



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, ADOPTING CHANGES TO PERMITTED USES TO THE LYNNWOOD MUNICIPAL CODE CHAPTER 8.35 USE REGULATIONS; PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING FOR SUMMARY PUBLICATION

WHEREAS, the City of Lynnwood is a municipal corporation organized under the laws of the State of Washington; and

WHEREAS, under RCW 35A.11 and 35A.63, 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, on June 30, 2025, the City Council of the City of Lynnwood passed Ordinance No. 3481, introducing the Unified Development Code to Lynnwood Municipal Code Title 8; and

WHEREAS, Lynnwood City Center Station is the northern terminus of the Link Light Rail Network where commuters from the surrounding region enter the regional public transit network; and

WHEREAS, Lynnwood City Center Station provides significant connectivity to the region for major events including professional sports, concerts, festivals, and similar events causing an influx of visitors to the area; and

WHEREAS, surface paid public parking without reasonable limitations is a use that can delay implementation of the Regional Growth Center 'City Center + Alderwood' Subarea Plan.

WHEREAS, on March 27, 2026, the City of Lynnwood SEPA Responsible Official issued a State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) on the proposed ordinance, which is a non-project proposal; and

WHEREAS, on XXXXX XX, 2026, the Lynnwood Planning Commission held a duly noticed public hearing on the proposed ordinance, accepted testimony and by regular motion voted to recommend that the Lynnwood City Council adopt the amendments to the Lynnwood Municipal Code as provided herein; and

41 WHEREAS, on XXXXX XX, 2026, the City Council of the City of Lynnwood held a duly noticed
42 public hearing to consider the Planning Commission recommendation and accept public
43 testimony; and

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45 WHEREAS, adoption of the ordinance will serve the general welfare of the public;

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47 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, DO
48 ORDAIN AS FOLLOWS:

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50 **Section 1. Findings of Fact:** The City Council hereby incorporates by this reference as Findings of
51 Fact all recitals set forth as “WHEREAS” clauses. In addition, and upon consideration of the
52 provisions of this Ordinance, the City Council finds that the new code and amendments contained
53 herein are: a) consistent with the comprehensive plan; b) substantially related to the public
54 health, safety, or welfare; and c) not contrary to the best interest of the citizens and property
55 owners of the City of Lynnwood.

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57 **Section 2. Purpose:** To adopt amendments to the Lynnwood Municipal Code Title 8 that will
58 clarify code sections, correct minor spelling and grammatical errors, and enhance the effective
59 application of legislation.

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61 **Section 3. LMC 8.35.0140 Use table key.** is hereby amended to read as follows:

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63 A. Uses are regulated based on the zone in which the use is located. Uses may be allowed by right,
64 by conditional use permit, temporarily, or by an essential public facility permit.
- 65 1. Allowed Uses. “P” = A use allowed by right in a particular zoning district. Includes
66 accessory, incidental, or similar uses dependent on the principal or primary use.
 - 67 2. Conditionally Allowed Uses. “C” = A use that is allowed only following approval of a
68 conditional use permit.
 - 69 3. Uses Not Permitted. “-” = A use that is prohibited in a particular zone.
 - 70 4. Uses Permitted Temporarily. “T” = A use that is allowed only following approval of a
71 special event permit.
 - 72 5. Interim Uses. “INT” = An interim use which may include additional provisions from the
73 authorizing ordinance.
 - 74 6. Uses Permitted by Essential Public Facility Permit. “EPF” = A use permitted as an essential
75 public facility under RCW 36.70A.200 or as additionally identified by this title.
- 76 B. Certain uses in Article II of this chapter have limitations identified in Article III of this chapter.

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78 **Section 4. LMC Table 8.35.11 Transportation and parking.** is hereby amended to read as follows:

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80 **Table 8.35.11.**

Transportation and Parking	RN	MHP	RM-45	City Center	Alderwood	ACC	PCD	NC	CG	HMU	CDM	LI	P-I	OSP
Transportation Maintenance and Operating Facilities	-	-	-	-	-	-	-	-	-	-	-	C	C	-
Light Rail Guideway and Stations	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF
Public Transit Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park and Rides	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF
Structured Public Paid Parking	-	-	-	P	P	P	P	-	P	P	P	P	-	-
Surface Public Paid Parking	-	-	-	<u>INT</u>	<u>INT</u>	<u>INT</u>	<u>INT</u>	<u>INT</u>	P	<u>INT</u>	<u>INT</u>	<u>INT</u>	-	-
Vehicle Storage	-	-	-	-	-	-	-	-	P	-	-	P	-	-
Micro-Mobility Hubs	-	-	P	P	P	P	P	P	P	P	P	P	P	P
Limitations on Transportation and Parking Uses are identified in LMC 8.35.0360														

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Section 5. LMC 8.35.0360 Transportation and parking. is hereby amended to read as follows:

- A. Light Rail Guideway and Stations.
 - 1. Development of aerial guideways requires consistent column shape and form as developed in the Lynnwood Link Extension.
 - 2. The required development agreement may include provisions for access enhancements, betterment reimbursements, and other agreements necessary between the city of Lynnwood and Sound Transit.
- B. Structured Public Parking.
 - 1. Development and operation of structured paid parking is allowed in the districts CC, A, ACC, PCD, and HMU when occupied space is provided for at least 40 percent of the street frontage.

- 93 2. If the structure includes two frontages, a minimum of 30 percent of the total street frontage
94 is to be provided and may be distributed between the two frontages. 3. Parking attached to
95 a major transit stop is not subject to this subsection (B).

96 C. Surface Public Paid Parking

- 97 1. Surface public paid parking is to occur only on sites where a principal use within a building is
98 established for the site.
99 2. Surface public paid parking must comply with all development standards including
100 pavement, accessibility, stall dimension and other like requirements.
101 3. Site must be operated on private property whose business is licensed by the City of
102 Lynnwood.
103 4. Surface public paid parking does not include park and ride facilities whose property is
104 owned and operated by a public transit agency.
105 5. Surface public paid parking may include month to month lease options, special event
106 parking, hourly parking, or other durations as deemed necessary by the operator.

107 **Section 6. Severability:** If any section, sentence, clause or phrase of this ordinance should be held
108 to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or
109 unconstitutionality shall not affect the validity or constitutionality of any other section, sentence,
110 clause or phrase or word of this ordinance.

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112 **Section 7. Effective Date:** This ordinance or an approved summary thereof consisting of its title
113 shall be published in the City’s official newspaper of record and shall take effect and be in
114 full force five days following its publication and be effective no less than a period of 180 days
115 from date of effectiveness.

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117 PASSED BY THE CITY COUNCIL THIS ___ day of _____, 2026.

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119 APPROVED:

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122 _____
123 George Hurst, Mayor

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125 ATTEST/AUTHENTICATED:

126 APPROVED AS TO FORM:

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128 _____
129 XXXXXXXX XXXXXXXX, City Clerk

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128 _____
129 Lisa Marshall, City Attorney