

11/26/18  
12/03/18

ORDINANCE NO. M-4254

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending text of Vancouver Comprehensive Plan Chapter 5 and Appendix D, and Vancouver Municipal Code 20.160, 20.210, 20.220, 20.270, 20.285, 20.310, 20.320, 20.410, 20.420, 20.430, 20.440, 20.450, 20.690, 20.885, 20.890, 20.895, 20.910, 20.945; providing for severability; and establishing an effective date.

WHEREAS, pursuant to the Growth Management Act the City Council has adopted a Comprehensive Plan for the City of Vancouver (Ordinance M-3994), and Title 20 zoning standards (last amended through Ordinance M-4034); and

WHEREAS, the City Council wishes to amend the Comprehensive Plan to recognize that the City's current and future capital projects include parks acquisition, improvement of existing parks, and remodeling of the 2018 Grand Boulevard building; and

WHEREAS, the adopted Land Use and Development Code under VMC Title 20 requires revision in order to allow for re-designation of individual properties to recognize changing circumstances, streamline certain review procedures, implement new policies, and to correct minor inconsistencies and omissions; and

WHEREAS, the Vancouver Planning Commission reviewed the proposed changes at duly advertised work sessions on June 26, August 28 and September 11, 2018, and duly advertised public hearings on July 24, August 28, September 11 and September 25, 2018, and at those hearings, in consideration of cumulative impacts of all the proposed Comprehensive Plan changes, voted to recommend approval of the Comprehensive Plan and zoning text amendments described herein for adoption to the City Council; and

WHEREAS, the City Council conducted a duly advertised public work session on November 5 2018, a first reading of the proposed ordinance on November 26, and a public hearing on December 3, 2018, following which the Council agrees with the Planning Commission recommendations for approval; and

WHEREAS, the cumulative environmental impacts of the proposed Comprehensive Plan and zoning changes have been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act. Notices of Determinations of Non-significance (DNS) were issued on August 13 and 20, 2018, for the proposed Comprehensive Plan and zoning text changes, and no SEPA comments or appeals were received; and

WHEREAS, the City Council finds and concludes that the proposed changes are consistent with the policies and provisions of the Comprehensive Plan that encourage orderly development within the community and the Growth Management Act pursuant to the requirements of Chapter 36.70A. RCW.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

**Section 1. Findings and Conclusions.** The Planning Commission findings and conclusions as set forth in the staff report for the July 24, August 28, September 11 and September 25, 2018 public hearings, are adopted as the City Council’s findings of fact; and

**Section 2. Comprehensive Plan Text Changes.**

A. The last row of Table 5-1, under Chapter 5 of the Vancouver Comprehensive Plan 2011-2030, adopted by Ordinance M-3994, is amended as follows:

General government	<ul style="list-style-type: none"> <li>•City of Vancouver (Administrative Offices, Support Facilities; <u>community service facilities</u>)</li> <li>•Clark County (unincorporated urban area, urban</li> </ul>
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	correctional facilities, law enforcement and emergency response support services)*
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B. The section titled “Real Estate Excise Tax (REET),” on the first page, second column, of Appendix D to the Vancouver Comprehensive Plan 2011-2030 is amended as follows:

Real Estate Excise Tax (REET). State statute authorizes the City to impose two taxes of ¼% each on the sale of real estate within the city limits. The proceeds of the tax must be used for capital purposes as allowed by State law and as directed by the City Council. The City has implemented both taxes. The proceeds from one ¼% REET are dedicated to the City’s pavement management program in Transportation. Proceeds from the other ¼ % REET from 2005 through 2009 were split between parks and recreation and transportation. A total of 70% of the proceeds was dedicated to parks and recreation, largely funding the debt service for bonds issues to remodel Marshall and build Firstenburg Community Centers and the remaining 30% was dedicated to funding neighborhood traffic safety projects. Beginning in 2009 this funding source continues to fund debt service on the two recreation community centers, but the remaining balance has been or will be allocated between funding the debt service on the Waterfront Access Project (20%), reduced in scope neighborhood traffic safety program, (6% of revenue) and, if any funds remain, parks capital programs, including parks acquisition and improvement of existing parks, and remodeling of the 2018 Grand Blvd. building.

### **Section 3. Zoning Code Text Changes.**

A. VMC 20.160.020, which was adopted by Ordinance M-3643, and last amended by Ordinance M-4187, is amended as follows:

20.160.020 Listing of Use Classifications.

A. *Residential use types.*

1. *Household Living.* Living facilities for small groups (households) of people who are related or unrelated, featuring self-contained units including facilities for cooking, eating, sleeping, and hygiene. Tenancy is longer than 30 calendar days. Household structures include single-family detached and attached dwellings; duplexes; multi-family dwellings; and modular and manufactured housing units. Most types of senior housing, (e.g., congregate care or assisted living) are considered to be household living if residents live in self-contained units, even if there are also shared facilities within the building. The maximum number of people who may reside in any given dwelling unit shall be determined by the City Adopted Building Code.

2. *Group Living*. Living facilities for groups of unrelated individuals that include at least one person residing on the site who is responsible for supervising, managing, monitoring and/or providing care, training or treatment of residents. Larger group living facilities may also be characterized by shared facilities for eating, hygiene and/or recreation. Examples include nursing/convalescent homes, residential care homes or centers; single-room occupancy (SROs) facilities; sororities/fraternities and convents/monasteries. Tenancy is typically 30 days or more. Excludes detention and post-detention facilities (see 20.160.020(E)(5) VMC, Detention Facilities).

3. *Transitional Housing*. Public or non-profit living facilities for groups of unrelated individuals that include at least one person residing on the site who is responsible for supervising, managing, monitoring and/or providing care, training or treatment of residents where tenancy is typically less than 30 days. Examples include: homeless shelters and drug/alcohol treatment facilities. Can include associated soup kitchens or other on-site food preparation and service. These uses are subject to the standards and review criteria of VMC 20.870, Human Service Facilities. Excludes private, for-profit-short-term housing (see 20.160.020(C)(1) VMC, Commercial Lodging); and detention and post-detention facilities (see 20.160.020(E)(5) VMC, Detention Facilities).

4. *Home Occupation*. Commercial, office or other economic activity wholly contained within the residence or accessory building within which it is located, and is clearly subordinate to the primary residential use.

5. *Medical Center Residential*. Extended stay facilities and medical center uses that typically occur in a residential setting, if approved through a Public Facilities Master Plan pursuant to VMC 20.268. Examples include extended stay housing for employees and patient families and midwifery practices that occur in a single-family residential scaled structure. Maximum occupancy and other parameters may be determined through the master plan review process.

B. *Civic use types*.

1. *Basic Utilities*. Unstaffed community infrastructure, including but not limited to water tanks, sewer pump stations, telephone exchanges, and electric power substations. Excludes facilities that include offices, service centers and/or material storage (See 20.160.020(C)(6) VMC, Office, and 20.160.020 (D)(1) VMC, Industrial Services).

2. *Colleges*. Institutions of higher education. Accessory uses may include classrooms, laboratories, theaters, auditoriums, libraries, dormitories, eating facilities, bookstores, other small-scale retail, general offices, and parking. Excludes private, profit-making trade, and vocational schools (see 20.160.020(C)(4)(b) VMC, Personal Services). Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.

3. *Community Recreation*. Public, private, and non-profit recreational, social and multi-purpose facilities that are open to the public for free or fee (including membership fees). Examples include: community centers; senior centers; health/fitness clubs; indoor or outdoor tennis/racquetball and soccer clubs and other sports fields; indoor/outdoor

swimming pools; boat launches; golf courses, and shooting ranges. Accessory uses include clubhouses, pro shops, offices, locker rooms, restaurants/delis/concession stands, child care facilities, rest rooms, maintenance facilities, and parking. Excludes such facilities when collocated in a public park (see 20.160.020(B)(9) VMC, Parks/Open Space); and certain types of indoor recreational facilities (see 20.160.020(C)(3)(b) VMC, Indoor Entertainment.)

4. *Cultural Institutions.* Public or non-profit cultural facilities including libraries, museums, historic sites, and galleries.

5. *Day Care.*

a. *Child Care.* As defined by the Revised Code of Washington (RCW) State Statute:

1. *Family Child Day Care Home.* A facility where a person regularly providing care during part of the twenty-four-hour day to twelve or fewer children in the family abode of the person or persons under whose direct care the children are placed.

2. *Child Care Center.* A person or agency that provides care for thirteen or more children during part of the twenty-four hour day.

b. *Adult Day Care.* Provision of daytime services, including respite, recreational, social and therapeutic activities, to disabled and/or elderly adults in a group setting. Categories include:

1. *Residential Adult Day Care.* Provision of adult day care services for six or fewer handicapped and/or elderly adults, with or without compensation, in the home of the provider.

2. *Institutional Adult Day Care.* Provision of adult day care services for seven or more handicapped and/or elderly adults either in a residential or institutional, e.g., nursing home, setting.

6. *Emergency Services.* Public safety facilities including police and fire stations, and emergency communications, but not including ambulance services.

7. *Human Service Facilities.* Any office, store, assembly place or facility, the general purpose of which is to provide human need services directly and at no or reduced cost to individuals who do not have the means, ability or opportunity to obtain such services themselves. Offices or clinics where medical, dental, psychological or other such essential human services are provided shall not be considered human service facilities unless low or no cost services are provided to more than 50% of patients or clients. Human Service Facilities that provide on-site food, shelter and/or sleeping accommodations or beds are contained in 20.160.020(A)(3) VMC Transitional Housing.

8. *Medical Centers.* Facilities providing inpatient, outpatient, emergency, and related ancillary services to the sick and infirm. Usually developed in campus setting. Accessory uses may include diagnostic and treatment facilities; laboratories; surgical suites;

kitchen/food service facilities; laundry; housekeeping and maintenance facilities; administrative offices; and parking. Medical centers may also include free-standing offices for hospital-based and/or private-practice physicians and other allied health care professionals; these medical office buildings are regulated as offices. (see 20.160.020(C)(6)(b) VMC) Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.

9. *Parks/Open Space*. Lands that are maintained in a natural state and/or developed that are designed for public active and passive recreation. Examples include parks, public squares, recreational trails and nature preserves. Does not include areas in active cultivation (see 20.160.020(E)(1), Agriculture/Horticulture); or cemeteries (20.160.020(E)(2) VMC, Cemeteries).

a. *Neighborhood parks*. Small parks usually no greater than five acres designed to serve the immediate neighborhood. Access is on foot or bicycle with little or no on-site parking provided. Accessory uses may include low-impact outdoor playing/practice fields (without associated parking), playgrounds, sports courts, picnic areas, educational/interpretive facilities, walking/jogging paths, rest rooms, and seating areas. May collocate with schools.

b. *Community parks*. Larger parks typically 15 acres or larger designed to serve a larger geographic area than a neighborhood park. Access is on foot and by bicycle, transit, and vehicle. May contain one or more Community Recreation uses as defined in 20.160.020(B)(3) VMC. Other accessory uses may include walking/jogging trails; picnic shelters; outdoor performance facilities; off-leash dog, bicycle, and skateboard parks; sports courts, community gardens; bicycle, pedestrian, and transit amenities; educational/interpretive facilities; viewpoints; concessions; rest rooms; caretaker and maintenance facilities; and parking. May collocate with schools.

c. *Regional parks*. Any park greater than 100 acres designed to serve regional needs. Accessory uses include any of the facilities found in neighborhood and community parks.

d. *Trails*. Publicly accessible walking, jogging or bike trails that extend beyond the boundaries of a single subdivision or development project. Accessory uses may include signage/maps; interpretive centers; viewpoints; and trailhead facility, restrooms, and parking. Does not include trails or portions of trails created as part of Neighborhood, Community and Regional Parks.

10. *Postal Service*. Refers to postal services and processing as traditionally operated by the U.S. Postal Service. Such facilities include customer sales, mail sorting, and fleet truck storage. Excludes profit-making parcel post or mail services (see 20.160.020(C)(4)(b) VMC, General Retail, Personal Services).

11. *Religious Institutions*. Permanent places of religious worship that may include related accessory uses that are clearly incidental and secondary to religious worship,

congregation, and teaching such as administrative offices; child care centers/pre-schools; classrooms for religious instruction; auditoriums; social halls; rectories; and gymnasiums, playgrounds and other recreational facilities.

12. *Schools*. Public and private pre-school, kindergarten, elementary, middle, and high schools. Accessory uses include administrative offices; classrooms and laboratories; kitchen/cafeterias; auditoriums; gymnasium, swimming pools; playing fields and related indoor and outdoor physical education facilities; and storage and maintenance facilities. The programs and activities of other public and non-profit organizations including those associated with adult education, after-school care, recreation and social services may collocate in a school facility. Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.

13. *Social/Fraternal and Clubs/Lodges*. Non-profit organizations with social, philanthropic and/or recreational functions and activities.

14. *Transportation Facilities*. Bus, trolley, street car; light and heavy rail transit stops and stations; water taxi and ferry stations; and accessory bicycle parking. Excludes airports (see 20.160.020(E)(2) VMC, Airports/Airparks); public streets and sidewalks; and heavy and light rail maintenance/switching yards (see 20.160.020(D)(3) VMC, Railroad Yards); and heliports (see 20.160.020(E)(7) VMC, Heliports). Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.

15. *Park & Ride Facilities*. Park & Ride facilities means parking facilities that serve motorists transferring to or from urban public transportation vehicles or private car-pool vehicles.

C. *Commercial use types*.

1. *Commercial Lodging*. Residential facilities such as hotels, motels, rooming houses and bed-and-breakfast establishments where tenancy is typically less than one month. May include accessory meeting, convention facilities, and restaurants/bars.

2. *Eating and Drinking Establishments*. Establishments that sell prepared food and beverages for consumption on site or take-away including restaurants, delicatessens, bars, taverns, brew pubs, and espresso bars.

3. *Entertainment-Oriented*.

a. *Adult Entertainment*. Facilities including adult motion picture theaters; adult video/book stores; and topless, bottomless, and nude dance halls which include materials and activities characterized or distinguished by an emphasis on matters depicting specified sexual activities or anatomical areas.

b. *Indoor Entertainment*. Commercial indoor facilities such as ~~skating rinks~~, bowling alleys, arcades, trampoline or bounce house facilities, shooting ranges, movie, and live performance theaters.

c. *Major Event Entertainment.* Facilities such as auditoriums, stadiums, arenas, amphitheatres, convention centers, and race tracks which provide athletic, cultural or entertainment events and exhibits for large groups generally exceeding 1,000 spectators.

4. *General Retail.*

a. *Sales-Oriented.* Establishments which provide consumer-oriented sales, leasing and rental of consumer, home and business goods including art; art supplies; bicycles; clothing; dry goods; electronic equipment; fabric; gifts; groceries; hardware; household products; jewelry; pets and pet products; pharmaceuticals; plant; printed materials; stationery; and videos. Excludes large-scale consumer products (see 20.160.020(C)(4)(d) VMC, Bulk Sales); and those sold primarily outdoors (see 20.160.020(C)(4)(e) VMC, Outdoor Sales).

b. *Personal Services.* Establishments which provide consumer services such as banks and credit unions; barber and beauty shops; automated teller machines (ATMs) and related automated vending facilities; pet grooming; laundromats and dry cleaners; copy centers; photographic studios; specialized instructional schools; trade/vocational schools; massage therapy; acupuncture; and mortuaries.

c. *Repair-Oriented.* Establishments which engage in the repair of consumer and business goods including television and radios; bicycles; clocks; jewelry; guns; small appliances and office equipment; tailors and seamstresses; shoe repair; locksmiths; and upholsterers.

d. *Bulk Sales.* Establishments which engage in the sales, leasing and rental of bulky items requiring extensive interior space for display including furniture, large appliances, and home improvement sales.

e. *Outdoor Sales.* Establishments that engage in sales requiring outdoor display and/or storage including lumberyards and nurseries.

5. *Motor Vehicle Related.*

a. *Motor Vehicle Sales/Rental.* Includes car, light and heavy truck, mobile home, boat and recreational vehicle sales, rental and service.

b. *Motor Vehicle Servicing/Repair.* Free-standing vehicle servicing and repair establishments including quick and general vehicle service, car washes and body shops not an accessory to new vehicle sales.

c. *Vehicle Fuel Sales.* Establishments engaging in the sale of gasoline, diesel fuel, and oil products for cars, trucks, recreational vehicles, and boats.

d. *Electric Vehicle (EV) Basic Charging Station.* A slow to medium level charging station for electric vehicles that is typically accessory to another use, such as single family residences, apartments, and businesses. Level 1 (120 volt AC) is considered slow charging. Level 2 (208 or 240 volt AC) is considered medium charging.



e. *Electric Vehicle (EV) Rapid Charging Station.* An industrial grade electrical outlet that allows for faster charging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540. Such stations are also known as Level 3 facilities and are considered fast or rapid charging (480-volt AC), and are generally available to the public.

f. *Electric Vehicle (EV) Battery Exchange Station.* A facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully-charged battery. Such exchange stations may use a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by chapter 19.27 RCW.

6. *Office.*

a. *General Office.* Government, business and professional offices that operate during typical weekday hours. Examples include local, regional, state, and federal offices and agencies; veterinary clinics; medical and dental laboratories; blood collection centers; offices for attorneys, architects, accountants, engineers, stockbrokers, real estate agents, mortgage bankers, insurance brokers, and other consultants; headquarters offices; sales offices; radio, and television studios. Also includes painting, landscaping, building and janitorial contractors where the indoor storage of materials and equipment are incidental to the office use. If this storage exceeds 50% of occupied space, such uses are classified as Industrial Services [see 20.160.020(D)(1) VMC]. Offices that are part of and are located within a firm in another use category are considered accessory to the firm's primary activity. Also excludes medical office and related facilities [see 20.160.020(C)(6)(b) VMC].

b. *Medical Office.* Offices for physicians, dentists, chiropractors, and allied health care professionals; free-standing outpatient health care facilities; urgency clinics; naturopathic, and homeopathic facilities; and home health organizations that provide on-site services to patients and that generally operate during typical peak weekday hours.

c. *Extended Office.* Offices that operate during non-traditional hours including evenings, nights, and weekends. Examples include taxis and other vehicles for hire, funeral homes and accessory crematoria, telemarketing/service centers and internet communication centers. Accessory uses may include fleet vehicle parking, communication switching and other equipment and limited storage of goods.

7. *Non-Accessory Parking.* Any private or public vehicle and bicycle parking, either paid or free, which is not accessory to a primary use. Includes public and private parking structures and lots; and free-standing fleet vehicle parking lots.

8. *Self-Service Storage.* Commercial operations that provide rental of storage space to the public. The storage areas are designed to allow private access by the tenant for storing

or removing personal property. These facilities do not include moving and storage companies where there is no individual storage or where employees are primary movers of the goods to be stored [see 20.160.020(D)(5) VMC, Warehouse/Freight Movement].

9. *Marina*. A facility that provides secure moorings for recreational or commercial boats.

10. *Artisan and Specialty Goods Production*. Small scale businesses that manufacture artisan goods or specialty foods. Small manufacturing production aims at direct sales rather than the wholesale market. This small-scale manufacturing use is intended to be allowed where compatible with the commercial and residential fabric of the City Center. An allowance for public viewing or customer service space is required with artisan and specialty goods production. This use category includes the following uses: Sugar and confectionary, fruit and vegetable preserving and specialty foods, bakeries and tortilla manufacturing; artisan leather, glass, cutlery, hand tools, wood, paper, ceramic, textile and yarn products; microbreweries, microdistilleries, and wineries. Refer to Commercial Use Table 20.430.1 and Special Limitations 20.430.050.

#### D. *Industrial use types*.

1. *Industrial Services*. Includes the repair and servicing of industrial and business machinery, equipment and/or products. Examples include welding shops; machine shops; sales, repair, storage, salvage or wrecking of heavy machinery, metal and building materials; towing and vehicle storage; auto and truck salvage and wrecking; heavy truck servicing and repair; tire recapping and retreading; truck stops; building, heating, plumbing or electrical contractors; exterminators; janitorial and building maintenance contractors where the indoor storage of materials is more than incidental to the office use [see 20.160.020(C)(6)(a) VMC]; fuel oil distributions; solid fuel yards; laundry, dry-cleaning and carpet cleaning plants; and photo-finishing laboratories.

2. *Manufacturing and Production*. Includes production, processing, assembling, packaging or treatment of semi-finished or finished products from raw materials or previously prepared materials or components. Manufacturing production is intended for the wholesale market rather than for direct sales. ~~For specific list of activities in this category, see NAICS assignment adopted by reference to this title, Table 20.440-2 and/or Commercial Use Table 20.430-1.~~

3. *Railroad Yards*. A terminus of several light or heavy railroad lines where the loading, unloading, transshipment, switching, maintenance, and storage of rail cars is undertaken.

4. *Research and Development*. Facility featuring a mix of uses including office, research laboratories, and prototype manufacturing. If the use contains no on-site manufacturing component, then it is considered General Office (see 20.160.020(C)(6)(a) VMC).

5. *Warehouse/Freight Movement*. Uses involved in the storage and movement of large quantities of materials or products indoors and/or outdoors; associated with significant truck and/or rail traffic. Examples include free-standing warehouses associated with retail furniture or appliance outlets; household moving and general freight storage; cold storage plants/frozen food lockers; weapon and ammunition storage; major wholesale distribution centers; truck, marine and air freight terminals and dispatch centers; bus barns; grain

terminals; and stockpiling of sand, gravel, bark dust or other aggregate and landscaping materials.

6. *Waste-Related.* Uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the composting of organic material. Examples include: recycling/garbage transfer stations; landfills; composting, energy recovery and sewage treatment plants; and hazardous waste handling and transfer facilities that do not treat or dispose of hazardous waste, as that term is defined in the Code of Federal Regulations, Title 40, Part 261. Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act. Hazardous waste or disposal facilities are not included in this classification and are therefore not permitted in the City of Vancouver.

7. *Wholesale Sales.* Involves sales, leasing or rental of equipment or products primarily intended for industrial, institutional or commercial businesses. Businesses may or may not be open to the general public, but sales to the general public are limited. Examples include the sale or rental of machinery, equipment, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures; mail order houses; and wholesalers of food, clothing, auto parts, and building hardware.

8. *Major Utility Facilities.* Those facilities which have a substantial public impact, including but not limited to: sewage treatment plants and lagoons; electric generation facilities including biomass and coal energy generating facilities; and essential public facilities as defined in Chapter 20.855 VMC, Essential Public Facilities.

E. *Other use types.*

1. *Agriculture/Horticulture.* Open areas devoted to the raising of fruits, vegetable, nuts, nursery stock and/or flowers, including community gardens; may include on-site sales of products grown on the site. Excludes nurseries (see 20.160.020(C)(4)(e) VMC, Outdoor Sales).

2. *Airports/Airparks.* Includes aircraft runways, landing strips and uses supporting airport operations such as control towers, hangars, and fuel storage facilities. Also includes uses incidental to airports such as aerial mapping; air cargo warehousing and distribution, airport pilot training schools; aircraft sales and repair; aviation clubs and museums; and public transportation transfer areas. Such a facility that has “regional” or “state-wide” significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.

3. *Animal Kennel/Shelters.* Animal kennel and shelter facilities for the overnight boarding of dogs, cats and other domestic pets. Excludes dog day care (see 20.160.020(E)(6) VMC, Dog Day Care); and veterinary clinics (see 20.160.020(C)(6)(a) VMC, General Offices).

4. *Cemeteries*. Facilities for storing human remains. Accessory uses may include chapels, mortuaries, crematoria, mausoleums, administrative offices, maintenance facilities, and parking.

5. *Detention and Post-Detention Facilities*. Uses which have the characteristics of Group Living but are devoted to the housing, training and supervision of those under judicial detention. Examples include prisons; jails; probation centers; juvenile detention homes; and related post-incarceration and half-way houses. Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.

6. *Dog Day Care*. Dog Day Care shall mean any premises containing four or more dogs, which are five months or older, where these domestic animals are dropped off and picked up daily for temporary care on site and where they may be groomed, trained, exercised, and socialized, but are not kept or boarded overnight, bred, sold or let for hire. Excludes Animal Kennel/Shelters (See 20.160(E)(3) VMC, Animal Kennel/Shelters).

7. *Heliports*. Public or private facilities designed for the landing, departure, storage, and fueling of helicopters.

8. *Mining*. Uses that mine or extract mineral or aggregate resources from the ground for off-site use. Accessory uses may include storage, rock crushing, sorting, and transfer facilities.

9. *Rail Lines/Utility Corridors*. The regional corridors in public or private ownership dedicated for use by rail lines; above-grade or underground power or communication lines; water, sewer and storm sewer lines or similar services.

10. *Temporary Uses*

11. *Wireless Communication Facilities*. Includes publicly- and privately-owned towers and related transmitting equipment for television; FM/AM radio; cellular and two-way radio and microwave transmission; and related ancillary equipment buildings. Does not include radio/television transmission facilities that are part of the public safety network (see 20.160.020(B)(6) VMC, Emergency Services). Does not include amateur (ham) radio antennas or towers.

B. VMC 20.210.020, which was adopted by Ordinance M-3643, and last amended by Ordinance M-4147, is amended as follows:

20.210.020 Types of Development Applications.

A. *General*. All development applications shall be decided by using one of the following procedure types. The procedure type assigned to each action governs the decision-making

procedure for that application, except to the extent otherwise required by applicable state or federal law.

B. *Types defined.* There are four types of decision-making procedures, as follows:

1. Type I procedure. Type I procedures apply to ministerial permits. Type I applications are decided by the planning official without public notice prior to the decision and without a public hearing. If any party with standing appeals a planning official's Type I decision, the appeal of such decision will be heard by the Hearings Examiner, with further appeal to the Superior Court pursuant to applicable law.

2. Type II procedure. Type II procedures apply to quasi-judicial permits and actions that contain some discretionary criteria. Type II applications are decided by the planning official with public notice and an opportunity for comment. If any party with standing appeals a planning official's Type II decision, the appeal of such decision will be heard by the Hearings Examiner, with further appeal to the Superior Court pursuant to Section 20.210.130 VMC.

3. Type III procedure. Type III procedures apply to quasi-judicial permits and actions that predominantly contain discretionary approval criteria. Type III applications are decided by the Hearings Examiner or Planning Commission, depending on the permit. If any party with standing appeals a Hearings Examiner's or Planning Commission's Type III decision, the appeal of such decision will be heard by City Council pursuant to Section 20.210.130 VMC, with further appeal to Superior Court.

4. Type IV procedure. Type IV procedures apply to legislative matters, planned unit developments, and rezones. Legislative matters involve the creation, revision or large-scale implementation of public policy. Type IV applications are considered initially by the Planning Commission or Hearings Examiner with final decisions made by the City Council, automatically or on appeal.

C. *Summary of permits by type of decision-making procedure.* Table 20.210.020 – 1 VMC summarizes the various development applications by the type of decision-making procedure.

