

**Ord 1656**  
**Exhibit A**

**CHAPTER 2 – The Land Use Element**

**2.3 UGA Existing Conditions: THE BUILT ENVIRONMENT**

**2.3.1 Zoning and Land Use**

Since the 2004 Comprehensive Plan Update, the City has adjusted its zoning code to remain relevant with modern zoning codes and plans. It dropped the RM-5 zone. It updated the Industrial Zone changing the I-1 and I-2 to an ID (Industrial District) and IBZ (Industrial Business Zone). Finally, it updated the Commercial Zone, dropping the CS-1, CS-2, CS-3 and adding the CSL (Local Commercial Services) and CSR (Regional Commercial Services). The land use plan and zoning ordinance are used to guide orderly development of land based on projected growth and population estimates for the City.

The City of Lynden has existing policies surrounding the use of public lands for utility and transportation corridors, sewage treatment and stormwater management facilities, as well as for schools, recreation, and other public uses. These policies can be found in various elements of the City's Comprehensive Plan, as well as in separate management/land use plans and regulations, and in local ordinances for the community.

This Comprehensive Plan establishes a range of Future Land Use (FLU) designations that reserve land within the UGA for a variety of land uses, including agriculture, residential, commercial, industrial, and public. Under each FLU designation, one or more zoning designations may be established by the Lynden Municipal Code (LMC), which contains development regulations specifying allowed uses, density, setbacks, building heights, and other building and site design requirements. Table 2.3 below summarizes the FLU designations and corresponding zoning, as well as a summary of the total existing zoned acreage for each category within the City Limits (excluding the unincorporated UGA). Note that FLU designations apply to all areas within the UGA.

**Table 2.3 Future Land Use and Zoning Designations**

<b>Future Land Use (FLU)</b>	<b>Description</b>	<b>Zoning</b>	<b>Description</b>	<b>Existing Acreage in City Limits</b>
<b>AG (Agriculture)</b>	Reserved for agricultural land uses within the City and Urban Growth Area until other land uses are planned with the necessary extension of streets and public utilities.	A-1	Zoned for agricultural land uses within the City and Urban Growth Area until other land uses are planned with the necessary extension of streets and public utilities.	-
<b>RL (Low Density Residential)</b>	Maintains stable, low-density, largely single-family neighborhoods, while providing a range of housing types and prices.	RS-100	Requires a minimum lot area of 10,000 sq. ft. and allows for 4 D.U./acre.	1,935.0
		RS-84	Requires a minimum lot area of 8,400 sq. ft. and allows for 4.5 D.U./acre.	
		RS-72	Requires a minimum lot size of 7,200 sq. ft. and allows for 5 D.U./acre.	
		RMD	A zoning designation that allows up to a maximum of 8 units/acre and encourages the integration of single family and multi-family homes within neighborhoods.	
<b>RM (Medium Density Residential)</b>	Provides higher density housing options and a range of housing types to accommodate future growth.	RM-1	Up to 2 units/building, with a development density of 8 D.U./acre.	441.5
		RM-2	Up to 4 units/building, with a development density of 12 D.U./acre.	

