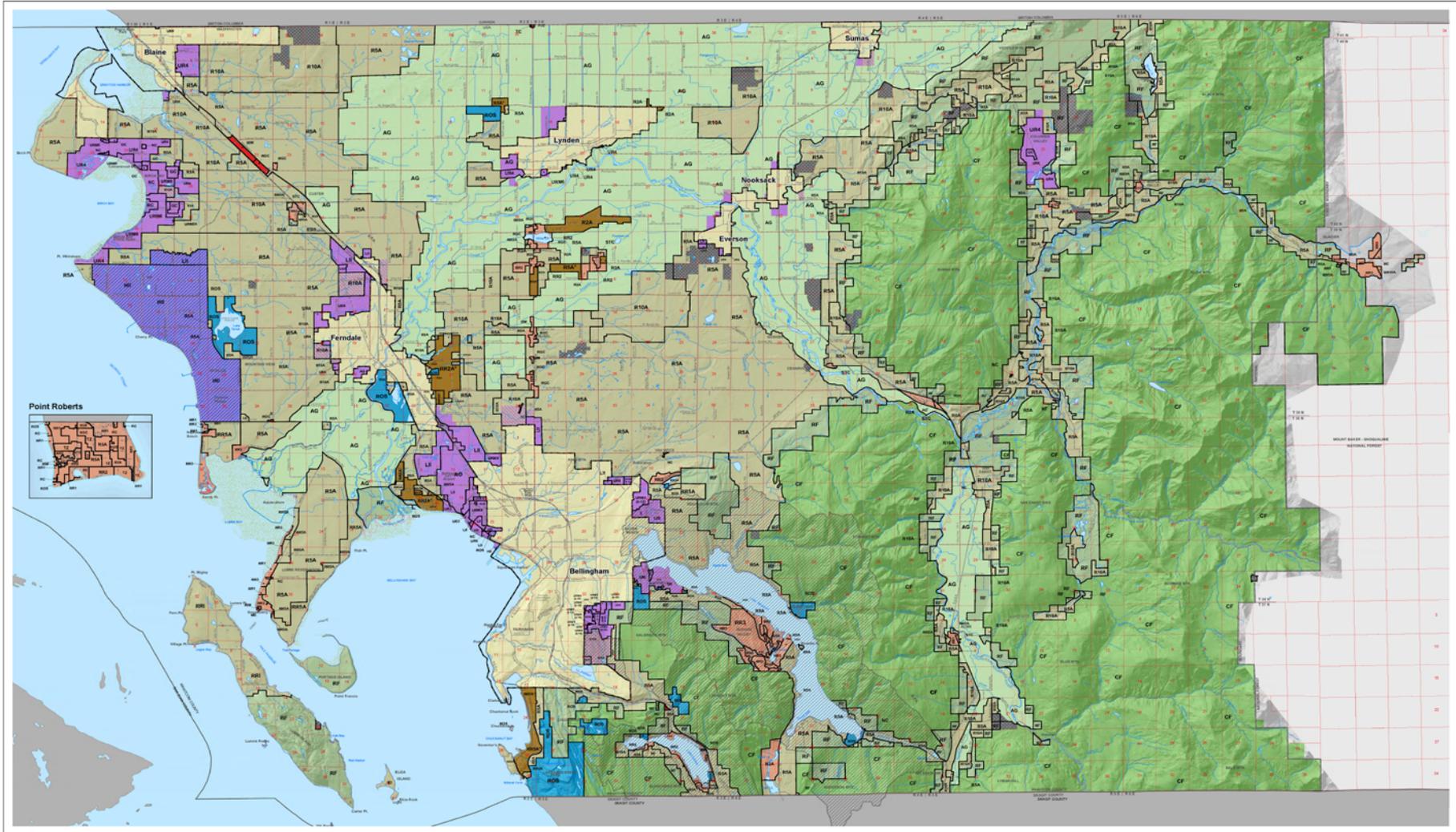


# *Rural & Resource Lands Proposal*



**WHATCOM COUNTY**  
WASHINGTON

Whatcom County Planning & Development Services  
Presentation at County Council Committee of the Whole  
February 3 2026



