

ORDINANCE NO. 23-1665

**ORDINANCE OF THE CITY OF LYNDEN REASSIGNING THE PROVISIONS OF
LYNDEN MUNICIPAL CODE CHAPTER 19.49, "CONDITIONAL USE PERMITS" TO
CHAPTER 19.57, ADOPTING COMPREHENSIVE ZONING REGULATIONS
GOVERNING COMMUNITY RESIDENTIAL FACILITIES TO BE CODIFIED AT
CHAPTER 19.49, AND AMENDING APPLICABLE DEFINITIONS IN CHAPTER
17.01.030**

WHEREAS, the City of Lynden ("City") notes that House Bill 1220 ("E2SHB 1220"), passed by the Washington State Legislature in May 2021, compels municipalities to support efforts to provide indoor emergency housing, indoor emergency shelters, transitional housing, and permanent supportive housing consistent with Chapters 35.21 and 35A.21 RCW; and

WHEREAS, the Lynden City Council ("City Council") desires to establish reasonable standards for the safe operation and appropriate siting of such facilities and other group living arrangements such as adult family homes and group homes (defined collectively herein as Community Residential Facilities or "CRFs") within the City so as to protect public health and safety for both facility residents and the broader community; and

WHEREAS, this CRF-Zoning Ordinance ("Ordinance") is intended to provide comprehensive zoning regulation of CRFs in a manner consistent with E2SHB 1220 and other applicable state and federal laws; and

WHEREAS, E2SHB 1220 also states that reasonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance to protect public health and safety as it relates to CRFs; and

WHEREAS, ensuring compliance with existing City development standards and promoting a safe, calm, and focused atmosphere on and near the grounds of City schools are important priorities for the City; and

WHEREAS, populations served by CRFs often have higher instances of substance abuse disorders, mental health conditions, and criminal histories, which can result in disruptive behavior and emergency response activity in and around facilities which is not compatible with the atmosphere the City seeks to promote around City schools; and

WHEREAS, the City's development of reasonable comprehensive zoning regulations pertaining to CRF occupancy, spacing, and intensity of use is necessary prior to establishment of new CRFs in order to protect the public health, safety, welfare, property, and peace in the City; and

WHEREAS, minor amendments to existing code language pertaining to Conditional Use Permits, Home Occupation Permits, Bed and Breakfast Establishments, and Short-Term Rentals are also included as these sections of code are being assigned new chapter numbers; and

WHEREAS, this Ordinance is declared to be an exercise of the police power of the City, and its provisions shall be liberally construed for the preservation and protection of the natural environment, public peace, safety and welfare of its citizens; and

WHEREAS, the foregoing recitals are a material part of this Ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNDEN DOES ORDAIN as follows:

Section 1. Amendment to LMC Chapter 17.01.030. The following definitions codified at LMC 17.01.030 are revised for consistency with this Ordinance.

CHAPTER 17.01
GENERAL PROVISIONS

17.01.030 Definitions

"Adult Family Home" has the same meaning as in LMC 19.49.020.

"Bed and Breakfast" means a dwelling unit with rooms to let as transient accommodations, conducted within a single dwelling unit. Accommodations may include limited food service for guests in accordance with WAC 246-215 and stays are less than (30) days.

"Boardinghouse" or "rooming house" means a structure used for the purpose of providing lodging or lodging and meals. This term includes dormitories, cooperative housing and similar establishments but does not include Hotels, Motels, Community Residential Facilities, Short-Term Rentals, medical care facilities, Bed and Breakfast facilities or multifamily units. These facilities do not have cooking facilities in the sleeping rooms.

"Community Residential Facility" or "CRF" has the same meaning as in LMC 19.49.020.

"Dwelling Unit" means a single residential living unit providing complete, independent living facilities for one or more persons living as a single housekeeping unit. A dwelling unit includes permanent provisions for living, sleeping, eating, cooking, and sanitation. A mobile or manufactured home, apartment, condominium, townhouse, single-family detached home or accessory dwelling unit is considered to be a dwelling unit.

"Family" means an individual or two or more persons related by blood, marriage, or adoption, or a group of unrelated persons living together as a single housekeeping unit.

"Group Care Facility" see "Group Home."

"Group Home" has the same meaning as in LMC 19.49.020.

"Short-Term Rental" means a lodging use, that is not a hotel or motel, in which a short-term rental operator offers or provides a dwelling unit, or a portion thereof, to a guest or guests for a fee for fewer than thirty (30) consecutive nights.

"Transient Accommodation" has the same meaning as in LMC 19.49.020.

Section 2. Amendments to LMC Chapters 19.15, 19.16, 19.17, 19.18, 19.19, and 19.23.
The following existing code sections are amended for consistency with this Ordinance.

CHAPTER 19.15
RS – SINGLE-FAMILY BUILDING ZONES

19.15.020 Primary Permitted Uses

- A. The primary land uses permitted in the single-family zones are detached, site-built single-family dwellings and new designated manufactured homes as defined in Section 17.01.030 of the Lynden Municipal Code.
- B. Mobile homes as defined in LMC Section 17.01.030 are prohibited.
- C. Personal services are allowed in the neighborhood commercial overlay in the Pepin Creek Subarea only. This is to allow for businesses such as barbershops, beauty salons, day spas, laundry facilities, dry-cleaning, or others that would serve the subarea.
- D. Sales of general consumer goods are allowed in the neighborhood commercial overlay in the Pepin Creek Subarea only. This is to allow for retail sales of food, household goods, pet supplies, and other goods to residents in the subarea. The sales of goods geared toward a regional customer base, as determined by the planning director, are not allowed. Such regional uses include fuel sales, auto sales, large format stores, construction and landscaping materials, farm equipment. Outdoor storage associated with the sales of general consumer goods is also not allowed.
- E. Restaurants and cafes are allowed in the neighborhood commercial overlay in the Pepin Creek Subarea only.
- F. Professional offices, banks and financial institutions in the neighborhood commercial overlay in the Pepin Creek Subarea only.
- G. Certain Community Residential Facilities pursuant to LMC 19.49.

CHAPTER 19.16
RESIDENTIAL MIXED DENSITY (RMD) ZONES

19.16.020 Permitted uses.

Permitted uses in the residential mixed density zone are as follows:

- A. Single-family dwelling units, including detached site built single-family dwellings, and new designated manufactured homes as defined in LMC Section 17.01.030. This includes types such as large lot single-family and small lot single-family units. Mobile homes as defined in LMC Section 17.01.030 are prohibited.
- B. Two single-family attached dwelling units, which are ground related, fee simple-ownership units that are attached through shared walls or rooflines are allowed. This includes types such as townhomes, units with attached garages, and other innovative types.
- C. Duplex units. This includes two attached units on one parcel.
- D. Certain Community Residential Facilities pursuant to LMC 19.49.

CHAPTER 19.17
RM – MULTIFAMILY BUILDING ZONES

19.17.020 Primary permitted uses.

The primary land uses permitted in the multi-family zones are residential buildings as shown in the table below:

	ZONE				
	RM-1	RM-2	RM-3	RM-4	RM-PC
Single-Family Dwelling Unit	P	P	P	P	P
Duplex Units	P	P	P	P	P
Three or Four units per building	N	P	P	P	P
More than four units per building	N	N	P	P	P*
Designated manufactured homes as defined in Section 17.01.030 of the Lynden Municipal Code	P	P	P	P	P
Mobile homes as defined in LMC Section 17.01.030	N	N	N	N	P
Adult Family Home	P	P	P	P	P
Permanent Supportive Housing Facilities	P	P	P	P	P
Residential Reentry Facilities – Small Scale	P	P	P	P	P
Residential Reentry Facilities – Large Scale	N	N	C	C	N
Transitional Housing Facilities – Small Scale	P	P	P	P	P
Transitional Housing Facilities – Large Scale	N	N	P	P	N

P = Permitted Use; N = Not Allowed; P* = Permitted with conditions; C = Conditional Use

19.17.030 Accessory permitted uses.

Accessory permitted uses in the multi-family zones are as follows:

- A. Private Garages.
- B. Carports.
- C. Tool shed, satellite dish, outdoor patios and outdoor fireplaces.
- D. Private swimming pools, as provided in the International Building Code adopted pursuant to Chapter 15.02 of the Lynden Municipal Code and subject to LMC Section 19.37.090.
- E. Accessory dwelling unit (ADU), per Chapter 19.20 LMC,
- F. Recreation areas for occupants.
- G. Mixed uses may be allowed in RM 4 if the use is for the benefit of the occupants only. Such uses include food service or dining room, nursing services, and laundry facilities.