**Table 20.210.020 – 1. Summary of Development Applications By Type of Decision-Making Procedure**

<b>Type</b>	<b>Development Application</b>	<b>Cross Reference</b>	<b>Review Body</b>
<b>I</b>	Accessory Dwelling Units	20.810	Planning Official
	Boundary Adjustments	20.310	Planning Official
	Conditional Use—Minor Modification	20.245	Planning Official

<b>Type</b>	<b>Development Application</b>	<b>Cross Reference</b>	<b>Review Body</b>
	Critical Areas Permit (Type I)	20.740.040B	Planning Official
	Design Review (without Site Plan Review)	20.255	Planning Official
	Historic Property Certificate of Appropriateness/Administrative Review	17.39.080	Planning Official
	Interpretations – Quasi-Judicial	20.255	Planning Official
	Parking/Loading – Reduction of Minimum Ratios, Joint Parking	20.945	Planning Official
	Planned Developments – 1 Year Extension	20.260	Planning Official
	Site Plan Review – Minor Projects Below Type II Site Plan Review Thresholds	20.270	Planning Official
	Site Plan Review – Extension/Phasing	20.270	Planning Official
	Shoreline Permit Exemption	20.760	Planning Official
	Subdivision/Short Subdivision – Phasing, 1 <sup>st</sup> Extension	20.320	Planning Official
	Temporary Use	20.885	Planning Official
	Tree Plan/Removal – without Site Plan Review	20.770	Planning Official
	Type I Variance	20.290	Planning Official
<b>II</b>	Adult Entertainment Uses	20.820	Planning Official
	Critical Areas Permit (Type II)	20.740	Planning Official
	Critical Areas Permit - Minor Exception	20.740.070	Planning Official
	Human Services Facilities – Collocation	20.870	Planning Official
	Planned Developments – Detailed Plan, 2-Year Extension	20.260	Planning Official
	Public Facility Master Plans – Concept Plan Subsequent Phases & Extensions	20.268	Planning Official

<b>Type</b>	<b>Development Application</b>	<b>Cross Reference</b>	<b>Review Body</b>
	Shoreline Substantial Development Permit	20.760	Planning Official
	Short Subdivision – Preliminary Plat	20.320	Planning Official
	Site Plan Review	20.270	Planning Official
	Subdivision – 2 <sup>nd</sup> Extension	20.320	Planning Official
	Type II Variance	20.290	Planning Official
<b>III</b>	Conditional Uses – Initial, Major Modifications	20.245	Hearings Examiner
	Critical Areas Permit-Reasonable Use Exception	20.740.080	Hearings Examiner
	Historic District Nomination	17.39.070	Clark County Historic Preservation Commission
	Historic District or Property Designation Removal	17.39.070	Clark County Historic Preservation Commission
	Historic Register Nomination	17.39.070	Clark County Historic Preservation Commission
	Historic Property Certificate of Appropriateness Public Review	17.39.080	Clark County Historic Preservation Commission
	Human Service Facilities – Initial, Spacing Modification	20.870	Hearings Examiner
	Public Facility Master Plans - Initial Approval	20.268	Hearings Examiner
	Shoreline Conditional Use Permit (recommendation to State Department of Ecology)	20.760	Hearings Examiner
	Shoreline Substantial Development Permit	20.760	Hearings Examiner

<b>Type</b>	<b>Development Application</b>	<b>Cross Reference</b>	<b>Review Body</b>
	Shoreline Variance (recommendation to State Department of Ecology)	20.760	Hearings Examiner
	Subdivisions - Preliminary Plat	20.320	Hearings Examiner
<b>IV</b>	Annexations	20.230	Planning Commission City Council
	Development Agreements	20.250	Planning Commission, <u>if Agreement is part of proposal before the Commission</u> City Council
	<del>Habitats of Local Importance</del>	<del>20.740</del>	<del>Planning Commission</del> <del>City Council</del>
	<del>Interpretations—Codification</del>	<del>20.255</del>	<del>Planning Commission</del> <del>City Council</del>
	<del>Planned Developments, greater than 25 acres in size</del>	20.260	Planning Commission, <u>except Hearing Examiner for Planned Developments 25 acres or smaller in size</u> City Council
	<del>Planned Developments, 25 acres or less</del>	20.260	<del>Hearings Examiner</del> <del>City Council</del>
	<u>Master Plans in the Riverview Gateway and Section 30 subareas</u>	<u>20.680,</u> <u>20.690</u>	<u>Planning Commission</u> <u>City Council</u>
	Comprehensive Plan or zoning Text/Map Amendment — <del>Legislative</del>	20.285	Planning Commission, <u>except review of VMC 20.180, Fees</u> City Council
	<del>Zoning Map Amendments, greater than 25 acres in size</del>	20.285	Planning Commission, <u>except Hearings Examiner review in cases of stand-alone zone changes from one</u>



Type	Development Application	Cross Reference	Review Body
			<u>single or multi-family residential designation to the next most or least dense that also involve a concurrent subdivision proposal.</u> City Council
	<del>Zoning Map Amendments 25 acres or less</del>	20.285	<del>Hearings Examiner City Council</del>

D. *Concurrent review.* When the city must approve more than one application for a given development, all applications required for the development pursuant to this chapter may be submitted for review at one time. When more than one application is submitted for a given development, and those applications are subject to different types of procedure, then all of the applications are subject to the highest type of procedure that applies to any of the applications; provided, however that each development application shall only be subject to the relevant criteria applicable to that particular development application. For example, a development proposal that includes a Type II application and a Type III application shall be wholly subject to the procedures applicable to a Type III application, but the Type II portion of the development proposal shall be decided according to the relevant approval criteria applicable to the Type II application.

E. *Assignment of procedure type.* Applications shall be processed according to the assigned review type in the above table. If the Vancouver Municipal Code does not expressly provide for review using one of the four types of decision-making procedures, and another specific procedure is not required by law, the planning official shall classify the application in question as one of the four types of decision-making procedure using the following criteria:

1. The act of classifying an application shall be a Type I decision;
2. Questions about what procedure is appropriate shall be resolved in favor of the decision-making procedure providing the greatest opportunity for public notice; and
3. The planning official shall classify the application by determining whether the application is similar in nature and degree to another type of application that has been classified by type as listed in Table 20.210–1 VMC and under the same approval criteria applicable to the type of application most similar in nature and degree to the application.

F. *Comprehensive Plan Amendments.* New development applications or pre-applications which are inconsistent with the Comprehensive Plan shall not be accepted by the City, until

the Planning Commission recommends approval of a Comprehensive Plan amendment or in the event that Planning Commission recommends denial, until the effective date of final action by the City Council approving the Comprehensive Plan amendment on appeal.

C. VMC 20.220.010, which was adopted by Ordinance M-3691, and last amended by Ordinance M-3931, is amended to read as follows:

VMC 20.220.010 Planning Commission

A. *Establishment.* Pursuant to Article XI, Section 11 of the Washington State Constitution and Section 8.01 of the City Charter, a Vancouver Planning Commission shall be established and maintained consisting of seven residents of the city or Vancouver Urban Growth Area to be appointed by the Mayor with the approval of the City Council.

B. *Representative membership.* In selecting members for appointment to the Planning Commission, the Mayor and City Council shall seek to provide representation to a wide variety of neighborhoods, businesses and other interests concerned with the land use, development and quality of life in Vancouver. No more than one member of the Planning Commission may represent the unincorporated urban growth area intended to annex and develop as a part of the City of Vancouver.

C. *Authority and responsibilities.*

1. The Planning Commission shall have such powers and perform such duties as are prescribed by Chapter 35.63 RCW, other applicable state law, and the city code. The Planning Commission shall review and make recommendations to City Council on planned developments greater than 25 acres in size, amendments to the comprehensive land use plan, amendments to the zoning map of 25 acres or greater in size, and implementing standards and regulations that are generally legislative in nature.

2. The Planning Commission is specifically responsible for the following:

- a. Formal review of actions listed under Chapters 20.210 and 20.285 VMC, and review of SEPA appeals filed pursuant to such actions.
- b. Informal or advisory review of studies, analysis or reports related to land use matters as directed by City Council.
- c. Other duties related to land use matters as directed by City Council, provided they are not inconsistent with state law.

D. VMC 20.270.040, adopted by Ordinance M-3643, and last amended by Ordinance M-4179, is amended as follows:

20.270.040 Submission Requirements.

Unless waived in writing and in advance by the Planning Official, an applicant shall submit all of the following items with an application for a Type I or Type II site plan review:

A. *General.*

1. A completed application form provided by the Planning Official, ~~and 10 copies of the information required.~~
2. ~~Site Plan Review drawings shall be on sheets not larger than 24" x 36" unless approved otherwise by the Planning Official. Site plans drawings shall include the following: shall be drawn at a scale of 1" equals 60' or larger, e.g., 1" equals 30'. Building elevations and floor plans shall be drawn at a scale of 1/4" or 1/8" equals 1'.~~
  - a. An existing conditions plan described in Subsection (B) below.
  - b. A site plan described in Subsection (C) below.
  - c. A preliminary stormwater and erosion control plan or plans described in Subsection (D) below.
  - d. Architectural plans and elevations described in Subsection (E) below.
  - e. A landscape plan described in Subsection (F) below.
  - f. ~~8 1/2 x 11 inch reduced copies of all plans.~~
3. ~~A site plan review application also shall include a n~~ A narrative describing the development including uses proposed for the site, hours of operation, hours and frequency of deliveries, and construction schedule.
4. Payment of all applicable review fees.
5. Certified mailing list (not applicable for Type I applications). Current Clark County Assessor map(s) showing the property(ies) within a 500' radius of the site, per the requirements in Chapter 20.210.050 and 20.210.060 VMC, Decision-Making Procedures, and two sets of mailing labels with the names and addresses of owners of all properties within the 500' radius. Such list shall be certified as accurate and complete by the Clark County Assessor, ~~a title company~~. For non-owner occupied

properties, provide mailing labels addressed to "occupant" as can be determined from available County Assessor records (two copies).

6. The location of natural conditions, such as:
  - a. Waterbodies, the 100-year floodplain, aquatic habitats, natural drainage courses, wetlands, spring seeps, closed depression areas, groundwater elevations, aquifers, and wellhead protection areas.
  - b. Geological hazard areas such as slopes in excess of 15% unstable or weak soils, soils with high erosion potential, rock outcroppings, and areas of healthy native soils and hydraulic conductivity.
  - c. Existing vegetation including stands of trees and individual trees with a caliper greater than 6", additional information necessary to comply with VMC 20.770 Tree, Vegetation, and Soil Conservation, and areas of wildlife habitat.

B. *Existing conditions plan.* An existing conditions plan shall include the following information:

1. A vicinity map showing streets and access points, pedestrian and bicycle pathways, transit stops and utility locations within a given radius of the site.
2. The site size, dimensions and orientation relative to north.
3. The location, name and dimensions of all streets adjoining the site indicating whether privately or publicly owned.
4. The location of existing structures and other improvements on the site, including structures, driveways, parking, loading, pedestrian and bicycle paths, passive or active recreational facilities or open space, and utilities.
5. Elevation of the site at 2' contour intervals for grades 0% to 10% and at 5' contour intervals for grades more than 10%.
6. The approximate location of significant natural conditions, such as
  - a. The 100-year floodplain.
  - b. The location of drainage patterns and drainage courses.
  - c. Slopes in excess of 15%.
  - d. Unstable ground, e.g., land subject to slumping, slides or movement.
  - e. High seasonal water table or impermeable soils.
  - f. Areas having severe soil erosion potential.
  - g. Areas having severe weak foundation soils.
  - h. Significant wildlife habitat or vegetation.
  - i. Rock outcroppings.

j. Information necessary to comply with Chapter 20.770 VMC, Tree Conservation, where applicable.

C. *Proposed site development plan.* The proposed site plan shall be drawn at the same scale as the existing conditions plan and shall include the following information:

1. The proposed site and its dimensions and area, orientation relative to north.
2. Abutting properties or, if abutting properties extend more than 100' from the site, the portion of abutting properties within 100' of the site, and the approximate location of structures and uses on abutting property or portion of the abutting property.
3. The location and dimensions of proposed development, including the following:
  - a. Streets and other rights-of-way and public or private access easements on and adjoining the site;
  - b. Vehicle, pedestrian and bicycle parking and circulation areas, including handicapped parking stalls and disembarking areas, accessible route of travel, proposed ramp and signage as required by WAC 51-40;
  - c. Loading and service areas;
  - d. Active or passive recreational or open space features;
  - e. Above-ground utilities;
  - f. Existing structures to be retained on the site and their distance from property lines;
  - g. Proposed structures on the site, including signs, fences, etc., and their distance from property lines;
  - h. The location and type of proposed outdoor lighting and existing lighting to be retained; and
  - i. The size and location of solid waste and recyclables storage areas.
4. Summary table which includes parcel zone, total site area, gross floor area by use, (i.e., manufacturing, office, retail, storage), itemized number of full size, compact and handicapped parking stalls and the collective total number, total lot coverage proposed, including residential density calculations.

D. *Grading, Erosion Prevention, and Stormwater plans.*

1. Grading Plan indicating areas of soil protection and compaction prevention.
2. Erosion Prevention measures as required in VMC 14.24, and
3. Stormwater Site Plan as required in VMC 14.25, including identification of areas and types of vegetation preserved as part of low impact development plan.

E. *Architectural plans and elevations.* The following architectural plans and elevations shall be provided:

1. Floor plans showing at least the gross square footage of each structure and outdoor activity area proposed on the site, including existing structures and outdoor activity areas to be retained.
2. A description of the proposed and potential uses of each structure or portions of a structure and each outdoor activity area.
3. Typical elevation drawing of each structure.
4. Identify locations of walls, exits and openings.

F. *Landscape plan.* The landscape plan shall be drawn at the same scale as the existing conditions plan, or a larger scale if necessary. A landscape plan shall show the following:

1. The location, species and size, i.e., diameter and/or height, of existing landscape material, identifying the material to be removed and to be retained;
2. The location, species, size at planting and spacing of proposed plant materials;
3. The proposed landscape area of the site (i.e., in terms of square feet and a percentage of the net site area);
4. The location, height and material of fences, buffers, berms, walls and other proposed screening;
5. The location and dimensions or area of terraces, decks, shelters, play areas and open spaces;
6. Surface water management features that are integrated with landscape, recreation or open space areas including stormwater facility planting plans and areas of vegetation preserved as part of a low impact development plan; and

G. *Tree, Vegetation, and Soil Plan.* As required by 20.770 VMC Tree, Vegetation, and Soil Conservation. Tree plan may be combined with the landscape plan.

~~H. *Sign plan.* Sign drawings are optional. If submitted, sign drawings shall be reviewed for compliance with Chapter 20.960 VMC Signs.~~

~~H.H. *Other.* Other information shall be provided as needed to show the development complies with other applicable standards and with conditions of approval of related SEPA determinations and land use actions and permits.~~

~~H.I. *Fees payable.* Applicable fees as specified in Table 20.180-1, Planning Fees, shall be paid at the time of application for Site Plan Review.~~

E. VMC 20.285.010, adopted by Ordinance M-3643, is amended as follows:

20.285.010 Purpose.

~~The purpose of This Chapter is to set forth the~~ provides standards and processes governing for the review of amendments to maps or text of the Comprehensive Plan and Title 20 Development Code text and maps. ~~These will be referred to as “text and map amendments.” It is recognized that Such amendments may be periodically necessary from time to time to reflect changing community conditions and needs and desires or to address legal considerations, mistakes and/or to address changes in the law.~~

F. VMC 20.285.020, adopted by Ordinance M-3643, is amended as follows:

20.285.020 Applicability.

A. Types of proposals. The following types of proposals are reviewed under this chapter:

1. ~~Map changes to Amendments to the Comprehensive Plan or to VMC Title 20 zoning designations applying to one or more properties, comprehensive plan designations, including associated zoning map changes, if any.~~
2. Development Agreements that are included with property specific Comprehensive Plan or zoning map changes being reviewed under this chapter.
3. Text changes to the comprehensive plan or to VMC Title 20 zoning code, except fees under VMC 20.180. including the capital facilities plan and other elements adopted as part of the comprehensive plan.
2. ~~Amendments to zoning, land use or environmental standards:~~
  - a. ~~Area wide residential zoning map changes which are consistent with the current comprehensive plan map designation but characterized by one of the following:~~
    1. ~~Are greater than 25 acres in size. For the purposes of determining acreage size under this section, adjacent proposals submitted by the same proponent within a one year period shall be considered to constitute a single project;~~
    2. ~~Involve a change in single family residential designations of at least two classification levels, such as from R-9 to R-4; and/or~~
    3. ~~Involve a designation change from R-4 to R-2, or vice versa.~~
  - b. ~~Text changes to zoning, land use or environmental regulations.~~
3. ~~Review of appeals of the zoning administrator pursuant to VMC 20.210 and of appeals of stand alone administrative variance decisions pursuant to 20.210.~~
4. ~~Review of planned development pursuant to VMC 20.260.~~
5. ~~Development proposals reviewed pursuant to criteria of VMC 20.430, Waterfront Mixed Use (WX) or VMC 20.430.060, Mixed Use (MX). Appeal provisions shall be as specified by VMC 20.210.~~
4. 6. ~~Other development proposals which the City Manager or designee determines warrant consideration under this chapter by virtue of their size, complexity, or impact on area wide planning policies.~~

G. VMC 20.285.030, adopted by Ordinance M-3643, is amended as follows:

~~20.285.030 Initiation of Amendments.~~

~~A. Unless otherwise provided for herein, proposed amendments may be initiated by any of the following:~~

- ~~1. Property owner(s) or their representatives;~~
- ~~2. Any citizen, agency, neighborhood association or other party; or~~
- ~~3. City staff, Planning Commission or council.~~

A. Proposals reviewed under this chapter may be initiated by property owners or their representatives, the City of Vancouver, or private citizens or groups as follows:

1. Map Changes. Property owners or any individual, group or organization may initiate Comprehensive Plan and associated zoning map designation changes applying to one or more properties, through submittal of an Annual Review application and associated fees specified in VMC 20.180. Stand-alone zoning changes not requiring a Comprehensive Plan change shall be subject to zone change application and associated fees per VMC 20.180.

2. Text Changes. Property owners or any individual, group, or organization may initiate Comprehensive Plan or zoning code text changes through submittal of a text change application and associated fees per VMC 20.180.

3. City Initiated Map or Text Changes. The City of Vancouver, on its own behalf or on behalf of an outside individual or group, may initiate Comprehensive Plan or zoning map and/or text changes. City initiation of outside requests for amendments, shall be at City discretion, and generally limited to proposals that are limited in scope and/or clearly warranted in terms of policy implications, and subject to the following:

a. Private parties shall submit a written summary of the amendment proposed to Community and Economic Development Department staff, an indication of why it is needed, and the potential land use impacts if approved. No application fees shall be assessed.

b. City staff shall maintain a docket listing of private party requests, and shall provide the listing not less than once per year to the Planning Commission, which shall determine which items shall be scheduled for public hearing review, deferred to future work programs, or discontinued. Requesting parties of discontinued proposals shall have the option of submitting formal applications under this chapter.

H. VMC 20.285.040, adopted by Ordinance M-3643, is amended as follows:

~~20.285.040 Types of Amendments-~~ Review Process



- ~~A. Legislative. For the purpose of this Chapter, the text and/or map amendment of the Comprehensive Plan is to be undertaken legislatively. These changes are processed collectively during the annual update of the Comprehensive Plan. A text and/or map amendment of this Title is legislative if it affects an entire class of properties or development projects, with some exceptions described in Section (C) below.~~
- ~~B. Quasi judicial. For purposes of this Chapter, a quasi judicial amendment of this Title is one that amends the zoning designation of a specific property owner or development of 25 or fewer acres or the approval of a Planned Unit Development. When such an amendment also requires a change of plan designation on the Comprehensive Plan, a concurrent request for a legislative map change is required and both amendments will be processed as a legislative amendment.~~
- ~~C. Exceptions. Amendments to the Zoning Map that would ordinarily be considered quasi-judicial actions will be processed as legislative actions in the following circumstances:~~
- ~~1. Are greater than 25 acres in size. For the purposes of determining acreage size under this section, adjacent proposals submitted by the same proponent within a one-year period shall be considered to constitute a single project; and/or~~
  - ~~2. Involve a change in single-family residential designations of at least two classification levels, such as from R-9 to R-4 or from R-2 to R-6; and/or~~
  - ~~3. Involve a designation change from R-4 to R-2, or vice versa.~~

A. Overall Timing. Except as noted herein, all Comprehensive Plan map or Comprehensive Plan text amendments will be reviewed concurrently and not more than once per calendar year. Site specific zoning map amendments applying to properties proposed for Comprehensive Plan map changes shall also be submitted at that time. All other zoning map or zoning text amendments may be reviewed independently and more frequently than once per year.

B. Pre-Application. Comprehensive Plan or zoning map amendments proposed by private parties shall require a pre-application conference. The conference shall be scheduled upon receipt of a complete Map Amendment Pre-application Form. Based on the information provided, the pre-application conference is intended to provide for a discussion of major issues and concerns and possible staff recommendation. Staff will provide a written summary within 14 days following the conference. Pre-application conferences are non-binding, and do not vest the development rights of the proposals involved. Pre-application conferences shall not be required for city initiated map amendments, or text amendments initiated by any party.

C. Review Body.

1. All proposed Comprehensive Plan or zoning map or text changes shall be initially reviewed by the Planning Commission unless noted herein.
2. Stand alone zoning map changes that propose to shift from one residential zoning designation to the next most or least intensive designation, and are accompanied by a proposed subdivision, shall be reviewed by the Hearings Examiner.
3. Development Agreements accompanying a proposed zoning map change shall be reviewed by the body reviewing the map change.

D. Hearings Process. The Planning Commission at a duly advertised public hearing shall develop and forward a recommendation for approval, approval subject to modifications or conditions, or denial to the Vancouver City Council. The Vancouver City Council shall hold a duly advertised, open record public hearing to make final decisions on the Planning Commission recommendation.

E. Timing Exceptions. The following Comprehensive Plan changes may be reviewed more frequently than once per year.

1. The initial adoption of a subarea plan.
2. The adoption or amendment of a shoreline master program pursuant to RCW 90.58.
3. The adoption or amendment of the capital facilities or transportation element of the Comprehensive Plan is undertaken concurrently with a related budget action.
4. The adoption of Comprehensive Plan amendments necessary to enact a Planned Action under RCW 43.21C.031(2).
5. Comprehensive Plan amendments concurrent and related to an annexation.
6. Corrections of scrivener or mapping errors. Scrivener or mapping errors are defined as minor map or text errors in the comprehensive plan or development regulations which were clearly unintended and inconsistent with the record of their original adoption, as determined by the City. Correction of such errors shall be submitted by the City only, at no charge to parties demonstrating the error.
7. Emergency comprehensive plan amendments, defined as a change of community wide significance, and including but not limited to the following:
  - a. Action necessary to address threats to public health or safety.
  - b. Action necessary to ensure that the goals and policies of the comprehensive plan are not substantially obstructed.
  - c. Action necessary to respond to an order from the Growth Management Hearings Board or competent court of law.

F. Periodic comprehensive plan updates. At least once every eight years or as otherwise provided by state law, the City shall initiate a periodic review of the overall comprehensive plan and land use regulations. Within the calendar year of such review the City may alter the procedural requirements herein, although other approval criteria of this chapter shall still apply.

I. VMC 20.285.050, adopted by Ordinance M-3643, and last amended by Ordinance M-3922, is amended as follows:

20.285.050 Approval Process—General.—Approval Criteria – Comprehensive Plan and Concurrent Zoning Map Amendments

~~A. Legislative amendments. Legislative zoning map and text amendments shall be undertaken by means of a Type IV procedure, as governed by Section 20.285.070 VMC. The review authority shall be as follows:~~

~~1. The Planning Commission shall make a recommendation to the City Council on all applications for comprehensive plan map and text amendments and those zone change applications for parcels greater than 25 acres which do not involve comprehensive plan map amendments.~~

~~2. The Planning Commission shall make a recommendation to the City Council on a zone change —application that also involves a concurrent application for a Comprehensive Plan Map amendment.~~

~~3. The Planning Commission shall make a recommendation to the City Council for changes in the text of the Title 20 of the Vancouver Municipal Code, unless such change relates merely to development review fees.~~

~~B. Quasi-judicial amendments. Quasi-judicial zoning map amendments shall be undertaken by means of a Type IV procedure, Section 20.210.070 VMC, using standards of approval contained in Section 20.285.040 VMC below. The review authority shall be as follows:~~

~~1. The Hearings Examiner shall make a recommendation to the City Council on zone change applications for parcels 25 acres or less in size which do not involve comprehensive plan map amendments.~~

~~2. Exception from Consolidated Review. Applications reviewed under this chapter shall be considered exempt from RCW 36.70B.120 requirements which mandate consolidation of all related project permits into a single application review if requested by the applicant. Projects involving a Comprehensive Plan amendment and associated change of zone shall not be processed under concurrent review under VMC 20.210.020D.~~

A. Overall Proposed map amendments reviewed under this chapter shall be approved only if demonstrated by the proponent to be in the public interest, as based on a review of all applicable principals from the following:

1. How the proposal is more consistent than the existing designation with applicable policies of the Vancouver Strategic Plan and Comprehensive Plan, and
2. How the proposal is more consistent than the existing designation with each of the following objectives as applicable:
  - a. Encourage more intensive development to locate in major urban centers and corridors, particularly downtown Vancouver. Encourage development of distinct neighborhoods served by commercial nodes, and discourage urban sprawl and strip commercial development;
  - b. Provide development of uses which are functionally integrated with surrounding areas and neighborhoods in terms of local shopping, employment, recreational or other opportunities;
  - c. Provide development which is compatible and integrated with surrounding uses in terms of scale, orientation, pedestrian enhancements, and landscaping;
  - d. Conserve or enhance significant natural or historical features;
  - e. Provide adequate provision of transportation, water, sewer, and other public services;
  - f. Provide significant family wage employment opportunities and broadening of the Vancouver economy;
  - g. Provide for the formation and enhancement of neighborhoods and communities; and
  - h. Provide affordable or below market-rate housing opportunities.

2. Scope of review. Review and evaluation of proposed comprehensive plan or zoning map changes shall consider both the likely and possible future use of the site and associated impacts.

3. Cumulative Impacts. The review of individual comprehensive plan map or policy amendments, other than exceptions noted in 20.285.040, shall also consider the cumulative transportation, land supply, and environmental impacts of other plan amendments proposed within the same annual cycle.

J. VMC 20.285.060, adopted by Ordinance M-3643, and last amended by Ordinance M-3959, is amended as follows:

20.285.060-Comprehensive Plan Map Amendments and Large Scale Rezones Approval Criteria – Stand Alone Zoning Map Amendments

~~A. Approval process for Comprehensive Plan map amendments and rezones of more than 25 acres~~

~~1. Overall. All proposed map amendments to the comprehensive plan will be reviewed concurrently and not more than once per calendar year, except as noted herein. Zoning map amendment proposals which do not include corresponding comprehensive plan changes may be reviewed separately from one another, and at any time.~~

~~2. Pre application. All proposed map amendments shall require a pre application conference. The conference shall be scheduled upon receipt of a complete Map Amendment Pre application Form. Based on the information provided, the pre application conference is intended to provide for a discussion of major issues and concerns and possible staff recommendation. Staff will provide a written summary within 14 days following the conference. Pre application conferences are non binding, and do not vest the development rights of the proposals involved.~~

~~3. Application. A completed Map Amendment Application Form may be submitted at any time. Comprehensive plan amendments will be collected and reviewed concurrently with the next scheduled comprehensive plan review (VMC 20.285.120.C)~~

~~4. Public Hearings before Planning Commission. All fully complete applications received in a timely manner shall be scheduled for review at a public hearing or hearings before the Planning Commission as scheduling allows. The Planning Commission shall issue a recommendation for approval, approval subject to recommended modifications or conditions of approval, continuance, or a decision for denial. Denials shall be considered final unless appealed.~~

~~5. Public Hearings before City Council. An open record public hearing or hearings shall be scheduled before City Council to review Planning Commission approval recommendations, or denial decisions which have been appealed. At the hearings council shall issue a final decision for approval, approval with conditions, continuance, denial, or remand of the proposed amendment.~~

~~B. Approval criteria for Comprehensive Plan map amendments and rezones of more than 25 acres~~

~~1. Overall. Proposed amendments reviewed under this chapter shall be approved only if demonstrated by the proponent to be in the public interest, as based on a review of all applicable principals from the following:~~

~~a. How the proposal is more consistent with applicable policies of the comprehensive plan than the existing designation, and~~

~~b. How the proposal is more consistent with each of the following objectives than the existing designation. Consistency is not required where the objective is clearly not applicable to the type of proposal involved.~~

~~1. Encourage more intensive development to locate in major urban centers and corridors, particularly downtown Vancouver. Encourage development of distinct neighborhoods served by commercial nodes, and discourage urban sprawl and strip commercial development;~~

~~2. Provide development of uses which are functionally integrated with surrounding areas and neighborhoods in terms of local shopping, employment, recreational or other opportunities;~~

~~3. Provide development which is compatible and integrated with surrounding uses in terms of scale, orientation, pedestrian enhancements, and landscaping;~~

~~4. Conserve or enhance significant natural or historical features;~~

~~5. Provide adequate provision of transportation, water, sewer, and other public services;~~

~~6. Provide significant family wage employment opportunities and broadening of the Vancouver economy; and~~

~~7. Provide for the formation and enhancement of neighborhoods and communities.~~

~~2. Scope of review. Review and evaluation of proposed comprehensive plan or zoning map changes shall consider both the likely and possible future use of the site and associated impacts.~~

~~3. Cumulative Impacts. The review of individual comprehensive plan map or policy amendments, other than exceptions noted in 20.285.030, shall also consider the cumulative transportation, land supply, and environmental impacts of other plan amendments proposed within the same annual cycle.~~

~~4. Required Findings. No amendment to comprehensive plan or zoning maps shall be approved unless the required findings of VMC 20.285.085 have been addressed in the written staff report and the written decision of the review authority.~~

A. Zoning Map amendments not involving associated Comprehensive Plan Map amendments shall demonstrate the following:

1. How the proposal is more consistent with applicable policies of the Vancouver Strategic Plan and Comprehensive Plan than the existing designation, and
2. That a change in circumstances has occurred since the existing designation was established.

K. VMC 20.285.070, adopted by Ordinance M-3643, and last amended by Ordinance M-3959, is amended as follows:

20.285.070 Comprehensive Plan Text Amendments. Approval Criteria – Comprehensive Plan or Zoning Code Text Amendments

~~A. Approval process for Comprehensive Plan text amendments.~~

~~1. Initiation. All proposed text amendments to the comprehensive plan shall be developed, submitted and presented by the City staff, based on direction from the City Council, Planning Commission, or the City Manager or designee.~~

~~2. Private party requests.~~

~~Private parties shall submit a written summary of the amendment proposed to City staff, an indication of why it is needed, and the potential land use impacts if approved, paying all applicable fees.~~

~~3. Process. Text amendments submitted by City staff, including those originated from outside party requests if applicable, shall be scheduled for Planning Commission and City Council, subject to procedural criteria of this chapter, except that staff initiated actions shall not be considered final without council consent. Hearing scheduling shall be determined by City staff based on work program constraints or direction from the City Manager, Planning Commission and/or council. All proposed text amendments to the comprehensive plan will be reviewed concurrently and not more than once per calendar year, except as noted herein.~~

~~B. Approval criteria for Comprehensive Plan text amendments.~~

~~1. Proposed plan text changes shall be considered based on the following:~~

- ~~a. The proposed change is consistent with the applicable provisions of the Growth Management Act, state and federal law, or other legal mandates; and~~
- ~~b. The proposed change is consistent with the applicable provisions of the Community Framework Plan, Countywide Planning Policies, and the Vancouver Comprehensive Plan; and~~
- ~~c. The proposed change is necessary to further the public interest based on present needs and conditions.~~

A. Text amendments to the Comprehensive Plan or Title 20 zoning standards shall demonstrate the following:

- 1. The proposal is consistent with applicable policies of the Vancouver Strategic Plan and Comprehensive Plan, and
- 2. The proposal is necessary to further the public interest based on present needs and conditions.