# WHATCOM COUNTY Title 20 Zoning & Comprehensive Plan Designations

## COMPREHENSIVE PLAN DESIGNATIONS

- Incorporated City Limits
- Urban Growth Area
- Urban Growth Area Reserve
- Major/Port Industrial UGA
- Rural
- Rural Neighborhood
- Rural Community
- Rural Business
- Agriculture
- Rural Forestry
- Commercial Forestry
- Mineral Resource Lands
- Public Recreation

## TITLE 20 ZONING DESIGNATIONS

- URBAN RESIDENTIAL**
- URMX** Urban Res -Mixed Use
  - URMX10-24** Urban Res -Mixed Use 10-24 Units/Acre
  - URMX6-12** Urban Res -Mixed Use 6-12 Units/Acre
  - URMX6-10** Urban Res -Mixed Use 6-10 Units/Acre
  - URM24** Urban Res -Medium Density 24 Units/Acre
  - URM18** Urban Res -Medium Density 18 Units/Acre
  - URM12** Urban Res -Medium Density 12 Units/Acre
  - URM6** Urban Res -Medium Density 6 Units/Acre
  - UR6** Urban Res -6 Units/Acre
  - UR4** Urban Res -4 Units/Acre
  - UR3** Urban Res -3 Units/Acre

- RESIDENTIAL RURAL**
- RR3** Res. Rural -3 Units/Acre
  - RR2** Res. Rural -2 Units/Acre
  - RR1** Res. Rural -1 Unit/Acre
  - RR5A** Res. Rural -1 Unit/5 Acres
  - RR10A** Res. Rural -1 Unit/10 Acres

- RURAL RESIDENTIAL**
- RRI** Rural Residential Island
  - TZ** Transitional-R5A/RR1
- RURAL**
- R2A** Rural -1 Unit/2 Acres
  - R5A** Rural -1 Unit/5 Acres
  - R10A** Rural -1 Unit/10 Acres

- RESOURCES**
- AG** Agriculture
  - CF** Commercial Forestry
  - RF** Rural Forestry
  - MRL** Mineral Resource Lands (Overlay Zone)

- COMMERCIAL**
- RGC** Rural General Comm.
  - GC** General Commercial
  - TC** Tourist Commercial
  - NC** Neighborhood Commercial
  - STC** Small Town Commercial
  - RC** Resort Commercial

- INDUSTRIAL**
- HI** Heavy Impact Industrial
  - LI** Light Impact Industrial
  - GM** General Manufacturing
  - RIM** Rural Ind. Manuf.
  - AO** Airport Operations

- OTHER**
- ROS** Recreation Open Space
  - EI** Eliza Island

**R5A\*, RR5A\* - Rural Residential Density Overlay**  
- Title 20.32.252  
**Water Resource Protection Overlay District**  
- Title 20.20.71  
**Transferable Development Rights (TDRs)**  
**TDR Receiving Areas** - All URMX Zones except Bennett Cr.  
**TDR Sending Areas** - Lake Whatcom Watershed (same boundary as Lake Whatcom Water Resource Protection Overlay Zone) excluding Sudden Valley

# See Ord. 2015-001

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# Rural/Resource Lands Proposal Comp Plan Amendments

Lummi Island: Change the Comprehensive Plan designation from Mineral Resource Lands (MRL) to Rural Forestry for approximately 25 acres.



# Related Zoning Amendments

## 1. Zoning Code Text Amendments:

Original Proposal: Amend the Residential Rural 2 dwellings/acre (RR-2), Residential Rural 3 dwellings/acre (RR-3), and Small Town Commercial (STC) Zoning text to allow duplex, triplex, and fourplex development when public water is available (STC already allows duplexes).

**Planning Commission Motion (9/30/2025):** The above zoning text changes would only apply within the Custer, Pole & Guide, and Hinote's Corner LAMIRDs.

2. Custer LAMIRD: Rezone approximately 90 acres from RR2 to RR3.

3. Pole & Guide LAMIRD: Rezone approximately 105 acres from RR2 to RR3.

4. Hinote's Corner LAMRID (Pole & Hannegan): Rezone approximately 95 acres from RR2 to RR3. Also, rezone approximately 71 acres from R2A to RR2.

5. Lummi Island: Remove the MRL Special District overlay zone, and retain the underlying Rural Forestry zoning for approximately 25 acres.