19.17.040 Secondary permitted uses.

Secondary permitted uses in the multi family zones are as follows:

- A. Hobby shops, relating to the hobbies of the occupants of the home and not operated for production and sales purposes.
- B. Greenhouses operated by the occupants, provided the products will not be offered for retail sale on the premises.
- C. Home occupations. See Chapter 19.57.
- D. Gardening and fruit growing not for commercial sale.
- E. General farming, which does not include the commercial feeding of livestock, if the zoning lot is five acres or more in size and meets the requirements outlined in Section 19.39 of this code.
- F. Family day care centers for up to eight individuals, not including the residents of the dwelling unit.
- G. Parks and playgrounds.
- H. Certain Community Residential Facilities pursuant to LMC 19.49.

19.17.050 Conditional property uses.

The following property uses may be permitted in multi-family zones by conditional use permit when recommended by the planning commission and approved by the city council.

- A. Public buildings and utility sub-stations.
- B. Club facilities that are directly related to home development such as community swimming pools, privately owned athletic facilities and other similar improvements directly related to residential areas.
- C. Day care facilities for more than eight people with the maximum number of individuals to be determined as part of the conditional use permit process.
- D. Nursing home and assisted living facilities as defined in RCW 74.39A.009.
- E. Bed and breakfast establishments and Short-Term Rentals (See Section 19.57.300).
- F. House of worship, provided that the lot coverage does not exceed thirty-five percent, the front yard is landscaped and all other parking and landscaping requirements are met.
- G. Schools.
- H. Certain Community Residential Facilities pursuant to LMC 19.49.

**CHAPTER 19.18
PEPIN CREEK SUB-AREA ZONES**

19.18.020 Primary permitted uses within the Pepin Creek Subarea.

The primary permitted uses in the Pepin Creek Subarea are as follows. See Figure 19.18.010-1 to reference the location of applicable secondary, accessory, and conditional uses as well as development standards specific to each zoning category.

- A. Single-family dwelling units, including detached site built single-family dwellings and new manufactured homes. This includes types such as large lot single-family, small lot single-family and cottages.
- B. Single-family attached dwelling units which are ground related, fee simple-ownership units that are attached through shared walls or rooflines. This includes types such as townhomes, units with attached garages, and other innovative types.
- C. Duplex dwelling units.
- D. Multi-family dwelling units typically limited to a maximum of four to eight units per building.
- E. The neighborhood commercial overlay provides an opportunity for a variety of primary permitted uses in key locations. These include personal services, sales of consumer goods, restaurants and cafes, banks and financial institutions, and upper story residential uses as further described in LMC Section 19.18.050.
- F. Certain Community Residential Facilities pursuant to LMC 19.49.

**CHAPTER 19.19
MH – MANUFACTURED HOME ZONE**

19.19.030 Primary permitted uses.

- A. The primary uses permitted in the MH manufactured home zone is manufactured homes, and manufactured home parks, as provided in this chapter, subject to the minimum standards and conditions set forth in this chapter and within Chapter 18.22.
- B. Site built, detached single-family dwelling units are also considered a permitted use within the MH zone, provided that the total number of site-built houses does not exceed twenty percent of the total units within the manufactured home park or development.
- C. Mobile homes as defined in LMC Section 17.01.030 are prohibited.
- D. Certain Community Residential Facilities (CRF) pursuant to LMC 19.49. For the purposes of this section, CRFs permitted within SF-Single Family zones are also permitted in the MH zone.

**CHAPTER 19.23
COMMERCIAL ZONING**

19.23.020 Permitted Uses

The following table shows the uses permitted in each of the zoning areas. Any use that is not listed below is not a permitted use unless it is determined to be comparable to a permitted use by the planning director based on the applicant's statement of use. The applicant shall bear the burden of proof to show how the use is comparable to a listed use.

In the table below, uses are notated as follows: P = Permitted Use; PA = Permitted as an accessory use; N = Not permitted; C = Permitted as a conditional use.

Land Use	HBD	CSL	CRS
Emergency Housing, Indoor; Emergency Shelters – Small Scale	P	P	P
Emergency Housing, Indoor; Emergency Shelters – Large Scale	C	C	C
Permanent Supportive Housing	C	C	C
Residential Reentry Facilities – Small Scale	P	P	P
Residential Reentry Facilities – Large Scale	C	C	C
Transitional Housing Facilities	P	P	P

Section 3. Reassignment of Existing LMC Chapter 19.49. The existing contents of LMC Chapter 19.49 are reassigned in their entirety, with minor amendments, to a new LMC Chapter 19.57.

**CHAPTER 19.57
HOME OCCUPATION PERMITS,
CONDITIONAL USE PERMITS AND SHORT-TERM RENTALS**

- 19.57.100 Home Occupation Permit Purpose
- 19.57.110 Home Occupation Permit Applicability
- 19.57.120 Home Occupation Permit Exemptions
- 19.57.130 Home Occupation Permit Ineligible Activities
- 19.57.140 Home Occupation Permit Conditions
- 19.57.150 Home Occupation Permit Procedure
- 19.57.160 Home Occupation Permit Violations
- 19.57.200 Conditional Use Permit Purpose
- 19.57.210 Conditional Use Permit Process and Criteria for Approval
- 19.57.220 Conditional Use Permit Development Standards
- 19.57.230 Conditional Use Permit Expiration
- 19.57.240 Conditional Use Permit Modifications
- 19.57.250 Conditional Use Permit Violations
- 19.57.300 Bed and Breakfast Establishments and Short-Term Rentals Purpose
- 19.57.310 Bed and Breakfast and Short-Term Rental Applicability
- 19.57.320 Bed and Breakfast and Short-Term Rental Conditions and Criteria

This chapter addresses uses which may be suitable only under certain conditions in specific locations or when the site is regulated in a particular manner. These uses may require permits that allow for public input as well as City review.

19.57.100 Purpose - Home Occupation Permits

Home Occupation Permits allow visible commercial activity within residences, such as customers or clients visiting the location, while ensuring that all commercial activity remains incidental to the residential use and does not interfere with the residential character of the neighborhood through, noise, traffic, safety hazards, or any other public nuisances not typical to the neighborhood.

Home Occupation Permits are not equivalent to a Home Occupation License which is reviewed by the City and issued through the State of Washington Department of Revenue.

Home Occupation Permits specific to Bed and breakfast establishments (B&Bs) and Short-Term Rentals (STRs), also known as vacation rentals, are addressed in LMC 19.57.300.

19.57.110 Applicability.

- A. The Planning Director is authorized to approve home occupation permits consistent with the regulations of this chapter.
- B. Home occupations shall be permitted as an accessory use to residential single family and residential multi-family uses in all zones, provided that the home occupation is clearly and obviously subordinate to the main use or dwelling unit for residential purposes.
- C. Home occupations shall be conducted wholly within the primary structure or existing accessory building on the premises. The primary use of the premises shall be residential and at no time shall the home occupation become the predominate use.
- D. The home occupation must be conducted by a resident of the dwelling unit. Only one home occupation permit may be in effect at any one time on the premises.

19.57.120 Exemptions.

The following activities are exempt from the permit requirements of this chapter and shall be considered an accessory use and permitted outright with no permit required. However, exempt activities are subject to all conditions of this chapter specifically 19.57.050. In addition, complaints on any exempt activity will cause review of exempt status.

- A. Those activities which involve office work for a business primarily conducted elsewhere, has no outward manifestation of the business and has no customers or employees visiting the premises; shall be considered exempt.
- B. Part-time instructional activities such as but not limited to, tutoring, fine arts and music lessons provided that there is no negative impact to the neighborhood and surrounding areas.

19.57.130 Ineligible Activities

The following activities are not eligible for a home occupation permit because of their incompatibility with the character of a residential neighborhood.

- A. Retail store fronts with set hours.
- B. Rental of products;
- C. Vehicle repair, automobile detailing or automobile servicing activities;
- D. Medical or professional clinics;
- E. Hospitals and mortuaries;
- F. Eating and/or drinking establishments;
- G. Stables and kennels;

19.57.140 Permit Conditions

The following standards shall apply to all home occupations. An applicant wishing to apply for a business license for a home occupation must demonstrate compliance with these standards prior to obtaining a business license. The home occupation shall be conducted in a manner which will not alter the normal residential character of the premises or the surrounding neighborhood.

