cleanup may be required prior to construction. Prior to making any commitments, investigate the time and cost it will take to be able to use this site.

### Determine if the site is considered contaminated.

The following links provide information to determine if a site is considered contaminated and what cleanup measures may be required prior to construction.

- [Contaminated site database, Ecology](#)
- [Information for businesses, Department of Ecology TCP](#)
- [Voluntary Cleanup Program, Ecology](#)
- [Focus sheet on MTCA](#)

## 3-C: Frontage Improvements

Improvements are required to bring the site up to city standards (sidewalks, curbs, gutters, curb ramps, driveway/alley approaches, or street/alley rights-of-way, and accessible access/egress to the public right of way) in the following circumstances:

- New buildings
- Any change in the occupancy classification or additions/alterations/repairs of an existing structure that result in an increase in pedestrian or vehicular traffic
- When repairs/replacements are needed to any existing site improvements

**IMPORTANT: These requirements are site specific and the city can provide detailed requirements at the Pre-Development Meeting after reviewing the details of your plan. Frontage improvements must be completed prior to occupancy.**

## 3-D: Site Improvements & Building Upgrades

Site improvements and building upgrades are required to bring sites up to city standards.

**Assess the improvements currently in place on a property and plan for extra cost and time to complete each.**

### Site Improvements

Upgrades to the stormwater infrastructure, landscaping and fire & life safety systems may be required in the following situations:

- New construction,
- Additions to existing buildings, and
- When the item is in disrepair or not to code.

### Gateways and Prominent Intersections

Project sites located within a gateway or prominent intersection location will need to meet the design guidelines for gateway and/or prominent intersections. See the [zoning map](#) and [design guidelines](#) for locations of gateway and prominent intersections and more information.

## Building Upgrades

Renovations and additions to an existing building may require the following to comply with adopted building codes:

- Upgrade to fire and life safety systems
- Improve ADA accessibility (requires at least 20% of alteration expenses to be for this purpose)
- Frontage and site improvements (stormwater, landscaping, frontage, traffic mitigations)

Renovations and additions involving *structural changes or exceeding 50% of the total floor area* of the building may require the following:

- Professional evaluation of the building's structural system (provide a structural report)
- Upgrades related to fire and life safety (see below)
- Meet all accessibility barrier-free requirements (ADA)
- Frontage and on-site and off-site improvements (stormwater, landscaping, frontage, traffic mitigations)

Depending on the level of improvements proposed and the assessed or appraised value as determined by the Lynnwood Building Official, nonconforming structures may be required to meet current regulations and design standards. See [LMC Chapter 21.12 Nonconforming Uses and Structures](#) for more information.

## Fire and Life Safety

Fire and life safety requirements are based on the permitted occupancy of the facility after construction/renovations. Occupancy is calculated based on size and use of each space within the facility (office areas, production, storage, etc.). Changing the permitted occupancy of an existing building may require life safety, exiting and/or building improvements.

Buildings or structures to which additions, alterations, or repairs made within a 2-year period, **that exceed 25 percent of the assessed or appraised building value**, must comply with all the sprinkler and fire alarm requirements for new buildings per [LMC Chapter 9.18 Fire Sprinkler Requirements](#) and [LMC Chapter 9.20 Fire Alarms](#).

Existing buildings that do not have a fire detection system and have been **vacant for a period of 90 days or longer** must have an automatic fire alarm system installed meeting the requirements of new buildings prior to occupancy.

## Private Hydrant(s)

Private hydrants may be required if the spacing between public hydrants exceeds 330 ft. See [LMC Chapter 9.16 Hydrants](#) or contact the Fire Marshall's Office at 425-670-5350 for further information or clarification.

| Fire and Life Safety Requirements |  |  |
|-----------------------------------|--|--|
| Element                           | Requirements   | Applicable Code  |
| Sprinkler Systems                 | Commercial buildings over 5,000 square feet  | NFPA 13 or 13R code<br><a href="#">Fire Sprinkler Standards</a> (City of Lynnwood)<br><a href="#">LMC Chapter 9.18 Fire Sprinkler Requirements</a> |
| Fire Alarms                       | <ul style="list-style-type: none"> <li>• All commercial buildings over 1,000 square feet</li> <li>• Newly constructed buildings not protected by an automatic fire sprinkler</li> </ul>  | NFPA 72<br><a href="#">Fire Alarm Standards</a> (City of Lynnwood)<br><a href="#">LMC Chapter 9.20 Fire Alarms</a>                                 |
| Fire Hydrants                     | Number of hydrants needed is based upon fire-flow requirements for building size and construction. <ul style="list-style-type: none"> <li>• Maximum 330 feet between hydrants</li> <li>• Minimum of 2 hydrants required for commercial buildings over 5,000 sq. ft.</li> </ul> | <a href="#">LMC Chapter 9.16 Hydrants</a>  |

### 3-E: Setbacks and Landscaping

Every development must provide sufficient screening and setbacks so that neighboring properties are shielded from any adverse external effects of that development. Where screening is required, only the property under application for development is responsible for installing the screening.

