

## **Chapter 21.57 COLLEGE DISTRICT MIXED USE (CDM) ZONE Revised**

### **Sections:**

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### **21.57.100 Purpose.**

A. This mixed use zone is designated to provide opportunities for the creation of a college- and neighborhood-oriented mixed use district in close proximity to the campus and the Highway 99 commercial node at the 196th Street intersection.

B. The purpose of this zone is to implement the vision of a district that consists of offices, and service businesses, integrated residential apartments, condominiums, artist lofts and/or dormitories, along with street level small businesses that cater primarily to the college and surrounding neighborhood. Businesses shall be limited in size to ensure neighborhood scale, with commercial spaces required at street level along portions of 68th Avenue and 202nd Street. Office and residential uses will be encouraged above and behind businesses. Development standards and guidelines based on this vision will provide design guidance, emphasizing building and spatial relationships, with particular emphasis on the design of pedestrian spaces, linkages between the college and business district, and related pedestrian facilities and amenities. (Ord. 3216 § 1, 2016; Ord. 2433 § 1(Exh. A), 2002)

### **21.57.200 Interpretation.**

A. All regulations and design guidelines of this zone and the Citywide Design Guidelines (All Districts and Commercial Districts) shall apply to properties within the CDM zone. In the event of conflict between requirements, the provisions of the CDM zone and its design standards shall prevail.

B. Land uses not specifically listed in the following sections may be allowed when determined by the director of development and business services to be compatible with the listed uses and consistent with the intended development of the district. (Ord. 3399 § 2 (Exh. A), 2021; Ord. 3216 § 3, 2016; Ord. 2433 § 1(Exh. A), 2002. Formerly 21.57.300)

## **21.57.300 Land uses.**

This section was recently amended by Ordinance No. 3475, codified in March 2025.

A. Principal Uses Permitted Outright (Square Footage Calculations Are Individual to a Use and Not Cumulative for a Building).

1. College and university buildings, support services and college accessory facilities.
2. Library.
3. Public transit stops and stations.
4. Retail store or service business under 5,000 square feet GFA per tenant.
5. Offices or clinics.
6. Food and beverage service businesses under 4,000 square feet GFA.
7. Multiple-family dwellings (including senior housing):
  - a. Maximum density: 43 units per net acre;
  - b. Minimum density: 20 units per net acre;
  - c. Density may be less than minimum if residential units are combined with other uses in same building or on same lot.
8. Electric vehicle charging station, Level 1, Level 2 and Level 3, if accessory to a permitted use.
9. Arts or performance facilities.
10. Child day-care center (13 or more children) per LMC 21.42.110(E).
11. Boarding house, dormitory or other group residential facilities suitable for students.
12. Inn, hotel, or similar transient lodging.

13. Battery exchange station (electric vehicle), and only if accessory to a permitted use.

14. Single-family residences, including home occupations, subject to the development standards set forth for the RS-7 zone in LMC 21.42.200, Table 21.42.02.

15. This includes STEP housing in the form of permanent supportive and transitional housing, and indoor emergency shelters and indoor emergency housing. The application requirements for a STEP housing permit can be found in LMC 21.46.116(E).

16. Land uses not specifically listed above may be allowed when determined by the director of development and business services to be compatible with the listed uses and consistent with the intended development of the district.

#### B. Prohibited Uses.

1. Marijuana and marijuana-infused products retail sales, processing or production.

2. Medical marijuana collective gardens.

3. Supervised drug consumption facilities.

4. The following uses are prohibited unless their sites have frontage on and access to 196th Street SW and 64th Avenue W:

a. Gas stations, car washes, auto parts stores, auto repair and maintenance and similar auto-related uses.

b. Drive-through facilities. (Ord. 3475 § 11, 2025; Ord. 3399 § 2 (Exh. A), 2021; Ord. 3305 § 11, 2018; Ord. 3216 § 4, 2016; Ord. 3136 § 11, 2015; Ord. 3047 § 10, 2014; Ord. 2433 § 1(Exh. A), 2002. Formerly 21.57.400)

### **21.57.400 Development standards.**

#### A. Building to Site Relationships.

1. Minimum lot area: one-half acre.

2. Minimum lot area per dwelling: none.

3. Minimum lot width: none.
4. Minimum frontage at street: none.
5. Front yard setback: no minimum; 15 feet maximum.
6. Side setbacks: none.
7. Rear setbacks: 25 feet (may be used for parking, private yards, recreation, etc.).
8. Minimum building separation: none.
9. Maximum lot coverage: 90 percent.
10. Maximum building height: 50 feet.
11. Minimum floor area: none.

#### B. Buildings and Uses.

1. Architectural Consistency. The scale and design features of a new or remodeled building shall be compatible with its surroundings and consider the architectural style of existing development on and off campus.
2. Utilities. Newly installed utility services shall be placed underground.
3. Reduced Parking. Businesses in this zone will be within a pedestrian-oriented environment designed to cater to walk-in and bicycle traffic from the college and surrounding neighborhoods. To emphasize the pedestrian intent and discourage automobile usage, minimum parking requirements for nonresidential uses within the CDM zone shall be calculated at 50 percent of the normally required standards of Chapter 21.18 LMC. With the exception of required “accessible spaces,” development proposals may include provisions for off-site parking and shared parking agreements to meet parking requirements and maximize parking space utilization, provided the proposed parking is within a walking distance of 500 feet of its principal use.
4. Pedestrian Environment. 68th Avenue between 200th and 204th Streets, 204th Street between Highway 99 and the campus and 202nd Street from the campus to Highway 99 are designated “pedestrian-oriented” streets. The following shall apply to properties fronting these streets:

- a. Buildings shall be at least two stories in height (maximum 50 feet height).
- b. Street level spaces shall be reserved for retail, office, service uses or similar active nonresidential functions.
- c. Upper floors may be used for additional retail, offices, services, studios or residential uses, including living/working lofts, to a maximum density of 43 DU/ac (net).