- A. The home occupation does not involve equipment or processes that introduce noise, smoke, dust, fumes, vibrations, odors, or any other hazardous substance in excess of those normally common to residential areas.
- B. Business visitors or customers shall be limited to a combined total of ten (10) visits per week with no more than a combined total of five (5) visits per day.
- C. Materials, goods or commodities shall be delivered to or from the premises where the home occupation is located between the hours of 8:00 a.m. to 7:00 p.m. Truck delivery or pick-up not common to a residential neighborhood is not allowed.
- D. The home occupation shall not exceed twenty-five percent of the floor area of the primary structure or fifty percent of an accessory building on the premises.
- E. There shall be no exterior modification of the primary structure or accessory building in order to accommodate the home occupation, nor shall there be any outward manifestation of the home occupation. The home occupation shall not be visible or audible from any property line.
- F. No more than one assistant or employee, in addition to the resident(s), may engage in the home occupation on the premises. However, for home occupations that do not generate business visitors, additional employees may be allowed at the sole discretion of the Planning Director. Non-resident working hours must take place between 7:00am and 7:00pm to avoid neighborhood disruption.
- G. Adequate on-site parking shall be provided for all employees of the home occupation and under no circumstances shall such parking cause negative traffic or parking impacts for the neighborhood.
- H. A flat unlighted sign flush against the primary structure or accessory building is allowed. Such sign shall not exceed four square feet in area. The sign shall state only the name, address and phone number of the occupant and the home occupation.

Any variance to the above conditions or restrictions must be approved by the Planning Commission through a hearing process outlined in this chapter.

19.57.150 Permit Procedure.

- A. For home occupations that are not exempt from the permit requirements of this chapter, the following process and procedures apply:
 - 1. Permit Process

- a. An application may be filed on forms provided by the Planning Department for a home occupation permit. A fee as established by resolution of the City Council shall accompany the application.

A list of property owners within three hundred (300) feet of the applicant's parcel shall be submitted as part of the application and shall reflect the latest available records of the Whatcom County Assessor's office.
 - b. When the application has been found to be complete it will be reviewed by the Technical Review Committee (TRC). The TRC will create a report which may include recommended conditions of approval.
 - c. Once a final TRC report has been issued the applicant will be required to send a notice, by certified mail, to the list of property owners within three hundred (300) feet. The notice shall state:
 - i. A description of the proposed action;
 - ii. Any conditions of approval recommended by the TRC;
 - iii. Dates and contact information outlining a 14-day public comment period.
 - d. The Planning Director will accept comments and document parties of record during a 14 day comment period. The Director may then adjust final recommendations, if appropriate, to mitigate neighborhood concerns, and make a final determination. Parties of record, who have inquired or commented regarding the application during the prescribed comment period, must be notified of the final decision. This notice must include a deadline for appeal of the decision consistent with LMC 17.11.
 - e. The Planning Director shall have the authority to approve, deny or to place additional conditions on the application as deemed necessary to protect the surrounding neighborhood from any detrimental impact which may arise from the proposed use. In approving the application, the Planning Director shall find:
 - i. The application is consistent with the conditions of section 19.57.140 above, and
 - ii. The application meets the standards and criteria listed in Lynden Municipal Code 19.57.210 and the request includes mitigation of any detrimental effects to the surrounding neighborhood.
 - f. An appeal of the Planning Director's decision can be made according to LMC 17.11.
2. Once a home occupation permit has been issued, it shall not be transferable to another person, entity, business or location, nor shall the specified conditions be changed in any manner except upon reapplication.

19.57.160 Violations.

- A. If the Planning Director finds that the home occupation use violates the conditions of a home occupation use permit or this chapter, the Planning Director shall notify the permit holder or licensee in writing of the decision that the home occupation use permit or business license shall be suspended or revoked unless the violation is abated.
- B. The permit holder or licensee may request a hearing within fourteen (14) days of receipt of a revocation notice. Should no hearing be requested, the Planning Director's decision shall be the final decision of the City of Lynden. If a hearing is requested, the Planning Commission shall issue its recommendation to the City Council on the Planning Director's decision which may include additional conditions consistent with this chapter, after a public hearing of which, notice is provided pursuant to Lynden Municipal Code 17.07.030 and the City Council shall make the final decision for the City of Lynden.

19.57.200 Conditional Use Permits - Purpose

Conditional Use Permits regulate certain uses which, because of their size, special requirements, adverse impacts, possible safety hazards or detrimental effects on surrounding properties are classified as conditional uses. Unlike Home Occupation Permits, Conditional Use Permits may be proposed in multiple zoning categories including commercial and industrial areas.

19.57.210 Conditional Use Process and Criteria for Approval

- A. Certain uses may be allowed by a CUP granted by the City Council, after it receives the recommendation of the Planning Commission. The Planning Commission shall issue its recommendation after a public hearing on the CUP application. In the application and during the hearing process, it shall be clearly shown by the applicant that the proposed use is not detrimental to the surrounding area or a liability to adjacent uses. For the purpose of this chapter, the surrounding area, or neighborhood, means those parcels that are in close proximity to the subject parcel.
- B. An application for a CUP may be made only for those uses specified under the conditional use section of the appropriate zoning district. See Chapters 17.05, 17.07 and 17.09 of the Lynden Municipal Code for application details.
- C. The Planning Commission and Council shall enter findings to support any recommendation or decision on a CUP application. Conditions may be attached to CUP approvals to mitigate any adverse impacts, protect surrounding properties and to promote the general welfare of the public. A CUP will be granted only if the proposed use complies with the standards and criteria listed below. The applicant shall bear the burden of proof in all CUP proceedings.
 1. The proposed use in the proposed location will not be detrimental to surrounding uses legally existing or permitted outright within the zoning district.
 2. The proposed use, together with proposed mitigation, will not be detrimental to public health or safety and will be compatible with the surrounding area and land uses with respect to the following:
 - a. Traffic and pedestrian circulation;
 - b. Noise, smoke, fumes, glare or odors generated by the proposed use;
 - c. Building and site design; and
 - d. The physical characteristics of the subject property.
 3. The proposed use is supported by adequate public facilities and services unless conditions can be established to mitigate adverse impacts to those facilities or services.
 4. The traffic generated by the proposed use will not cause the traffic circulation system in the vicinity to deteriorate below the adopted level of service.

5. The proposed use complies with the performance standards, parking requirements, height, setback and lot coverage requirements, landscaping standards and other provisions of the Lynden Municipal Code.
6. There are adequate buffering devices, as specified in the landscape standards, or other topographic characteristics, to protect the adjacent properties from adverse impacts of the proposed use.
7. The proposed use will not destroy or substantially damage any natural, scenic or historic feature of major importance.
8. The proposed use is generally consistent with the purposes and objectives of the city comprehensive plan and applicable sub-area plan.

19.57.220 Conditional Use Development Standards

The following uses are conditional in the zones listed below and are subject to the following restrictions, in addition to the standards and criteria in Section 19.49.020.

<u>Use</u>	<u>Zone</u>	<u>Maximum Lot Coverage</u>	<u>Minimum Lot Size in Square Feet</u>
Churches	All residential zones	30%	12,000
Schools	Residential	30%	12,000
Schools	Nonresidential	35%	12,000
Utility substations	All zones	35%	8,000
Libraries and post offices	All zones	35%	8,000

19.57.230 Conditional Use Expiration.

- A. Conditional use permits shall expire twelve (12) months after issuance unless construction or the establishment of the use has commenced. The Planning Director may extend the expiration date by six months upon written request and evidence that the applicant intends to activate the permit within that time limit.
- B. An application for a CUP that has not been approved or has been denied in whole or in part shall not be resubmitted for a period of one year from the date of such denial.

19.57.240 Conditional Use Permit Modifications

Conditional uses are often dynamic in nature offering new services or expanding based on community needs or market demands. Significant modifications or expansions of existing conditional uses, or additions to such uses, shall require application for an additional conditional use permit. The Planning Director may administratively consider, approve, or disapprove additions or modifications to an approved conditional use when such addition or modification meets the following criteria:

- A. The addition or modification to the building(s) is not inconsistent with the use which was originally approved; and
- B. The addition or modification is determined by the Planning Director not to have a significant impact beyond the site based on the criteria listed Section 19.57.210 above or the criteria specific to the sub-area.
- C. The modification or expansion is appropriately screened, can meet minimum setback requirements, and does not exceed maximum lot coverage.
- D. Such additions or modifications approved administratively shall be recorded by the Planning Director on the CUP record.

19.57.250 Violations

Any CUP that is issued, shall certify the location, nature and extent of the uses, together with all conditions that are imposed, and other information deemed necessary for the issuance of the permit. A copy of the permit shall be kept on file and reviewed annually by the Planning Director. If at any time it is found that the use no longer complies with the conditions specified therein the owner shall be declared in violation of this chapter.

