



2026 PRELIMINARY ANNUAL DOCKET
File: #A25-0033

2026 DOCKET PROPOSALS

Item #1:	
File Name: Arlington Municipal Airport 59 th Avenue Rezone	File: #A25-0034
Amendment Type: Comprehensive Plan and Zoning Map Amendment	Applicant: City of Arlington
<p>Description: The Arlington Municipal Airport is proposing to rezone portions of land that do not have taxiway or runway access opportunities from Aviation Flightline to Light Industrial. This allows the airport to lease the land to appropriate businesses that do not require taxiway or runway access.</p>	
Item #2	
File Name: AMC Chapter 20.04 General Provisions	File: #A25-0035
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
<p>Description: Staff is proposing revisions to Sections 20.04.014 (a) (6) to provide additional information to regulating the subdivision of land for lot splits, 20.04.0120 to provide additional reference documents to the prescribed list, and add a new Section to incorporate regulations around the Designation of Historic Landmarks per Substitute House Bill 1576.</p>	

Item #3	
File Name: AMC Chapter 20.08 Definitions	File: #A25-0036
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
Description: Staff is proposing revisions to add and/or remove definitions from Section 20.08.010 – Basic Definitions and Interpretations to incorporate new state laws and other miscellaneous definitions needed, along with removing Section 20.08.020 – Lots Divided by District Lines.	
Item #4	
File Name: AMC Chapter 20.12 Administrative Mechanisms	File: #A25-0037
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
Description: Staff is proposing revisions to outdated text in Sections 20.12.020 – Planning Agency Identified, 20.12.110 – The Building Official, 20.12.120 – The Community Development Director, 20.12.220 – Meetings of the Hearing Examiner, 20.12.412 The Design Review Board, 20.12.420 Powers and Duties of the Design Review Board, 20.12.500 – The Park and Arts Commission, 20.12.700 – Official File, 20.12.850 – Amount of the Security, 20.12.860 – Reduction of Securities, 20.12.870 – Duration of Securities, 20.12.890 – Security Agreement.	
Item #5	
File Name: AMC Chapter 20.16 Permits and Land Division	File: #A25-0038
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
Description: Staff is proposing to update all text regarding subdivision types and add a new section for Lot Splits in accordance with House Bill 1096 under Part IV. – Land Division Permits, revising necessary sections in compliance with Substitute House Bill 1935, adding requirements from Engrossed Substitute Senate Bill 5611 and adding a new Section that provides a process for Condominiums, while including regulations from Engrossed House Bill 1403.	
Item #6	
File Name: AMC Chapter 20.20 Appeals, Variances, Interpretations	File: #A25-0039
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
Description: Staff is proposing to update Section 20.20.040 to allow for administration interpretations to any portion of the code or state law requirement.	
Item #7	
File Name: AMC Chapter 20.28 Enforcement and Review	File: #A25-0040
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
Description: Staff is proposing updates to this chapter after the development of new code enforcement program that includes proactive enforcement as directed by council and city administration.	
Item #8	
File Name: AMC Chapter 20.36 Zoning Districts and Zoning Map	File: #A25-0041
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
Description: Staff is proposing updates to Sections 20.36.010 – Residential Districts established, 20.36.020 – Commercial Districts established, 20.36.030 – Manufacturing Districts established to add the Cascade Industrial Center, 20.36.054 – Master Planned Neighborhood Overlay District established, and 20.36.105 – Lots Divided by District Lines to revise and clarify the regulations.	

Item #9	
File Name: AMC Chapter 20.40 Permissible Uses	File: #A25-0042
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
<p>Description: Staff is proposing updates to Sections 20.40.120 – Residential Zones permissible use table to meet the regulations of HB 1110 for middle housing, 20.40.140 – Industrial Zones permissible use table for construction businesses, along with a review of 20.40.130 – Commercial and Mixed-Use Zones permissible use table, 20.40.150 – Special Zones permissible use table, and 20.40.160 – Public/Semi-Public Zone permissible use table and all footnotes for any needed changes. Also, need to add Child Care Centers to the applicable permissible use tables per Engrossed Substitute Senate Bill 5509.</p>	
Item #10	
File Name: AMC Chapter 20.44 Supplemental Uses Regulations	File: #A25-0043
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
<p>Description: Staff is proposing updates to Sections 20.44.020A to 20.44.020N – Unit Lot Subdivisions per Engrossed Senate Bill 5559, add a new Section for Existing Building Used for Residential Purposes per House Bill 1757 and Second Substitute House Bill 1183 and add a new Section for Child Care Center in Existing Buildings per Substitute Senate Bill 5655.</p>	
Item #11	
File Name: AMC Chapter 20.46 Design	File: #A25-0044
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
<p>Description: Staff is proposing updates to all Sections of this Chapter regarding the design review general development standards, standards adopted, conformance with design standards, design review requirements and restrictions, design review process, administrative design review, design review board recommendation, and design review approval requirements in compliance with Engrossed Senate Bill 5559 and the Revised Code of Washington under RCW 36.70A.630, RCW 36.70A.635, RCW 36.70A.030, and RCW 36.70A.681.</p>	
Item #12	
File Name: Development Design Standards	File: #A25-0045
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
<p>Description: Staff is proposing to update the Development Design Standards in accordance with the Revised Code of Washington under RCW 36.70A.630, RCW 36.70A.635, RCW 36.70A.030, and RCW 36.70A.681, to provide clear and concise design standard regulations. The requirements within the existing standards will remain the same, with minor changes to include design review standards for all building types. The standards will be reformatted to provide a cleaned up version to clarify the requirements.</p>	
Item #13	
File Name: AMC Chapter 20.56 Streets and Sidewalks	File: #A25-0046
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
<p>Description: Staff is proposing updates to the roadway classification, widths and other public and private street and right-of-way improvement requirements shown in Table 20.56-1 to match actual proposed street types, the public works construction standards, and other adopted street standards.</p>	

Item #14	
File Name: AMC Chapter 20.68 Signs	File: #A25-0047
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
Description: Staff is proposing to add a new subsection to General Provisions regarding Cannabis Retailers and Advertising per Senate Bill 5206.	
Item #15	
File Name: AMC Chapter 20.76 Screening and Trees	File: #A25-0048
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
Description: Staff is proposing updates to Part 1. Screening and Part 2. Shading regarding the requirements of House Bill 1110, which does not allow for different landscaping and screening requirements for middle housing types.	
Item #16	
File Name: AMC Chapter 20.90 Concurrency and Impact Fees	File: #A25-0049
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
Description: Staff is proposing updates to Part 1. Transportation Impact Fees after the adoption by reference of the updated Transportation Master Plan to the Comprehensive Plan.	
Item #17	
File Name: AMC Chapter 20.94 Annexations	File: #A25-0050
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
Description: Staff is proposing updates to Sections 20.94.100 – Boundary Review Board Filing for Notice of Intention to Annex and 20.94.110 – Boundary Review Board Review Period per House Bill 1304.	
Item #18	
File Name: AMC Chapter 20.98 State Environmental Policy Act	File: #A25-0051
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
Description: Staff is proposing to update Section 20.98.210 to provide clarification of State Environmental Policy Act Decision appeals and provide additional decision types per the Washington Administrative Code (WAC) 197-11-680.	

*Disclaimer: There may be additional items within the chapters or sections listed once the planning staff starts the full review and revision process for these zoning code sections. If additional items are added they will be called out at the Planning Commission and City Council meetings.