L. VMC 20.285.080, adopted by Ordinance M-3643, and last amended by Ordinance M-3922, is amended as follows:

~~20.285.080 Small Scale Rezones Notice Provisions.~~

~~A. Approval process for rezones of 25 acres or less and Planned Unit Developments~~

~~All proposals for amendments to the zoning map for parcels of less than 25 acres in size and for approval of Planned Unit Developments shall be processed in accordance with the procedures set forth for a Type IV process in VMC 20.210. In addition, applications for approval of Planned Unit Developments shall meet the requirements of VMC 20.260.~~

~~B. Approval criteria for rezones of 25 acres or less and Planned Unit Developments~~

~~Zone change proposals submitted without an associated comprehensive plan change shall demonstrate~~

~~consistency with the Comprehensive Plan and that a substantial change in circumstances has occurred~~

~~since the original designation. In addition, applications for approval of Planned Unit Developments shall meet the requirements of VMC 20.260.~~

~~C. Required Findings for rezones of 25 Acres or less and Planned Unit Developments~~



~~No zone change shall be approved unless the required findings of VMC 20.285.085 have been addressed in the written staff report and the written decision of the review authority.~~

A. Notice indicating the time and place of public hearings for review of proposed amendments pursuant to this chapter shall be provided as follows:

1. For all amendments subject to this chapter, published notice within a newspaper of record at least 10 calendar days prior to the hearing.
2. For site specific map amendments, the following additional notice shall be provided:
  - a. Written notice mailed at least 10 calendar days prior to the public hearing to property owners and residents located within 500 feet of subject properties, as determined by records of the county assessor.
  - b. If located within or adjacent to an officially recognized neighborhood, notice shall also be sent to the neighborhood association president or chair.
  - c. A sign or signs on or adjacent to the proposal site posted at the site at least 10 calendar days prior to the hearing.
  - d. Written or posted notice may be foregone at the Planning Official's discretion for map amendments which are limited to minimal adjustment of Comprehensive Plan or zoning designation borders within a property, or other corrections which do not increase the potential of additional land use development impacting the surrounding area
3. For text amendments, written notice mailed at least 10 calendar days to individuals, groups, or agencies which are deemed necessary and appropriate by the City or which have requested notice of the particular action.
4. With the exception of newspaper publication, failure to provide notice to any person or group subject to this chapter shall not automatically invalidate the proceedings associated with the proposed action.

M. VMC 20.285.085, adopted by Ordinance M-3730, is repealed.

N. VMC 20.285.090, adopted by Ordinance M-3643, is amended as follows:

20.285.090 ~~Zoning Code Text Amendments~~ Appeals of Final Decisions

~~A. Approval process for Zoning Code text amendments~~

~~1. Initiation. All proposed text amendments to the development or zoning regulations shall be developed, submitted and presented by the City staff, based on direction from the City Council, Planning Commission, or the City Manager or designee.~~

~~2. Private party requests. City staff shall submit proposals from private individuals or groups as follows:~~

~~a. Private parties shall submit a written summary of the amendment proposed to City staff, an indication of why it is needed, and the potential land use impacts if approved. No fees shall be assessed.~~

~~b. Staff shall maintain a docket listing of private party requests, and shall provide the listing not less than once per year to the Planning Commission, which shall determine which items shall be further reviewed by staff and submitted as a formal proposal, which shall be deferred to future work programs, and which shall not be considered. Decisions to defer or not consider private requests shall be considered final unless appealed as provided herein.~~

~~3. Process. Text amendments submitted by City staff, including those originated from outside party requests if applicable, shall be scheduled for Planning Commission and City Council, subject to procedural criteria of subsections of this chapter, except that staff initiated actions shall not be considered final without council consent. Hearing scheduling shall be determined by City staff based on work program constraints or direction from the City Manager, Planning Commission and/or council. Proposed text amendments to zoning or development regulation amendments which do not include corresponding comprehensive plan changes may be reviewed separately from one another, at any time.~~

~~B. Approval criteria for Zoning Code text amendments. Proposed zoning or development regulation text changes shall be considered based on the following:~~

~~1. The proposed change is consistent with the comprehensive plan; and~~

~~2. The proposed change is necessary to further the public interest based on present needs and conditions.~~

Final decisions of the City Council may be appealed to the Washington Growth Management Hearings Board or Superior Court where appropriate, in accordance with provisions and timelines set forth by state statute and regulations. Where state statute or regulations do not provide timelines, an appeal must be submitted within 30 calendar days of the final council decision. Aggrieved parties shall

exhaust local administrative remedies prior to state or federal administrative or judicial review of the City Council decision.

O. VMC 20.285.100, adopted by Ordinance M-3643, is amended as follows:

20.285.100 ~~Notice Provisions.~~ Amendments within the Unincorporated Vancouver Urban Growth Area.

~~A. Notice indicating the time and place of public hearings for review of proposed amendments pursuant to this chapter shall be provided as follows:~~

- ~~1. Published within a newspaper of record at least 10 calendar days prior to the hearing.~~
- ~~2. For quasi-judicial map amendments, written notice mailed at least 10 calendar days prior to the public hearing to property owners and residents located within 500 feet of subject properties, as determined by records of the county assessor. If located within or adjacent to an officially recognized neighborhood, notice shall also be mailed to the neighborhood association president or chair.~~
- ~~3. For quasi-judicial map amendments, sign or signs posted at the site at least 10 calendar days prior to the hearing.~~
- ~~4. For text amendments, written notice mailed at least 10 calendar days to individuals, groups, or agencies which are deemed necessary and appropriate by the City or which have requested notice of the particular action.~~

~~B. With the exception of newspaper publication, failure to provide notice to any person or group subject to this chapter shall not automatically invalidate the proceedings associated with the proposed action.~~

A. Comprehensive plan and regulation map or text amendments within the Vancouver Urban Growth Area outside of City limits are the jurisdictional responsibility of Clark County. The City shall review notice provided from Clark County on such amendments, and shall reciprocally provide notice to Clark County of proposed amendments within City limits.

B. The City shall not support amendments which raise inconsistencies with this chapter, capital facilities plans or adopted population projections.

P. VMC 20.285.110, adopted by Ordinance M-3643, and last amended by Ordinance M-3922, is amended as follows:

20.285.110 ~~Appeal Provisions.~~ Record of Amendments.

~~A. Final decisions of the City Council may be appealed to the Western Washington Growth Management Hearings Board or Superior Court where appropriate, in accordance with provisions and timelines set forth by state statute and regulations. Where state statute or regulations do not provide timelines, an appeal must be submitted within 30 calendar days of the final council decision. Aggrieved parties shall exhaust local administrative remedies prior to state or federal administrative or judicial review of the council decision.~~

The Planning Official shall maintain a record of amendments to the text and map of this Title in a format convenient for the use of the public.

Q. VMC 20.285.120, adopted by Ordinance M-3643, is repealed.

R. VMC 20.285.130, adopted by Ordinance M-3643, is repealed.

S. VMC 20.285.140, adopted by Ordinance M-3643, is repealed.

T. VMC 20.310.040, adopted by Ordinance M-3643, is amended as follows:

20.310.040 Submittal Requirements

Applicants shall submit the following documentation as part of a request for a Boundary Adjustment compliance check:

A. Completed application form including signatures of all property owners involved in boundary line adjustment.

~~B. Site plan. One site plan drawn to scale on 8 ½" x 11" paper, Survey. The proposed boundary line adjustment shall be prepared by a surveyor in accordance with the provisions of the Survey Recording Act (Chapter 18.90 RCW), clearly showing the following:~~

1. The dimensions of the existing property/properties involved
2. The location of any improvements (structures, septic system, etc.)
3. The location and dimension of any access or utility easements
4. The dimensions of the proposed new lot lines
5. North arrow
6. Zoning of each involved property

~~C. Quarter section map. One (1) copy of the quarter section map with the properties highlighted. (This can be obtained from the Clark County Assessor's Office.)~~

~~D. C. Recorded deed.~~ ~~One (1) e~~ Copy of all property owners' recorded deeds, verifying current ownership.

~~E. D.~~ Sales history. Complete sales history of all parcels since 1969. Sales history is comprised of copies of all deeds or real estate contracts showing previous owners or divisions for the properties involved. It is used to verify the legal creation of the parcel and is available from either a title company or the Clark County Assessor' s Office. This is not required if the request involves lots within a subdivision which have not been altered or further divided.

~~F. E.~~ Letter of intent. Letter of intent explaining the purpose of the request. The letter should also include information that may be helpful in evaluating the request.

~~G. F.~~ Existing conditions or related development restrictions. Copies of existing conditions of approval, covenants, restrictions and/or easements.

~~H. G.~~ Application fee. Application fee as contained in Chapter 20.180 VMC.

~~I. Signatures of authorized parties.~~ Signatures of all property owners authorizing the proposed adjustment of their property lines as certified by a Notary Public.

U. VMC 20.320.020, adopted by Ordinance M-3643, and last amended by M-4034, is amended to read as follows:

20.320.020 Approval Process.

A. *Decision-making process*

1. *Short subdivisions.* The Planning Official shall approve, approve with conditions or deny an application for a short subdivision preliminary plat by means of a Type II procedure, pursuant to 20.285.050 VMC, using approval criteria contained in Section 20.320.040 VMC, and additional requirements of 20.920 VMC if a qualifying infill development, and 20.927 VMC if a qualifying narrow lot development.

2. *Subdivisions.* The Hearings Examiner shall approve, approve with conditions or deny an application for a subdivision preliminary plat by means of a Type III procedure, pursuant to 20.210.060 VMC, using approval criteria contained in Section 20.320.040 VMC, and additional requirements of 20.920 VMC if a qualifying infill development or 20.927 if a narrow lot development.

B. *Term of preliminary plat approval.* Approval of a preliminary short subdivision or

subdivision shall be valid for a period of seven years, except as provided by RCW 58.17.140(3)b, subject to verification of utility availability, during which time an application for final plat meeting all the requirements of this Chapter and all conditions of preliminary plat approval shall be made; provided, that extensions of preliminary short subdivision or subdivision plat approval may be granted in accordance with the procedures and criteria set forth in Section (D) below.

C. *Phasing.* The developer may develop the short subdivision or subdivision in phases. Any phasing proposal shall be submitted with application materials for the preliminary plat and approved by the Review Authority, except that the Planning Official may approve a phasing plan for an approved short subdivision or subdivision by means of a Type I procedure, governed by 20.210.040 VMC Type I Applications upon finding that:

1. The phasing plan includes all land identified within the legal notice of the approval hearing;
2. The sequence of phased development is identified by map;
3. Each phase shall constitute an independent project meeting all of the requirements for density, open space, public and private infrastructure, landscaping, pedestrian and vehicle circulation etc.; and
4. The Director of Public Works and Transportation Manager have approved the necessary documents to determine that all streets, sanitary and storm sewers, water and other public improvements, including but not limited to drainage improvements, and erosion control measures are assured.

D. *Extensions.* Extension requests shall be reviewed in accordance with the following criteria:

1. An initial one-year extension request, which has been filed at least 30 days prior to the expiration of the seven-year period, shall be reviewed by the Planning Official by means of a Type I procedure, as governed by Section 20.210.040 VMC, upon showing that the applicant has attempted in good faith to meet the conditions for the final plat within the seven-year period.
2. Two additional two-year extension requests may be granted by the Planning Official by means of a Type II procedure, as governed by Section 20.210.050 VMC, providing the applicant demonstrates compliance with all of the following criteria:
  - a. The applicant has pursued compliance with all conditions of preliminary plat approval and submitting the final plat in good faith; and
  - b. There have been no changes to the Comprehensive Plan, zoning ordinance,

development standards or other applicable codes that are inconsistent with the approved preliminary plat.

3. Short subdivisions or subdivisions that have been approved for phased development pursuant to Subsection (C) above may receive subsequent two-year extensions in accordance with the criteria of Subsection (D)(2) above so long as at least one phase received final plat approval and was properly recorded within four years prior to each such subsequent extension request.

E. *Transportation concurrency.* The approval of extensions notwithstanding, the applicant shall comply with the provisions of Chapter 11.95 70 VMC, Transportation Concurrency.

F. *Land transfer agreements.* Agreements to transfer land prior to final plat are authorized, provided, that the performance of an offer or agreement to sell, lease or otherwise transfer a lot, tract or parcel of land following preliminary plat or short plat approval is expressly conditioned on the recording of the final plat or short plat containing the lot, tract or parcel and shall comply with the requirements of 58.17.205 RCW.

V. VMC 20.320.030, adopted by Ordinance M-3643, and last amended by M-4179, is amended to read as follows:

20.320.030 Preliminary Plat Application Requirements.

A. *Application/fees.* The applicant must submit a completed application form as prescribed by the Planning Official with applicable fee per VMC 20.180.~~The applicant shall provide one original and eight copies of the application for a completed application form provided by the planning official, and copies of the information required. A preliminary plat of a short subdivision or subdivision consisting of the following information:~~

- ~~1. Subdivision or short subdivision name that must be other than the name of an existing subdivision, addition or plat recorded in Clark County Washington.~~
- ~~2. Name, mailing address, and telephone number of the owner and/or developer;~~
- ~~3. Name, mailing address, telephone number, and signature of person preparing the application~~
- ~~4. Date;~~
- ~~5. Location, including ¼ of ¼ section, section, township, range and, as applicable, donation land claim and/or subdivision;~~
- ~~6. Total parcel area in acres and square feet;~~
- ~~7. Comprehensive Plan and zoning designations;~~
- ~~8. Existing and proposed land uses;~~

9. ~~Number and size of residential, commercial and industrial lots;~~
10. ~~Names of all utility purveyors;~~
11. ~~Signatures of all property owners; and~~
12. ~~Fee, as governed by Chapter 20.180 VMC.~~

B. Submittal Requirements. Preliminary plat information. ~~The applicant shall provide one original and eight copies of the following information. Drawings shall be on sheets not larger than 24" X 36". Preliminary plats shall be drawn at a scale of 1" = 50' or larger. Plans for the preliminary plat will not be accepted if they are not collated and folded. Applications for preliminary short subdivisions or subdivisions shall be on a scale legible for digital reproduction and shall include the following:~~

1. Existing conditions plan. ~~The preliminary plat application shall include the following information: on one or more to scale drawings: The existing conditions plan, shall include pertinent survey data compiled as a result of a survey made by or under the supervision of a licensed land surveyor in the state of Washington and shall include the following information:~~
  - a. A vicinity map showing streets and access points, pedestrian and bicycle pathways, transit stops and utility locations within a 500' radius of the site;
  - b. The site size, dimensions and orientation relative to true north;
  - c. Remaining easements
  - d. The location, name and dimensions of public and private streets adjoining the site, identifying whether the streets are public or private;
  - e. Location, dimension, and purpose of existing easements;
  - f. The location of existing structures and other improvements on the site, including buildings, driveways, parking, loading, pedestrian and bicycle paths, passive or active recreational facilities or open space and utilities;
  - g. Elevation of the site at 2' contour intervals for grades 0% to 10% and at 5' contour intervals for grades more than 10%;
  - h. The location of natural conditions such as:
    1. Waterbodies, the 100-year floodplain, aquatic habitats, natural drainage courses, wetlands, springs, seeps, closed depression areas, groundwater elevations, aquifers, and wellhead protection areas;
    2. Geological hazard areas such as slopes in excess of 15%, unstable or weak soils, soils with high erosion potential, rock outcroppings, and areas of healthy native soils and hydraulic conductivity;
    3. Existing vegetation including stands of trees and individual trees ~~with a caliper greater than 6"~~, additional information necessary to comply with VMC 20.770 Tree, Vegetation, and Soil Conservation, and areas of wildlife habitat. (PMC to check with Charles)

2. Preliminary plat. ~~The proposed preliminary plat shall include the following: The proposed preliminary plat shall include the following information presented on one or more drawings. Plans shall be on sheets not larger than 24" x 36". Preliminary plats shall be drawn at a scale of 1" = 50' or larger. Other scales may be used with the approval of the Planning Official. Plans for the preliminary plat will not be accepted~~



~~if they are not collated and folded.~~

- a. The proposed site and its dimensions and area.
- b. Proposed lots, tracts and easements, including dimensions, individual lot areas and total acreage.
- c. Abutting properties or, if abutting properties extend more than 100' from the site, the portion of abutting properties within 100' of the site, and the approximate location of structures and uses on abutting property or portion of the abutting property.
- d. The location and dimensions of development, including but not limited to the following:

1. Streets and other rights-of-way and public or private access easements on and adjoining the site;
2. Vehicle, and bicycle parking and pedestrian bicycle and vehicular circulation areas;
3. Loading and service areas;
4. Active or passive recreational or open space features;
5. All utilities;
6. Existing structures to be retained on the site and their distance from proposed property lines;
7. Proposed structures on the site, including signs and fences, and their distance from property lines if known at time of land division;
8. The location and type of proposed outdoor lighting and existing lighting to be retained if known at time of land division.; and
9. Boundary delineation of any wetlands including required buffers and shoreline setback lines if applicable

3. *Narrative.* ~~A Preliminary plat application~~ The narrative shall include the following:

- a. A comprehensive narrative addressing how the development complies with preliminary plat approval criteria 20.320.040 and the technical standards in Section 20.320.0870 VMC; other applicable standards of this Title and the policies of the Comprehensive Plan outlined by staff as being applicable to the proposed

development;

b. Description of the uses proposed for the site;

c. Phasing plan, if applicable;

~~d. Construction schedule;~~

~~e. d.~~ Any variances requested pursuant to the regulations in Chapter 20.290 VMC;

~~f. e.~~ Existing covenants or restrictions and easements, if applicable; and

~~g. f.~~ History of any previous subdivisions and short subdivisions of the property.

4. *Supplementary information.* ~~One original and eight copies, collated and folded,~~  
~~of t~~ The following supplemental information shall also be submitted unless  
otherwise indicated in parentheses:

a. Environmental checklist that complies with Chapter 20.790 VMC, SEPA  
Regulations (if applicable),

b. Legal description;

~~c. Reproducible copies of all plans identified in 8 1/2 x 11" or 11" x 17"~~  
~~format;~~

~~d. Assessor's map(s) showing all properties within 1,000' of the plat~~  
~~boundary;~~

~~e. Results of any completed percolation tests, if applicable (four copies);~~

~~f. 1 copy of the proposed plat map, reduced to fit on either 8 1/2" X 11" or~~  
~~11" X 17" paper;~~

~~g. c.~~ Geotechnical/soils survey (~~four copies~~), if applicable;

~~h. d.~~ Tree, vegetation, and soil plan that complies with the requirements of  
Chapter 20.770 VMC, Tree, Vegetation, and Soil Conservation;

~~i. e~~ Preliminary grading, erosion prevention and stormwater plans

1. Grading Plan indicating areas of soil protection and compaction  
prevention.

2. Erosion Prevention measures as required in VMC 14.24, and

3. Stormwater Site Plan as required in VMC 14.25

~~j. f.~~ Archaeological Pre-Determination Report, if applicable, that complies with the requirements of Chapter 20.710 VMC, Archaeological Resource Protection (~~four copies~~);

~~k. g.~~ Sales history. A deed history of all applicable properties dating back to 1969 or to the date when a legal lot determination was made (~~one copy~~);

~~l. h.~~ Clark County ~~Public Health Department~~ Development Review Evaluation Form or copy of application to the Clark County Public Health Department (~~four copies~~);

~~m.~~ Pre-application conference notes; and

~~n. i.~~ Certified mailing list. Current Clark County Assessor map(s) showing the property(ies) within a 500' radius of the site, per the requirements in Chapter 20.210.050 and 20.210.060 VMC, Decision-Making Procedures, and two sets of mailing labels with the names and addresses of owners of all properties within the 500' radius. Such list shall be certified as accurate and complete by the Clark County Assessor; ~~a title company~~. For non-owner occupied properties, provide mailing labels addressed to "occupant" as can be determined from available County Assessor records (two copies).

~~o. j.~~ ~~Request for Certificate of Concurrence or Certificate of Concurrence Survey and applicable traffic studies.~~ Traffic Study or Trip Generation and Distribution Report in compliance with Title 11.

W. VMC 20.320.050, adopted by Ordinance M-3643, and last amended by M-4179, is

amended to read as follows:

20.320.050 Final Plat Application.

A. ~~Final plat application.~~ Applications for final plat approval of a short subdivision or subdivision shall be filed with the Planning Official. Note that Tier I and Tier II and Tier I, II and III submittal requirements may be filed concurrently. Final plat application and fees. A complete application, including all supplemental documentation and correct number of copies, shall be filed with the Planning Official along with all associated fees per VMC 20.180.

B. ~~Fees, materials and reproduction.~~ The applicant shall submit the requisite fee, a completed application form and five collated and folded paper copies of the information required below. Plans for final plat will not be accepted if they are not collated and folded. Include one reduced 8 1/2" x 11" copy of all plans. Proposed final plat. The proposed final plat shall be prepared by a surveyor in accordance with the provisions of the Survey Recording Act (Chapter 18.90 RCW) as it now exists or hereafter amended. The plat shall consist of one or

more pages of a size acceptable to the recording authority, and drawn to a minimum scale of one inch equals fifty feet. The drawing shall contain the following:

1. Date, north arrow and scale;
2. Name of subdivision and applicable project numbers;
3. Letter height must not be less than .08”;
4. Heavy dashed line around the exterior boundary;
5. All section, township, municipal and county lines lying within or adjacent to the subdivision;
6. Legend;
7. The location of all monuments or other evidence used as ties to establish the subdivision’s boundaries, and all permanent monuments with linear dimension, including dimensions to every curb screw;
8. The boundary of the subdivision with complete bearings and linear distances;
9. The length and bearings of all straight lines and the radii, arcs and semi-tangents of all curves;
10. The length of all lot lines, together with bearings and other data necessary for the location of any lot line in the field;
11. Identification of areas to be dedicated or reserved clearly indicated with location, size and purpose. These may include rights-of-way width, public easements, private easements, specific utility easement and type, open space tracts, wetland, etc.;
12. Numbers assigned to all lots, indication of the acreage and/or square footage of each lot, and letters assigned to all blocks within the subdivision;
13. Certification on the face of the plat by a registered land surveyor:

I, \_\_\_\_\_, registered as a land surveyor by the state of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by or under my supervision, during the period of \_\_\_\_\_ through \_\_\_\_\_; that the distances, courses and angles are shown thereon correctly, and that monuments other than those monuments approved for setting at a later date have been set and lot corners staked on the ground as depicted on the plat.

14. Signature blocks for the following:
  - a. Director of Public Works;

- b. Director of Community and Economic Development;
- c. Clark County Public Health signature or a letter from Public Health is provided confirming completion of the Public Health's Development Review Process;
- d. County assessor;
- e. Auditor's certification;
- f. Surveyor's certification, with license number, signature, date and seal.

C. Additional final plat application requirements:

- 1. Final Performance and Maintenance Bond (if applicable);
- 2. Legal description of boundary which has been certified by the land surveyor with seal and signature as being an accurate description of the lands actually surveyed;
- 3. Mathematical closures;
- 4. Certification of platting from a title company;
- 5. Dedication of Plat. A plat certificate shall be provided, including dedications, if any (RCW 58.17.165). The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat, or modification showing the dedication thereon; and the acceptance by the public shall be evidenced by the approval of such plat for filing;
- 6. Treasurer's certificate;
- 7. Conditions, covenants and restrictions, notes, and/or binding agreements as required by this code, SEPA, conditions of preliminary plat approval or other law, including but not limited to the following:
  - a. Private road maintenance agreement (if applicable);
  - b. Recorded conservation covenant (if applicable);
- 8. Final tree and landscaping plan, including street trees;
- 9. Other supporting documents required pursuant to the preliminary plat decision;
- 10. Mylar Submittal. Upon compliance of the final plat and the construction plans with all preliminary plat conditions and with all applicable adopted statues and local ordinances, the Planning Official shall request submittal of the final plat Mylar(s) for signature.

~~C. Tier I minimum submittal requirements for final plat subdivision. An application form shall be provided by the Planning Official, and shall contain the following Tier I submittal~~

requirements:

1. ~~Mathematical lot closure calculations for each lot prepared by a surveyor licensed in the State of Washington~~
2. ~~Boundary survey prepared by a surveyor licensed in the State of Washington which shows dimensions, orientation of all boundary lines and indicating all property corners;~~
3. ~~Incorporation of all plat notes from decision;~~
4. ~~Drafting and indexing requirements:~~
  - a. ~~21" x 30" sheet;~~
  - b. ~~North arrow indicated;~~
  - c. ~~Scale noted and shown graphically;~~
  - d. ~~Letter height must not be less than .08";~~
  - e. ~~Heavy dashed line around the exterior boundary;~~
  - f. ~~Legend;~~
  - g. ~~Approved Street names;~~
  - h. ~~Lot, block, street right of way, street dedication and centerline dimensions.~~
5. ~~Title block on right or lower edge. The Title block shall appear on all sheets with the name of the business/owner with the firm and/or surveyor and telephone number. Include sheet designation for multiple sheets.~~
  - a. ~~Name, mailing address, and telephone number of owner and/or developer, and surveyor of the plat;~~
  - b. ~~Date;~~
  - c. ~~Acreage;~~
  - d. ~~Number of lots; and~~
  - e. ~~Zoning designation.~~
6. ~~Indexing information. Location, including 1/4 of 1/4 section, section, township, range, and as applicable, donation land claim and/or subdivision.~~
7. ~~Signature blocks.~~
  - a. ~~Director of Public Works.~~
  - b. ~~Director of Community Development.~~
  - c. ~~Mayor, for subdivisions only.~~
  - d. ~~Clark County Public Health Department signature shall be required unless a letter from the Public Health Department is provided confirming completion of the Health Department's Development Review Process.~~
  - e. ~~County Assessor.~~
  - f. ~~Surveyor's certificate with license number, signature, date and seal.~~
  - g. ~~County Auditor.~~
8. ~~Special requirements~~
  - a. ~~Identification of areas to be dedicated or reserved (rights of way, open space tracts, wetlands, etc);~~

- b. ~~Special setbacks;~~
  - c. ~~Private easements and streets;~~
  - d. ~~Utility easements;~~
  - e. ~~Any conditions that need to be recorded with the plat denoted on the face of the plat, as indicated in the Planning Official's or Hearing Examiner's Final Order and Decision;~~
  - f. ~~Public and private stormwater management facilities;~~
  - g. ~~Identification of responsible party for maintenance of stormwater facilities;~~
  - h. ~~Access restrictions;~~
  - i. ~~Corner lot driveway locations;~~
  - j. ~~Parking restrictions.~~
9. ~~Survey information~~

a. ~~Monument setting;~~

b. ~~Site dimensions; and~~

c. ~~General information including property corners, lot areas, dimensions and bearings of all property lines and areas of right of way dedication.~~

D. Tier II minimum submittal requirements for final subdivision/short subdivision plat.

1. ~~Paper copies of approved engineering plans (full size and 8 1/2" x 11");~~
2. ~~Final performance and maintenance bonds:~~
  - d. ~~Stormwater facilities, if applicable;~~
  - e. ~~Street(s), if applicable;~~
  - f. ~~Wetland, if applicable; and~~
  - g. ~~Trees, if applicable.~~
3. ~~Four copies of approved street lighting plan (full size and 8 1/2" x 11");~~
4. ~~Street signing and striping plan;~~
5. ~~Final tree and landscaping plan, including street trees, if applicable;~~

E. Tier III submittal requirements for final subdivision/short subdivision plat

1. ~~Two sets of final mylars for signatures;~~
2. ~~Three paper copies of approved as-built plans (full size and 8 1/2" x 11" PMTs);~~
3. ~~Plat certificate, including dedications;~~
4. ~~Certificate of Title;~~
5. ~~Covenants, conditions and restrictions (CC and R's), if applicable;~~
6. ~~Treasurer's Certificate;~~
7. ~~Recording fee established by the County Auditor's office and made payable to the Clark County auditor.~~

F. Legal description. ~~The legal description of the boundary which has been certified by the land surveyor shall be provided, with seal and signature as being an accurate description of~~

~~the lands actually surveyed.~~

X. VMC 20.320.060, adopted by Ordinance M-3643, is amended to read as follows:

20.320.060 Final Plat Approval.

A. *Final plat procedure.* ~~Three copies of the proposed final plat map with mathematical closures calculations shall be submitted to the Planning Official. The Planning Official shall forward a copy of the final plat and the mathematical closures to the Director of Public Works or assigned designee within five working days of receipt. A second copy of the plat and closure calculations shall be forward to the Clark County Surveyor for review and comment. The third copy shall be kept on file in Community and Economic Development.~~

1. An applicant requesting final approval of a plat shall submit to the Planning Official copies of the materials specified in VMC 20.320.050.
2. The Planning Official shall coordinate the final plat review among the appropriate city and/or county departments.
3. Upon consideration of the approval criteria below, the Planning Official shall forward the final plat to the Public Works Director and Community and Economic Development Director for signature.
  - a. The plat is in proper form for recording as established by the submittal requirements;
  - b. The final plat map and mathematical closures are in compliance with the survey standards set forth in RCW 58.17;
  - c. All required improvements have been completed or security acceptable to the City in lieu of completion guaranteeing that all required improvements will be completed;
  - d. The final plat is in conformance with conditions of preliminary plat approval;
  - e. The final plat complies with the requirement of this chapter and all applicable, adopted states and local ordinances.
4. The final plat shall be recorded with the Clark County auditor. It shall be the responsibility of the applicant to record the plat with the county auditor.