Remedies of the city may include civil, or criminal enforcement and/or revocation of the conditional use permit.

19.57.300 Bed and Breakfast Establishments and Short-Term Rentals - Purpose

Bed and Breakfast Establishments and Short-Term Rentals allow lodging that is not a hotel or motel, in which a dwelling unit, or portion thereof is offered or provided to a guest by a short-term rental operator for fewer than thirty consecutive nights.

19.57.310 Applicability.

- A. The Planning Director is authorized to approve Bed and Breakfast (B&B) Establishments and Short-Term Rentals (STRs) consistent with the regulations of this chapter.
- B. Establishments meeting the conditions and criteria outlined in LMC 19.57.320 are permitted as follows:
 - 1. B&Bs and STRs are permitted in detached homes or an ADU associated with a single-family home that is located on residentially or commercially zoned properties.
 - 2. STRs are permitted in attached housing types such as townhomes or apartments under the following conditions;
 - a. The underlying zoning category is RM-4; and
 - b. No more than 10% of units within the complex be offered as STRs; and
 - c. Local management is available to all units in the complex 24 hours a day, 7 days a week to address noise complaints, inappropriate behavior, or maintenance issues that may arise related to the STRs.
 - d. The fee associated with a City of Lynden home occupation permit is required for each unit rented as an STR but may be filed together under one application.

19.57.320 - Conditions and Criteria

- A. B&B and STR establishments located in residential zones require a Home Occupation Permit which is reviewed according to the process outlined in LMC 19.57.150 and the criteria outlined in this section.
- B. B&Bs and STRs shall be required to show compliance with the standards listed below before a City of Lynden Home Occupation Permit is issued, if one is required, and before a business license for the lodging accommodations will be endorsed by the City through the Washington State Department of Revenue.
- A. STRs located in residential zones are not permitted to offer lodging to more than one guest group at a time. B&B establishments, or STRs in commercial zones, that offer three or more lodging units to travelers and transient guests for periods of less than

30 days shall be considered transient accommodations and will be subject to regulation of RCW 70.62.

- B. In detached housing units located on residential zoning categories the operator of a B&B or a STR must reside on the premises. In STRs located in attached housing, local management must be available to all units in the complex 24 hours a day, 7 days a week. This information must be posted in common areas and within the STR units.
- C. No other business, service or commercial activity beyond lodging may be conducted on the premises. For B&B establishments, only morning food service may be offered, and no meals may be served to the general public.
- D. A B&B or STR shall appear as any other residence within the surrounding area.
- E. One flat, unlighted sign, not exceeding 16 square feet mounted flush against the building is permitted. In addition, B&B's may utilize a single monument sign if it meets the requirements for monument signs within Chapter 19.33.
- F. If an establishment has a separate entrance for guests, it must not be obvious from the street so as not to detract from the primary entrance of the home. All entrances must be lit to ensure pedestrian safety.
- G. The property's address numerals must be obviously displayed and mounted in an illuminated area so as to assist guests and emergency responders with locating the property.
- H. The establishment shall meet all requirements for off-street parking related to the residential use as well as guest parking. Because lodging creates more activity and potentially larger parking areas than a typical residential home, the establishment may be required to mitigate impacts of parking areas. This could be accomplished with enhancements such as landscaping, decorative or privacy fencing, pergola structures, or attractive paving patterns.
- I. Outdoor activity areas such as grills, fire pits, hot tubs, or playground equipment that are available for guest use must be screened from neighboring properties unless they are shared amenities within a multi-family complex. This may be accomplished using landscape, fencing, screening or by using on site structures.
- J. Prior to hosting guests, the establishment is subject to an inspection to ensure that it complies with local fire and building codes and any other precautions deemed necessary by the City Fire Chief or Building Inspector, including, but not limited to adequate exits as required by the Uniform Building Code, fire and carbon monoxide alarm systems, and the presence of fire extinguishers as appropriate.
- K. A land line telephone or free wi-fi shall be available for occupant use with emergency numbers and the address of the establishment posted in an obvious location.
- L. Quiet hours that, at a minimum, include the time between 10pm and 7am, must be prominently displayed within guest accommodations.
- M. Proprietors of a B&B or STR shall follow applicable health regulations of the Whatcom County Department of Health and Washington State regulations and may need to demonstrate compliance to City of Lynden officials.

- N. A business license filed through the State's Department of Revenue is required and must remain active as long as the establishment is hosting guests.
- O. If an annual re-inspection is deemed necessary by the Fire Chief, the Building Official, or the Planning or Public Works Director to ensure compliance with the conditions of the Home Occupation Permit, an inspection fee, in an amount set by resolution of the Lynden City Council, shall be billed to the establishment. Re-inspection fees may apply if needed to achieve compliance.
- C. In addition to the conditions above, B&B establishments or STRs proposed within an area requiring a Home Occupation Permit will be required to meet the criteria listed in Section 19.57.210.

Section 4. Adoption of LMC Chapter 19.49 “Community Residential Facilities”. The following new code sections shall entirely replace the existing contents of LMC Chapter 19.49.

CHAPTER 19.49
COMMUNITY RESIDENTIAL FACILITIES

19.49.010 Purpose.

The purpose of this chapter is to establish reasonable standards for the safe operation and appropriate siting of a wide range of Community Residential Facilities (“CRFs”) within the City of Lynden, so as to protect public health and safety for both facility residents and the broader community. Many but not all CRFs regulated under Chapter 19.49 are forms of supportive housing intended to address the needs of persons who are or were experiencing homelessness or who are or were at risk of imminent homelessness. Housing types include single-family homes used for cooperative living, very short-term housing such as emergency shelters, transitional housing that provides support for up to two (2) years, or permanent supportive housing in apartment, detached home, or group settings. Other CRFs may focus on aiding with basic personal needs for adults or children through adult family homes or Group Homes. This chapter does not include regulations related to camping on public property (see LMC Chapter 12.40).

19.49.020 Definitions.

- A. “Adult” means a person who has attained the age of eighteen (18) years.
- B. “Adult Family Home” means a residential home in which a person or persons provide personal care, special care, room, and board to more than one (1) but not more than six (6) adults who are not related by blood or marriage to the person or persons providing the services. Adult Family Homes may provide services to up to eight (8) adults upon approval from the Washington State Department of Social and Health Services pursuant to the requirements of RCW 70.128.066.
- C. “Child” means a person who has not yet attained the age of eighteen (18) years.
- D. “City” means the City of Lynden unless some other meaning is apparent from context.
- E. “Community Residential Facility” or “CRF” is a collective term for the housing categories regulated under this chapter. This includes a wide variety of group living arrangements including Adult Family Homes; Group Homes; Emergency Housing, Indoor; Emergency Housing, Outdoor; Emergency Shelter; Transitional Housing; and Permanent Supportive Housing. Many but not all CRFs regulated under this chapter are forms of supportive housing intended to address the needs of persons

who are or were experiencing homelessness or who are or were at risk of imminent homelessness.

- F. “Community School” means any elementary school, middle school, or high school located within the City of Lynden.
- G. “Emergency Housing, Indoor” means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that are intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Such facilities may or may not require occupants to enter into a lease or an occupancy agreement. Facilities within this category may be temporarily established to provide housing and services as a form of disaster relief.
- H. “Emergency Housing, Outdoor” means temporary outdoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that are intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement. Facilities within this category may be temporarily established to provide housing and services as a form of disaster relief.
- I. “Emergency Shelter” means an indoor or outdoor facility that provides a temporary shelter for individuals or families who are currently homeless. Such facilities may not require occupants to enter into a lease or an occupancy agreement. Facilities within this category may include day cooling and warming centers that do not provide overnight accommodations.
- J. “Evacuation Center” means an indoor or outdoor facility identified in the *Whatcom County Natural Hazards Mitigation Plan* that provides temporary disaster-relief shelter, accommodations or emergency services for individuals or families displaced by disaster during an official City of Lynden Emergency State of Emergency. For the purposes of this chapter, Evacuation Center includes facilities identified in the *Whatcom County Natural Hazards Mitigation Plan* as “Emergency Services” locations.
- K. “Group Home” means a community-based, cooperative residential facility that typically serves five (5) to twelve (12) individuals and may provide 24-hour support services. This includes one-on-one support and services based on individual need and the sharing of support within a household. Groups Homes may function as Transitional Housing or Permanent Supportive Housing. When assisting individuals exiting correctional facilities or under court supervision, refer to Residential Reentry Facilities.
- L. “LMC” means the Lynden Municipal Code.

