



WHATCOM COUNTY

WASHINGTON

Planning & Development Services

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Memorandum

TO: Whatcom County Council

FROM: Lucas Clark, Planner II

THROUGH: Mark Personius,

DATE: November 6, 2025

SUBJECT: 2025 Annual Code Scrub

For the 2025 Annual Code Scrub there are proposed amendments to Title 20 (Zoning), and Title 22 (Land Use and Development). These are annual Whatcom County Code amendments wherein Planning and Development Services proposes amendments to clarify code, fix inconsistencies and grammar, and modify or add minor policies. There are eleven (11) items associated with the Code Scrub. They are listed below but explained in detail in Exhibit A of the Staff Report.

- Amendment No. 1 is to revise Chapter 20.71 WATER RESOURCE PROTECTION OVERLAY DISTRICT (WCC 20.71.302), by removing the impervious surface limitations as it relates to public schools.
- Amendment No. 2: This amendment is to update existing "Day Care Home" definition within WCC 20.97.040 to comply with State Child Care Facilities Standards.
- Amendment No. 3: This amendment is to clarifying well buffer distance standards within WCC 20.38.060(6) for clustered lots within a subdivision.
- Amendment No. 4: This amendment is to update open space standards within WCC 20.80.220(2) for structures located within rear yard setback areas to conform with current Washington State building code standards.
- Amendment No. 5: This amendment is to clarify establishment of electronic vehicle charging stations within front yard, side yard, and rear yard setback areas within WCC 20.80.220(1)(a).
- Amendment No. 6: This amendment is to clarify density requirements within the Resort Commercial zoning district within WCC 20.64.260.
- Amendment No. 7: This amendment is to language within WCC 22.05.160(d) regarding Hearing Examiner standards to align with changes made by County Council under AB2025-539.
- Amendment No. 8: This amendment is to amend pre-application refund policy within WCC 22.05.040(2).
- Amendment No. 9: This amendment is to amend reduced application fees policy within WCC 22.25.030.
- Amendment No. 10: This amendment is to clarify standards for transfer of Conditional Use Permits within WCC 22.05.026(2). The PC updated the wording but did not substantively change the amendment.
- Amendment No. 11: This amendment is to clarify standards for transfer of Administrative Approval Use Permits within WCC 22.05.028(5). The PC updated the wording but did not substantively change the amendment.