5. Upon recording of the final plat with the Clark County auditor, the applicant shall submit two full-size copies of the actual recorded Mylar to the Planning Official.

~~1. The Director of Public Works or assigned designees shall review final plats for conformance with conditions of preliminary plat approval and the mathematical closures for compliance with the survey standards set forth in Section 20.320.080(D) VMC and return his written approval or comments for correction to the Planning Official within 10 working days. The Clark County Surveyor shall return his written approval or comments for corrections to the Planning Official within 10 working days.~~

~~2. After compliance with the procedures of Subsections (A) and (A)(1) above, the final plat application and final plat map shall be submitted to the Planning Official as set out in Section 20.320.050 VMC.~~

~~3. Public improvement plans for the design of required street, utility and other public improvements shall be submitted to the Director of Public Works or assigned designee, who shall review them for compliance with conditions of preliminary plat approval and other standards as of the date of preliminary plat approval. Approval shall be indicated by the signature of the Director of Public Works or assigned designee appearing on the public improvement plans. The Director of Public Works shall indicate on the plan that the design is approved for construction, or within 20 working days return the plan to the applicant with modifications, if necessary.~~

~~4. Upon finding that the final plat and the public improvement plans comply with all preliminary plat conditions and all applicable statutes and local ordinances, the Planning Official shall sign the final plat. In the case of subdivisions only the final plat and accompanying recommendation shall then be forwarded to the Mayor for his signature on behalf of the City Council as provided by 58.17.140 RCW within five working days.~~

~~5. Upon approval of the final plat by the City Council and after all other statutory requirements have been met, the applicant shall record the plat with the County Auditor. The applicant shall provide the Planning Official with one mylar original and two paper copies of the recorded final plat.~~

B. *Construction prior to final plat approval*

1. In lieu of the completion and acceptance of any required public or private improvements prior to approval of a final plat, the Director of Public Works may accept an escrow or other form of security acceptable to the City, in an amount and with conditions satisfactory to him. The security to the City shall be sufficient to ensure that the actual construction and installation of such improvements occur within a period specified in the agreement by the Director of Public Works ~~and/or Transportation Division Manager~~; and completion of the improvements in accordance

with the agreement shall be enforced by the Director of Public Works and/or Transportation Division Manager by appropriate legal and equitable remedies.

2. Construction of streets and utilities shall not start prior to the approval of the civil engineering construction plans by the Director of Public Works. However, rough grading operations may proceed before the plans are approved by the Director of Public Works under the following conditions:

- a. The grading plan and erosion control plans, are submitted along with an application for the grading permit; including applicable fees;
- b. The grading plan is in conformance with the approved preliminary plat;
- c. The grading plan will not be in conflict with the street profiles and drainage structure plans;
- d. A hold harmless agreement signed by the applicant in the case of mandated change to the engineering plans associated with the plat; and
- e. These plans receive approval from the Department of Public Works and/or Transportation Division.

Y. VMC 20.320.070, adopted by Ordinance M-3643, and last amended by Ordinance M-4179, is amended to read as follows:

20.320.070 Technical Standards.

A. *Subdivision Layout and Required Improvements*

1. *Principles of acceptability.* The short subdivision or subdivision shall conform to the Comprehensive Plan. The short subdivision or subdivision shall conform to the requirements of the state law and to the standards established by this Title.

a. *Street improvement standards.* All proposed streets and street improvements shall comply with the provisions of Title 11 and approved transportation standards details on file with the Public Works Department.

b. *Blocks.* The length, width and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated; consideration of the needs for convenient access, circulation, control, safety of motor vehicular, bicycle and pedestrian traffic and recognition of limitations and opportunities of topography.

c. Blocks shall not exceed 1,300' in length between street lines, except blocks adjacent to arterial streets or unless a previous adjacent layout or topographical conditions justify variation. The recommended minimum distance between intersections of arterial streets is 1,800'. Minimum length of a block shall not be less than 180'.

*d. Easements*

1. *Utility lines.* Easements for sewers, drainage, water lines, electric lines or other public use utilities shall be provided. The size and location of the easement shall be reviewed and approved by the appropriate utility provider.

2. *Watercourses.* If a subdivision is traversed by a watercourse, such as a drainageway, channel or stream, there shall be provided a stormwater easement for the width of the watercourse plus 15' on each side of the watercourse. Streets or parkways parallel to a major watercourse may be required.

3. *Pedestrian/bicycle ways in and through residential subdivisions.* In blocks over 800' in length, a pedestrian/bicycle way with a minimum width of 16' shall be required through the middle of the block when required by the Transportation Manager for public convenience and safety; 12' of the 16' corridor shall be paved in a durable material. If unusual conditions require blocks longer than 1,200' in length, two pedestrian/bicycle ways shall be required. When required by the Transportation Manager for public convenience and safety, pedestrian ways shall be required to connect cul-de-sacs or to pass through unusually shaped lots.

e. *Flag lots.* Flag lots may be permitted, provided that the minimum width of the flag stem be 15' for a single lot and 20' for a shared flag access, and it is in compliance with fire access standards contained in VMC 16.04.150. No more than four lots may be accessed from a single flag stem. A private maintenance agreement shall be recorded for driveways which serve more than one lot.

f. *Lot side lines.* Side lines, as far as practical, shall run at right angles to the street on which the lot faces.

g. *Lot frontage.* With the exception of flag lots, all lots shall abut on a public or private street with a minimum frontage of not less than 20'.

~~h. *Lot depth and setbacks.* Lots fronting or accessing on primary or secondary arterials shall be avoided when possible. If lots front on arterials, the lots shall have an average minimum depth of 100'.~~

~~h. i. *Parks and playgrounds.* The Review Authority shall see that appropriate provision is made for parks and playgrounds to serve the proposed subdivision.~~

~~i. j. *Narrow Lot Land Divisions.* Land divisions which contain one or more residential lots having a width or less than 40 feet shall meet the development standards of VMC~~

20.927.040.

~~1j-2k.~~ *Existing trees.* All subdivision developments shall comply with the tree and vegetation management provisions contained in Chapter 20.770 VMC, Tree Conservation Tree, vegetation & soil conservation.

2. *Procedure for installation.* In addition to other requirements, improvements installed by the developer of the short subdivision or subdivision, either as a requirement of these regulations or at his own option, shall conform to the requirements of this Title and improvement standards, specifications, inspections and procedures as set forth by the city and administered by the Department of Public Works and Community and Economic Development Department, and shall be installed in accordance with the following procedures:

a. Public work shall not commence until civil engineering plans, prepared in accordance with the requirements of the city, have been approved by the city: all required permits have been obtained and a pre-construction conference has been conducted. Public work shall not be commenced until the city has been notified in advance.

b. If work has been discontinued for any reason, it shall not be resumed until the city has been notified.

c. Public improvements shall be constructed under the inspection and to the satisfaction of the Director of Public Works or their designee. The city may require changes in typical sections and details in the public interest if unusual conditions arise during construction to warrant the change.

d. All underground utilities, sanitary sewers and storm drains installed in the streets by the developer of the short subdivision or subdivision shall be constructed prior to the surfacing of streets. Stubs for service connections and underground utilities and sanitary sewers shall be placed to a length precluding the necessity for disturbing the street improvements when surface connections are made.

e. A plan showing all improvements "as built" shall be filed with the Development Review Services upon the completion of the improvements.

f. *Public improvements required.* Improvements to be installed at the expense of the owner of the short subdivision or subdivision are as follows:

1. All full-width streets, sidewalks, curbs and gutters, including alleys, within or adjacent to the subdivision or short subdivision; streets adjacent but only partially within the short subdivision or subdivision; and the extension of short subdivision or subdivision streets to the intercepting paving line of existing streets with which short subdivision or subdivision streets intersect shall be graded for the full right-of-way width and improved to the city's improvement standards and specifications.

2. *Half-width roads.* In situations where the property being developed does not permit

full-width public streets, half roads having a minimum right-of-way or easement and roadway improvement width of 1/2 of the design width may be permitted when placed adjacent to adjoining property so long as there is no physical obstruction or development constraint prohibiting the completion of the street on such adjoining property; provided, that public street half-width shall be a minimum of 20' wide. Public half-width streets serving six or more parcels shall be required to dedicate additional right-of-way as necessary to provide for a minimum of 1' of right-of-way beyond the edge of the sidewalk. Further, additional right-of-way or easement may be required between the edge of the roadway and the property line for construction clearance, slopes or other features. Half-width public streets shall serve a maximum of 200 ADT. If the number of trips generated is greater than 200 ADT, the street shall be widened to full-width standards. Parking shall be prohibited along any half-width street and necessary signs and pavement markings shall be the responsibility of the developer.

3. *Bench marks.* When required, Elevation bench marks shall be established within the subdivision with elevations to U.S. Geological Survey datum.

4. Surface drainage systems shall be provided within the subdivision or short subdivision. The design of the drainage system within the short subdivision or subdivision shall be in accordance with the standards set forth by VMC 14.25, as administered by the Department of Public Works.

5. *Erosion control and stormwater quality.* Facilities shall be provided within the short subdivision or subdivision to enhance stormwater runoff and protect existing and future drainage facilities. The design of the erosion control and stormwater quality system shall be in accordance with the standards set forth by the city, pursuant to VMC 14.24 and 14.25, as administered by the Department of Public Works.

6. *Sanitary sewers.* Sanitary sewers shall be installed to serve the short subdivision or subdivision and to connect the short subdivision or subdivision to existing mains. In the event that it is impractical to connect the short subdivision or subdivision to the city trunk sewer system, the Review Authority may authorize the use of septic tanks if the lot area is adequate, taking into consideration the physical characteristics of the area determined by the County Health Department.

7. *Water system.* Water lines with valves and fire hydrants serving the short subdivision or subdivision and connecting the subdivision or short subdivision to the city mains shall be installed according to specifications of the city, pursuant to Title 14 VMC, Water and Sewer Facilities, as administered by the Department of Public Works.

8. *Sidewalks.* Sidewalks shall be installed along both sides of each street within and/or adjacent to the short subdivision or subdivision, unless exempted by approval of a Roadway Modification, by the Review Authority and along pedestrian ways of the short subdivision or subdivision. Sidewalks shall be installed according to the specifications of the city, pursuant to Title 11 VMC, Streets and Sidewalks, as administered by the Department of Public Works.

9. *Street trees.* Street trees shall be planted along both sides of each street within the

short subdivision or subdivision and along any portion of the short subdivision or subdivision that fronts upon an existing street. Street trees shall be planted 30' on-center and be of a species approved by the city Planning Official.

10. *Other.* When special conditions are encountered in the plans for improvements such as fill section requiring the placement of guardrails, ditches requiring drainage appurtenances, or other protection against erosion such as slopes requiring use of sod and/or seeding, such improvements shall be considered as an integral part of the improvement construction. Such special improvements shall be approved by the Director of Public Works or Transportation Manager prior to commencement of construction.

g. Conditions of agreements

1. Short Subdivisions or Subdivisions. Before the ~~City Council~~ Public Works and Community and Economic Development Directors approval is certified on the plat of a subdivision, the developer shall either install required improvements and repair any damage to the existing streets or other facilities damaged due to the development of a the subdivision, or at the city's discretion execute and file with the City Clerk an agreement between herself/himself and the city specifying a period not to exceed two years in which the required improvements and repairs shall be completed and providing that if work is not completed within the period specified, the city may complete the work and recover the full cost and expense from the subdivider.

~~2. Short subdivisions. Before the Planning Official's approval is certified on the plat of a short subdivision, the developer shall either install the required improvements and repair any damage to the existing streets or other facilities damaged due to the development of a the short subdivision, or at the city's discretion execute and file with the City Clerk an agreement between himself and the city specifying a period not to exceed two years in which required improvements and repairs shall be completed and providing that if work is not completed within the period specified, the city may complete the work and recover the full cost and expense from the developer of the short subdivision.~~

3. 2. Escrow or other form of security acceptable to the city required – Public Improvements. The city may accept from the developer of any short subdivision or subdivision, in lieu of completion and acceptance of certain approved required public improvements prior to approval of a final plat, an escrow agreement or other form of security acceptable to the city which secures and provides for the actual construction and installation of the improvements of the conditions of plat approval and subject to the following:

a. The use of escrow in lieu of construction completion shall be limited to work items representing end-of-project issues that are generally outside the control of the developer. Examples may include; top layer of pavement, landscaping or sidewalk construction in unfavorable weather seasons; delayed delivery of long-lead-time items like street lighting or traffic signal equipment. The use of escrow shall not be approved for underground utility installation.

~~a. Use of escrow or other form of security acceptable to the city in lieu of completion and~~

~~acceptance of such required private improvements shall include:~~

- ~~1. Approved public transportation system improvements, including sidewalks and streetlights, provided emergency access improvements are constructed on-site as needed;~~
- ~~2. Approved water system improvements;~~
- ~~3. Approved sanitary sewer improvements;~~
- ~~4. Approved public stormwater collection and management facilities; and~~
- ~~5. Approved landscaping and street trees, including installation and maintenance costs.~~

b. The developer shall submit a written request and the appropriate forms to ~~the Development Review Services,~~ and the Director of Public Works, or designee, for review, which shall include the following information:

1. A scheduled unit cost breakdown for project work to be completed presented as Exhibit "A", an agreement will not be accepted without an approved unit cost breakdown for the project.

2. ~~The executed~~ A draft of the escrow agreement in a form approved by the city.

3. Any other documents deemed necessary by the city.

4. Applicable processing fee.

c. Upon approval of an escrow or other form of security acceptable to the city, recording of the final plat is allowed, provided all other conditions to be met prior to final plat approval have been satisfied.

~~4.3.~~ *Escrow or other form of security acceptable to the city required – Private Improvements.* The city may accept from the developer of any subdivision or short subdivision, in lieu of completion and acceptance of certain approved required private improvements prior to approval of a final plat, an escrow agreement or other form of security, acceptable to the city, which secures and provides for the actual construction and installation of the private improvements or the performance of the conditions of agreement for plat and subject to the following:

a. Use of escrow or other form of security acceptable to the city in lieu of completion and acceptance of such required private improvements shall be limited to:

1. Approved private transportation system improvements, including sidewalks and streetlights, provided emergency access improvements are constructed on-site as needed;

2. Approved private stormwater collection and management facilities;

3. Approved landscaping and trees to meet minimum on-site tree density, including installation and maintenance costs.

b. The developer shall submit a written request along with the appropriate forms to the Planning Official for review.

c. Each escrow or other form of security acceptable to the city request shall include the following:

1. A scheduled cost breakdown for project work to be completed presented as Exhibit "A", an escrow agreement shall not be accepted without an approved unit cost breakdown for the remaining improvements.

2. A draft escrow agreement in a form provided by the city.

3. An irrevocable license signed by the owner of subject property to run with the property which provides the city with the right to allow the employees, agents, or contractors of the city to go on access the subject property for the purpose of inspecting and, if necessary, doing completing the work or making the improvements covered by the escrow or other form of security acceptable to the city.

4. Any other documents deemed necessary by the city.

5. Applicable processing fee.

d. Upon approval of an escrow or other form of security acceptable by to the city, recording of the final plat is allowed, provided all other conditions required to be met prior to the final plat approval have been satisfied.

~~5.4.~~ *Amount of escrow or other form of security acceptable to the city.* Such assurance of full and faithful performance shall be for a sum approved by the Planning Official as sufficient to cover the cost of the improvements and repairs, including related engineering and incidental expenses.

~~6.5.~~ *Failure to carry out agreement.* In the event the developer of the short subdivision or subdivision fails to carry out provisions of the agreement and the city has unreimbursed costs or expenses resulting from such failure, the escrow or other form of security acceptable to the city shall be forfeited and the money shall be paid to the city to defray its costs. If the amount of the escrow or other form of security acceptable to the city exceeds the cost and expense incurred by the city, the city shall release the remainder and if the amount of the escrow or other form of security acceptable to the city is less than the cost and expense incurred by the city, the subdivider shall be liable to the city for the difference.



7.6. Guarantee of workmanship and materials. It shall be required that a 110% maintenance bond or bonds be posted to guarantee all workmanship and material for a period of one year from the date of the acceptance of the improvements by the city. This is provided that in the judgment of the Director of Public Works any defects are not the result of public abuse, misuse or acts of God. City inspection does not give relief from the one-year guarantee on workmanship.

8.7 Release of escrow or security. Upon completion of required improvements, the subdivider shall request in writing that the Planning Official or Director of Public Works release all or a portion of the funds held in escrow. Such improvements shall be inspected and accepted as complete by the city prior to the release of any such escrow funds, or portion thereof.

B. *Public improvements plan.* Where public improvements are required, plans for such improvements shall be submitted to the Director of Public Works. Public improvements shall be designed by or under the direct supervision of a licensed professional civil engineer as required by statute, pursuant to 18.08, 18.43, and 18.96 RCW, and shall meet, as a minimum, the requirements of Section 20.320.080(A) VMC. The engineer shall certify the plans by seal and signature. Such certification shall contain the following: (1) subdivision name; (2) name, mailing address, and telephone number of engineer preparing the plan; and (3) date, including month and year. All public improvement plans shall be submitted for review and approval by the Director of Public Works.

C. *Monument-setting.* All monuments set in subdivisions shall be at least ½” X 24” steel bar or rod, or equivalent, with durable cap imprinted with the license number of the land surveyor setting the monument.

1. Centerline monument-setting After paving, except as provided in, Subsection (4) below, monuments shall be driven flush with the finished road surface at the following intersections:

- a. Street centerline intersections;
- b. Points of intersection of curves if placement falls within the paved area or otherwise, at the beginnings and endings of curves; and
- c. Intersections of the plat boundaries and street centerlines.

2. *Property line monument-setting.* All front corners, rear corners, and beginnings and endings of s curves shall be set with monuments, except as provided in Subsection (4) below. In cases where street curbs are concentric and/or parallel with front right-of-way lines, front property-line monuments may be provided by brass screws or concrete nails with the surveyor’s license number at the intersections of curb lines and the projections of side property lines. If curb monuments are used, it shall be noted on the plat, and also that such is monuments are good for projection of line only and not for distance.

3. *Post-monument-setting.* All monuments for the exterior boundaries of the short

subdivision or subdivision shall be set and referenced on the plat prior to plat recording. Interior monuments need not be set prior to recording if the developer certifies that the interior monuments shall be set within 90 days of final short subdivision or subdivision construction inspection by the Director of Public Works, and if the developer guarantees such interior monument-setting.

a. The developer shall sign the following certification, the existence of which shall be noted on the plat, if post- monument-setting of the interior monuments is chosen:

DEVELOPER'S CERTIFICATION FOR POSTMONUMENTATION

I, certify that the post-monument-setting of the interior monuments of this plat shall be accomplished within ninety (90) days of final acceptance of subdivision construction by the Director of Public Works for the City of Vancouver, Clark County and State of Washington. (Signature)''

b. The land surveyor who performs any post-monument-setting shall certify that the interior monuments have been set in compliance with the final plat, and shall record the following certification with the County Auditor:

''I, certify that I have set the interior monuments for (name of subdivision) a subdivision plat recorded in Book (\_\_\_\_\_), page (\_\_\_\_), Records of Clark County, and that said monuments are set in compliance with said final plat. Dated this (\_\_\_\_\_) day of (4 \_\_\_\_\_), 20 \_\_\_\_ . (License number, seal, and signature of surveyor).

c. If the surveyor cannot certify that the monuments are in compliance with the final plat, the discrepancy shall be resolved by filing an amended final plat in accordance with the provisions of Section 20.320.030(D)(1) VMC.

4. *Post- monument-setting bonds.* In lieu of setting interior monuments prior to final plat recording as provided in Section 20.320.080 (C)(2) VMC, the Director of Public Works may accept a bond in an amount and with surety and conditions satisfactory to him/her, or other secure method as the Director of Public Works may require, providing for and securing to the city the actual setting of the interior monuments as provided in Section 20.320.080 (C)(2) VMC and to be enforced by the Director of Public Works by appropriate legal and equitable remedies.

D. *Survey standards.* All surveys shall comply with standards set forth by state statutes, drafting standards of this Title, and WAC 332-130, except that linear closures after azimuth adjustment shall be at least a ratio of 1:10,000 for WAC 332-130-090. Where conflicts are identified, the most restrictive standard shall prevail.

1. *Elevations of vertical information.* Where required, any elevations or vertical information shall have an accuracy of third-order specifications as published by the U.S.

Department of Commerce in a bulletin entitled "Classification, Standards of Accuracy, and General Specifications of Geodetic Control Surveys," and bench marks with the datum used shall be shown on the plat.

E. *Drafting standards*

1. *Preferred scale proportions.* The preferred scale proportions for preliminary and final plat are ratios as follows:

- a. 1:600 or 1"=50'
- b. 1:1,200 or 1" = 100' and 1:2,400; or 1" = 200'; but in no case shall the proportion exceed 1:2,400.

2. *Final plat drawing requirements.* The final plat shall be drawn with ink upon three-mil mylar film, or equivalent; sheet size as required by recording agency ~~said sheets to be 30" X 24"~~, with a 1" border on each side.

3. *Lettering.* Lettering shall be at least 0.08" high, and the perimeter of the final plat shall be depicted with heavier lines (dashed) than the remaining portion of the plat.

4. *Location.* All data necessary for the location in the field of all points within the plat shall be shown. Straight lines shall be designated with bearing and distance; curves shall be designated by arc length, central angle and radius. All dimensions shall be in feet or meters, and decimals thereof to the nearest 1/100 of a foot, or 5/1,000 of a meter; except that angles shall be in degrees to the nearest second.

Z. VMC 20.320.080, adopted by Ordinance M-3643, and last amended by Ordinance M-3701, is amended to read as follows:

20.320.080 Other Provisions.

A. *Variances.* One or more variances may be requested relating to any of the design or development standards contained within Section 20.320.070 VMC except those for which variances are expressly prohibited, as listed in Chapter 20.290.010 VMC. These shall be requested concurrently subject to the procedural requirements and approval criteria contained in Chapter 20.290.040 VMC. No variances to procedural regulations are permitted.

B. *Proximity to agricultural and mineral activities*

1. All plats or development approvals under this Title issued for residential development activities within 1/4 mile of lands zoned agricultural or from existing agricultural or mineral resource operations shall be accompanied by a notice provided by the Planning Official. Said

notice shall include the following disclosure:

a. The subject property is within 1/4 mile of designated agricultural land or mineral resource land as applicable, on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. Potential discomforts or inconveniences may include, but are not limited to: noise, odors, fumes, dust, smoke, insects, operation of machinery, including aircraft, during any hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides.

b. In the case of subdivision plats, short subdivision plats or recorded binding site plans, such notice shall also be recorded separately with the Clark County Auditor.

2. All plats or development approvals under this Title issued for residential development activities shall provide a barrier such as fencing or vegetation between the immediately-adjacent residential lots and agricultural and mineral resource activities. A natural buffer, such as a wetland, swale or berm, may substitute for the barrier upon approval of the Planning Official. Lots with street frontage are not required to provide a barrier between residential uses and an adjacent agricultural or mineral resource activity across the street.

*C. Subdivisions of commercially and industrially zoned properties*

1. Preliminary plats for commercial and industrial properties shall comply with all of the requirements of Section 20.320.030 VMC and 20.320.040 VMC.

2. Final plats for commercial and industrial properties shall comply with all of the requirements of Section 20.320.060 VMC except that the final plat shall be in substantial compliance with the preliminary plat if lot sizes are within the range of lots sizes proposed for the preliminary plat, if lot sizes were shown on the preliminary plat.

~~D. Revisions of recorded plats. The subdivider shall file the final short plat or plat and attached documents for record with the Clark County Auditor. Any alteration or modification of a short subdivision or subdivision plat shall be undertaken pursuant to all applicable development standards including regulations established in 58.17.215-220 RCW by a Type II or Type III process, respectively.~~

1. Any alteration or modification of a short subdivision or subdivision plat shall be undertaken pursuant to all applicable development standards including regulations established in RCW 58.17 by a Type II or Type III process, respectively. If approved, the subdivider shall obtain approval of a final plat application as required by this Chapter.

2. Dedicated easements - (Alternative Process): To extinguish or alter a dedicated easement, an alternative process to the above may be used if such process was established on the recorded plat or other document creating the dedicated easement as authorized under RCW 64.04.175.

AA. VMC 20.320.090, adopted by Ordinance M-3643, is amended to read as follows:

20.320.090 Remedies and Penalties.

A. *Remedies and penalties*

1. *Rescinding of sale and recovery of costs.* Any purchaser or transferee of property divided in violation of this Chapter may rescind the sale or transfer and recover costs of investigation, suit and reasonable attorney's fee occasioned thereby, or otherwise recover any damage resulting thereby from the person or agent who illegally subdivided or short subdivided the land.

2. *Injunctive*

a. Whenever any parcel of land is divided into two or more divisions, lots, tracts or parcels of land, and any person, firm or corporation or any agent of any of them sells or transfers any such division, lot, tract or parcel without either having a final plat or short plat filed and recorded as required in this Chapter, the City Attorney shall commence an action to restrain and enjoin further divisions or sales, or transfers, and compel compliance with all provisions of this Chapter. The costs of such action shall be taxed against the person, firm, corporation or agent selling or transferring the property.

b. In the enforcement of this Chapter, the City Attorney may accept an assurance of discontinuance of any act or practice deemed in violation of this Chapter from any person engaging in or who has engaged in such act or practice. Any such assurance shall be in writing and be filed with and subject to, the approval of the Superior Court of Clark County. The violation of such assurance shall constitute prima facie proof of violation of this Title.

3. *Penalty for violation.* No land comprising any part of a proposed subdivision or short subdivision to be established henceforth in the City shall be sold or leased until such subdivision or short subdivision has been approved as provided by this Chapter, and a plat or short plat, as appropriate, has been filed and recorded. In addition, any person, being the owner or agent of the owner of such land, or who acts in any capacity in effectuating a sale or lease, who sells or leases any division, lot, tract or portion thereof shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine in any sum not to exceed ~~\$500~~1,000. Each sale or lease shall constitute a separate and distinct offense for each separate land division, lot, tract or portion of said land.

BB. VMC 20.410.030, which was adopted by Ordinance M-3643, and last amended

by Ordinance M-4187, is amended as follows:

## 20.410.030 Uses.

A. *Types of uses.* For the purposes of this chapter, there are four kinds of use:

1. A permitted (P) use is one that is permitted outright, subject to all of the applicable provisions of this title.

2. A limited (L) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions.

3. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapters 20.245 VMC and 20.210 VMC, governing Conditional Uses and Decision-Making Procedures, respectively.

4. A prohibited use (X) is one that is not permitted in a zoning district under any circumstances.

B. *Use table.* A list of permitted, limited, conditional, and prohibited uses in Low-Density Residential Districts is presented in Table 20.410.030-1.