- M. “Permanent Supportive Housing” means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent Supportive Housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident’s health status, and connect the resident with community-based health care, treatment, or employment services. Permanent Supportive Housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.
- N. “Provider” means the owner, sponsor, or managing agency (as context requires) of a particular Community Residential Facility.
- O. “Residential Reentry Facilities” means a type of Transitional Housing that provides temporary living accommodations for children or adults exiting correctional facilities (including persons who remain under correctional supervision such as probation or parole). Such facilities are meant to provide housing until such persons can move on to permanent housing. For the purposes of this chapter, “halfway homes” and other like reentry facilities shall be classified as Residential Reentry Facilities if such facilities provide essentially the same services and operate with essentially the same intent as Residential Reentry Facilities.
- P. “Transient Accommodation” means any facility such as a hotel, motel, condominium, resort, or any other facility or place offering three or more lodging units to travelers and transient guests for periods of less than 30 days.
- Q. “Transitional Housing” means a facility that provides temporary housing and supportive services to persons experiencing homelessness or at imminent risk of homelessness for up to 24 months and that has as its purpose facilitating the movement of such persons into independent living and permanent housing. Temporary housing for those exiting correctional facilities or under court supervision is a subset of Transitional Housing regulated separately within this chapter (refer to Residential Reentry Facilities for the applicable provisions).

19.49.030 Community Residential Facilities established.

Community Residential Facility Classification Type	Demographic Served	Maximum Scale of the Facility	Permitted Zoning Categories	Reference to Applicable Development Standards
Adult Family Home	Persons in need of permanent housing providing personal care and room and board.	Six (6) adults, up to eight (8) adults with special approval.	All zoning categories permitting residential dwelling units.	LMC 19.49.050 RCW 35A.21.430 70.128
Emergency Housing, Indoor; Emergency Shelter	Individuals or families requiring shelter due to disaster, homelessness or imminent risk of homelessness.	Small scale facility: six (6) beds. Large scale facility: up to 80 beds.	Unless sited on a facility identified as an Evacuation Center in the <i>Whatcom County Natural Hazards Mitigations Plan</i> , permitted only in HBD, CSL, CSR.	LMC 19.49.060 RCW 35A.21.430 43.185C
Emergency Housing, Outdoor	Individuals or families requiring shelter due to disaster during an official City of Lynden State of Emergency.	Up to 200 beds.	Must be sited on a facility identified as an Evacuation Center in the <i>Whatcom County Natural Hazards Mitigation Plan</i> .	LMC 19.49.070 RCW 35A.21.430 43.185C

Group Homes	Persons in need of permanent housing in a cooperative living environment.	Maximum occupancy determined per 19.49.080 (C).	All zoning categories permitting residential dwelling units including SF and RMD categories.	LMC 19.49.080
Permanent Supportive Housing	Persons experiencing homelessness or at imminent risk of homelessness in need of subsidized, leased housing with no limit on length of stay.	Maximum density permitted per the underlying zoning category and LMC 19.47.110.	All zoning categories permitting residential dwelling units. Conditional Use in CSR, CSL, and HBD.	LMC 19.49.110 RCW 35A.21.430
Residential Reentry Facilities	Individuals exiting the adult or juvenile correctional system or under court supervision.	Small scale facility: three (3) beds.	All zoning categories permitting residential dwelling units or hotels.	LMC 19.49.090 RCW 35A.21.430
		Large scale facility: up to twelve (12) beds.	Conditional Use in RM-3, RM-4 and all zoning categories permitting hotels.	
Transitional Housing Facilities	Persons experiencing homelessness or at imminent risk of homelessness in need of assistance	Six (6) individuals	All zoning categories permitting residential dwelling units or hotels.	LMC 19.49.100 RCW 35A.21.430

	transitioning into independent living and permanent housing.	Thirty (30) individuals	Conditional Use in RM-3, RM-4 and all zoning categories permitting hotels.	
--	--	-------------------------	--	--

19.49.040 General provisions for all Community Residential Facilities.

A. General Requirements.

1. When more than one (1) CRF definition could apply to a subject facility, the subject facility shall adhere to the more restrictive requirements of this chapter.
2. The Provider shall comply with all federal, state, and local laws and regulations, including Whatcom County Department of Health regulations. The Provider shall be subject to inspections by local agencies and/or departments to ensure such compliance and shall implement all directives resulting therefrom within the specified time period.
3. All subject facilities must comply with the provisions of the City of Lynden Building and Construction Code (LMC Title 15).
4. Managing agencies and the Lynden Police Department (LPD) or Lynden Fire Department (LFD) shall establish reasonable requirements for appropriate access and coordination for the subject facility and its residents through the CRF approval process.
5. Maximum capacities for a subject facility does not include on-site staff who may also live temporarily or permanently within the subject facility.
6. Business licensing with the City of Lynden through the Washington State Department of Revenue is required for all subject facilities.
7. Subject facilities providing Transient Accommodations are not permitted within residential single-family zoning categories. This includes all RS zones as well as RMD and Planned Residential Districts where the underlying zoning category is RS or RMD.
8. All subject facilities must meet applicable residential or commercial design standards depending on the underlying zoning category. Per LMC 19.17.100 and 19.23.060, Design Review Board approval is required for facilities

constructed with multiple units or those that are located within a commercial zoning category.

B. Registration with the City of Lynden.

1. All subject facilities are required to apply for registration on the Community Residential Facilities Registry (“Registry”) maintained by the City of Lynden. Every subject facility is subject to review and approval depending on the type and scale proposed before it can be included on the Registry.
2. The Registry will be publicly available although the location of a subject facility may be withheld if disclosure would jeopardize the safety of the persons housed therein.
3. The Provider must provide an operation plan at the time of registration that addresses the following elements:
 - a. Name and contact information for key staff.
 - b. Roles and responsibilities of key staff.
 - c. Site and facility management, including security policies and an emergency management plan.
 - d. Site and facility maintenance.
 - e. Applicable licensing from Washington State Department of Social and Health Services or other governing agency.
 - f. Occupancy policies, including resident responsibilities and a code of conduct that addresses, at a minimum, the use or sale of alcohol and illegal drugs, threatening or unsafe behavior, and weapon possession.
 - g. Provisions for human and social services, including staffing plan, credentials or certification, and outcome measures.
 - h. Procedures for maintaining accurate and complete records.
 - i. Coordination with the Lynden Police Department and Lynden Fire Department.
4. Approval process. Refer to the specified code section associated with CRF type to determine the required review and approval process. This may include, but is not limited to, additional application processes beyond the application to the Registry.

19.49.050 Adult Family Homes.

A. Applicability.

1. The subject Adult Family Home (“AFH”) facility must fit within the definition of such facilities set out in LMC 19.49.020.
2. Adult Family Homes are regulated by this chapter as well as by State Law under RCW Chapter 70.128. In the event of a conflict between the LMC regulations and the State regulations, the State regulations shall prevail.

B. Approval process.

1. Application must be made to the City Planning Department for registration on the Community Residential Facilities Registry.
2. Review of AFHs is conducted by the Technical Review Committee with final approval determined by the Planning Director. Appeal of the Planning Director’s decision can be made to the hearing examiner consistent with LMC Chapter 17.11. The appeal window of this administrative decision does not begin until notices are mailed as further provided herein.

C. Development standards.

1. Conformance with the general provisions for all CRFs (LMC 19.49.040), including applicable inspections, is required.
2. Scale. A maximum of six (6) adults unrelated by blood or marriage to the person or persons providing services are permitted. However, the subject AFH may provide services to up to eight (8) adults upon approval from the Washington State Department of Social and Health Services pursuant to RCW 70.128.066.
3. Zoning. AFHs are permitted in all residential zoning categories.
4. Construction and appearance. New construction or modification of an AFH must be made consistent with the development standards associated with the underlying zoning category.

19.49.060 Emergency Housing, Indoor; Emergency Shelter.

A. Applicability.

1. The subject Emergency Housing, Indoor facility (“EHIF”) or Emergency Shelter facility (“ESF”) must fit within the definition of such facilities set out in LMC 19.49.020.
2. EHIF and ESF facilities are regulated by this chapter as well as by State Law under RCW Chapter 43.185C. In the event of a conflict between the LMC regulations and State regulations, the State regulations shall prevail.
3. This section includes regulations related to two sub-types of EHIF and ESF facilities: Small Scale facilities (six (6) or few beds) and Large Scale facilities (more than six (6) beds).
4. The approval process and development standards for EHIFs are identical to ESFs unless otherwise indicated.
5. Note Regarding Evacuation Centers.
 - a. Evacuation Center locations are identified in the *Whatcom County Natural Hazards Mitigation Plan*.
 - b. Review of Evacuation Center locations will be made concurrent with periodic updates to the *Whatcom County Natural Hazards Mitigation Plan*.
 - c. EHIF and ESF facilities sited on locations identified as Evacuation Centers in the *Whatcom County Natural Hazards Mitigation Plan* are not subject to the zoning restrictions otherwise applicable to such facilities within this chapter.