#### Setbacks

Minimum distance from property lines are on the zone and abutting uses / zone. General setback information is provided in the table below.

| Minimum Setback Requirements                                     | BTP    | LI<br>General/<br>Transitional* | CG     |
|--|--------|---------------------------------|--------|
| <b>Front Setbacks</b>  |        |                                 |        |
| <b>Abutting All Streets</b>                                      |        |                                 |        |
| All Buildings, Fences, and other Outdoor Uses other than parking | 50 ft. |                                 | 15 ft. |
| Office Buildings   | 50 ft. | 25 ft.                          | 15 ft. |
| Service Buildings (Indoor)                                       | 50 ft. | 50 ft. (35ft.)                  | 15 ft. |
| Service Yards  | 50 ft. | 70 ft. / 100 ft.                |        |
| <b>Street Side Yard Setbacks</b>                                 |        |                                 |        |
| <b>Abutting All Streets</b>                                      |        |                                 |        |
| All Buildings and other Outdoor Uses other than parking          | 50 ft. |                                 | 15 ft. |
| Office Buildings and Service Buildings                           | 50 ft. | 40 ft.                          | 15 ft. |
| Service Yards  | 50 ft. | 15 ft. / 20 ft.                 | 15 ft. |
| <b>Interior Side Yard</b>  |        |                                 |        |
| Abutting any Residential Zone                                    | 25 ft. | None / 20 ft.                   | 15 ft. |
| Abutting NC Zone   |        |                                 | 15 ft. |
| Abutting Other Commercial, Industrial or Business Zones          |        | None / +                        | 15 ft. |
| <b>Rear Yard Setback</b>   |        |                                 |        |
| Abutting any Residential Zone                                    |        |                                 | 50ft.  |

\* Unless other standards are approved in connection with a planned unit development or conditional use permit; see also [LMC Chapter 21.50.220](#)

+ One acre in zone area

For properties in the Light Industrial (LI) and Business Technical Park (BTP) see [Industrial Zones Development Standards](#) for additional information.

For properties in the General Commercial (CG) zones see the [Commercial Zones Development Standards](#) for additional information.

## Landscaping

The following table provides a general overview of the screening and landscape requirements. Also, see the [Citywide Design Guidelines](#).

Landscape planting areas located between commercial or industrial districts and any residential district must provide a 100% sight-obscuring year-round buffer using plant material or a combination of a fence (maximum 6 feet high) and plant material.

| Minimum Landscaping Standards                           | BTP<br>Transitional &<br>General                          | LI<br>Transitional | LI<br>General | CG |
|---|---|--------------------|---------------|----|
| <b>Front Yards</b>                                      |   |                    |               |    |
| Landscape Coverage                                      |   | 50%                | 25%           |    |
| <b>Buffer Strip</b>                                     |   |                    |               |    |
| Adjacent to any Residential Zone                        | 20 ft. wide planting strip and 6 ft. site screening fence |                    |               |    |
| Adjacent to any Public or Semi-Public Zone              | 10 ft. wide planting strip and 6 ft. site screening fence |                    |               |    |
| Adjacent to any Commercial Zone except GC and PRC Zones | 5 ft. wide planting strip and 6 ft. site screening fence  |                    |               |    |
| <b>Planting at Street Frontages</b>                     |   |                    |               |    |
| Without Parking Along Street Frontage                   | 10 ft. wide planting area                                 |                    |               |    |
| With Single-Aisle Parking at Front                      | 15 ft. wide planting area                                 |                    |               |    |
| With Multi-Aisle Parking at Front                       | 20 ft. wide planting area                                 |                    |               |    |

For properties in the Light Industrial (LI) and Business Technical Park (BTP) see [LMC Chapter 21.50 Industrial Zones Development Standards](#) for additional information.

For properties in General Commercial (CG) zones see [LMC Chapter 21.46 Commercial Zones Development Standards](#) for additional information.

### 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.