**Table 20.410.030 – 1. LOWER-DENSITY RESIDENTIAL DISTRICTS USE TABLE**

USE	R-2	R-4	R-6	R-9
<b>RESIDENTIAL</b>				
Household Living	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Group Living	P/X <sup>1</sup>	P/X <sup>1</sup>	P/X <sup>1</sup>	P/X <sup>1</sup>
Transitional Housing	X	X	X	X
Home Occupation	L <sup>2</sup>	L <sup>2</sup>	L <sup>2</sup>	L <sup>2</sup>
Medical Center Residential	L <sup>23</sup>	L <sup>23</sup>	L <sup>23</sup>	L <sup>23</sup>
<b>HOUSING TYPES</b>				
Single Dwelling, Attached	L <sup>18</sup>	L <sup>18</sup>	L <sup>18</sup>	L <sup>18</sup>
Single Dwelling, Detached	P	P	P	P
Accessory Dwelling Units	L <sup>4</sup>	L <sup>4</sup>	L <sup>4</sup>	L <sup>4</sup>
Duplexes <sup>22</sup>	L <sup>21</sup>	L <sup>21</sup>	L <sup>21</sup>	L <sup>21</sup>

<b>USE</b>	<b>R-2</b>	<b>R-4</b>	<b>R-6</b>	<b>R-9</b>
Multi-Dwelling Units	X	X	X	X
Existing Manufactured Home Developments	L <sup>5</sup>	L <sup>5</sup>	L <sup>5</sup>	L <sup>5</sup>
Designated Manufactured Homes	L/X <sup>19</sup>	L/X <sup>19</sup>	L/X <sup>19</sup>	L/X <sup>19</sup>
New Manufactured Homes	L <sup>20</sup>	L <sup>20</sup>	L <sup>20</sup>	L <sup>20</sup>
<b>CIVIC (Institutional)</b>				
Basic Utilities	C	C	C	C
Colleges	C	C	C	C
Community Recreation	C <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>
Cultural Institutions	P/C <sup>7</sup>	P/C <sup>7</sup>	P/C <sup>7</sup>	P/C <sup>7</sup>
Day Care				
- Family Day Care Home	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>
- Child Care Center	L/C <sup>11</sup>	L/C <sup>11</sup>	L/C <sup>11</sup>	L/C <sup>11</sup>
- Adult Day Care	L/C/X <sup>9</sup>	L/C/X <sup>9</sup>	L/C/X <sup>9</sup>	L/C/X <sup>9</sup>
Emergency Services (except ambulance services)	L/C <sup>11</sup>	L/C <sup>11</sup>	L/C <sup>11</sup>	L/C <sup>11</sup>
Ambulance Services	X	X	X	X
Human Service Facilities	X	X	X	X
Medical Centers	X	X	X	X
Parks/Open Space				
- Neighborhood Parks	P	P	P	P
- Community Parks	L <sup>10</sup> /C	L <sup>10</sup> /C	L <sup>10</sup> /C	L <sup>10</sup> /C
- Regional Parks	C	C	C	C
- Trails	L <sup>10</sup>	L <sup>10</sup>	L <sup>10</sup>	L <sup>10</sup>
Postal Service	C	C	C	C

<b>USE</b>	<b>R-2</b>	<b>R-4</b>	<b>R-6</b>	<b>R-9</b>
Religious Institutions	L/C <sup>11</sup>	L/C <sup>11</sup>	L/C <sup>11</sup>	L/C <sup>11</sup>
Schools	L/C <sup>11</sup>	L/C <sup>11</sup>	L/C <sup>11</sup>	L/C <sup>11</sup>
Social/Fraternal Clubs	X	X	X	X
Transportation Facility	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>
<b>COMMERCIAL</b>				
Commercial Lodging	L/C/X <sup>13</sup>	L/C/X <sup>13</sup>	L/C/X <sup>13</sup>	L/C/X <sup>13</sup>
Eating/Drinking Establishments	X	X	X	X
Entertainment-Oriented				
- Adult Entertainment	X	X	X	X
- Indoor Entertainment	X	X	X	X
- Major Event Entertainment	X	X	X	X
General Retail				
- Sales-Oriented	C <sup>14</sup>	C <sup>14</sup>	C <sup>14</sup>	C <sup>14</sup>
- Personal Services	C <sup>14</sup>	C <sup>14</sup>	C <sup>14</sup>	C <sup>14</sup>
- Repair-Oriented	X	X	X	X
- Bulk Sales	X	X	X	X
- Outdoor Sales	X	X	X	X
Motor Vehicle Related				
- Motor Vehicle Sales/Rental	X	X	X	X
- Motor Vehicle Servicing/Repair	X	X	X	X
- Vehicle Fuel Sales	X	X	X	X
- EV Basic Charging Stations (accessory only)	P	P	P	P



<b>USE</b>	<b>R-2</b>	<b>R-4</b>	<b>R-6</b>	<b>R-9</b>
- EV Rapid Charging Stations (accessory only)	P	P	P	P
- EV Battery Exchange Stations	X	X	X	X
Office				
- General	X	X	X	X
- Medical	X	X	X	X
- Extended	X	X	X	X
Non-Accessory Parking	X	X	X	X
Self-Service Storage	X	X	X	X
Marina	C	C	C	C
<b>INDUSTRIAL</b>				
Industrial Services	X	X	X	X
Manufacturing and Production	X	X	X	X
Railroad Yards	X	X	X	X
Research and Development	X	X	X	X
Warehouse/Freight Movement	X	X	X	X
Wholesale Sales	X	X	X	X
Waste-Related	X	X	X	X
Major Utility Facilities	X	X	X	X
<b>OTHER</b>				
Agriculture/Horticulture	P	P	P	P
Airport/Airpark	X	X	X	X
Animal Kennels/Shelters	X	X	X	X

<b>USE</b>	<b>R-2</b>	<b>R-4</b>	<b>R-6</b>	<b>R-9</b>
Cemeteries	C <sup>15</sup>	C <sup>15</sup>	C <sup>15</sup>	C <sup>15</sup>
Detention & Post Detention Facilities	X	X	X	X
Dog Day Care	X	X	X	X
Heliports	X	X	X	X
Recreational or Medical Marijuana Facilities	X	X	X	X
Medical Marijuana Cooperatives	X	X	X	X
Mining	X	X	X	X
Rail Lines/Utility Corridors	P	P	P	P
Temporary Uses	L <sup>16</sup>	L <sup>16</sup>	L <sup>16</sup>	L <sup>16</sup>
Wireless Communication Facilities	L/C/X <sup>17</sup>	L/C/X <sup>17</sup>	L/C/X <sup>17</sup>	L/C/X <sup>17</sup>

**1** Residential Care Homes, state or federally approved, with six or fewer residents and any required on-site residential staff permitted by right; all larger group living uses prohibited.

**2** Subject to the provisions of Chapter 20.860 VMC, Home Occupations.

**4** Subject to the provisions of Chapter 20.810 VMC, Accessory Dwelling Units.

**5** Subject to the provisions of Chapter 20.880 VMC, Manufactured Home Developments. Manufactured Home Developments established prior to July 1, 2005 are exempt from the standards of VMC 20.410.050(F) – Development Standards and may continue to exist and expand within existing previously-approved boundaries. An existing manufactured home in a development or subdivision may be replaced or may be relocated either to an approved manufactured home development or an approved manufactured home subdivision.

**6** Subject to provisions in Chapter 20.895. 040 VMC, Community Recreation and Related Facilities

**7** Libraries only permitted outright; all other cultural institutions are conditional uses.

**8** Family day care homes for no more than 12 children are permitted when licensed by the State.

**9** Adult day care facilities for six or fewer adults allowed as limited uses subject to compliance with the development standards governing Home Occupations, per Section 20.860.020(B)(1)-(7) VMC; facilities with 7-12 adults allowed as conditional uses; and larger facilities are prohibited.

**10** Community parks that meet all of the criteria contained in Section 20.410.050(E)(1) VMC are permitted by limited uses; all others require conditional use approval. Trails are limited uses subject to the additional development standards contained in Section 20.410.050(E).

**11** Schools, religious institutions, government buildings, fire stations, child care centers, and emergency services facilities that meet all of the criteria contained in Section 20.410.050(D) VMC are permitted by right; all others require conditional use approval. Child care centers permitted by right shall be consistent with VMC 20.840, Child Care Homes and Centers, and be subject to Type II review pursuant to VMC 20.210.050.

**12** Except bus, trolley and streetcar stops, including bus shelters, which are allowed by right.

**13** One and two bedroom Bed-and-Breakfast facilities are permitted outright and 3-6 bedroom Bed-and-Breakfast facilities are allowed as conditional uses, with all Bed-and-Breakfast facilities subject to provisions of Chapter 20.830 VMC, Bed-and-Breakfast Establishments. No more than six bedrooms are allowed under any circumstances. All other commercial lodging is prohibited.

**14** Retail commercial uses limited to 1,500 gsf per use to a maximum of 5,000 sq. ft. in planned developments of 150 units or more. See Section 20.260.020.B.1.b(2).

**15** Subject to provisions in Section 20.895.030 VMC.

**16** Subject to provisions in Chapter 20.885, except sales of fireworks which is prohibited in residential zones.

**17** Building-mounted antennas are allowed by conditional use on non-residential buildings in single-family residential zones subject to requirements contained in Chapter 20.890 VMC, Wireless Communications Facilities.

**18** Subject to Section 20.260.020.B.1.a(2), Planned Development and subject to Section 20.910.050 VMC, zero lot line requirements.

**19** A "designated manufactured home" is exempt from the development standards of 20.410.050(F) VMC and may continue to exist and expand. An existing unit may be replaced or may be relocated either to an approved manufactured home development or an approved manufactured home subdivision. After July 1, 2005, only "new manufactured homes" that also meet the "designated manufactured home" criteria will be permitted on individual lots not part of an existing approved manufacturing home development or manufactured home subdivision. Except that a new manufactured home placed on an individual lot after July 1, 2005, may be relocated as permitted by this Title if within ~~(5)~~ five (5) years of the date of the original placement.

**20** Subject to Section 20.410.050(F) Development Standards – Criteria for Placement of Manufactured Homes.

**21** Subject to Section 20.920 Infill Development Standards.

22 Existing duplexes built on lots meeting the minimum infill lot size standards of VMC Table 20.920.060-1 shall be considered conforming uses even if not part of an infill development.

23 Medical Center Residential uses, as defined in VMC 20.160.020, are permitted outright if approved through a public facilities master plan per VMC 20.68.040.

CC. VMC 20.420.030, which was adopted by Ordinance M-3643, and last amended by Ordinance M-4223, is amended as follows:

20.420.030 Uses.

A. *Types of uses.* For the purposes of this chapter, there are four kinds of use:

1. A permitted (P) use is one that is permitted outright, subject to all of the applicable provisions of this title.
2. A limited (L) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions.
3. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapters 20.245 VMC and 20.210 VMC, governing Conditional Uses and Decision-Making Procedures, respectively.
4. A prohibited use (X) is one that is not permitted in a zoning district under any circumstances.

B. *Use table.* A list of permitted, limited, conditional, and prohibited uses in Higher Density residential zones is presented in Table 20.420.030–1.

<b>Table 20.420.030–1 Higher Density Districts Use Table</b>				
<b>USE</b>	<b>R-18</b>	<b>R-22</b>	<b>R-30</b>	<b>R-35</b>
<b>RESIDENTIAL</b>				
Household Living	P	P	P	P
Group Living	P	P	P	P
Transitional Housing	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>

**Table 20.420.030–1  
Higher Density Districts Use Table**

USE	R-18	R-22	R-30	R-35
Home Occupation	L <sup>3</sup>	L <sup>3</sup>	L <sup>3</sup>	L <sup>3</sup>
<b>HOUSING TYPES</b>				
Single Dwelling Units, Attached	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	X
Single Dwelling Units, Detached	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	X <sup>5</sup>
Accessory Dwelling Units	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Duplexes	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>
Multi-Dwelling Units	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>
Manufactured Home Developments	L <sup>7</sup>	L <sup>7</sup> /X	L <sup>7</sup> /X	L <sup>7</sup> /X
Designated Manufactured Home	L/X <sup>23</sup>	X	X	X
New Manufactured Home	L <sup>23</sup>	X	X	X
<b>CIVIC (Institutional)</b>				
Basic Utilities	C	C	C	C
Colleges	C	C	C	C
Community Recreation	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>
Cultural Institutions	P/C <sup>9</sup>	P/C <sup>9</sup>	P/C <sup>9</sup>	P
Day Care				
- Family Day Care Home	P/C <sup>10</sup>	P/C <sup>10</sup>	P/C <sup>10</sup>	P/C <sup>10</sup>
- Child Care Center	L/C <sup>14</sup>	L/C <sup>14</sup>	L/C <sup>14</sup>	L/C <sup>14</sup>
- Adult Day Care	P/C <sup>11</sup>	P/C <sup>11</sup>	P/C <sup>11</sup>	P/C <sup>11</sup>
Emergency Services	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>
Human Service Facilities	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>
Medical Centers	C	C	C	C
Parks/Open Space				

**Table 20.420.030-1  
Higher Density Districts Use Table**

<b>USE</b>	<b>R-18</b>	<b>R-22</b>	<b>R-30</b>	<b>R-35</b>
- Neighborhood Parks	P	P	P	P
- Community Parks	L <sup>13</sup> /C	L <sup>13</sup> /C	L <sup>13</sup> /C	L <sup>13</sup> /C
- Regional Parks	L <sup>13</sup> /C	L <sup>13</sup> /C	L <sup>13</sup> /C	L <sup>13</sup> /C
- Trails	L <sup>13</sup> /C	L <sup>13</sup> /C	L <sup>13</sup> /C	L <sup>13</sup> /C
Postal Service	C	C	C	C
Religious Institutions	L/C <sup>14</sup>	L/C <sup>14</sup>	L/C <sup>14</sup>	L/C <sup>14</sup>
Schools	L/C <sup>14</sup>	L/C <sup>14</sup>	L/C <sup>14</sup>	L/C <sup>14</sup>
Social/Fraternal Clubs	C <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>
Transportation Facility	P/C <sup>15</sup>	P/C <sup>15</sup>	P/C <sup>15</sup>	P/C <sup>15</sup>
<b>COMMERCIAL</b>				
Commercial Lodging	L/X <sup>16</sup>	L/X <sup>16</sup>	L/X <sup>16</sup>	L/X <sup>16</sup>
Eating/Drinking Establishments	L <sup>17</sup> /X	L <sup>17</sup> /X	L <sup>17</sup> /X	L <sup>17</sup> /X
Entertainment-Oriented				
- Adult Entertainment	X	X	X	X
- Indoor Entertainment	X	X	X	X
- Major Event Entertainment	X	X	X	X
General Retail				
- Sales-Oriented	L <sup>17</sup> /X	L <sup>17</sup> /X	L <sup>17</sup> /X	L <sup>17</sup> /X
- Personal Services	L <sup>17</sup> /X	L <sup>17</sup> /X	L <sup>17</sup> /X	L <sup>17</sup> /X
- Repair-Oriented	X	X	X	X
- Bulk Sales	X	X	X	X
- Outdoor Sales	X	X	X	X
Motor Vehicle Related				

**Table 20.420.030–1  
Higher Density Districts Use Table**

<b>USE</b>	<b>R-18</b>	<b>R-22</b>	<b>R-30</b>	<b>R-35</b>
- Motor Vehicle Sales/Rental	X	X	X	X
- Motor Vehicle Servicing/Repair	X	X	X	X
- Vehicle Fuel Sales	X	X	X	X
- EV Basic Charging Stations (accessory only)	P	P	P	P
- EV Rapid Charging Stations (accessory only)	P	P	P	P
- EV Battery Exchange Stations	X	X	X	X
Office				
- General	L <sup>17</sup> /X	L <sup>17</sup> /X	L <sup>17</sup> /X	L <sup>17</sup> /X
- Medical	L <sup>17</sup> /X	L <sup>17</sup> /X	L <sup>17</sup> /X	L <sup>17</sup> /X
- Extended	X	X	X	X
Self-Service Storage	X	X	X	X
Non-Accessory Parking	X	X	X	X
<b>INDUSTRIAL</b>				
Industrial Services	X	X	X	X
Manufacturing and Production	X	X	X	X
Railroad Yards	X	X	X	X
Research and Development	X	X	X	X
Warehouse/Freight Movement	X	X	X	X
Wholesale Sales	X	X	X	X
Waste-Related	X	X	X	X
Major Utility Facilities	X	X	X	X
<b>OTHER</b>				

**Table 20.420.030–1  
Higher Density Districts Use Table**

USE	R-18	R-22	R-30	R-35
Agriculture/Horticulture	P	P	P	P
Airport/Airpark	X	X	X	X
Animal Kennel/Shelters	X	X	X	X
Cemeteries	C <sup>18</sup>	C <sup>18</sup>	C <sup>18</sup>	C <sup>18</sup>
Detention & Post Detention Facilities	X	X	X	X
Dog Day Care	C <sup>19</sup>	C <sup>19</sup>	C <sup>19</sup>	C <sup>19</sup>
Heliports	X <sup>20</sup>	X <sup>20</sup>	X <sup>20</sup>	X <sup>20</sup>
Recreational or Medical Marijuana Facilities	X	X	X	X
Medical Marijuana Cooperatives	X	X	X	X
Mining	X	X	X	X
Rail Lines/Utility Corridors	C	C	C	C
Basic Utilities	P	P	P	P
Temporary Uses	L <sup>21</sup>	L <sup>21</sup>	L <sup>21</sup>	L <sup>21</sup>
Wireless Communication Facilities	L/C/X <sup>22</sup>	L/C/X <sup>22</sup>	L/C/X <sup>22</sup>	L/C/X <sup>22</sup>

1 Subject to the provisions of Chapter 20.810 VMC, Accessory Dwelling Units.

2 Subject to the provisions of Chapter 20.870 VMC Human Service Facilities.

3 Subject to the provisions of Chapter 20.860 VMC Home Occupations.

4 Provided the minimum required residential density is met, on an overall project basis.

5 Single-family dwelling units legally established prior to March 11, 2004, shall be considered permitted uses.

6 Subject to the provisions of Section 20.895.040 VMC Community Recreation and Related Facilities.

7 Subject to the provisions of Chapter 20.880 VMC, Manufactured Home Developments. Manufactured Home Developments established prior to July 1, 2005 are exempt from the standards of VMC 20.420.050(G) – Development Standards and may continue to exist and expand within existing previously-approved boundaries. An



existing manufactured home in a development or subdivision may be replaced or may be relocated either to an approved manufactured home development or an approved manufactured home subdivision. Manufactured Home Developments in the R-22, R-30, R-35 zones are allowed as a Limited Use (L) only as part of a VMC 20.260 Planned Development that meets overall minimum density standards for the applicable zone.

**8** Subject to the additional provisions in Section 20.895.040 VMC.

**9** Libraries permitted only; all other cultural institutions are conditional uses.

**10** Family day care homes for no more than 12 children are permitted when licensed by the state. Child care centers are permitted as conditional uses, subject to the provisions of Chapter 20.840 VMC Child Care Centers, unless part of a Planned Development, in which case they are approved subject to Chapter 20.260 VMC. All Child care facilities must be licensed by the state.

**11** Adult day care facilities with 12 or fewer clients are permitted outright; larger facilities are permitted as conditional uses.

**12** Subject to the provisions of Chapter 20.870 VMC, Human Service Facilities

**13** Community, regional parks and trails that meet all of the development standards in Section 20.420.050 (E)(1),(2) and (3), respectively, are permitted by as limited uses; all others require a Conditional Use approval.

**14** Schools, child care centers, and religious institutions that meet all of the locational criteria contained in Section 20.420.050(F) VMC are permitted by right; all others require conditional use approval. Child care centers permitted by right shall be consistent with VMC 20.840, Child Care Homes and Centers, and be subject to Type II review pursuant to VMC 20.210.050.

**15** Except bus, trolley and street car stops, including bus shelters, which are allowed by right.

**16** Bed-and-breakfasts establishments as limited uses subject to provisions of Chapter 20.830 VMC Bed-and-Breakfast Establishments; all other commercial lodging prohibited.

**17** New commercial uses allowed as limited uses subject to special development restrictions in Section 20.420.060VMC. Existing commercial uses permitted if legally established prior to code effective date. However, alterations and expansions shall be subject to 20.245 (Conditional Use Permits).

**18** Subject to the provisions in Section 20.895.030 VMC.

**19** Subject to the provisions of Chapter 20.850 VMC, Dog Day Care.

**20** Except as an accessory to a medical center.

**21** Subject to provisions of Chapter 20.885, except sale of fireworks prohibited in residential zones.

**22** Subject to the provisions of Chapter 20.890 VMC Wireless Communications Facilities.

**23** A “designated manufactured home” is exempt from the development standards of 20.420.050G VMC and may continue to exist and expand. An existing unit may be replaced or may be relocated either to an approved manufactured home development or an approved manufactured home subdivision. After July 1, 2005, only “new manufactured homes” that also meet the “designated manufactured home” criteria will be permitted on individual lots not part of an existing approved manufacturing home development or manufactured home subdivision. Except that a new manufactured home placed on an individual lot after July 1, 2005, may be relocated as permitted by this Title if within ~~(5)~~ five (5) years of the date of the original placement.

~~**24** Subject to the provisions of Chapter 20.840 VMC, Child Care Centers.~~

DD. VMC 20.430.030, which was adopted by Ordinance M-3643, and last amended by Ordinance M-4187, is amended as follows:

20.430.030 Uses.

A. *Types of uses.* For the purposes of this chapter, there are four kinds of use:

1. A permitted (P) use is one that is permitted outright, subject to all of the applicable provisions of this title.
2. A limited (L) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions.
3. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapters 20.245 VMC and 20.210 VMC, governing Conditional Uses and Decision-Making Procedures, respectively.
4. A prohibited use (X) is one that is not permitted in a zoning district under any circumstances.

B. *Use table.* A list of permitted, limited, conditional, and prohibited uses in the commercial and mixed use zones is presented in Table 20.430.030–1.

**Table 20.430.030 - 1. Commercial and Mixed-Use Districts Use Table**

USE	CN	CC	CG	CX	WX	CPX <sup>1</sup>	MX <sup>2</sup>	RGX <sup>44</sup>
<b>RESIDENTIAL</b>								
Household Living	L <sup>4</sup>	L <sup>4</sup>	L <sup>4</sup>	L <sup>42</sup>	L <sup>5</sup>		P <sup>6</sup>	P

<b>USE</b>	<b>CN</b>	<b>CC</b>	<b>CG</b>	<b>CX</b>	<b>WX</b>	<b>CPX<sup>1</sup></b>	<b>MX<sup>2</sup></b>	<b>RGX<sup>44</sup></b>
Group Living	P/C <sup>7</sup>	P/C <sup>7</sup>	P/C <sup>7</sup>	P/C <sup>7</sup>	P/C <sup>7</sup>		P <sup>6</sup>	P
Transitional Housing	X	C <sup>9</sup>	L <sup>9</sup>	L <sup>9</sup>	C <sup>9</sup>		X	X
Home Occupation	L <sup>10</sup>	L <sup>10</sup>	L <sup>10</sup>	L <sup>10</sup>	L <sup>10</sup>		L <sup>10</sup>	L <sup>10</sup>
<b>HOUSING TYPES</b>								
Single Dwelling Units, Attached	L <sup>4</sup>	L <sup>4</sup>	L <sup>4</sup>	L <sup>42</sup>	L <sup>4</sup>		P <sup>6</sup>	P
Single Dwelling Units, Detached	X	X	X	X	X		P <sup>6</sup>	P
Accessory Dwelling Units	X	X	X	X	X		P <sup>6</sup>	P
Duplexes	L <sup>4</sup>	L <sup>4</sup>	L <sup>4</sup>	L <sup>42</sup>	L <sup>4</sup>		P <sup>6</sup>	P
Multi-Dwelling Units	L <sup>4</sup>	L <sup>4</sup>	L <sup>4</sup>	L <sup>42</sup>	L <sup>4</sup>		P <sup>6</sup>	P
Existing Manufactured Home Development	X	X	X	X	X		X	X
Designated Manufactured Home	X	X	X	X	X		X	X
New Manufactured Home	X	X	X	X	X		X	X
<u>Affordable Housing Projects</u>	<u>X</u>	<u>L<sup>8</sup></u>	<u>L<sup>8</sup></u>	<u>L<sup>8</sup></u>	<u>L<sup>8</sup></u>	<u>L<sup>8</sup></u>	<u>L<sup>8</sup></u>	<u>L<sup>8</sup></u>
<b>CIVIC (Institutional)</b>								
Basic Utilities	C	C	C	P	C		C	C
Colleges	X	C	C	P	C		P	P
Community Recreation	X	L <sup>11</sup>	L <sup>11</sup>	L <sup>11</sup>	L <sup>11</sup>		L <sup>11</sup>	L <sup>11</sup>
Cultural Institutions	L <sup>19</sup>	P	P	P	P		P	P
Day Care								
- Family Day Care Home	P/L <sup>13</sup>	P/L <sup>13</sup>	P/L <sup>13</sup>	P/L <sup>13</sup>	P/L <sup>13</sup>		P/L <sup>13</sup>	P/L <sup>13</sup>

<b>USE</b>	<b>CN</b>	<b>CC</b>	<b>CG</b>	<b>CX</b>	<b>WX</b>	<b>CPX<sup>1</sup></b>	<b>MX<sup>2</sup></b>	<b>RGX<sup>44</sup></b>
- Child Care Center	L <sup>13</sup>	L <sup>13</sup>	L <sup>13</sup>	L <sup>13</sup>	L <sup>13</sup>		P/L <sup>13</sup>	P/L <sup>13</sup>
- Adult Day Care	P/C <sup>14</sup>	P	P	P	P		P	P
Emergency Services	X	C	P	P	C		P	P
Human Service Facilities	L <sup>9</sup>	L <sup>9</sup>	L <sup>9</sup>	L <sup>9</sup>	L <sup>9</sup>		L <sup>9</sup>	L <sup>9</sup>
Medical Centers	X	C	C	P	C		C	P
Parks/Open Space								
- Neighborhood Parks	P	P	P	P	P		P	P
- Community Parks	P	P	P	P	P		P	P
- Regional Parks	X	P	P	P	P		P	P
- Trails	P	P	P	P	P		P	P
Postal Service	L <sup>19</sup>	P	P	P	P		P	P
Religious Institutions	X	P	P	P	C		P	P
Schools (not truck driving schools)	C	P	P	P	P		P	P
Social/Fraternal Clubs	C	L <sup>11</sup>	L <sup>11</sup>	L <sup>11</sup>	L <sup>11</sup>		L <sup>11</sup>	L <sup>11</sup>
Transportation Facility	P	P	P	P	P		P	P
Park & Ride Facilities								
Surface	X	L <sup>48</sup>	L <sup>48</sup>	X	X	X	X	X
Structure	X	L <sup>48</sup>	L <sup>48</sup>	L <sup>48</sup>	L <sup>48</sup>	L <sup>48</sup>	L <sup>48</sup>	X
<b>COMMERCIAL</b>								
Commercial Lodging	X	C	P	P	L/C <sup>18</sup>		L/C <sup>18</sup>	P
Eating/Drinking Establishments	L <sup>19/20</sup>	P	P	P	P		P	P
Entertainment-Oriented								
- Adult Entertainment	X	X	L <sup>23</sup>	X	X		X	X

USE	CN	CC	CG	CX	WX	CPX <sup>1</sup>	MX <sup>2</sup>	RGX <sup>44</sup>
- Indoor Entertainment	X	P/L <sup>24</sup>	P/L <sup>24</sup>	P/L <sup>24</sup>	P/L <sup>24</sup>		P/L <sup>24</sup>	P/L <sup>24</sup>
- Major Event Entertainment	X	X	P	P	C		C	X
General Retail								
- Sales-Oriented	L <sup>19</sup>	P	P	P <sup>25</sup>	P		P	P <sup>25</sup> , <sup>46</sup>
- Personal Services	L <sup>19</sup>	P	P	P	P		P	P
- Repair-Oriented	X	P	P	P	X		P	P
- Bulk Sales	X	P	P	P	X		P	C
- Outdoor Sales	X	C	P/L <sup>26</sup>	P/L <sup>26</sup>	X		P/L <sup>26</sup>	X
Artisan and Specialty Goods Production	X	L <sup>40</sup>	L <sup>40</sup>	L <sup>40</sup>	X		X	X
Motor Vehicle Related								
- Motor Vehicle Sales/Rental	X	<del>P</del> L <sup>27</sup>	P	P	X		C <sup>27</sup>	X, L <sup>45</sup>
- Motor Vehicle Servicing/Repair (entirely indoors)	X	<del>P</del> L <sup>28</sup>	L <sup>28</sup>	L <sup>28</sup>	X		C <sup>28</sup>	X
- Vehicle Fuel Sales	X	L <sup>28</sup>	L <sup>28</sup>	L <sup>28</sup>	C		C <sup>28</sup>	X
- EV Basic Charging Stations (accessory and stand-alone)	P	P	P	P	P		P	P
- EV Rapid Charging Stations (accessory and stand-alone)	P	P	P	P	P		P	P
-EV Battery Exchange Stations	X	P	P	P	X		X	P
Office								
- General	L <sup>19</sup>	P	P	P	P		P	P
- Medical	L <sup>19</sup>	P	P	P	P		P	P

<b>USE</b>	<b>CN</b>	<b>CC</b>	<b>CG</b>	<b>CX</b>	<b>WX</b>	<b>CPX<sup>1</sup></b>	<b>MX<sup>2</sup></b>	<b>RGX<sup>44</sup></b>
- Extended	X	P	P	P	X		X	X
Marina (See also VMC 20.760)	X	P	P	P	P		P	X
Non-Accessory Parking	X	C	C	C <sup>43</sup>	C		C	C <sup>43</sup>
Self-Service Storage	X	P <sup>3</sup>	P	X	X		X	X
<b>INDUSTRIAL</b>								
Industrial Services	X	C	C	X	X		X	C
Manufacturing and Production	X	C/X <sup>30</sup>	P/X <sup>31</sup>	P/X <sup>41</sup>	X		C/X <sup>32</sup>	P <sup>41</sup>
Railroad Yards	X	X	X	X	X	X	X	X
Research and Development	X	X	P	C	C		C	P
Warehouse/Freight Movement	X	X	X	X	X		X	X
Waste-Related	X	X	P <sup>47</sup>	X	X		X	X
Wholesale Sales	X	X	C	C	X		X	X
Major Utility Facilities	X	X	X	X	X		X	X
<b>OTHER</b>								
Agriculture/Horticulture	X	X	X	X	X		X	X
Airport/Airpark	X	X	X	X	X		X	X
Animal Kennel/Shelters	X	L <sup>33</sup>	L <sup>33</sup>	X	X		X	X
Cemeteries	X	C <sup>34</sup>	P <sup>34</sup>	C <sup>34</sup>	X		C <sup>34</sup>	X
Detention & Post Detention Facilities	X	X	C/X <sup>35</sup>	C/X <sup>35</sup>	X		X	X
Dog Day Care	L <sup>36</sup>	L <sup>36</sup>	L <sup>36</sup>	L <sup>36</sup>	L <sup>36</sup>		L <sup>36</sup>	L <sup>36</sup>
Heliports	X	X	X	C <sup>37</sup>	C <sup>37</sup>		C <sup>37</sup>	C <sup>37</sup>
Medical Marijuana	X	X	X	X	X		X	X

USE	CN	CC	CG	CX	WX	CPX <sup>1</sup>	MX <sup>2</sup>	RGX <sup>44</sup>
Cooperatives								
Recreational Marijuana, Production or Processing	X	X	X	X	X		X	X
Recreational Marijuana Retail	X	L <sup>49</sup>	L <sup>49</sup>	X	X		X	X
Mining	X	X	X	X	X		X	C
Rail Lines/Utility Corridors	C	P	P	P	C		C	P
Temporary Uses	L <sup>26</sup>	L <sup>26</sup>	L <sup>26</sup>	L <sup>26</sup>	L <sup>26</sup>		L <sup>26</sup>	L <sup>26</sup>
Wireless Communication Facilities	X	L/C/X <sup>39</sup>	L/C/X <sup>39</sup>	L/C/X <sup>39</sup>	L/C/X <sup>39</sup>		L/C/X <sup>39</sup>	L/C/X <sup>39</sup>

1 Refer to Vancouver Central Park Plan District, 20.640.

2 Refer to Mixed Use standards in 20.430.060.

3 A single ground floor caretaker/security/manager residence is allowed if it is an integral part of a mini-storage building.