B. Approval process.

1. Small Scale Emergency Housing, Indoor Facility (“EHIF”).
 - a. A subject Small Scale EHIF must apply to the City Planning Department for registration on the Community Residential Facilities Registry.
 - b. Small Scale EHIFs are reviewed and approved administratively according to the development standards set out in this chapter and the City’s Design Review Guidelines. Said review is conducted by the Technical Review Committee with final approval determined by the Planning Director. Appeal of the Planning Director’s decision can be made to the hearing examiner consistent with LMC Chapter 17.11. The appeal window of this administrative decision does not begin until notices are mailed as further provided herein.
 - c. The Provider of a subject Small Scale EHIF is responsible for mailing a Notice of Decision via certified mail to all property owners within 300

feet of the subject Small Scale EHIF's property line. The Notice of Decision must provide steps for accessing the subject Small Scale EHIF's information as recorded on the Community Residential Facilities Registry.

2. Large Scale Emergency Housing, Indoor Facilities ("EHIF").
 - a. A subject Large Scale EHIF is considered a conditional use and must secure a Conditional Use Permit.
 - b. A subject Large Scale EHIF, in addition to the Conditional Use Hearing, must secure formal approval of the City's Design Review Board. Review by the Design Review Board does not require a second public hearing. The review must consider any conditions of approval associated with the Conditional Use Permit, the City of Lynden Design Review Guidelines, and the standards applicable to Large Scale EHIFs set out in this chapter.
 - c. Large Scale EHIFs are to be included on the Community Residential Facilities Registry only after Design Review Board approval is secured and a Conditional Use Permit has been issued.
- C. Development standards.
1. EHIFs must demonstrate conformance with the general provisions for all CRFs (LMC 19.49.040), including applicable inspections. This information can be combined with a Conditional Use Permit application if one is required.
 2. Scale.
 - a. A subject Small Scale EHIF shall include no more than six (6) beds.
 - b. A subject Large Scale EHIF shall include no more than 80 beds at any one location and there must be a minimum of 35 square feet of floor area per individual.
 3. Zoning.
 - a. EHIFs are permitted in all zoning categories where lodging and hotel accommodations are permitted. This includes CSL, CSR, and the HBD.
 - b. EHIFs are not permitted in any residential, public use, or industrial zoning categories.
 - c. Notwithstanding the foregoing, a subject EHIF may be sited on a location identified as Evacuation Centers in the *Whatcom County Natural Hazards Mitigation Plan*.
 4. Spacing.

- a. A subject EHIF shall not be located within 500 feet of a Community School or within 300 feet of another approved CRF.
5. Construction and appearance.
- a. All EHIFs must be made consistent with the development standards associated with the underlying zoning category, the City's Design Review Guidelines, and the additional standards set out herein.
 - b. A subject EHIF shall match the bulk and scale of residential uses allowed in the zone where the facility is located. The design, construction, appearance, physical integrity, and maintenance of a subject EHIF shall provide an environment that is attractive, sustainable, functional, appropriate for the surrounding community, and conducive to health, safety, and stability of residents.
 - c. Exterior lighting of a subject EHIF must comply with requirements of the City's Design Review Guidelines for site lighting. Pedestrian and parking areas must be well-lit but light must be directed downward so that glare is contained within the subject EHI facility site in order to limit the impact on neighboring properties.
 - d. A subject EHIF must provide off-street parking in accordance with LMC Chapter 19.51.
 - e. A description of transit, pedestrian, and bicycle access from the subject EHIF site to services must be provided at time of application by the Provider.
6. Facility operations. The following standards are required of all EHIFs and must be included in a subject EHIF's written procedures.
- a. Trash receptacles must be provided in multiple locations throughout the subject EHIF and site. A regular trash-cleanup patrol in the immediate vicinity of the EHIF site must be conducted.
 - b. Residents and staff of a subject EHIF must comply with all Whatcom County Health Department regulations applicable to food donations.
 - c. No children are allowed to stay overnight in a subject EHIF, unless accompanied by a parent or legal guardian, or unless the subject EHIF is licensed to provide services to children. If a child without a parent or legal guardian present attempts to stay in a subject EHIF not specifically licensed for providing housing to children, the Provider shall immediately contact the Child Protective Services division of the Washington State Department of Children, Youth & Families and actively endeavor to find alternative housing for the child.

- d. No person under court supervision or under sex offender registration requirements is allowed to receive services from a subject EHIF, unless providing such services is consistent with the laws, regulations, and supervisory requirements applicable to such person.
7. Required services for Large Scale EHIFs. In addition to the other applicable standards set out in this chapter, Large Scale EHIFs must provide the services set out below and the Conditional Use Permit application must include enough detail to demonstrate compliance.
- a. Residents shall have access to the following services on site; if not provided on site, transportation shall be provided:
 - i. Medical services, including mental and behavioral health counseling.
 - ii. Access to resources on obtaining permanent housing and access to employment and education assistance. (Applicable to EHIFs but not ESFs).
 - iii. Substance abuse assistance. (Applicable to ESFs but not EHIFs).
 - b. All functions associated with a subject EHIF, including adequate waiting space, must take place on site.
 - c. The number of toilets and other hygiene facilities required for a subject EHIF shall be determined by the City Building Official on a case-by-case basis in consultation with the Whatcom County Health Department after a review of factors such as the potential number and composition of residents.
 - d. A subject EHIF shall have dedicated spaces for residents to meet with service providers
 - e. In order to encourage access to all appropriate services for residents, the Provider of a subject EHIF shall coordinate with other homelessness service providers for referrals to their programs and with other providers of facilities and services for people experiencing homelessness.

19.49.070 Emergency Housing, Outdoor.

A. Applicability.

1. An Emergency Housing, Outdoor facility (“EHOF”), such as a tent city or the collective use of recreational vehicles to provide shelter to disaster victims, is only permitted in situations when the City Council has declared a state of emergency.
2. The subject EHOF must fit within the definition of such facilities set out in LMC 19.49.020.
3. EHOFs may be established for up to sixty (60) days to provide housing and services to address basic health, food, clothing, and personal hygiene needs of individuals or families as a form of disaster relief.
4. The City Council may extend the approved time frame for a subject EHOF beyond sixty (60) days if deemed necessary due to an extended state of emergency.
5. Note Regarding Evacuation Centers.
 - a. Evacuation Center locations are identified in the *Whatcom County Natural Hazards Mitigation Plan (NHMP)*.
 - b. Review of Evacuation Center locations will be made concurrent with periodic updates to the *Whatcom County NHMP*
 - c. EHOF facilities must be sited on locations identified as Evacuation Centers in the *Whatcom County NHMP*

B. Approval process.

1. The Whatcom County Natural Hazards Mitigation Plan (NHMP) is a countywide plan managed by the Whatcom County Sheriffs Office’s Division of Emergency Management. The plan must be updated every five years and approved by the Federal Emergency Management Agency (FEMA) to remain eligible for federal funding for hazard mitigation projects.

C. Development standards.

1. Conformance with the general provisions for all CRFs (LMC 19.49.040), including applicable inspections, is required.
2. Scale. A subject EHOF shall include no more than 200 beds.
3. Zoning. EHOFs may only be sited on locations identified as Evacuation Centers in the *Whatcom County Natural Hazards Mitigation Plan*.
4. Construction and appearance.

- a. Design and organization of EHOFS is within the purview of the Whatcom County Sheriff's Office Division of Emergency Management, the City Fire Chief, City Administrator, City Chief of Police, and City Public Works Director.
- b. EHOFS must be organized in such a way as to minimize impacts to surrounding neighborhoods. These impacts may include, but are not limited to, disruptions related to traffic, noise, and light.