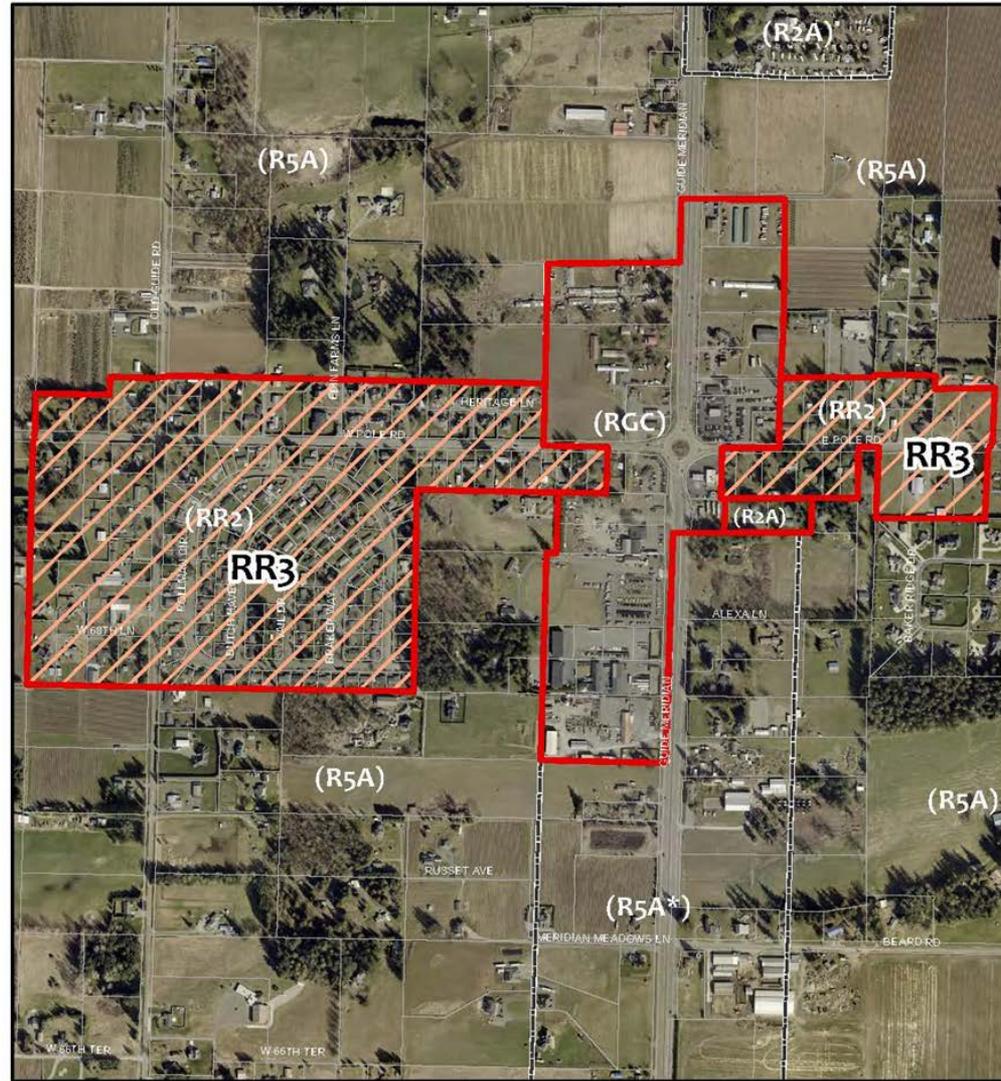
### Cluster

- Cluster LAMIRD
- Proposed Rezone (new zoning designation in bold)
- Existing Zoning Designations (in parentheses)