4 All of part of residential uses must be located above the ground floor of the structure as specified by VMC 20.430.060.B.2 with exception of Community Commercial (CC) zoned properties fronting Broadway Street and located within the Uptown Village District of the Vancouver City Center Subarea Plan (refer to 20.430.020B).

5 Must have a minimum density of 10 dwelling units/net acre.

6 Allowed pursuant to mixed use standards of 20.430.060.

7 Residential Care Homes with six or fewer residents and any required on-site staff permitted by right in housing above the ground floor; all larger group home uses are permitted conditionally.

8 ~~The language for this footnote has been deleted.~~ Eligible affordable housing projects must a) demonstrate eligibility for Washington State Housing Finance Commission Low Income Housing Tax Credits by providing at least 40% of units affordable to households at 60% of Area Median Income or otherwise as demonstrated eligible for credits; b) Include a guarantee that the threshold is maintained for at least 30 years unless specified longer by the Finance Commission; and c) Be located on properties whose borders are within 1000 feet of a bus rapid transit

or other high capacity transit corridor, or transit corridors with existing weekday peak service frequencies of 35 minutes or less, as indicated in the C-Tran 2018-2033 Transit Development Plan.

**9** Subject to provisions of Chapter 20.870 VMC Human Service Facilities.

**10** Subject to the provisions of Chapter 20.860 VMC Home Occupations.

**11** Subject to provisions of Section 20.895.040 VMC Community Recreation and Related Facilities.

**12** This footnote is repealed.

**13** Family day care homes for no more than 12 children are permitted when licensed by the state. Child care centers (13 or more children) are Limited (L), subject to a Type II procedure in Chapter 20.210. Child care centers can also be approved as part of a Planned Development, VMC 20.260. In all cases child care centers must meet the standards outlined in Chapter 20.840 VMC.

**14** In the CN zone, adult day care facilities for six or fewer adults allowed outright in the CN zone, all other facilities are permitted as conditional uses.

**15** The language for this footnote has been deleted.

**16** The language for this footnote has been deleted.

**17** Transportation facilities are permitted except for large or land-intensive facilities such as park-and-ride lots and water taxi and ferry stations.

**18** Bed-and-breakfast establishments are allowed as limited uses, subject to the provisions in Chapter 20.830 VMC, and all other lodging allowed as conditional uses.

**19** Limited uses subject to the development standards in Section 20.430.040(D) VMC.

**20** Eating and drinking establishments are permitted only in conjunction with another permitted use on site. Exclusively or predominantly drive-through eating and drinking establishments are prohibited.

**22** Limited uses subject to the development standards in Section 20.430.050(B) VMC.

**23** Subject to provisions in Section 20.820 VMC Adult Entertainment.

**24** Provisions in Section 20.895.060 VMC apply to Indoor Target Shooting Ranges.

**25** Pawnshops allowed in CX and CG Districts only. No more than four (4) pawnshop establishments allowed in the CX District.

**26** Subject to provisions in Chapter 20.885 VMC Temporary Uses.

**27** Sales/rental lots for motor vehicles only are subject to the following criteria: (a) the lot size is approximately 200' by 200', or 100' by 100' if a corner lot, though smaller lots will be considered if shown to meet all other requirements;



(b) reviewed and approved by the City Transportation Manager for on-site circulation, access, and parking plan; (c) located on a primary arterial with average traffic in excess of 10,000 vehicle trips per day; (d) employee/customer parking is provided at a rate of one space plus an additional space per each 5,000 sq. ft. of lot area; (e) there is no vehicle display in setback areas, and all setbacks are landscaped rather than paved.

**28** Subject to provisions in Section 20.895.070 VMC, Motor Vehicle Fuel Sales and Repair.

**29** The language for this footnote has been deleted.

**30** Micro-breweries and manufacturing of optical, medical and dental devices, goods, and equipment allowed by conditional use; all others prohibited.

**31** Micro-breweries, bakeries, printing, publishing, binding, lithography, repair shops for tools, scientific/professional instruments and motors, and manufacturing of optical, medical and dental devices, goods, and equipment allowed outright; all others prohibited.

**32** Micro-breweries allowed by conditional use; all others prohibited.

**33** Subject to provisions in Section 20.895.020 VMC Animal Kennel/Shelters.

**34** Subject to provisions in Section 20.895.030 VMC Cemeteries.

**35** Secure Transition Facilities as per 20.855.020(B)(6)(a) are prohibited.

**36** Subject to the provisions in Chapter 20.850 VMC Dog Day Care.

**37** Subject to provisions in Section 20.895.080 VMC Private Landing Strips and Heliports. Airpark related uses are permitted in Pearson Airpark and Evergreen Airport only.

**38** The language for this footnote has been deleted.

**39** Subject to requirements in Chapter 20.890 VMC Wireless Telecommunications Facilities.

**40** Subject to limitations in Section 20.430.050(A). Uses defined in Section 20.160.020 C 10.

**41** Printing, binding, lithography, repair shops for tools, scientific/professional instruments and motors, computer research or assembly, and manufacturing of optical, medical and dental devices, goods and equipment permitted outright; all others prohibited.

**42** Ground floor residential is allowed within the CX zone with the exception of properties fronting Main Street between Sixth Street and Mill Plain.

**43** Parking structures are permitted outright.

**44** Allowed subject to provisions of Riverview Gateway Plan District Standards 20.680, and associated Master Plan adopted for the area of proposed development.

45 Motor vehicle rental permitted where ancillary to another use.

46 Retail uses shall not exceed 50,000 square feet in total floor space unless included in a mixed use building with other uses accounting for at least 20% of floor space, and is in full compliance with Riverview Plan District Design Guidelines.

47 Neighborhood recycling and/or yard debris collection centers which are exempt from a state solid waste handling permits are permitted; all other waste-related uses prohibited. If a neighborhood recycling and/or yard debris collection center is handling organic materials, they shall not be stored on site for a period longer than 7 days.

48 See Section 20.430.040.E, Park & Ride Facilities development standards.

49 Subject to 20.884 VMC.

EE. VMC 20.440.020, which was adopted by Ordinance M-3643, and last amended by Ordinance M-3930, is amended as follows:

20.440.020 List of Zoning Districts.

A. OCI: Office Commercial Industrial. The OCI zoning district provides appropriate locations for office, light industrial and small-scale commercial uses (e.g., restaurants, personal services and fitness centers) either singly or in combination. Only those light industrial uses with no off-site impacts, e.g., noise, glare, odor, vibration, outdoor storage, or process visibility are permitted in the OCI zone. In addition to mandatory site plan review, design and development standards in the OCI zone have been adopted to ensure that developments will be well-integrated, attractively landscaped, and pedestrian friendly. The OCI zone combines two zones that were referred to as the Office Campus (OC) and Industrial Commercial (MC) zones prior to March 11, 2004.

B. IL: Light Industrial. The IL zoning district provides appropriate locations for combining light, clean industries including industrial service, manufacturing, research/development, warehousing activities, and general office uses and limited retail. These activities do not require rail or marine access and have limited outdoor storage.

C. IH: Heavy Industrial. The IH zoning district provides appropriate locations for intensive industrial uses including industrial service, manufacturing and production, research and development, warehousing and freight movement, railroad yards, waste-related and wholesale sales activities. Activities in the IH zone include those that involve the use of raw materials, require significant outdoor storage and generate heavy truck and/or rail traffic. Because of these characteristics, IH-zoned property has been carefully located to minimize impacts on established residential, commercial and light industrial areas.

~~D. A: Airport. The A zoning district provides land use regulations for public use aviation areas that are designated as such on the Comprehensive Plan Map. This district allows for aviation use and those activities that support or are dependent upon aviation activity when such activities benefit from a location within or immediately adjacent to primary flight operations.~~

~~E D. ECX: Employment Center Mixed-Use. The ECX zoning district is designed to provide for a concentrated urban mix of office, light industrial and small-scale commercial uses (e.g., restaurants, personal services and fitness centers) either singly or in combination in the Section 30 Employment Center Plan District. Only those light industrial uses with no off-site impacts, e.g., noise, glare, odor, vibration, outdoor storage, or process visibility are permitted in the ECX zone. In addition, the ECX zoning district provides for optional Urban Neighborhood Overlay(s), allowing for two concentrated urban mixed-use commercial/residential neighborhoods. Mandatory master planning and development standards in the ECX zone have been adopted to ensure that developments will be well-integrated, attractively landscaped, and pedestrian friendly.~~

FF. VMC 20.440.030, which was adopted by Ordinance M-3922, and last amended by

Ordinance M-4187, is amended as follows:

20.440.030 Uses.

A. *Types of uses.* For the purposes of this chapter, there are four kinds of use:

1. A permitted (P) use is one that is permitted outright, subject to all of the applicable provisions of this title.
2. A limited (L) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions.
3. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapters 20.245 VMC and 20.210 VMC, governing Conditional Uses and Decision-Making Procedures, respectively.
4. A prohibited use (X) is one that is not permitted in a zoning district under any circumstances.
5. Uses may also be subject to restrictions and standards set forth in the Water Resource Protection Ordinance (Title 14).

B. *Use table.* A list of permitted, limited, conditional, and prohibited uses in the industrial zoning districts is shown in Table 20.440.030–1.

**Table 20.440.030–1. Industrial Zoning Districts Use Table**

<b>USE</b>	<b>OCI<sup>20</sup></b>	<b>IL<sup>1</sup></b>	<b>IH</b>	<b>ECX<sup>27</sup></b>
<b>RESIDENTIAL</b>				
Household Living	L <sup>2</sup>	L <sup>2</sup>	L <sup>2</sup>	L <sup>28</sup>
Group Living	P <sup>21</sup> /X	X	X	P <sup>21</sup> /X
Transitional Housing	P <sup>21</sup> /X	X	X	P <sup>21</sup> /X
Home Occupation	L <sup>3</sup>	L <sup>3</sup>	L <sup>3</sup>	L <sup>3</sup>
<b>HOUSING TYPES</b>				
Single Dwelling, Attached	L <sup>2</sup>	X	X	L <sup>28</sup>
Single Dwelling, Detached	X	X	X	X
Accessory Dwelling Units	X	X	X	X
Duplexes	L <sup>2</sup>	X	X	L <sup>28</sup>
Multi-Dwelling Units	L <sup>2</sup>	L <sup>2</sup>	X	L <sup>28</sup>
Existing Manufactured Home Developments	X	X	X	X
Designated Manufactured	X	X	X	X
New Manufactured Homes	X	X	X	X
<b>CIVIC (Institutional)</b>				
Basic Utilities	P	P	P	P
Colleges	X	X	X	C
Community Recreation	L <sup>24</sup>	P	X	L <sup>24</sup>
Cultural Institutions	X	P	X	P
Day Care				
- Child Care Center	L <sup>4</sup>	L <sup>4</sup>	X	L <sup>4</sup>
- Adult Day Care	P	P	X	P
Emergency Services	P	P	P	P
Human Service Facilities	L <sup>25</sup>	L <sup>25</sup>	L <sup>25</sup>	L <sup>25</sup>

<b>USE</b>	<b>OCI<sup>20</sup></b>	<b>IL<sup>1</sup></b>	<b>IH</b>	<b>ECX<sup>27</sup></b>
Medical Centers	C	X	X	P
Parks/Open Space				
- Neighborhood Parks	P	C	C	P
- Community Parks	C	C	C	C
- Regional Parks	C	C	C	C
- Trails	C	C	C	P
Postal Service	X	P	P	X
Religious Institutions	X	X	X	X
Schools	X	X	X	X
Social/Fraternal Clubs	X	X	X	X
Transportation Facility	P/X <sup>26</sup>	P	P	P/X <sup>26</sup>
Park & Ride Facilities				
Surface	X	L <sup>1</sup>	L <sup>31</sup>	X
Structure	L <sup>31</sup>	L <sup>31</sup>	L <sup>31</sup>	L <sup>31</sup>
<b>COMMERCIAL</b>				
Commercial Lodging	X	X	X	P
Eating/Drinking Establishments	L	L <sup>5</sup>	L <sup>5</sup>	L <sup>6</sup>
Entertainment-Oriented				
- Adult Entertainment	X	L <sup>7</sup>	L <sup>7</sup>	X
- Indoor Entertainment	X	X	X	X
- Major Event Entertainment	X	X	X	X
Artisan Small Scale Manufacturing	X	X	X	P
General Retail				

<b>USE</b>	<b>OCI<sup>20</sup></b>	<b>IL<sup>1</sup></b>	<b>IH</b>	<b>ECX<sup>27</sup></b>
- Sales-Oriented	L <sub>-</sub> <sup>6</sup>	L <sup>6</sup>	L/C <sup>6</sup>	L <sup>6</sup>
- Personal Services	L	L <sup>6</sup>	X	L <sup>6</sup>
- Repair-Oriented	L	L <sup>6</sup>	X	L <sup>6</sup>
- Bulk Sales	X	X	X	X
- Outdoor Sales	X	X	P	X
Motor Vehicle Related				
- Motor Vehicle Sales/Rental	X	X	X	X
- Motor Vehicle Servicing/Repair	X	L <sup>8</sup>	L <sup>8</sup>	X
- Vehicle Fuel Sales	X	X	L <sup>8</sup>	L <sup>8, 29</sup>
- EV Basic Charging Stations (accessory and stand-alone)	P	P	P	P
- EV Rapid Charging Stations (accessory and stand-alone)	P	P	P	P
- EV Battery Exchange Stations	P	P	X	P
Office				
- General	P	P	L/C <sup>9</sup>	P
- Medical	P	P	X	P
- Extended	P	P	X	P
Marina (See also VMC 20.760)	X	C	X	X
Non-Accessory Parking	C <sup>10</sup>	L <sup>10</sup> /X	X	L <sup>30</sup>
Self-Service Storage	P	P	X	X
<b>INDUSTRIAL</b>	X			

<b>USE</b>	<b>OCI<sup>20</sup></b>	<b>IL<sup>1</sup></b>	<b>IH</b>	<b>ECX<sup>27</sup></b>
Industrial Services	P	P	P	P
Manufacturing and Production	P	P <sup>11</sup>	P <sup>11</sup>	P
Railroad Yards	X	X	P	X
Bulk Crude Oil storage and handling facilities	X <sup>34</sup>	X <sup>34</sup>	X <sup>34</sup>	X <sup>34</sup>
Petroleum/Oil Refineries	X	X	X	X
Research and Development	P	P	C	P
Warehouse/Freight Movement	X	L <sup>12</sup>	P	X
Waste-Related	X	X	P <sup>22</sup> /X	X
Wholesale Sales	P	L <sup>12</sup>	X	X
Major Utility Facilities	X	X/P <sup>32</sup>	L <sup>33</sup>	X
<b>OTHER</b>				
Agriculture/Horticulture	X	P	P	X
Airport/Airpark	X	L <sup>19</sup>	P	X
Animal Kennel/Shelters	X	L <sup>17</sup>	L <sup>17</sup>	X
Cemeteries	X	X	C	X
Detention & Post Detention Facilities	X	C/X <sup>13</sup>	C <sup>14</sup>	X
Dog Day Care	L <sup>15</sup>	L <sup>15</sup>	L <sup>15</sup>	L <sup>15</sup>
Heliports	C	C	C	C
Medical Marijuana Cooperatives	X	X	X	X
Recreational Marijuana Retail	X	X	X	X
Recreational Marijuana Growing or Processing	X	L <sup>34</sup>	L <sup>34</sup>	X

<b>USE</b>	<b>OCI<sup>20</sup></b>	<b>IL<sup>1</sup></b>	<b>IH</b>	<b>ECX<sup>27</sup></b>
Mining	C <sup>18</sup>	C <sup>18</sup>	C <sup>18</sup>	C <sup>18</sup>
Rail Lines/Utility Corridors	P/X <sup>23</sup>	P	P	P/X <sup>23</sup>
Wireless Communication Facilities	L <sup>16</sup>	L <sup>16</sup>	L <sup>16</sup>	L <sup>16</sup>

**1** Due to the unique character and combination of uses in the Columbia Business Center area, uses existing prior to March 11, 2004, on parcels zoned IL in the Columbia Business Center may be altered, expanded or replaced regardless of use limitations in Table 20.440.030-1.

**2** In the OCI zone, multi-family housing allowed above ground floor only as specified by VMC 20.430.060.B.2. In all industrial zones, one caretaker residence permitted per use.

**3** Subject to the conditions in chapter 20.860 VMC Home Occupations.

**4** Child care centers allowed as a Limited (L) use, subject to a Type II procedure. Child care centers are permitted in order to provide service for those employees working in the IL district, subject to provisions in Chapter 20.840 VMC Child Care Centers.

**5** If within an industrial building, these uses shall consume no more than 10% of the building's total gross square footage. If freestanding, they shall be considered together with the rest of the project and shall consume no more than 10% of the site's total gross square footage.

**6** These limited uses, separately or in combination, may not exceed 20% of the entire building square footage within a development complex. No retail uses shall exceed 40,000 gross square feet (gsf) per building or business; retail uses greater than 40,000 gsf but less than 60,000 gsf require conditional use review.

**7** Subject to provisions in Section 20.820 VMC Adult Entertainment.

**8** Subject to provisions in Section 20.895.070 Motor Vehicle Fuel Sales and Repair.

**9** Offices not accessory to a permitted use may not exceed 40,000 gsf; offices greater than 40,000 gsf but less than 60,000 gsf require conditional use review.

**10** In the OCI zone, non-accessory surface parking is conditionally permitted on brownfields where subsurface environmental constraints effectively preclude other uses, provided such development complies with applicable local, state and federal environmental standards. In the IL zone, non-accessory surface parking is permitted, and non-accessory structured parking is prohibited. In the ECX zone, non-accessory structural parking only shall be permitted

**11** Subject to NAICS Table 20.440-2.



- 12** Permitted as limited use provided all activities, except outdoor storage of materials, are wholly contained within building(s).
- 13** Secure Community Transition Facilities as per 20.150 are prohibited.
- 14** In addition to other detention and post-detention facilities, Secure Community Transition Facilities are allowed by conditional use permit, subject to criteria set forth in 20.855.020(B)(6)(a).
- 15** Subject to provisions in Chapter 20.850 VMC Dog Day Care.
- 16** Subject to requirements in Chapter 20.890 VMC Wireless Telecommunications Facilities.
- 17** Subject to provisions in Section 20.895.020 Kennels/Shelters.
- 18** Surface mining is only allowed by conditional use on sites of 20 acres or larger which are adjacent to existing mining operations. Reclamation activity for existing mining operations approved by the Washington State Department of Natural Resources is a permitted use in any non-residential zoning district.
- 19** Allow airport/airpark related activities such as hangars, air cargo, and warehousing, pilot schools, aircraft sales and repairs, aviation clubs, and museum in the Light Industrial District (IL). New airports/airparks are prohibited.
- 20** All uses locating the OCI zone shall comply with the special use limitations of 20.440.040(C) VMC and 20.440.050(A) VMC. Development agreements in existence on the effective date of this ordinance shall control the uses and development standards of the affected properties. In order to protect the investments made in reliance upon such agreements, improvements made or site plans approved consistence with these agreements shall not be deemed nonconforming.
- 21** Existing legally established group living and transitional housing uses are permitted. New group living and transitional housing uses are prohibited.
- 22** 10-day hazardous waste handling and transfer facilities, excluding facilities handling radioactive or high explosive materials, are allowed, provided such facilities: a) do not repackage waste (except as necessary to address damaged or improper packaging); b) are located at least 200' from any residential zoning district; and c) do not store hazardous wastes (except for "universal wastes," as that term is defined in Code of Federal Regulations, Title 40, Part 273) for more than ten days.
- 23** Prohibited within 200' of a residential zone.
- 24** Subject to provisions of Chapter 20.895.040 VMC Community Recreation and Related Facilities.
- 25** Subject to provisions of Chapter 20.870 VMC Human Service Facilities.
- 26** Transportation facilities are permitted except for large or land-intensive facilities such as water taxi and ferry stations.

**27** All uses locating in the ECX zone shall comply with VMC 20.690, Section 30 Employment Center Plan District. Development agreements in existence on the effective date of this ordinance shall control the uses and development standards of the affected properties, unless property owners choose differently as provided under VMC 20.690.030. In order to protect the investments made in reliance upon such agreements, improvements made or site plans approved consistent with these agreements shall not be deemed nonconforming.

**28** In the ECX zone, multi-family housing is allowed above ground floor only; and one caretaker residence permitted per use.

**29** Vehicle fuel sales is limited to one operation within the Section 30 Plan District

~~**30** Non-accessory structural parking only is permitted.~~

~~**3031** See Section 20.430.040.E. Park & Ride Facilities Development Standards.~~

~~**3132** Major Utility Facilities are prohibited with the exception that sewer treatment plants and lagoons are allowed outright.~~

~~**3233** Biomass and coal energy generating plants are prohibited on Heavy Industrial zoned properties within the Vancouver City Center Subarea and Hough Neighborhood Association boundaries located west of Lincoln Street and east of the Burlington Northern Santa Fe Railroad tracks.~~

~~**3334** Existing bulk crude oil storage facilities including vested projects as of July 18, 2016 are prohibited to expand the amount of crude oil storage.~~

### ~~**Table 20.440.030 2. North American Industrial Classification System (NAICS) for Industrial Zoning Uses**~~

~~The following list of uses is based on the North American Industrial Classification System (NAICS). NAICS is organized in a hierarchical structure much like the existing SIC (Standard Industrial Classification). NAICS industries are identified by a 6-digit code, in contrast to the 4-digit SIC code. The longer code accommodates the larger number of sectors and allows more flexibility in designating subsectors. The use of NAICS codes for permitted uses refers only to the use of a particular site, rather than the type of industry involved. For example, office uses for manufacturing firms are treated as offices and are not permitted in the industrial zones.~~

~~—The first two digits designate a major economic sector (formerly division) such as agriculture or manufacturing.~~

~~—The third digit designates an economic subsector (formerly major group) such as crop production or apparel manufacturing.~~

~~—The fourth digit designates an industry group, such as grain and oil seed farming or fiber, yarn and thread mills.~~

~~—The fifth digit designates the NAICS industry such as wheat farming or broadwoven fabric mills.~~

Retail uses are marked with a “1” in the table below. Please see the footnotes at the end of the table for an explanation of permitted development.

\*Industrial uses may be further regulated by the Water Resource Protection Ordinance (Title 14).

\*For Artisan and Specialty Goods Manufacturing Uses refer to Section 20.160.020C-10.

<b>Manufacturing Uses</b>		<b>IL<sup>2</sup></b>	<b>IH</b>
<b>311</b>	<b>Food Manufacturing</b>		
	3111	Animal food manufacturing	P P
	3112	Grain and oilseed milling	X P
	3113	Sugar and confectionery product manufacturing	P P
	3114	Fruit and vegetable preserving and specialty food manufacturing	P P
	3115	Dairy product manufacturing	P P
	3116	Animal slaughtering and processing	X P
	31161	Animal slaughtering and processing	X P
	3117	Seafood product preparation and packaging	P P
	3118	Bakeries and tortilla manufacturing	P P
	3119	Other food manufacturing	P P
<b>312</b>	<b>Beverage and Tobacco Product Manufacturing</b>		
	3121	Beverage manufacturing	P P
	31211	Soft drink and ice manufacturing	P P
	312111	Soft drink manufacturing	P P
	312112	Bottled water manufacturing	P P
	312113	Ice manufacturing	P P
	31212	Breweries	C P
	31213	Wineries	P P
	31214	Distilleries	C P
	3122	Tobacco manufacturing	P P
<b>313</b>	<b>Textile Mills</b>		

<b>Manufacturing Uses</b>			<b>II<sup>2</sup></b>	<b>III</b>
	3131	Fiber, yarn, and thread mills	P	P
	3132	Fabric mills	P	P
	3133	Textile and fabric finishing and fabric coating mills	P	P
<b>314</b>	<b>Textile Product Mills</b>			
	3141	Textile furnishings mills	P	P
	3149	Other textile product mills	P	P
<b>315</b>	<b>Apparel Manufacturing</b>			
	3151	Apparel knitting mills	P	P
	3152	Cut and sew apparel manufacturing	P	P
	3159	Apparel accessories and other apparel manufacturing	P	P
<b>316</b>	<b>Leather and Allied Product Manufacturing</b>			
	3161	Leather and hide tanning and finishing	X	P
	3162	Footwear manufacturing	P	P
	31621	Footwear manufacturing	P	P
	3169	Other leather and allied product manufacturing	P	P
<b>321</b>	<b>Wood Product Manufacturing</b>			
	3211	Sawmills and wood preservation	X	P
	3212	Veneer, plywood, and engineered wood product manufacturing	X	P
	3219	Other wood product manufacturing	P	P
<b>322</b>	<b>Paper Manufacturing</b>			
	3221	Pulp, paper, and paperboard mills	X	P
	3222	Converted paper product manufacturing	P	P
<b>323</b>	<b>Printing and Related Support Activities</b>			
	3231	Printing and related support activities	P	P

<b>Manufacturing Uses</b>		<b>II<sup>2</sup></b>	<b>III</b>
<b>324</b>	<b>Petroleum and Coal Products Manufacturing</b>		
	3241	Petroleum and coal products manufacturing	X P
	324110	Petroleum and Oil Refineries	X X
<b>325</b>	<b>Chemical Manufacturing</b>		
	3251	Basic chemical manufacturing	X P
	3252	Resin, synthetic rubber, and artificial and synthetic fibers and filaments manufacturing	X P
	3253	Pesticide, fertilizer, and other agricultural chemical manufacturing	X C
	3254	Pharmaceutical and medicine manufacturing	P P
	3255	Paint, coating, and adhesive manufacturing	X P
	3256	Soap, cleaning compound, and toilet preparation manufacturing	P P
	3259	Other chemical product and preparation manufacturing	X P
	32591	Printing ink manufacturing	X P
	32592	Explosives manufacturing	X P
	32599	All other chemical product and preparation manufacturing	X P
	325991	Custom compounding of purchased resins	P P
	325992	Photographic film, paper, plate, and chemical manufacturing	X P
	325998	All other miscellaneous chemical product and preparation manufacturing	X P
<b>326</b>	<b>Plastics and Rubber Products Manufacturing</b>		
	3261	Plastics product manufacturing	X P
	32611	Unsupported plastics film, sheet, and bag manufacturing	X P
	32612	Plastics pipe, pipe fitting, and unsupported profile shape manufacturing	X P

<b>Manufacturing Uses</b>			<b>II<sup>2</sup></b>	<b>III</b>
	32613	Laminated plastics plate, sheet, and shape manufacturing	X	P
	32614	Polystyrene foam product manufacturing	X	P
	32615	Urethane and other foam product (except polystyrene) manufacturing	X	P
	32616	Plastics bottle manufacturing	X	P
	32619	Other plastics product manufacturing	X	P
	3262	Rubber product manufacturing	X	P
	32621	Tire manufacturing	X	P
	326211	Tire manufacturing (except retreading)	X	P
	326212	Tire retreading	X	P
	32622	Rubber and plastics hoses and belting manufacturing	P	P
	32629	Other rubber product manufacturing	P	P
	326291	Rubber product manufacturing for mechanical use	C	P
	326299	All other rubber product manufacturing	P	P
<b>327</b>	<b>Nonmetallic Mineral Product Manufacturing</b>			
	3271	Clay product and refractory manufacturing	P	P
	3272	Glass and glass product manufacturing	P	P
	3273	Cement and concrete product manufacturing	X	P
	3274	Lime and gypsum product manufacturing	X	P
	3279	Other nonmetallic mineral product manufacturing	X	P
<b>331</b>	<b>Primary Metal Manufacturing</b>			
	3311	Iron and steel mills and ferroalloy manufacturing	X	P
	3312	Steel product manufacturing from purchased steel	X	P
	3313	Alumina and aluminum production and processing	X	P
	3314	Nonferrous metal (except aluminum) production and processing	X	P