19.49.080 Group Homes.

- A. Applicability.
 - 1. The subject Group Home (“GH”) facility must fit within the definition of such facilities set out in LMC 19.49.020.
 - 2. The Provider of a subject GH facility may provide 24-hour on-site support services.
- B. Approval process.
 - 1. Application must be made to the City Planning Department for registration on the Community Residential Facilities Registry.
 - 2. Review of GHs is conducted by the Technical Review Committee with final approval determined by the Planning Director. Appeal of the Planning Director’s decision can be made to the hearing examiner consistent with LMC Chapter 17.11. The appeal window of this administrative decision does not begin until notices are mailed as further provided herein.
 - 3. When a subject GH facility is functioning as Transitional Housing or Permanent Supportive Housing the Provider is responsible for mailing a Notice of Decision via certified mail to all property owners within 300 feet of the subject GH’s property line. The Notice of Decision must provide steps for accessing the subject GH’s information as recorded on the Community Residential Facilities Registry.
 - a. Mailing of a Notice of Decision is not required when a subject GH facility is affiliated with and adjacent to the facilities of an existing house of worship.
 - b. Mailing of a Notice of Decision may also be waived by the Planning Director if such a notice would jeopardize the safety and security of a subject GH facility’s residents or expose victims of crime or abuse to emotional harm.
- C. Development standards.
 - 1. Conformance with the general provisions for all CRFs (LMC 19.49.040), including applicable inspections, is required.
 - 2. Scale.
 - a. All bedrooms with one (1) occupant must have at least 70 square feet.
 - b. Shared bedrooms must have at least 50 square feet per occupant.
 - c. Kitchens and other non-habitable rooms cannot be used as a bedroom.
 - d. In addition to bedroom space, every GH facility shall provide shared living and dining areas as follows: 120 square feet of living room for GH

facilities with two (2) or fewer occupants; 120 square feet of living room and 80 square feet of dining room for GH facilities with three (3) to five (5) occupants; and 150 square feet of living room and 100 square feet of dining room for GH facilities with six (6) or more occupants.

3. Zoning. GHs are permitted in all residential zoning categories (including SF and RMD).
4. Spacing. A subject GH that is functioning as a Transitional Housing or Permanent Supportive Housing shall not be located within 500 feet of a Community School or within 300 feet of another approved CRF.
5. Construction and appearance. New construction or modification of a GH must be made consistent with the development standards associated with the underlying zoning category.

19.49.090 Residential Reentry Facilities.

A. Applicability.

1. The subject Residential Reentry Facility (“ResRF”) must fit within the applicable definition of such facilities set out in LMC 19.49.020.
2. ResRFs are regulated by this chapter as well as by State Law. In the event of a conflict between the LMC regulations and the State regulations, the State regulations shall prevail.
3. This chapter includes regulations related to two sub-types of ResRF facilities: Small Scale Facilities (six (6) or fewer beds) and Large Scale Facilities (more than six (6) beds but no more than twelve (12) beds).

B. Approval process.

1. Application must be made to the City Planning Department for registration on the Community Residential Facilities Registry.
2. Small Scale Residential Reentry Facilities.
 - a. Small Scale ResRFs are reviewed and approved administratively according to the development standards set out in this chapter and the City’s Design Review Guidelines. Said review is conducted by the Technical Review Committee with final approval determined by the Planning Director. Appeal of the Planning Director’s decision can be made to the hearing examiner consistent with LMC Chapter 17.11. The appeal window of this administrative decision does not begin until notices are mailed as further provided herein.
 - b. The Provider of a subject Small Scale ResRF is responsible for mailing a Notice of Decision via certified mail to all property owners within 300 feet of the subject Small Scale ResRF’s property line. The Notice of Decision must provide steps for accessing the subject ResRF’s information as recorded on the Community Residential Facilities Registry.
3. Large Scale Residential Reentry Facilities.
 - a. Large Scale ResRFs are considered a conditional use and must secure a Conditional Use Permit.
 - b. A subject Large Scale ResRF, in addition to the Conditional Use Hearing, must secure formal approval of the City’s Design Review Board. Review by the Design Review Board does not require a second public hearing. The review must consider any conditions of approval associated with the Conditional Use Permit, the City of Lynden Design Review Guidelines, and the standards applicable to Large Scale ResRFs set out in this chapter.

- c. Large Scale ResRFs are to be included on the Community Residential Facilities Registry only after Design Review Board approval is secured and a Conditional Use Permit has been issued.

C. Development standards.

1. All ResRFs must demonstrate conformance with the general provisions for all CRFs (LMC 19.49.040), including applicable inspections. This information can be combined with a Conditional Use Permit application if one is required.
2. Scale.
 - a. A subject Small Scale ResRF shall include no more than six (6) beds.
 - b. A subject Large Scale ResRF shall include more than six (6) beds but no more than twelve (12) beds at any one location.
 - c. All ResRFs shall provide a minimum of 350 square feet of floor area per adult resident.
3. Zoning.
 - a. Small Scale ResRFs permitted in all residential zoning categories and in all zoning categories where lodging and hotel accommodations are permitted. This includes CSL, CSR, and the HBD.
 - b. Large Scale ResRFs are permitted in all zoning categories where lodging and hotel accommodations are permitted, as well as in the RM-3, RM-4, CSL, CSR, and HBD zoning categories.
4. Spacing.
 - a. A subject ResRF (whether small scale or large scale) shall not be located within 500 feet of a Community School or within 300 feet of another approved CRF.
5. Construction and appearance. All Large Scale ResRFs are subject to approval by the City Design Review Board. New construction or modification of such facilities must be made consistent with the development standards associated with the underlying zoning category, the City's Design Review Guidelines, any conditions of approval associated with the Conditional Use Permit, and the additional standards set out herein.
 - a. A subject facility shall match the bulk and scale of residential uses allowed in the zone where the facility is located. The design, construction, appearance, physical integrity, and maintenance of the subject facility shall provide an environment that is attractive, sustainable, functional, appropriate for the surrounding community, and conducive to health, safety, and stability of residents.

- b. Exterior lighting of a subject facility must comply with requirements of the City's Design Review Guidelines for site lighting. Pedestrian and parking areas must be well-lit but light must be directed downward so that glare is contained within the subject facility site in order to limit the impact on neighboring properties.
 - c. A subject facility must provide off-street parking in accordance with LMC Chapter 19.51.
 - d. A description of transit, pedestrian, and bicycle access from the subject facility site to services must be provided at time of application by the Provider.
6. Required services for Large Scale ResRFs. In addition to the other applicable standards set out in this chapter, Large Scale ResRFs must provide the services set out below and the Registry application must include enough detail to demonstrate compliance.
- a. Residents shall have access to the following services on site; if not provided on site, transportation shall be provided:
 - 1. For all facilities, medical services, including mental and behavioral health counseling; access to resources on obtaining permanent housing and access to employment and education assistance; and substance abuse assistance.
 - b. All functions associated with a subject facility, including adequate waiting space, must take place on site.
 - c. The number of toilets and other hygiene facilities required for a subject facility shall be determined by the City Building Official on a case-by-case basis in consultation with the Whatcom County Health Department after a review of factors such as the potential number and composition of residents.
 - d. A subject facility shall have dedicated spaces for residents to meet with service providers
 - e. In order to encourage access to all appropriate services for residents, the Provider of a subject facility shall coordinate with other providers of facilities and services for people exiting the correctional system for referrals to their programs.

19.49.100 Transitional Housing Facilities.

A. Applicability.

1. The subject Transitional Housing facility (“THF”) must fit within the definition of such facilities set out in LMC 19.49.020.
2. This chapter includes regulations related to two sub-types of THFs: Small Scale Facilities (six (6) or fewer individuals) and Large Scale Facilities (up to thirty (30) individuals).

B. Approval process.

1. Application must be made to the City Planning Department for registration on the Community Residential Facilities Registry.
2. Review of THFs is conducted by the Technical Review Committee with final approval determined by the Planning Director. Appeal of the Planning Director’s decision can be made to the hearing examiner consistent with LMC Chapter 17.11. The appeal window of this administrative decision does not begin until notices are mailed as further provided herein.
3. The Provider of a subject THF is responsible for mailing a Notice of Decision via certified mail to all property owners within 300 feet of the subject THF’s property line. The Notice of Decision must provide steps for accessing the subject THF’s information as recorded on the Community Residential Facilities Registry.

C. Development standards.

1. Conformance with the general provisions for all CRFs (LMC 19.49.040), including applicable inspections, is required.
2. Scale.
 - a. A subject THF shall provide a minimum of 350 square feet of floor area per adult resident.
 - b. A subject Small Scale THF shall house a maximum of six (6) individuals (unless a group larger than six is a single family unit).
 - c. A subject Large Scale THF shall house a maximum of thirty (30) individuals.
 - d. For the purposes of calculating the total number of individuals within a subject THF, children are not included.
3. Zoning.
 - a. Small Scale THFs are permitted in all residential zoning categories and in all zoning categories where lodging and hotel accommodations are permitted. This includes CSL, CSR, and the HBD.

