



Rezones

Brochure #7

What is a rezone?

A rezone is a change to the existing zoning district on a parcel of land to another zoning that is consistent with the land use designations on the Comprehensive Plan map. Rezones occur when a property owner wishes to change the zone of his/her property.

What do I need to submit to apply for a rezone?

- Land Use Application and additional submittals required for rezones as shown on the table titled “Project/Permit Submittal Requirements.”
- Completed rezone supplemental application, as provided by the City.
- Rezone and SEPA application fee.

What are the criteria for a rezone approval?

To allow for implementation of the Comprehensive Plan, rezones may occur outside of the Comprehensive Plan amendment procedures as long as the rezone is consistent with the most recently adopted Comprehensive Plan. If a rezone request is inconsistent with the adopted Comprehensive Plan, the applicant may request an amendment to the Comprehensive Plan as outlined in the Docketing Procedures (MMC 17.72.030.C).

City of Mukilteo
Planning and Community Development Department
11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8000

Applications for rezones shall be evaluated on the following criteria:

1. How the proposed rezone relates to the existing land uses and zoning of the surrounding or nearby properties?
2. How the rezone serves the general public health, safety and welfare?
3. In the case of unimproved property, is the property suitable for the purpose for which it has already been zoned, and is it suitable for the purpose for which it is proposed to be zoned?
4. In the case of a downzone, what is the relative gain to the public as compared to the hardship imposed on the individual property owner, and how does the downzone promote the public health, safety and welfare?
5. In the case of a downzone, will the consequent restrictions preclude all reasonable economic use of that land?

Rezone Review Procedures:

The following procedures shall govern the consideration of a rezone application:

1. Application for site specific rezones may be submitted by any property owner or their assigned agent, the Planning Commission, City Staff, or the City Council as long as the request is consistent with the adopted Comprehensive Plan.
2. All site specific rezone applications shall be processed in accordance with the Mukilteo Municipal Code, Chapter 17.13, Project Permit Review Process.

For questions or additional information:

Call... City of Mukilteo
Planning Department (425) 263-8050
City Hall (425) 263-8000
Fax (425) 212-2068

Location...
11930 Cyrus Way
Mukilteo, Washington 98275

Hours...
Monday - Thursday
7:30 a.m. to 5:00 p.m.
Friday
7:30 a.m. to 4:30 p.m.

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