

2: Land Use Categories, Zoning, and Permitting

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Check with city planning staff for questions on specific properties – they will be able to provide you with more detailed information. [City of Arlington Community and Economic Development](#) or contact a planner at 360.403.3551 or permitcenter@arlingtonwa.gov.

2-A: Manufacturing Land Use Categories

Identify the appropriate land use code for your facility in the table below.

Land use categories for manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment are listed in the table below.

The [following uses are prohibited](#) in Arlington:

- Any use that involves the manufacture, handling, sale, distribution, or storage of any highly combustible or explosive materials in violation of the city's fire prevention code.
- Stockyards, slaughterhouses, rendering plants.

Additional uses and zones are listed in the [Table of Permissible Uses](#), including retail and wholesale sales. Confirm with the city how your facility will be categorized.

Zoning Districts

Use the table below to determine which zoning districts may allow your facility.

Only certain land use categories are permitted in the zoning districts defined by the City of Arlington code.

2-B: Building Height Limitations

Note that your project must to comply with maximum building height, parking requirements, and lot coverage requirements specific to each zone.

Building height limitations are specified for each zoning district. See city requirements for [building heights](#).

**Aviation Flightline Zone is subject to airspace restrictions.*

Manufacturing Land Use Categories, Zoning Districts, and Maximum Building Heights							
Manufacturing Land Use Categories	OTBD 1-3 Old Town Business Districts	GC General Commercial	HC Highway Commercial	BP Business Park	LI Light Industrial	GI General Industrial	AF Aviation Flightline*
4.110: All manufacturing operations conducted entirely within fully enclosed building and majority of dollar volume of business done with walk-in trade.	50 ft. max height	45 ft. max height	50 ft. max height				50 ft. max height *
4.120: All manufacturing operations conducted entirely within fully enclosed building and majority of dollar volume of business not done with walk-in trade.				50 ft. max height	50 ft. max height	50 ft. max height	50 ft. max height *
4.200: Manufacturing operations conducted within or outside fully enclosed building.						50 ft. max height	

2-C: Zoning Map

Now that you know the zone(s) that allow your facility, search for available properties within those zone(s).

You may want to work with a commercial real estate professional to find a site.

Zoning Map

- Use the [Zoning Map](#) to determine zoning designations for potential sites.
- Check city records to confirm the current zoning designation for any site under consideration.

2-D: Land Use Permitting

The land use permits and approvals required for various types of projects are listed in the table below.

Visit the City of Arlington [Development Guidelines](#) webpage for more information.

Land Use Permit Requirements							
Applicability	Land Use Permit Requirements						
	Site Plan Review	Design Review	Zoning Permit	Special Use Permit	Conditional Use Permit	Requires Public Notice	Hearing Examiner Review
New Development							
< 4 acre parcel	Required	Required	Required				
≥4 acre parcel	Required	Required		Required			If requested
Binding Site Plan or Major Plat	Required	Required			Required	Yes	Yes
Existing Development							
Tenant Improvement	Required	Required	No Land Use Permit required if SEPA is not triggered				
Addition to existing building	Required	Required	Required				
New land-uses on developed sites	Required	Required		Required			If requested

Application Submittal

Applicant submits required application materials (fees, forms, SEPA checklist, site plan, drawings, special studies or technical information reports such as stormwater reports, verification of water/sewer, etc.). The [Application Submittal Matrix](#) details items required for submittal.

Design Review

Additional review by the Design Review Board will be performed in a public meeting and is required for projects with a construction value exceeding \$100,000.

Zoning Permits

The city issues the land use permit decision, in writing, that includes the conditions of approval, findings of fact, and appeal information. The applicant, any commenting agency or organization, or anyone from the public may appeal the decision, including the underlying SEPA decision. At the end of the appeal period, if no appeal has been filed, the land use review is generally complete.

Special Use Permit

This type of permit will be processed as a zoning permit unless a hearing is requested by a property owner within 500 ft. of the project under review. If the public hearing is requested, the process will follow the Conditional Use Permit process (below.)

A special use permit may be required if the proposed use would have an extraordinary impact on neighboring properties or the general public.

Conditional Use Permit

Notice of public hearing is posted on the project site, in the newspaper, mailed to property owners within 500 of the property and to all parties that commented during the public comment period. The public hearing is conducted by the Hearings Examiner. The Hearings Examiner decision is the final decision, unless appealed. Appeals may go to the City Council or Board of County Commissioners, or they may go straight to Superior Court.

2-E: Occupancy classification

Identify the occupancy classification for your facility.

The occupancy classification of your facility will be the determining factor for what type of construction you will be required to use for a given size space and what types of life and fire safety equipment will be required. These classifications are found in the [International Building Code](#) and will likely apply in most jurisdictions.

Occupancy Classification	
Group	Definition
Business Group B	Office or professional services (architects, attorneys, dentists, physicians, engineers, etc.), including storage of records and accounts.
Factory Industrial Group F	Assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy.
	Low-hazard factory industrial, Group F-2: Fabrication or manufacturing of noncombustible materials which, during finishing, packing or processing do not involve a significant fire hazard. <ul style="list-style-type: none"> • Beverages up to 16-percent alcohol content • Brick and masonry, ceramic or glass products, foundries • Gypsum, ice, metal products (fabrication and assembly)
	Moderate-hazard factory industrial, Group F-1: Factory industrial uses not classified as Factory Industrial F-2 Low Hazard. Examples: <ul style="list-style-type: none"> • Bakeries and beverages (over 16-percent alcohol content) • Machinery, electronics, engines (including rebuilding) • Paper, plastic or wood products, textiles
High-hazard Group H	Manufacturing, processing, generation or storage of materials that constitute a physical or health hazard in quantities in excess of those allowed in <i>control areas</i> complying with Section 414 , based on the maximum allowable quantity limits for <i>control areas</i> set forth in Tables 307.1(1) and 307.1(2).
Storage Group S	Use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy.
	Low-hazard storage, Group S-2: Storage of noncombustible materials. Examples: <ul style="list-style-type: none"> • Food products, inert pigments • Glass, metal parts, gypsum board
	Moderate-hazard storage, Group S-1: Storage uses that are not classified as Low-hazard storage S-2. Examples: <ul style="list-style-type: none"> • Aerosols, glues, mucilage, pastes and size • Cardboard and cardboard boxes • Grains, sugar • Lumber, leather, linoleum

General Information Meetings:

Free and highly recommended for all projects!

Get your site-specific questions answered. Submit preliminary plans and meet with city staff one week later (on Wednesdays) to answer questions prior to moving into the design phase of the development. See the [General Information Meeting](#) application for additional information