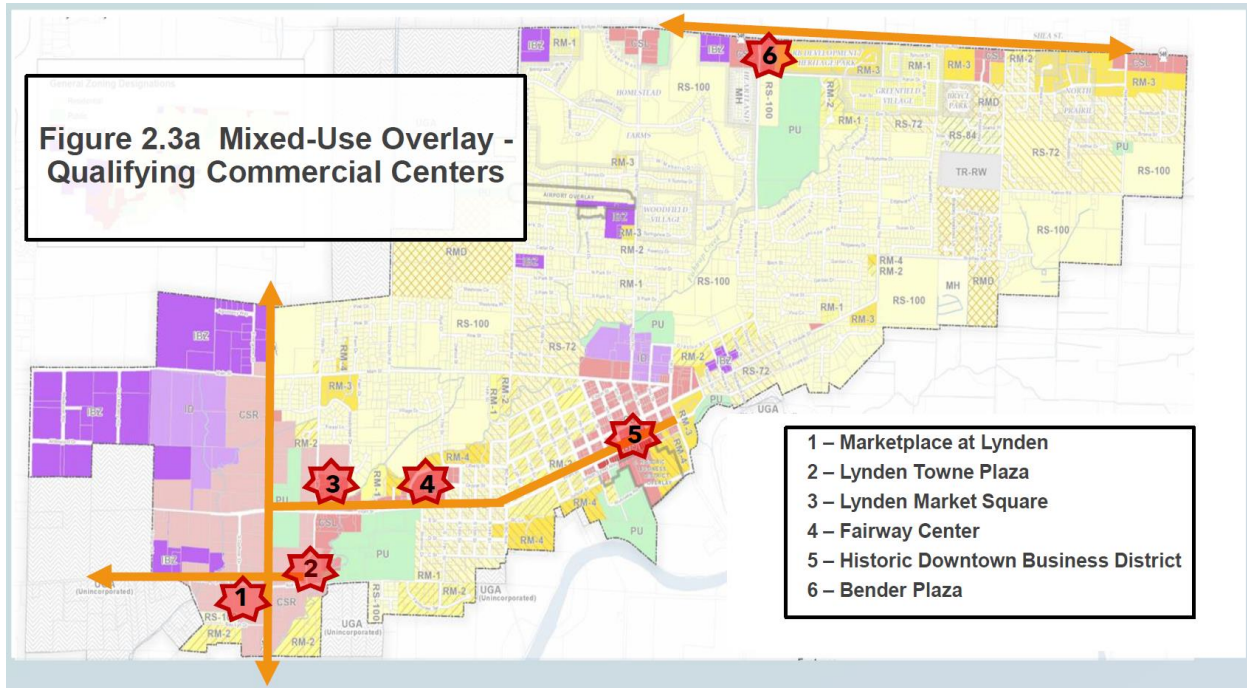
Future Land Use (FLU)	Description	Zoning	Description	Existing Acreage in City Limits
		RM-3	Up to 12 units/building, with a development density of 16 D.U./acre.	
		RM-4	Up to 50 units/building, with a development density of 24 D.U./acre.	
		MH	The primary use is modular and mobile homes, but also includes mobile home parks that meet or exceed the minimum requirements of RS-72 zone.	
		TR	Provides and regulates buildings and/or structures where travel trailers and recreational vehicles are permitted. This zone may also be used for travel trailer and recreational vehicle camping, tent camping and camping cabins.	
<a href="#"><u>MU (Mixed Use Overlay)</u></a>	<a href="#"><u>Provides a compatible mix of multifamily housing, neighborhood commercial business, and semi-public opens spaces on eligible commercial zoned properties.</u></a>	<a href="#"><u>In COM zones that meet the MU criteria</u></a>	<a href="#"><u>The Mixed-Use Overlay can be activated on Commercial zoned properties that are at least 1 acre and within ¼ mile of a qualifying Commercial Center.</u></a>  <a href="#"><u>*See Figure 2.3a for the location of qualifying Commercial Centers.</u></a>	

<b>Future Land Use (FLU)</b>	<b>Description</b>	<b>Zoning</b>	<b>Description</b>	<b>Existing Acreage in City Limits</b>
<b>COM (Commercial)</b>	Provides for commercial activity and employment growth including office and retail uses.	HBD	This is the zone of the City's original economic activity. It is an active mix of professional offices and residences, personal services and small retail.	482.4
		CSL	Local scale retail development (stores less than 65,000 square feet), medical, professional and financial services.	
		CSR	Primary location for businesses that support both the local and regional trade through the development of large format retail and regional commercial stores.	
<b>IND (Industrial)</b>	Provides employment growth for industrial and some commercial uses.	ID	This industrial zone permits a variety of industrial uses, controlled primarily by performance standards.	331.8
		IBZ	A light industrial zone that permits a mixture of industrial and commercial uses.	
<b>PUB (Public)</b>	Provides public land needed to supply public facilities, services, and public open space.	PU	Regulates public and quasi-public areas such as parks, open space areas, public buildings, and the Northwest Washington Fairgrounds.	183.7

**Figure 2.3 Current Lynden Zoning Map**

See *Figure 2.3 Lynden Zoning Map* that is included at the end of this chapter.

## Figure 2.3a Mixed Use Overlay – Qualifying Commercial Centers



[This figure shows the location of the 6 qualifying commercial centers in Lynden. These centers meet the criteria listed in LMC 19.23.110\(B\). The Mixed Use Overlay is eligible to be activated within ¼ mile of these centers subject to the Mixed Use Overlay standards in LMC 19.23.110.](#)