<b>Manufacturing Uses</b>		<b>II<sup>2</sup></b>	<b>III</b>
	3315	Foundries	X P
<b>332</b>	<b>Fabricated Metal Product Manufacturing</b>		
	3321	Forging and stamping	P P
	3322	Cutlery and hand tool manufacturing	P P
	3323	Architectural and structural metals manufacturing	P P
	3324	Boiler, tank, and shipping container manufacturing	P P
	3325	Hardware manufacturing	P P
	3326	Spring and wire product manufacturing	P P
	3327	Machine shops; turned product; and screw, nut, and bolt manufacturing	P P
	3328	Coating, engraving, heat treating, and allied activities	P P
	33281	Coating, engraving, heat treating, and allied activities	P/X <sup>+</sup> P/X <sup>+</sup>
	3329	Other fabricated metal product manufacturing	P P
	33291	Metal valve manufacturing	P P
	33299	All other fabricated metal product manufacturing	P P
	332991	Ball and roller bearing manufacturing	P P
	332992	Small arms ammunition manufacturing	X P
	332993	Ammunition (except small arms) manufacturing	X P
	332994	Small arms manufacturing	X P
	332995	Other ordnance and accessories manufacturing	X P
	332996	Fabricated pipe and pipe fitting manufacturing	P P
	332997	Industrial pattern manufacturing	P P
	332998	Enameled iron and metal sanitary ware manufacturing	P P
	332999	All other miscellaneous fabricated metal product manufacturing	P P
<b>333</b>	<b>Machinery Manufacturing</b>		

<b>Manufacturing Uses</b>		<b>II<sup>2</sup></b>	<b>III</b>
	3331	Agriculture, construction, and mining machinery manufacturing	P P
	3332	Industrial machinery manufacturing	P P
	3333	Commercial and service industry machinery manufacturing	P P
	3334	Ventilation, heating, air conditioning, and commercial refrigeration equipment manufacturing	P P
	3335	Metalworking machinery manufacturing	P P
	3336	Engine, turbine, and power transmission equipment manufacturing	P P
	3339	Other general purpose machinery manufacturing	P P
<b>334</b>	<b>Computer and Electronic Product Manufacturing</b>		
	3341	Computer and peripheral equipment manufacturing	P P
	3342	Communications equipment manufacturing	P P
	3343	Audio and video equipment manufacturing	P P
	3344	Semiconductor and other electronic component manufacturing	P P
	3345	Navigational, measuring, electromedical, and control instruments manufacturing	P P
	3346	Manufacturing and reproducing magnetic and optical media	P P
<b>335</b>	<b>Electrical Equipment, Appliance, and Component Manufacturing</b>		
	3351	Electric lighting equipment manufacturing	P P
	3352	Household appliance manufacturing	P P
	3353	Electrical equipment manufacturing	P P
	3359	Other electrical equipment and component manufacturing	P P
<b>336</b>	<b>Transportation Equipment Manufacturing</b>		



<b>Manufacturing Uses</b>			<b>II<sup>2</sup></b>	<b>III</b>
	3361	Motor vehicle manufacturing	X	P
	3362	Motor vehicle body and trailer manufacturing	X	P
	3363	Motor vehicle parts manufacturing	P	P
	3364	Aerospace product and parts manufacturing	X	P
	3365	Railroad rolling stock manufacturing	X	P
	3366	Ship and boat building	X	P
	33661	Ship and boat building	X	P
	336611	Ship building and repairing	X	P
	336612	Boat building	P	P
	3369	Other transportation equipment manufacturing	X	P
	33699	Other transportation equipment manufacturing	X	P
	336991	Motorcycle, bicycle, and parts manufacturing	P	P
	336992	Military armored vehicle, tank, and tank component manufacturing	X	P
	336999	All other transportation equipment manufacturing	X	P
<b>337</b>	<b>Furniture and Related Product Manufacturing</b>			
	3371	Household and institutional furniture and kitchen cabinet manufacturing	P	P
	3372	Office furniture (including fixtures) manufacturing	P	P
	3379	Other furniture related product manufacturing	P	P
<b>339</b>	<b>Miscellaneous Manufacturing</b>			
	3391	Medical equipment and supplies manufacturing	P	P
	3399	Other miscellaneous manufacturing	P	P
<b>42</b>	<b>Wholesale Trade</b>		P	P
<b>444</b>	<b>Building Material and Garden Equipment and Supplies Dealers</b>			
	44411	Home Centers	P	X

<b>Manufacturing Uses</b>			<b>IL<sup>2</sup></b>	<b>IH</b>
	44419	Other building materials dealers (with sales of bulk construction materials to contractors)	P	X
	5324	Commercial and Industrial machinery and equipment rental and leasing (except 53242— Office machinery and equipment)	P	P
<b>611</b>	<b>Educational Services</b>			
	6111	Elementary and secondary schools (and IH)	€	X
	6112	Junior colleges (and IH)	€	X
	6113	Colleges, universities, and professional schools (and IH)	€	X
	6114	Business schools and computer and management training	€	X
<b>811</b>	<b>Repair and Maintenance</b>			
	8112	Electronic and precision equipment repair and maintenance	P	P
	8114	Personal and household goods repair and maintenance	P	P
<b>812</b>	<b>Personal and Laundry Services</b>			
	81232	Dry cleaning and laundry services (except coin-operated)	P	P
	<b>Miscellaneous</b>			
		Offsite hazardous waste treatment and storage facilities (subject to state siting criteria)	P	X
		Branch Banks	P	P

1 Electroplating and related uses not permitted.

2 Due to the unique character and combination of uses in the Columbia Business Center area, uses existing prior to March 11, 2004, on parcels zoned IL in the Columbia Business Center may be altered, expanded or replaced regardless of use limitations in Table 20.440.030-2.

GG. VMC 20.450.030, which was adopted by Ordinance M-3643, and last amended by Ordinance M-4071, is amended as follows:

20.450.030 Uses.

A. *Types of uses.* For the purposes of this chapter, there are four kinds of use:

1. A permitted (P) use is one that is permitted outright, subject to all of the applicable provisions of this Title. Although permitted by right, most of these uses are still subject to the Site Plan Review, as governed by Chapter 20.270 VMC.
2. A limited (L) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions. Most uses also are subject to Site Plan Review, as governed by Chapter 20.270 VMC. If not subject to Site Plan Review, such a use may be subject to a Type I review, per the requirements in Section 20.210.040 VMC.
3. A conditional use (C) is a discretionary use reviewed by the Hearings Examiner. The approval criteria and approval process are set forth in Chapters 20.245 VMC and 20.210 VMC, governing Conditional Uses and Decision-Making Procedures, respectively.
4. A prohibited use (X) is one that is not permitted in a zoning district under any circumstances.

B. *Use tables.* Lists of permitted, limited, conditional, and prohibited uses in Open Space Districts are presented in Tables 20.450.030-1 and 20.450.030-2. Specialized open space uses and activities are set forth in Table 20.450.030-1. Uses described in the Use Classification section (20.160 VMC), are set forth in Table 20.450-2. Special limitations on uses are set forth in section 20.450.050.

<b>Table 20.450.030–1</b>					
<b>Specialized Open Space Uses/Activities</b>					
		<b>Greenway</b>			
<b>USE</b>	<b>Natural Area</b>	<b>Vancouver Lake</b>	<b>Lettuce Fields<sup>1</sup></b>	<b>General</b>	<b>Park</b>
<b>OPEN SPACE/ PARKS AND RECREATION</b>					
Agricultural Related <sup>2</sup>					

<b>Table 20.450.030-1</b>					
<b>Specialized Open Space Uses/Activities</b>					
		<b>Greenway</b>			
<b>USE</b>	<b>Natural Area</b>	<b>Vancouver Lake</b>	<b>Lettuce Fields<sup>1</sup></b>	<b>General</b>	<b>Park</b>
- Agriculture <sup>2</sup>	X	L	L <sup>3</sup>	X/ L <sup>4</sup>	L <sup>4</sup>
- Horticulture <sup>2</sup>	X	L	L	X/ L <sup>4</sup>	L <sup>4</sup>
- Silviculture <sup>2</sup>	X	C	L	X/ L <sup>4</sup>	L <sup>4</sup>
- Roadside Agricultural Stands/Sales <sup>2</sup>	X	L	L	X/L <sup>4</sup>	L <sup>4</sup>
- Storage Structures <sup>2</sup>	X	L	L	L <sup>4</sup>	L <sup>4</sup>
- Housing for Agricultural Employees <sup>2</sup>	X	X/C <sup>5</sup>	X	C	X
Environmental Management and Education <sup>2</sup>					
- Environmental Education Activities	P	P	P	P	P
- Environmental Maintenance Projects and Activities	P	P	P	P	P
- Environmental Restoration, Rehabilitation, or Enhancement Projects and Activities	P	P	P	P	P
Fences <sup>2</sup>	X	P	L	P	P
Fill <sup>2</sup>	C	L	L	L	P
Flood Plain and Stormwater Management Projects	C	C	P	P	P

<b>Table 20.450.030-1</b>					
<b>Specialized Open Space Uses/Activities</b>					
		<b>Greenway</b>			
<b>USE</b>	<b>Natural Area</b>	<b>Vancouver Lake</b>	<b>Lettuce Fields<sup>1</sup></b>	<b>General</b>	<b>Park</b>
Wetland Banking	C	C	P	P	P
Wetland Mitigation	C	C	P	P	P
Wildlife Habitat Conservation, Maintenance, Rehabilitation, Restoration, Enhancement, and Education Projects	P	P	P	P	P
Park Facilities					
- Interpretive Stations, Construction and Maintenance <sup>2</sup>	C	P	P	P	P
- Playgrounds	X	X	X	P	P
- Restrooms <sup>2</sup>	C	L	L	L	P
- Neighborhood Parks	X	X	X	P	P
- Community Parks	X	X	X	P	P
- Regional Parks	X	X	X	X	P
Recreational Facilities					
- Passive or Low-Impact, Low-Intensity Uses	P	C <sup>6</sup>	P	P	P
-Moderate or High-Impact, High-Intensity Uses	X	X	X	C	P
Motorized Recreational Equipment including	X <sup>7</sup>	X <sup>7</sup>	X	X <sup>7</sup>	C <sup>7</sup>

<b>Table 20.450.030-1</b>					
<b>Specialized Open Space Uses/Activities</b>					
		<b>Greenway</b>			
<b>USE</b>	<b>Natural Area</b>	<b>Vancouver Lake</b>	<b>Lettuce Fields<sup>1</sup></b>	<b>General</b>	<b>Park</b>
Off-Road Vehicles and All Terrain Vehicles					
- Community Recreation Facilities	X	X	X	X	P
- Trails <sup>2</sup>	L	L	L	L	P
- Parking <sup>2</sup>	C	L	L	L	P
- Informational and Interpretative Signs <sup>2</sup>	P	P	L/X	P	P

1 All uses in the Lettuce Fields Greenway District are subject to the special provisions for uses in 20.450.050(A).

2 The use is allowed (P, L, or C) subject to all applicable development standards set forth in Section 20.450.040 VMC.

3 Agricultural practices existing on or before April 19, 2001 may continue. New agricultural uses must meet the standards of Section 20.450.040 VMC.

4 Permitted uses of this classification or type are limited to those in existence on the date this ordinance was effective.

5 The prohibition on housing for agricultural employees in the Vancouver Lake Greenway District does not include a prohibition for a caretaker residence (see Table 20.450.030-2).

6 Subject to the development standards in 20.450.040(D)(2)

7 Not including motorized boats where permitted on Vancouver Lake and the Columbia River.

<b>Table 20.450.030-2</b>			
<b>Permitted, Limited, Conditional and Prohibited Uses in Open Space District</b>			
		<b>Greenway</b>	

<b>USE</b>	<b>Natural Area</b>	<b>Vancouver Lake</b>	<b>Lettuce Fields<sup>2</sup></b>	<b>General</b>	<b>Park<sup>1</sup></b>
<b>RESIDENTIAL</b>					
Household Living	X	X/L <sup>3</sup>	X/L <sup>3</sup>	X/L <sup>3</sup>	X/L <sup>3</sup>
Group Living	X	X	X	X	X
Transitional Housing	X	X	X	X	X
Home Occupation	X	X	X	X	X
<b>HOUSING TYPES</b>					
Single Dwelling, Attached	X	X	X	X	X
Single Dwelling, Detached	X	X/L <sup>3</sup>	X/L <sup>3</sup>	X/L <sup>3</sup>	X/L <sup>3</sup>
Accessory Dwelling Units	X	X	X	X	X
Duplexes	X	X	X	X	X
Multi-Dwelling Units	X	X	X	X	X
Existing Manufactured Home Development	X	X	X	X	X
Designated Manufactured Home	X	X	X	X	X
New Manufactured Home	X	X	X	X	X
<b>CIVIC (Institutional)</b>					
Colleges	X	X	X	X	X
Community Recreation	X	X	X	X	P
Cultural Institutions	X	X	X	X	P
Day Care					
Family Day Care Home	X	L <sup>4</sup>	X	X	P
Child Care Center	X	C <sup>4</sup>	X	X	X

**Table 20.450.030-2  
Permitted, Limited, Conditional and Prohibited  
Uses in Open Space District**

USE	Natural Area	Greenway			Park <sup>1</sup>
		Vancouver Lake	Lettuce Fields <sup>2</sup>	General	
- Adult Day Care	X	C	X	X	P
Emergency Services	X	X	X	X	X
Human Service Facilities	X	X	X	X	P
Medical Centers	X	X	X	X	X
Postal Service	X	X	X	X	X
Religious Institutions	X	X	X	X	X
Schools	X	C	X	X	P
Social/Fraternal Clubs	X	X	X	X	X
<b>COMMERCIAL</b>					
Commercial Lodging	X	X	X	X	X
Eating/Drinking Establishments	X	X	X	X	X
Entertainment-Oriented					
- Adult Entertainment	X	X	X	X	X
- Indoor Entertainment	X	X	X	X	X
- Major Event Entertainment	X	X	X	X	X
General Retail					
- Sales-Oriented	X	X	X	X	X
- Personal Services	X	X	X	X	X
- Repair-Oriented	X	X	X	X	X
- Bulk Sales	X	X	X	X	X



**Table 20.450.030–2  
Permitted, Limited, Conditional and Prohibited  
Uses in Open Space District**

USE	Greenway				
	Natural Area	Vancouver Lake	Lettuce Fields <sup>2</sup>	General	Park <sup>1</sup>
- Outdoor Sales	X	X	X	X	X
Motor Vehicle Related					
- Motor Vehicle Sales/Rental	X	X	X	X	X
-Motor Vehicle Servicing/Repair	X	X	X	X	X
- Vehicle Fuel Sales	X	X	X	X	X
- Electric Vehicle Re-charging Station	X	X	X	X	X
Office					
- General	X	X	X	X	X
- Medical	X	X	X	X	X
- Extended	X	X	X	X	X
Non-Accessory Parking	X	X	X	X	X
Self-Service Storage	X	X	X	X	X
Marina	X	X	X	X	X
<b>INDUSTRIAL</b>					
Industrial Services	X	X	X	X	X
Manufacturing and Production	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
- <del>Light Industrial</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
- <del>General Industrial</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
- <del>Heavy Industrial</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>

**Table 20.450.030-2  
Permitted, Limited, Conditional and Prohibited  
Uses in Open Space District**

USE	Greenway				
	Natural Area	Vancouver Lake	Lettuce Fields <sup>2</sup>	General	Park <sup>1</sup>
Railroad Yards	X	X	X	X	X
Research and Development	X	X	X	X	X
Warehouse/Freight Movement	X	X	X	X	X
Wholesale Sales	X	X	X	X	X
Waste-Related	X	X	X	X	X
<b>OTHER</b>					
Airport/Airpark	X	X	X	X	X
Animal Kennels/Shelters	X	X	X	X	X
Cemeteries	X	X	X	X	C <sup>5</sup>
Detention Facilities	X	X	X	X	X
Dog Day Care	X	X	X	X	X
Heliports	X	X	X	X	X
Landfills, Sanitary	X	X	X	X	X
Mining	X	X	X	X	X
Public Facilities and Utilities					
- Essential Utilities	X	P	L <sup>6</sup>	L <sup>7</sup>	L <sup>7</sup>
- Major Utilities	X	X	X/C <sup>6</sup>	C	C
- - Essential Public Facilities	X	X	C <sup>6</sup>	C	C

**Table 20.450.030–2  
Permitted, Limited, Conditional and Prohibited  
Uses in Open Space District**

USE	Natural Area	Greenway			Park <sup>1</sup>
		Vancouver Lake	Lettuce Fields <sup>2</sup>	General	
- - Other Major Utilities	X	X	X	C	C
- Minor Utilities	X	C	L <sup>6</sup>	C <sup>7</sup>	C <sup>7</sup>
- Public Utility Corridors	X	C	C <sup>6</sup>	C	C
- Transportation Facilities	X	C	C <sup>8</sup> /X	C	C
Rail Lines	X	X	X	C	C
Recreational or Medical Marijuana Facilities	X	X	X	X	X
Temporary Uses	X	X	X	X	X
Wireless Communication Facilities	X	C/L <sup>9</sup>	X	C <sup>10</sup>	C

**1** Parks shall be developed in accordance with the standards set forth in Section 20.450.040 VMC.

**2** All uses in the Lettuce Fields Greenway District are subject to the special provisions for uses in 20.450.050(A).

**3** Caretaker residence or existing dwellings are permitted. In the Lettuce Fields Greenway District, only existing dwellings are permitted. New dwellings, including guest houses, accessory dwelling units, bed and breakfast establishments, etc. are prohibited. In the Vancouver Lake Greenway District, single-family dwellings require a minimum of 160 acres each.

**4** Family day care homes for no more than 12 children are permitted when licensed by the state. Family day care homes and child care centers (13 or more children) must meet the standards outlined in Chapter 20.840 VMC.

**5** Subject to the provisions of VMC 20.895.030 Cemeteries.

**6** Subject to the development standards of 20.450.040(B)(5).

7 Plans for the construction or extension of essential utility services are to be reviewed and approved by development review staff. Utilities shall be installed underground or screened as to not be visible within the Greenway or Park. No septic fields are allowed.

8 Only transit stops and shelters and bicycle parking integrated with automobile parking at trailheads are permitted by conditional use. Other transportation facilities are prohibited.

9 Permitted subject to the requirements of Section 20.890 VMC.

10 Permitted only as co-location and through the conditional use process.

HH. VMC 20.690.030, which was adopted by Ordinance M-3930, and last amended by Ordinance M-4034, is amended as follows:

20.690.030 Allowed Uses.

A. Development Agreements in existence on the effective date of this ordinance control the uses and development standards of some of the properties in the Plan District. In order to protect the investments made in reliance upon such agreements, improvements made or site plans approved consistent with these agreements shall not be deemed non-conforming.

B. *Zoning designations.* Property within the Plan District is zoned Employment Center Mixed-use (ECX). Additionally, an Urban Neighborhood Overlay that may be located in two areas of the Plan District is established under 20.690.070, Section 30 Urban Neighborhood Overlay. The zone designations and overlay enable development in accordance with the adopted policies of the Section 30 Employment Center Plan.

C. Properties with recorded Development Agreements, following the provisions of this Plan District related to allowed uses and development standards is optional. Properties with a Development Agreement shall develop under one of the following choices:

1. Under the provisions for uses and standards determined by the recorded Development Agreements, or
2. Under the provisions of the zoning code as it exists on the date of application including uses and standards, or
3. Under the provisions for uses determined by the Development Agreements and code standards existing on the date of application.

D. *Master Planning Required.* All development, including properties with an existing Development Agreement shall be subject to the master plan process contained in VMC 20.690.050, Master Planning. Properties applying for an existing use expansion, 20.690.030E are exempt from the Master Plan Process. The Planning Official may at his or her discretion

exempt or limit master planning process requirements for individual development proposals whose development has no significant area wide infrastructure or land use implications.

E. *Existing use expansion.* Existing uses established before the time of the adoption of this ordinance may expand subject to review criteria contained in VMC 20.690.050(C), Review Criteria and Process and the review procedures contained in VMC 20.210, Decision Making Procedures.

F. Mining and related uses are allowed as specified in VMC 20.540, Surface Mining Overlay District, and as permitted in Development Agreements.

G. Future urban uses are allowed as specified in Table 20.440.030-1 for the ECX zone.

II. VMC 20.690.040, which was adopted by Ordinance M-3930, is amended as follows:

20.690.040 Development Standards.

Development within the Plan District shall be subject to the development standards contained in Section 20.440.040 and Section 20.440.050 except as modified herein. Urban Neighborhood Overlay development is subject to the development standards contained in VMC 20.690.070, Section 30 Urban Neighborhood Overlay.

A. New Heavy Industrial (IH) land uses allowed by recorded Development Agreements shall not abut an existing Urban Neighborhood Overlay development unless separated by a major physical barrier (such as topographic break, collector street, water feature, or open space) that will reduce impacts to any commercial and residential activity.

B. Maximum Building Heights - Building heights shall not be restricted within the ECX zoned properties of the Plan District. Refer to the Section 30 Design Guidelines for proposed development along the southwestern quarry slope.

C. Drive-through uses shall be limited to within parking structures or building.

D. *Building Setbacks.*

1. Any development adjacent to the Principal Arterial streets bordering the Section 30 Plan District shall provide a 20 foot minimum landscaped setback from the back of sidewalk.

2. All other street setbacks shall be a landscaped 10 foot maximum from the back of sidewalk. An exception for up to a 20 foot maximum setback shall be allowed for proposed green street features, publicly accessible plazas, or due to topographic constraints.

3. New Heavy Industrial uses allowed by recorded Development Agreements shall provide a minimum 10 foot landscaped side and rear set back. Landscape shall include shrubs to form a six foot high buffer screen 95% opaque year-round.

4. All landscaped setbacks shall at a minimum meet the Section 30 Landscape Design Guidelines.

E. Parking spaces provided for individual uses shall be no less than 80% of the minimum required indicated in VMC Table 20.945.070-4~~2~~, and no more than 115% to the amount provided in Table 20.945.070--4~~2~~. The planning official may approve parking beyond the maximum or a parking reduction from the required minimum based on a parking study that justifies the change. Structural parking is permitted subject to the design standards contained in VMC 20.945.060. Structural parking shall count toward the minimum but not the maximum number of parking stalls.

F. A shared use path shall be developed along 192nd Avenue and shall be designed at a minimum similarly to the existing shared use path on 192nd Avenue south of SE 1st Street.

G. *Roadways and Access.*

1. Collector arterial roadway alignment shall be consistent with the conceptual roadway alignments shown in the Section 30 Employment Center Plan document.

2. Connections to streets that border Section 30 Plan District shall be substantially as shown in the Section 30 Employment Center Plan document.

3. All collector arterial to collector arterial intersections internal to the Plan District (excludes the four surrounding arterials) shall be roundabout intersections. Use of roundabouts for local roadway connections is also encouraged to promote system efficiency and create a unique identity.

4. Traffic calming and context sensitive design shall be incorporated into the design of all internal roadways.

5. The maximum block face length within the Plan District shall be 600 feet generally, and 300 feet in the Urban Neighborhood Overlay areas.

6. All new streets and street improvements shall meet the intent of the Section 30 Design Guidelines.

H. For collector arterial streets, street trees that provide a large, wide canopy shall be selected from the Street Tree Selection List found in Appendix A of the City's 'Street Tree Manual'.

JJ. VMC 20.690.070, which was adopted by Ordinance M-3930, is amended as follows:

20.690.070 Section 30 Urban Neighborhood Overlay (Optional).

A. *Purpose.* The purpose of the Urban Neighborhood Overlay is to allow for the location of mixed use urban activity centers with quality living, shopping and gathering places for those working and living within the Section 30 urban employment center as described in the Section 30 Employment Center Plan vision, goals, and policies. This urban neighborhood balances livability with auto-oriented accessibility and incorporates design features and uses to encourage active pedestrian environments and a sense of community. The provisions of the urban neighborhood overlay shall determine the size, character and location of a proposed urban neighborhood.

B. *Applicability.* No more than two urban neighborhoods may be proposed and located within the Section 30 Plan District boundary, Figure 20.690-1. The general locations of the overlays depicted in the Section 30 Employment Center Plan document are conceptual. The Urban Neighborhood Overlay is applicable to the entire area shown on Figure 20.690-1.

C. *Urban Neighborhood Form.* The urban neighborhood includes both a mixed use center and an adjacent residential area that is master planned as a cohesive whole. Each urban neighborhood shall be no larger than 50 acres and include no less than 850 housing units. If the minimum average density is not achieved at the outset, the required FSUP included with the Master Plan shall demonstrate how the density can ultimately and realistically be achieved. A variety of unit types shall be provided. The urban neighborhood shall be organized around a commercial and public activity center with traditional neighborhood patterns and design.

1. *Urban Neighborhood Mixed Use Center.* This area is the organizing element and activity center for the urban neighborhood. The mixed use center is built around a focal point, whether it is a main street, or an amenity such as a plaza, a park or a lake. Multi-story mixed use buildings with commercial or office uses on the ground floor and housing above reinforce the center's character. A minimum of 15% of the total urban neighborhood housing units shall be located in the mixed use center.

2. *Urban Neighborhood Residential Area.* This area is organized around the neighborhood mixed use center and includes a mix of housing and densities achieving an average minimum net density of 18 units an acre. A maximum of 85% of all housing units shall be substantially clustered within ¼ mile of the urban neighborhood mixed use center. The ¼ mile shall be measured in a straight line from the outer boundaries of the neighborhood to the nearest boundary of the mixed use center.

3. Future Urban Uses are allowed as specified in Table 20.430.030 for the MX zone with the following exceptions:

- a. Footnotes 2 and 6, subject to provisions of the Mixed Use zone district does not apply instead the future urban uses allowed within a designated Section 30 Urban Neighborhood Overlay are subject to provisions of this section 20.590.

- b. Colleges, as defined in Section 20.160, Use Classifications are prohibited.
- c. Emergency Services, as defined in Section 20.160, Use Classifications require a conditional use permit governed by VMC 20.245, Conditional Uses.
- d. Medical Centers as defined in Section 20.160, Uses Classifications are prohibited.
- e. Religious Institutions as defined in Section 20.160, Uses Classifications require a conditional use permit governed by VMC 20.245, Conditional Uses.
- f. Commercial Lodging limited to bed and breakfast establishments, subject to the provisions in VMC 20.830 and lodging establishments with no more than 50 rooms as defined in Section 20.160, Uses Classifications.
- g. Bulk Sales as defined in Section 20.160, Uses Classifications, is prohibited.
- h. Non-Accessory parking surface lots as defined in Section 20.160, Uses Classifications, are prohibited. Non-accessory parking structures are permitted.
- i. All uses under Industrial heading, as defined in Section 20.160, Uses Classifications are prohibited.
- j. Heliports, as defined in Section 20.160, Uses Classifications are prohibited.
- k. Wireless Communication Facilities are permitted subject to the provisions of VMC 20.890.060(B), Higher-density Residential Districts.

4. No more than 50% of the total square footage envisioned by the Master Plan for any one major use type (commercial, office or residential) can be granted site plan approval until site plan approval is provided for at least 25% of the total square footage of all remaining use types envisioned in the Master Plan. This requirement may be waived by the planning official, if the applicant provides a security or other form of binding assurance that the remaining major use types contemplated in the Master Plan will be built.

*D. Development Standards - Urban Neighborhood Mixed Use Center(s).*

*1. Urban Center Focal Point.*

- a. Urban Neighborhood Mixed Use Centers shall be organized around a focal point, which could include a main street, town square, plaza, park, or water feature consistent with the Section 30 Urban Employment Center Plan.



b. When a linear Main Street acts as the Mixed-use Center's focal point both sides of the street shall include a mix of uses with 75% of the uses within vertical mixed-use buildings.

2. *Density.*

a. An average minimum of 18 units a net acre as measured by total number of residential units divided by the net site acreage of the Urban Neighborhood Overlay area.

b. Residential uses are not allowed on the ground floor.

3. *Building Height.*

a. Mixed-use buildings shall be at least 30 feet in height and shall include a minimum of two useable stories.

b. Ground floor spaces shall be designed to accommodate active pedestrian uses and shall have a minimum floor to ceiling height of 15 feet.

c. Maximum building heights shall not be restricted provided architectural methods are applied to reduce the building scale and mass of at least the first 3 floors (including ground floor).

4. *Building Setbacks.*

a. All new construction along the street frontages shall extend to the edge of the street right-of-way line for the first two stories. Exception may be given when a public open space such as a courtyard or plaza is provided.

b. Mixed use buildings facing the Urban Center focal point shall comprise 75% of the street frontage. Parking garages where the ground floor is commercial or office uses may be counted for this requirement.

5. *Building Orientation.*

a. At least one fully functional and visibly identifiable public entrance shall be provided along a street frontage. Buildings organized around a courtyard may feature entrances facing the courtyard provided there is a clear pedestrian access between the courtyard and the street.

b. Service entrances shall be in the rear of the buildings.

6. *Rain Protection.*

a. Rain protection shall be provided on buildings facing the Urban Center focal point.

b. Rain protection features shall provide cover of at least 6 feet in depth over the sidewalk or other surfaced pedestrian way, but shall not extend closer than 2 feet to the curb line.

c. Rain protection features on each building shall be designed to abut or adjoin rain protection features provided or to be provided on adjacent buildings along the same street frontage to the greatest extent possible to ensure a continuous protected pedestrian walkway.