- b. Large Scale THFs are permitted in all zoning categories where lodging and hotel accommodations are permitted, as well as in the RM-3, RM-4, CSL, CSR, and HBD zoning categories.
- 4. Spacing.
 - a. A subject THF shall not be located within 500 feet of a Community School or within 300 feet of another approved CRF.
- 5. Construction and appearance. All THFs within a multi-family zoning category (RM) or commercial zoning category (CSL or CSR) are subject to approval by the City Design Review Board. New construction or modification of a THF must be made consistent with the development standards associated with the underlying zoning category, the City's Design Review Guidelines, and the additional standards set out herein.
 - a. A subject THF shall match the bulk and scale of residential uses allowed in the zone where the facility is located. The design, construction, appearance, physical integrity, and maintenance of the subject THF shall provide an environment that is attractive, sustainable, functional, appropriate for the surrounding community, and conducive to health, safety, and stability of residents.
 - b. Exterior lighting of a subject THF must comply with requirements of the City's Design Review Guidelines for site lighting. Pedestrian and parking areas must be well-lit but light must be directed downward so that glare is contained within the subject THF site in order to limit the impact on neighboring properties.
 - c. A subject THF must provide off-street parking in accordance with LMC Chapter 19.51.
 - d. A description of transit, pedestrian, and bicycle access from the subject THF site to services must be provided at time of application by the Provider.
- 6. Required services for THFs. In addition to the other applicable standards set out in this chapter, THFs must provide the services set out below and the Registry application must include enough detail to demonstrate compliance.
 - a. Residents shall have access to the following services on site; if not provided on site, transportation shall be provided: medical services, including mental and behavioral health counseling; access to resources on obtaining permanent housing and access to employment and education assistance; and substance abuse assistance.
 - b. All functions associated with a subject THF, including adequate waiting space, must take place on site.

- c. The number of toilets and other hygiene facilities required for a subject THF shall be determined by the City Building Official on a case-by-case basis in consultation with the Whatcom County Health Department after a review of factors such as the potential number and composition of residents.
- d. A subject THF shall have dedicated spaces for residents to meet with service providers
- e. In order to encourage access to all appropriate services for residents, the Provider of a subject THF shall coordinate with other providers of services for people experiencing homelessness or at imminent risk of homelessness for referrals to their programs.

19.49.110 Permanent Supportive Housing

A. Applicability.

1. The subject Permanent Supportive Housing facility (“PSHF”) must fit within the definition of such facilities set out in LMC 19.49.020.

B. Approval process.

1. Application must be made to the City Planning Department for registration on the Community Residential Facilities Registry.
2. PSHFs are reviewed and approved administratively according to the development standards set out in this chapter and the City’s Design Review Guidelines. Said review is conducted by the Technical Review Committee with final approval determined by the Planning Director. Appeal of the Planning Director’s decision can be made to the hearing examiner consistent with LMC Chapter 17.11. The appeal window of this administrative decision does not begin until notices are mailed as further provided herein.
3. The Provider of a subject PSHF is responsible for mailing a Notice of Decision via certified mail to all property owners within 300 feet of the subject PSHF’s property line. The Notice of Decision must provide steps for accessing the subject PSHF’s information as recorded on the Community Residential Facilities Registry.
4. Notwithstanding the foregoing, PSHFs located where lodging and hotel accommodations are permitted are considered a conditional use and must secure a Conditional Use Permit. A subject PSHF, in addition to the Conditional Use Hearing, must secure formal approval of the City’s Design Review Board. Review by the Design Review Board does not require a second public hearing. The review must consider any conditions of approval associated with the Conditional Use Permit, the City of Lynden Design Review Guidelines, and the standards applicable to PSHFs set out in this chapter. A subject PSHF is to be included on the Community Residential Facilities Registry only after Design Review Board approval is secured and a Conditional Use Permit has been issued.

C. Development standards.

1. Conformance with the general provisions for all CRFs (LMC 19.49.040), including applicable inspections, is required. This information can be combined with a Conditional Use Permit application if one is required.
2. Scale
 - a. All PSHFs shall provide a minimum of 500 square feet of floor area per dwelling unit and maximum occupancy shall not exceed 350 square feet per adult resident.
3. Zoning.

- a. PSFHs are permitted in all residential zoning categories. Maximum unit density must be consistent with the underlying zoning category.
 - b. PSHFs are permitted where lodging and hotel accommodations are permitted (this includes the CSL, CSR, and the HBD zoning categories) subject to a Conditional Use Permit.
4. Spacing.
 - a. A subject PSHF shall not be located within 500 feet of a Community School or within 300 feet of another approved CRF.
5. Construction and appearance. All PSHFs within a multi-family zoning category (RM) or commercial zoning category (CSL or CSR) are subject to approval by the City Design Review Board. New construction or modification of a PSHF must be made consistent with the development standards associated with the underlying zoning category, the City's Design Review Guidelines, any conditions of approval associated with the Conditional Use Permit (if applicable), and the additional standards set out herein.
 - a. A subject PSHF shall match the bulk and scale of residential uses allowed in the zone where the facility is located. The design, construction, appearance, physical integrity, and maintenance of the subject facility shall provide an environment that is attractive, sustainable, functional, appropriate for the surrounding community, and conducive to health, safety, and stability of residents.
 - b. Exterior lighting of a subject PSHF must comply with requirements of the City's Design Review Guidelines for site lighting. Pedestrian and parking areas must be well-lit but light must be directed downward so that glare is contained within the subject facility site in order to limit the impact on neighboring properties.
 - c. A subject PSHF must provide off-street parking in accordance with LMC Chapter 19.51.
 - d. A description of transit, pedestrian, and bicycle access from the subject PSHF site to services must be provided at time of application by the Provider.
6. Required services for PSHFs. In addition to the other applicable standards set out in this chapter, PSHFs must provide the services set out below and the Registry application must include enough detail to demonstrate compliance.
 - a. Residents shall have access to the following services on site; if not provided on site, transportation shall be provided: medical services, including mental and behavioral health counseling; access to resources on obtaining permanent housing and access to employment and education assistance; and substance abuse assistance.

- b. All functions associated with a subject PSHF, including adequate waiting space, must take place on site.
- c. The number of toilets and other hygiene facilities required for a subject PSHF shall be determined by the City Building Official on a case-by-case basis in consultation with the Whatcom County Health Department after a review of factors such as the potential number and composition of residents.
- d. A subject PSHF shall have dedicated spaces for residents to meet with service providers.
- e. In order to encourage access to all appropriate services for residents, the Provider of a subject PSHF shall coordinate with other providers of services for people experiencing homelessness or at imminent risk of homelessness for referrals to their programs.

19.49.120 Construction.

- A. Measurement standard.
 - 1. For the purposes of the spacing requirements established in this chapter, distance shall be measured in a straight line between the closest property line of the subject facility and the closest property line of the Community School or other approved CRF.

19.49.130 Exceptions.

- A. Reasonable accommodations.
- B. The Fair Housing Act (“FHA”), 42 U.S.C. 3604(f)(3)(B), requires that reasonable accommodations be made in rules, policies, practices, or services, when such accommodations may be necessary to afford persons with disabilities equal opportunity to use and enjoy a dwelling. The Planning Director is therefore authorized to make accommodations in the provisions of this chapter as applied to CRFs occupied or to be occupied by persons with disabilities as defined in the FHA, when the Planning Director determines that such accommodations reasonably may be necessary in order to comply with the requirements of the FHA.
- C. Religious organizations.
- D. Nothing in this chapter shall be applied to the extent it would infringe upon a religious organization’s ability to serve the homeless consistent with a sincere religious belief as protected under the First Amendment of the United States Constitution, Article I § 11 of the Washington State Constitution, the Religious Land Use and Institutionalized

Persons Act (42 U.S.C. 2000cc et seq.), and RCW 35.21.915 (Hosting the homeless by religious organizations).

Section 5. Conflict with Other LMC Provisions. If the provisions of this ordinance are found to be inconsistent with other provisions of the Lynden Municipal Code, this ordinance shall control.

Section 6. Severability. If any section, subsection, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, subsection, clause, or phrase of this ordinance.

Section 7. Effective Date. This ordinance shall take effect five (5) days after the date of its publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LYNDEN, WASHINGTON, AND APPROVED BY THE MAYOR ON THIS ___ DAY OF _____, 2023.

Scott Korthuis, Mayor

ATTEST:

Pamela Brown, City Clerk

APPROVED AS TO FORM:

ROBERT CARMICHAEL, City Attorney