

CITY COUNCIL 12.D

CITY OF LYNNWOOD CITY COUNCIL

TITLE: Ordinance: Unified Development Code

DEPARTMENT CONTACT: Karl Almgren, Development and Business Services

SUMMARY:

This item presents the adopting ordinance for the Unified Development Code.

PRESENTER:

Karl Almgren, AICP, Community Planning Manager

ESTIMATED TIME:

45

BACKGROUND:

For more information, please refer to the staff memo and item attachments.

Additional material from National Fire Protection Association and Master Builder Associations King and Snohomish Counties.

SUGGESTED ACTION:

Motion to approve Ordinance No. _____, an ordinance amending the Lynnwood Municipal Code Chapter 1.35 Application Processing and Review, Chapter 3.104 Fees and Charges, Chapter 5.30 Special Events, Chapter 9.18 Fire Sprinkler Requirements, Title 18 Planning, Title 19 Subdivisions, and Title 21 Zoning; adopting new Title 8 Unified Development Code; providing for severability; establishing an effective date; and providing for summary publication.

Staff has provided alternative motions to the recommendation above varying the threshold of the sprinkler requirements.

PREVIOUS COUNCIL ACTIONS:

May, 2021: City Council approved the Housing Action Plan.

April, 2023: City Council was briefed on the Housing Action Plan Implementation including the Housing Code Review and Recommendations Report, the use of the Unified Development Code (UDC) to establish the Residential Neighborhood Zone.

July, 2023: City Council was presented on the history of zoning regulations in Lynnwood including revisions made in the residential and commercial zones.

February, 2024: City Council was briefed on zoning consolidation including reducing the

number of zones and further implementation of the Residential Neighborhood Zone.
October 7, 2024: City Council was briefed on the results of the summer outreach middle housing community survey. Staff received over 1,500 unique responses regarding favorite middle housing types across 14 events throughout Lynnwood from June to September 2024.
January 27, 2025: City Council passed Ordinance 3476 approving the 2024 Imagine Lynnwood Comprehensive Plan including creation of the Residential Neighborhood Zone.
March 3, 2025: City Council was briefed on the UDC outline and schedule.
March 17, 2025: City Council directed staff to prepare the UDC to allow three units per lot.
April 7, 2025: City Council was briefed on landscape requirements as part of the Green Factor and requirements for fire sprinklers.
April 21, 2025: A briefing to City Council included discussion on the Residential Neighborhood Zone development standards.
June 2, 2025: City Council was briefed on the ordinance packet.
June 9, 2025: City Council held a public hearing accepting testimony.

VISIONS AND PRIORITIES ALIGNMENT:

LU Goal 1: Ensure development regulations and land use patterns effectively plan for and accommodate Lynnwood's anticipated growth.

LU Goal 2: Promote growth and development in the City's designated Regional Growth Center.

LU Goal 5: Enhance Lynnwood's residential neighborhoods by promoting a range of uses, while ensuring well-planned population growth.

HO Goal 1: Provide capacity for housing to meet the needs of present and future residents of Lynnwood.

HO Goal 2: Promote and facilitate the provision of housing that is affordable to households of all demographics and incomes.

DEPARTMENT ATTACHMENTS

Description:

[Council Memo.pdf](#)

[Council Presentation.pdf](#)

[UDC Summary of Council Questions 2025-06-23.pdf](#)

[Fire Sprinkler in Single Family Homes MBAKS.pdf](#)

[US Experience with Sprinklers NFPA.pdf](#)

[Sprinkler Myths and Facts NFPA.pdf](#)

[UDC Draft Ordinance.pdf](#)

[Exhibit A LMC 3.104 Fees and Charges.pdf](#)

[Exhibit B LMC 8.01 Intro-Provisions.pdf](#)

[Exhibit C LMC 8.20 Neighborhood-Design.pdf](#)

[Exhibit D LMC 8.30 Subareas and Zoning Districts.pdf](#)

[Exhibit E LMC 8.35 Use Regs.pdf](#)

[Exhibit F LMC 8.40 Development Standards DRAFT.pdf](#)

[Exhibit G LMC 8.45 Design Standards.pdf](#)

[Exhibit H LMC 8.90 Admin and Permit Processes.pdf](#)

[Exhibit I LMC 8.99 Definitions.pdf](#)

[Exhibit J LMC 9.18 Fire Sprinkler Requirements.pdf](#)