5. Mix of Uses. With the exception of the commercial spaces required at street level in subsection (B)(4)(b) of this section, all buildings within the CDM zone may be used for retail, offices, services, studios, living/work lofts, other residential uses or a combination of those uses.

#### C. Outdoor Areas.

- 1. To enhance the pedestrian environment of the CDM zone, the design of open front yard areas and spaces between buildings shall consider and incorporate such elements as decorative landscaping and paving, seating areas, outdoor eating areas, bike racks, public art, kiosks, trees, awnings or other protection from the natural elements, and access to drinking fountains and public restrooms.
- 2. Plans for outdoor pedestrian areas shall include a coordinated design for safe and convenient outdoor lighting consistent with Chapter 21.17 LMC and signage.
- 3. Deciduous street trees having a minimum caliper size of two inches shall be provided at 30-foot intervals or clustered when spacing is not feasible, along 68th Avenue W, 204th Street SW, 196th Street SW, 64th Avenue W and 202nd Street SW as a design element of the project.
- 4. Unless designed as a plaza or other outdoor pedestrian area, not more than 10 percent of landscaped areas may be covered with inanimate materials, unless the applicant can document a problem on the site that makes it unsuitable for plant materials.
- 5. In areas determined to be unsuitable for plants, such alternatives as fences, walls, and paving of brick, wood, stone, concrete pavers, gravel or cobbles may be used in the design – subject to design review approval.

#### D. Other Limitations and Standards.

1. The college district mixed use (CDM) zone is considered a “commercial” zone and subject to applicable limitations on uses and other development standards, contained in Chapter 21.46 LMC, Commercial Zones, and not contained in this chapter.
2. Tandem parking may be used to meet residential parking requirements, providing both spaces are assigned to the same dwelling. Tandem parking will not be approved for nonresidential applications.
3. Parking lot design and related landscaping shall be in accordance with Chapter 21.08 LMC. Off-street parking, whether in surface lots or structures, shall be located beside or behind buildings, and prohibited between buildings and streets, with the exception of master-planned parking on the EdCC campus.
4. Signage shall comply with LMC 21.16.310 (commercial signage requirements). The following types are prohibited within the CDM zone, with the exception of commercially zoned properties fronting 196th Street SW and 64th Avenue W:
  - a. Freestanding signs, other than ground signs;
  - b. Pole signs; and
  - c. Roof signs.
5. The location and design of trash and recycling facilities shall comply with the requirements of LMC 21.46.900 (refuse and recycling collection areas and enclosures).
6. The provisions of the CDM zone shall prevail in cases of conflict. (Ord. 3326 § 17, 2019; Ord. 3216 § 5, 2016; Ord. 2433 § 1(Exh. A), 2002. Formerly 21.57.500)

#### **21.57.500 Project design review and project approval.**

A. Design Guidelines for Nonresidential Uses. The following structures and parking facilities permitted outright or by conditional use permit in the college district mixed use (CDM) zone shall comply with Lynnwood Citywide Design Guidelines for All Districts and Commercial Districts as adopted by reference in LMC 21.25.145(B)(3), and receive approval pursuant to Chapter 21.25 LMC, unless otherwise specified in this chapter:

1. Construction of any nonresidential structure or building with a gross floor area of more than 1,000 square feet.

2. Construction of any parking lot and/or parking structure with 20 or more stalls or paved parking area of 5,400 square feet or more.

B. Design Guidelines for Multiple-Family Uses. Construction of any multiple-family structure permitted outright or by conditional use permit in the college district mixed use (CDM) zone shall comply with Lynnwood Citywide Design Guidelines for All Districts and Multifamily Districts as adopted by reference in LMC 21.25.145(B)(3), and receive approval pursuant to Chapter 21.25 LMC, unless otherwise specified in this chapter.

C. Supersede. Applicable Lynnwood Citywide Design Guidelines, as adopted by reference in LMC 21.25.145(B)(3), shall supersede any development standards and requirements of this chapter that may conflict, unless otherwise specified in this chapter.

D. Gateways and Prominent Intersections. See city of Lynnwood zoning map to identify development project sites within a gateway or prominent intersection location. Such sites shall be subject to applicable gateway and/or prominent intersection design guidelines identified in the All Districts section of the Lynnwood Citywide Design Guidelines, as adopted by reference in LMC 21.25.145(B)(3). If any portion of a project site lies within a gateway or prominent intersection location, then the entire project shall comply with the applicable design guidelines.

E. In addition to the general decision criteria established in Chapter 21.25 LMC, the following criteria shall be considered when reviewing development proposals in the CDM zone:

1. The proposal shall be compatible with the design and function of surrounding development and land uses.

2. Streetscapes shall be designed to include a combination of facilities to serve pedestrians, cyclists and transit patrons, such as attractive lighting, awnings and canopies, seating, directional signage, information kiosks, designated street crossings, bus shelters, and/or other amenities to enhance the pedestrian environment.

3. Public sidewalks and/or trails, bikeways or greenbelt linkages shall be provided to connect parks, municipal golf course, the college and other public areas frequented by the general public when the proposed development is on or adjacent to such planned facilities. (Ord. 3415 § 55, 2022; Ord. 3216 § 6, 2016; Ord. 2433 § 1(Exh. A), 2002. Formerly 21.57.600)