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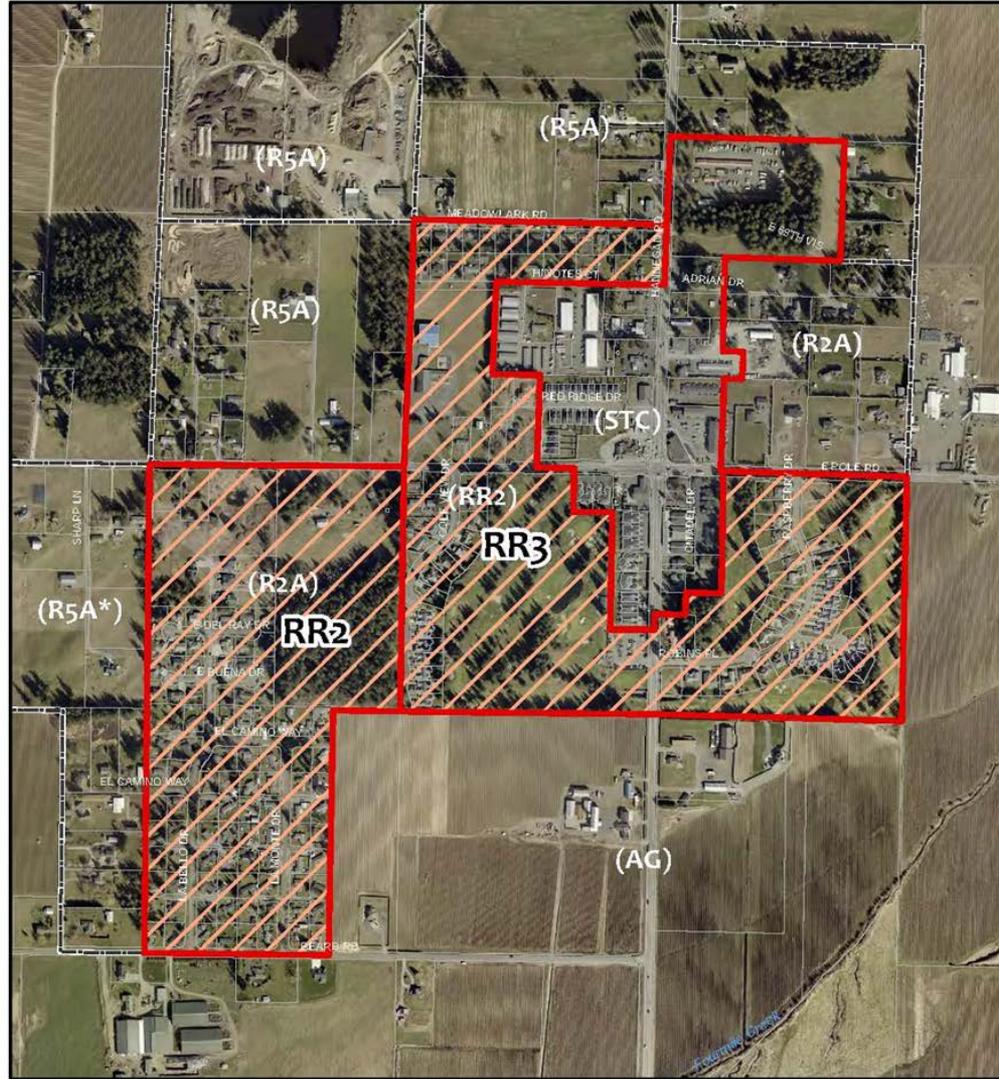


### Pole & Guide Meridian

- Pole & Guide Meridian LAMIRD
- Proposed Rezone (new zoning designation in bold)
- Existing Zoning Designations (in parentheses)

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### Hinotes Corner

- Hinotes Corner LAMIRD
- Proposed Rezone (new zoning designation in bold)
- Existing Zoning Designations (in parentheses)

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0 125 250 500 750 1,000 Feet





## Lummi Island

-  Proposed Comprehensive Plan Change - MRL to Rural Forestry
-  Zoning - Remove MRL Special District Overlay Zone (retain the underlying Rural Forestry Zone)

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# Rural and Resource Lands Land Capacity – Housing (Original Proposal)

<b>Income Band Area Median Income (AMI)</b>	<b>Aggregated Housing Needs (housing units)</b>	<b>Total Capacity (includes pending development)</b>	<b>Surplus (Deficit)</b>
<b>0-80% AMI (lower income)</b>	900	900	0
<b>80-120% AMI (moderate income)</b>	611	690	79
<b>120+% AMI (higher income)</b>	2,905	4,699	1,794
<b>Total</b>	4,416	6,289	1,873



# Rural and Resource Lands

## Land Capacity – Housing

### (With Planning Commission Change)

Income Band Area Median Income (AMI)	Aggregated Housing Needs (housing units)	Total Capacity (includes pending development)	Surplus (Deficit)
0-80% AMI (lower income)	900	900	0
80-120% AMI (moderate income)	611	426	<b>-185</b>
120+% AMI (higher income)	2,905	4,964	2,060
<b>Total</b>	<b>4,416</b>	<b>6,289</b>	<b>1,875</b>

# Questions