*7. Building Form and Appearance.*

a. Blank walls in excess of 15 lineal feet along sidewalks or other pedestrian areas are not permitted.

b. Transparent windows/doors shall be provided along at least 75% of the ground floor façades and the base of the windows shall be between 1 and 3 vertical feet above the ground or sidewalk.

*8. Buffering and Landscaping.*

a. All setback areas shall be landscaped consistent with the Section 30 Design Guidelines or developed as hardscape plazas.

b. Street trees that provide a medium to large, wide canopy over the streets of the Mixed-use Center shall be selected from the Street Tree Selection List found in Appendix A of the 'Street Tree Manual'.

*9. Streets and Access.*

a. Context Sensitive Design

i. The block face length shall be at most 300 feet.

ii. All sidewalks shall be at least 12 feet wide.

iii. The street(s) facing or as a part of the focal point of the Mixed-use Center shall include pedestrian amenities such as benches, special plantings, art work.

iv. Street Lighting - Pedestrian scale street lighting shall be used to meet minimum lighting standards.

b. Traffic Calming measures to achieve average automobile travel speeds of 25 miles per hour or lower are required as follows.

- i. The main commercial street shall be constructed with raised concrete intersections, or
- ii. Equivalent traffic calming measures shall be constructed that may include some combination of
  - a. Curb extensions to provide short pedestrian crossing distances;
  - b. Raised crosswalks;
  - c. Concrete or brick pavers for intersection pedestrian crossings;
  - d. Speed cushions;
  - e. Narrow travel lanes; and
  - f. On-street parking

c. Access

- i. Vehicular access to off-street parking behind or within buildings, and to loading docks and service areas shall be through public or private alleys. If structural parking is provided access may be located on the street frontage.
- ii. Direct driveway access to the surrounding arterials, SE 1st Street, NE 192nd Avenue, NE 18th Street, and NE 172nd Avenue shall be prohibited.

10. *Parking.*

- a. Parking spaces provided for individual uses shall be no less than 60% of the minimum required indicated in VMC Table 20.945.070-~~12~~, and no more than 115% to the amount provided in Table 20.945.070-~~12~~. The planning official may approve parking beyond the maximum or a parking reduction from the required minimum based on a parking study that justifies the need.
- b. On street parking spaces immediately, adjoining a property may be counted towards a development's overall parking requirement.
- c. Structural parking shall count toward minimum but not the maximum number of parking stalls.
- d. Joint parking and parking for mixed use projects shall be governed by VMC 20.945.030 (B) and (C).
- e. Off street parking shall be located to the rear of buildings.
- f. Parking shall meet the Section 30 Design Guidelines.

E. Development Standards - Urban Neighborhood Residential Area(s) - Development within the Urban Neighborhood Residential Area(s) shall be subject to the development standards contained in Section 20.420.050 for the R-22 zone unless modified as follows.

1. *Density and Location of Uses.* An average minimum density of 18 units a net acre, as measured by total number of residential units divided by the net site acreage of the Urban Neighborhood Overlay area shall be provided.

2. *Open Space for Residential Uses.* Private open space at a minimum of 100 square feet per dwelling unit shall be provided and shall meet the Section 30 Design Guidelines.

3. *Building Height.* Maximum building heights shall not be restricted provided architectural methods are applied to reduce the building scale and mass of at least the first 3 floors (including ground floor).

4. *Building Setbacks.*

a. Urban Neighborhood Residential area boundary abutting the ECX zoned area outside of the overlay boundary shall provide a minimum 20 foot landscaped setback that meets the intent of the Design Guidelines.

b. Street frontage setbacks shall be provided with a 10 foot minimum and 20 foot maximum and meet the intent of the Design Guidelines.

5. *Building Orientation.*

a. At least one fully functional and visibly identifiable public entrance shall be provided along a street frontage with an exception for buildings organized around a courtyard or plaza with entrances facing the courtyard/plaza provided there is a clear pedestrian access between the courtyard/plaza and the street.

b. Buildings that are visible from the street shall be oriented to face the street.

c. Service entrances shall be in the rear of the buildings.

6. *Building Form and Appearance.* Building form and appearance shall be consistent with Section 30 Design Guidelines.

7. *Landscaping and Fencing.*

a. A minimum 4 foot wide landscape strip shall be provided between garage entrances along the alley applicable for both free standing and attached garages.

b. Landscaping and fencing shall be consistent with the Section 30 Design Guidelines.

8. *Street Lighting.* Pedestrian scale street lighting shall be used to meet minimum lighting standards.

9. *Streets and Access.*

- a. Vehicular access to off-street parking including garages behind or within buildings, and to service areas shall be through public or private alleys. One access driveway to the alley per block may be provided.
- b. Direct driveway access to the surrounding arterials, SE 1st Street, NE 192nd Avenue, NE 18th Street, and NE 172nd Avenue shall be prohibited.
- c. The maximum block face length within the Urban Neighborhood Overlay shall be 300 feet.

10. *Parking.*

- a. Parking spaces provided for individual uses shall meet the requirements of VMC Table 20.945.070-~~4~~2. The planning official may approve a parking reduction based on VMC 20.945.070(E). In addition to the reductions allowed in VMC 20.945.070(E), further reductions may be allowed for motorcycle/scooter parking spaces (4 ft by 8 ft). For every 4 motorcycle/scooter parking spaces provided, the number of vehicle parking spaces required may be reduced by one.
- b. Structural parking shall count toward the minimum but not the maximum number of parking stalls.
- c. On street parking spaces immediately adjoining a property may be counted toward a development's overall parking requirement.
- d. Joint parking and parking for mixed use projects shall be governed by VMC 20.945.030(B) and (C).
- e. Off street parking shall be located within or to the rear of buildings.

F. *Master Planning.*

1. Overall. Master Plans as described herein are required prior to all development in the Urban Neighborhood Overlay in order to ensure proposed development is consistent with the Section 30 Employment Center Plan. Master plans shall address long term development of the entire Section 30 Employment Plan District as shown in Figure 20.690-1, particularly in regard to street and pedestrian connectivity, transitional grades between developments, stormwater management, open space connectivity, utility services and traffic impacts.

2. Contents of Submittal - Master Plans shall include the submittal requirements included in VMC 20.690.050(B) as applicable, with the following additions:

a. Urban Neighborhood Mixed Use Center

- i. Location and size of associated land area;
- ii. Map and written description of the urban form of the Mixed Use Center's focal point;
- iii. Building elevations, including building height;
- iv. Identify the number of residential units and density and the square footage of commercial uses.

b. Urban Neighborhood Residential Area

- i. Location and size of associated land area;
- ii. Identify the number of residential units and density;
- iii. Building elevations, including building height;

c. Street, Access, and Circulation Plan

3. *Review Criteria and Process.* Master Plans shall be subject to VMC 20.690.050(C), Section 30 Employment Plan District, Master Planning with the following revisions:

- a. The Master Plan implements the Section 30 Employment Center Plan and the requirements of the Urban Neighborhood Overlay.
- b. Provides mixed use buildings of commercial, office and residential uses designed around an urban organizing focal point.
- c. Provides a multi-directional access and circulation to the street system similar to that provided by a traditional street grid with streets intersecting at 90 degree angles at regular intervals of 200 to 300 feet, if topography allows.

4. *Master Plan Modification.* Master Plans shall be subject to VMC 20.690.050(D), Section 30 Employment Plan District, Master Plan Modification. (Ord. M-3930 § 4, 2009)

KK. VMC 20.885.050, which was adopted by Ordinance M-3643, and last amended

by Ordinance M-3922, is amended as follows:

20.885.050 Approval Criteria.

A. *Seasonal and special events.* The planning official shall approve, approve with conditions or deny a request for approval of a seasonal or special events use subject to compliance with all of the following criteria:

1. The event occurs for no longer than 30 days in a calendar year on the approved event site;
2. The event is permitted in the underlying zoning district or within the approved event site;
3. The applicant has proof of the property owner's permission to place the event on his/her property;
4. There will be no parking utilized by the customers and employees of the temporary event which is needed by the property owner to meet his/her minimum parking requirements, as governed by Chapter 20.945.070 VMC, Parking and Loading;
5. The event will not interfere with adequate vision clearance, as governed by VMC 20.985 Vision Clearance, and shall not obstruct pedestrian access on public rights-of-way;
6. Conditions as may be required by building official and/or Fire Marshal to determine compliance with minimum building, fire and life safety codes; and
7. Adequate provisions for trash disposal and sanitary facilities shall be provided.

B. *Unforeseen/emergency situations.* The planning official shall approve, approve with conditions or deny a request for approval of an unforeseen/emergency situation(s) subject to compliance with of all of the following criteria:

1. The need for the use is the direct result of a casualty loss such as fire, windstorm, flood or other severe damage by the elements of a pre-existing structure or facility previously occupied by the applicant on the premises for which the permit is sought;
2. There exists adequate and safe vehicular ingress and egress when combined with the other uses of the property, as required by VMC 20.985 Vision Clearance;
3. There exists adequate parking for the temporary use as required by VMC 20.945.070 Off-Street Parking;
4. The use will pose no hazard to pedestrians in the area of the use;

5. The use will not create adverse off-site impacts including noise, odors, vibrations, glare or lights which will affect adjoining use, as governed by VMC 20.935 Off-Site Impacts;
6. The use can be adequately served by sewer or septic system and water, if applicable; and
7. The length of time that the temporary building will be used is the maximum needed to address the hardship but no longer than one year. With the exception that a temporary use approval may be renewed once by the Planning Official for a period not to exceed one year as per VMC 20.885.030(D) - Renewal of approval.

C. *Temporary sales office or model home.* The planning official may approve, approve with conditions or deny the use of any real property within the city as a temporary sales office, offices for the purpose of facilitating the sale of real property, or model home in any subdivision or planned development within this city, but for no other purpose provided that the applicant demonstrates compliance with the following criteria:

1. Temporary sales office.

- a. The temporary sales office shall be located within the boundaries of the subdivision or planned development in which the real property is to be sold; and
- b. The property to be used for a temporary sales office shall not be permanently improved for that purpose.

2. Model house.

- a. The model house shall be located within the boundaries of the subdivision or planned development where the real property to be sold is situated;
- b. The property to be used for a model house shall be a permanently-designed dwelling structure; and
- c. Applicant must sign a Memorandum Of Understanding to be prepared by the applicant and approved by the planning official stating the model home will have approved access and can be adequately served by public water and sewer on the parent parcel. Only one model home per parent parcel is allowed.

D. *Temporary building in a commercial or industrial zone.* The planning official may approve, approve with conditions or deny a temporary trailer or prefabricated building for use on any real commercial or industrial property within the city as a temporary commercial or industrial office or space associated with the primary use on the property, but for no other purpose, providing that the applicant demonstrates compliance with the following criteria:



1. The temporary structure shall be located within the boundaries of the parcel of land on which it is located;
2. The property to be used for a temporary structure shall already be developed;
3. There exists adequate and safe ingress and egress when combined with the other uses of the property; as required by VMC 20.985 Vision Clearance;
4. There exists adequate parking for the customers or users of the temporary use as required by VMC 20.945 Off-Street Parking;
5. The use will pose no hazard to pedestrians in the area of the use;
6. The use will not create adverse off-site impacts including noise, odors, vibrations, glare or lights which will affect the adjoining uses as governed by Chapter 20.935 VMC, Off-Site Impacts;
7. The use can adequately be served by sewer or septic system and water, if applicable; and
8. The length of time that the temporary building will be used is the maximum needed to address the hardship but no longer than one year. With the exception that a temporary use approval may be renewed once by the Planning Official for a period not to exceed one year as per VMC 20.885.030(D) - Renewal of approval.

LL.VMC 20.890.020, which was adopted by Ordinance M-3643, and last amended by

Ordinance M-3959, is amended as follows:

20.890.020 Applicability.

A. *Exemptions.* The requirements of this ordinance shall apply to all new wireless communications facilities and the expansion and/or alteration of any existing facilities within the City of Vancouver, subject to the following exemptions:

1. Satellite earth stations using antennae not more than 2 meters in diameter in commercial and industrial districts and direct-to-home satellite services using any size antenna in any district.
2. Send-and-receive citizen band radio antennae operated by federally licensed amateur (ham) radio operators.

3. Industrial, scientific and medical equipment as regulated by the FCC in 47 CFR Part 18.

4. Military and government radar antennae and associated communication towers used for navigational purposes as regulated by the FCC by 47 CFR Parts 97 and 95 respectively:

- a. Military and federal, state and local government communications facilities used for emergency preparedness and public safety purposes; and
- b. Normal, routine and emergency maintenance and repair of existing wireless communications facilities which do not increase the size, footprint or bulk of such facilities and which otherwise comply with City, state and federal law and regulations.

B. *Process Type.* All permitted attached antennae and collocations require a Type I Building Permit. All other permitted uses shall require a Type II permit. Any wireless communications facilities not otherwise permitted or prohibited shall require a conditional use permit.

C. *General development standards.* Those wireless communication facilities which require a conditional use permit to be located in the applicable zoning district are subject to the general development standards of Section 20.890.040 VMC; the specific approval criteria of Section 20.890.080 VMC; and the general conditional use approval criteria contained in VMC 20.245 governing conditional uses. (M-3415, Repealed and Replaced, 12/21/1998)

D. *BPA Transmission Lines.* BPA transmission towers and municipal water towers shall be considered wireless support structures for the purposes of collocations.

MM. VMC 20.890.040, which was adopted by Ordinance M-3643, is amended as follows:

20.890.040 General Development Standards.

Development standards. The following minimum development standards shall apply to all wireless communications facilities in addition to any development standards that apply in the underlying zoning district in which a wireless communication facility is located and/or additional requirements in any conditions of approval attached to a conditional use approval. In the event of a conflict between the standards of this section and other applicable development standards of this title, the more stringent standards shall govern.

A. *Anti-climbing devices.* All wireless communications support structures and required fencing shall be equipped with appropriate anti-climbing devices.

B. *Attachment to trees prohibited.* It is prohibited to attach any wireless communications facility or portion thereof to any tree.

C. *Signs.* All wireless communications support structures shall be identified with a non-illuminated sign not exceeding four square feet. The sign shall list the wireless service provider's name and emergency telephone number and shall be posted in a place visible to the general public.

D. *Historical registry/district.* Wireless communications facilities locating on any site or existing building that is on a historic register or in a historic district shall be subject to the applicable design standards prescribed by the local, state or federal agency with jurisdiction over such register or district.

E. *Lighting.* Wireless communications facilities shall not be illuminated except where required by the FAA, or the Washington Department of Transportation, Aeronautics Division.

F. *Painting.* Wireless communications facilities shall be painted or finished in a manner that blends with the dominant background, except where otherwise required by the FAA or Washington Department of Transportation, Aviation Division. The applicant and the operator of the facility shall have a continuing duty to maintain such paint or finish.

G. *Setbacks.* The following setback standards shall apply to wireless communications facilities:

1. Accessory equipment structures and wireless communications support structures which are attached to existing buildings or other permanent structures shall comply with the setback requirements for the underlying district.
2. Free-standing wireless communications support structures located in any district shall be set back from any property line of an abutting residential use or district by a distance equal to the height of the wireless communications support structure, or the setback of the underlying district, whichever is greater.
3. Setbacks for free-standing wireless communications support structures shall be measured from the ground-level base of the structure.
4. The setback in any district may be reduced by means of a Type I review if the applicant can demonstrate that:
  - a. Reduction in the setback increases the screening opportunities between the facility and abutting residential and other uses, for example, by placement behind tall trees, in tree groves, behind buildings or near other tall elements; and
  - b. The reduction in setback allowed is the minimum required to achieve increased visual screening of the facility from abutting residential uses.

H. *Landscaping standards.* Wireless communications facilities in residential and commercial districts shall be subject to the following landscaping and screening standards:

1. The perimeter of the wireless communication support structure and any guy wires and anchors shall be enclosed by a fence or wall per requirements contained in Chapter 20.925 VMC, Landscaping.
2. Within the required setback, the applicant shall provide landscaping to include: at least one row of evergreen shrubs spaced not more than 5' apart and capable of growing to form a continuous hedge at least 5' high within 5 years of planting, and evergreen trees or shrubs, spaced not more than 15' apart or less than 4' high when planted.
3. Landscape materials shall be selected and sited to produce a hardy and drought-resistant landscape area and approved by the planning official or his designate.
4. Maintenance of the landscaped area shall be the responsibility of the applicant and/or operator of the facility. Required landscaping must be maintained in a healthy condition. Trees and shrubs that die must be replaced with healthy materials of the same or similar species and same size to the extent practicable.
5. Temporary irrigation shall be provided to help ensure survival during the critical establishment period.
6. The planning official or his designate may allow the use of landscaping and screening other than that described in subsections a and b above if the applicant shows the proposed landscaping and screening will achieve at least the same degree of screening provided pursuant to those subsections when viewed from off-site public areas and residences.

I. *Height standards.* The following standards shall apply to wireless communications facilities:

1. The height of a wireless communications facility shall include the support structure and any attached antennae proposed at the time of application.
2. The maximum height of wireless communications support structures and their antennae shall meet the maximum height standards of the underlying zone, except that all new support structures or attached antennae that exceed 100' in overall height in any zoning district shall require a Type III conditional use permit.
  - a. A lightning rod, not to exceed 10' in height, or FAA-required lighting shall not be included within the height limitations;
  - b. Antennae or equipment shelters that are mounted on existing buildings or structures, or other wireless communications support structure or collocated facilities, in residential, commercial and industrial districts are exempt from the

height restrictions of the underlying zone, but shall be no more than 15' taller than the existing building or structure on which the antennae is mounted.

3. The height limitation exemptions contained in VMC 20.910 Exceptions and Interpretations shall not apply to wireless communications support structures and antennae.

J. *Parking.* Each site for a wireless communications support structure shall designate one adjacent parking space. An existing parking space on a parent site may be utilized to meet this standard.

K. *Dispersal.* (Reserved)

L. *Access.* Whenever possible, vehicular access to the facility shall be incorporated into the existing driveway of a site.

M. *Insurance.* Liability insurance in an amount not less than \$1,000,000 shall be maintained by the owner and operator of the facility until such facility is dismantled and removed from the parent site. Failure to maintain insurance coverage shall constitute a violation of this ordinance and grounds for revocation of a permit.

N. *Performance bond.* The applicant or facility operator of the facility shall obtain and keep in force throughout the time the facility is located on the site a performance bond payable to the city in the amount of not less than \$1,000 or such other greater amount as found by the planning official or his designate to be, to cover the estimated reasonable costs of removal of such facility by the city if required pursuant to VMC 20.890.110; these include direct and administrative costs associated with demolition, dismantling, removal and disposal of the facility by the city or its contractor. The bond shall be reviewed by the planning official or his designate every five years to ensure that it is sufficient to cover the costs of removal. Additionally, the applicant or facility operator shall post a separate bond for a two-year period following issuance of approval for the facility, in the amount of not less than \$1,000 or such greater amount as found by the planning official or his or her designate to be sufficient to cover the cost of maintaining landscaping and/or screening of the facility.

O. *Building and utility permits.* The applicant for a permit pursuant to this ordinance shall submit an application, plans, specifications and all other materials to obtain a building permit and any applicable utility permits. Such permits may be applied for either concurrently or after approval of other permits required by this ordinance. Submittal requirements for attached antennae and collocations are M., Liability Insurance, N. Performance Bond and a lease agreement.

P. *Screening.* For new support structures and accessory equipment to be located in any district other than industrial districts, visual impacts must be mitigated to the greatest extent practicable by using stealth design, camouflage or screening, including but not limited to: fencing, landscaping, strategic placement adjacent to existing buildings or existing vegetation, placement of accessory equipment structures underground, and/or incorporation of wireless

facilities into the architectural features of existing buildings or structures. Mitigation may also include design compatibility with key elements in the surrounding area, such as: use of brick or other material similar to that used in adjacent buildings or structures; visually blending of support structures with compatible architectural features such as flag poles, bell towers or cornices; or use of existing vegetation to camouflage support structures.

*Q. Replacement of existing structures.* A wireless communications support structure may be permitted by means of a Type I procedure as governed by Section 20.210.040 VMC, subject to the standards in the underlying zoning district, except where otherwise noted in the use provisions of this chapter, if it replaces an existing pole, light standard, telecommunications pole or other pole-like structure of the same or greater height, and is not more than twice the same circumference of the pole being replaced, and the antennae attached to such monopole otherwise meets the applicable standards of this section.

*R. Collocation evaluation study.* An applicant's collocation study shall consist of a report that includes the following:

1. Identification of other wireless communication sites within the search ring for the proposed wireless facility, based on the City's database or contact with other providers.
2. Certification from a qualified radio engineer indicating whether the necessary service is technically feasible if provided by collocation on the other provider's site.
3. A response from the owner/lessor of the site(s) identified by the other provider(s), who either agrees or disagrees to collocation on their property; and/or: lease agreement.
4. An evaluation of access and site area at the possible collocation site(s) identified.

*S. Aviation criteria.* Any proposed telecommunication device, structure or object shall be reviewed to ensure that it does not penetrate any of the airspace surfaces on or near a public or private airport; if such airspace is obstructed, the permit shall be denied. Special attention shall be given to the following:

1. *Approach surface.* Land lying beneath the approach surface which extends outward uniformly to a width of 1,250 feet at a horizontal distance of 5,000 feet from the runway end.
2. *Transitional surface.* The transitional surface begins at the runway end and on either side of the runway surface and slopes upward and outward at a 7:1 slope meeting the horizontal surface at 150' above the elevation of the airport.
3. *Horizontal Surface.* The horizontal surface begins by swinging arcs of 5,000 feet from the center end of the runway surface creating an elongated oval above the runway. The height of the horizontal surface is 150 feet above the elevation of the airport.

4. *Conical Surface.* The conical surface begins at the edge of the horizontal surface and extends upward and outward for a distance of 4,000 feet at a slope of 20:1 with an initial elevation of 150 feet above the airport elevation.

NN. VMC 20.895.020, which was adopted by Ordinance M-3643, is amended as follows:

**20.895.020 Animal Kennels/Shelters.**

A. *Defined.* The development standards in Subsection B and C below apply to any facility that falls within the use classification ~~category~~ for Animal Kennels/Shelters, pursuant to VMC 20.160.020(E)(3) as reviewed during site plan review, as governed by VMC 20.270.

B. *Site requirements.* Where allowed, kennels and shelters shall be located not less than 50' from any property line. Kennels providing adequate sound-proofing pursuant to the off-site noise provisions of Chapter 20.935 VMC may have said setback wholly or partially waived to no less than the extent of any main or accessory building setbacks as may also be applicable. Such facilities shall provide automobile and truck ingress and egress; and shall also provide parking and loading spaces so designed as to minimize traffic hazards and congestion. Applicants shall demonstrate compliance with all of the requirements of Chapter 20.935 VMC Off-site Impacts.

OO. VMC 20.895.030, which was adopted by Ordinance M-3643, is amended as follows:

**20.895.030 Cemeteries.**

A. *Defined.* The development standards in Subsection B and C below apply to any facility that falls within the use classification ~~category~~ for Cemeteries, pursuant to Section 20.160.020(E)(4) VMC as reviewed during site plan review, governed by Chapter 20.270 VMC.

B. *Access.* A cemetery or related facility shall have its principal access on City arterial or road with ingress and egress designed so as to minimize traffic congestion as determined by the City Engineer.

C. *Landscaping.* A cemetery shall establish and maintain a 15' landscape buffer along its entire perimeter except driveways, as governed by Chapter 20.925 VMC Landscaping.

PP. VMC 20.910.040, which was adopted by Ordinance M-3643, and last amended by Ordinance M-4105, is amended as follows:

20.910.040 Yard Requirements.

A. *Projections into required yards.* Certain architectural features may project into required yards or courts as follows:

1. Cornices, canopies, eaves, belt courses, bay windows, sills or other similar architectural features, or fireplaces not including floor extensions may extend no more than 24 inches into any required yard area.
2. Fire escapes, open-uncovered porches, balconies, ~~landing places~~, or outside stairways may extend no more than 18 inches into any required side, side street, or rear yard setback, and no more than six feet into any required front yard setback. Open porches, decks or stoops not exceeding 18 inches in height may extend no closer than 18 inches to any lot line.

B. *Exceptions to front yard requirements.*

1. If there are legally established structures on both abutting lots with front yards less than the required depth for the district, the front yard for the lot need not exceed the average front yard of the abutting structures.
2. If there is a legally established structure on one abutting lot with a front yard less than the required depth for the district, the front yard need not exceed a depth of half-way between the depth of the front yard on the abutting lot and the required front yard depth.

C. *Flag lots.* The setbacks for flag lots may be reduced upon review and approval of the Planning Official, provided that no setback is less than five feet, and the dwelling is not less than 25 feet from any other dwelling.

D. *Exception for existing setbacks.* Additions to legally established building floor area may be continued along existing setback lines so long as a minimum setback of three feet is maintained. This provision does not allow additional building height.

QQ. VMC 20.945.070, adopted by Ordinance M-3643, and last amended by Ordinance M-4223, is amended as follows:

20.945.070 Minimum Off-Street Parking Requirements.



A. *Parking requirements for unlisted uses.*

1. The Planning Official may rule that a use not specifically listed in Table 20.945.070–2 below is a use similar to a listed use and that the same parking standards shall apply. If the applicant requests that the Planning Official’s decision be rendered in writing, it shall constitute an interpretation, as governed by Chapter 20.255 VMC; and
2. The Planning Official shall maintain a list of approved unlisted use parking requirements that have the same effect as an amendment to this chapter.

B. *Choice of parking requirements.* When a building or use is planned or constructed in such a manner that a choice of parking requirements could be made, the use which requires the greater number of parking spaces shall govern.

C. *Measurements.* The following measurements shall be used in calculating the total minimum number of vehicle parking spaces required in this chapter:

1. Fractions. Fractional space requirements of up to 0.5 shall be rounded down to the next whole number and 0.5 or greater rounded up to the next whole number.
2. Employees. Where employees are specified for the purpose of determining the minimum vehicle parking spaces required, the employees counted are those who work on the premises during the largest shift at the peak season.
3. Students. When students are specified for the purpose of determining the minimum vehicle parking spaces required, the students counted are those who are on the campus during the peak period of the day during a typical school term.
4. Space. Unless otherwise noted, where gross square feet (gsf) are specified, the area measured shall be gross floor area under the roof measured from the faces of the structure, excluding only space devoted to covered off-street parking or loading.

D. *Exclusions to minimum vehicle parking requirements.* The following shall not be counted towards the computation of the minimum parking spaces as required in Table 20.945.070-2 below:

1. On-street parking. Parking spaces in the public street or alley shall not be eligible as fulfilling any part of the parking requirement except as provided elsewhere in this title;

2. Fleet parking. Required vehicle parking spaces may not be used for storage of fleet vehicles, except when a use can show that employee and fleet parking spaces are used interchangeably, (e.g., the employee drives the fleet vehicle from home, or the spaces are used for fleet storage only at night and are available for employee use during the day). For the purposes of this title, space exclusively devoted to the storage of fleet vehicles will be considered as outdoor storage.

E. *Reductions in minimum required vehicle parking.*

1. The Planning Official may reduce the minimum off-street vehicle parking spaces required in Table 20.945.070-2 by up to 10% in new non-residential developments by means of a Type I procedure, when an applicant for a development permit can demonstrate in a parking study prepared by a traffic consultant or in parking data from comparable sites that:

a. The requested reduction in parking will not have an adverse impact on uses in the immediate vicinity.

b. Use of transit, demand management programs, and/or special characteristics of the customer, client, employee or resident population will reduce expected vehicle use and parking space demand for this development, as compared with Institute of Transportation Engineers (ITE) vehicle trip generation rates and minimum city parking requirements.

c. The city shall not be responsible for providing parking for a development should a reduction in required parking under this section result in a deficit in parking that is not desirable to the owner of the property or use.

2. The Planning Official may reduce the minimum off-street vehicle parking spaces required in Table 20.945.070–2 up to 20% if the required conditions detailed in Section 20.945.070(E)(1) and (2) are met. Reductions in parking minimums shall be cumulative and inclusive of reductions allowed under any provision of Vancouver Municipal Code Title 20.

a. For every five bicycle parking spaces provided which meet bicycle parking design standards or for each bicycle locker (two-bicycle capacity), the minimum motor vehicle parking requirement may be reduced by one space up to 7 % of total required vehicle parking spaces. Mixed-use developments using this provision shall provide bicycle parking indoors.

b. Sites where at least 20 parking spaces are required and where at least one street lot line abuts a designated arterial roadway, transit supportive plazas may be substituted for up to 5% of required vehicle parking.

1. The plaza must be adjacent to the arterial street. If there is a bus stop along the site's frontage, the plaza must be adjacent to the bus stop.
2. The plaza must be at least 300 sq. ft. in area and be shaped so that a 10 foot by 10 foot square will fit entirely within the plaza.
3. The plaza must be open to the public, contain a bench or other sitting area, contain a shelter or other weather protection covering at least 20 sq. ft., and shall have at least 10% and no more than 25% landscaping.

c. **Building Orientation/Site Design Incentive.** Developments which incorporate all of the following building orientation/site design characteristics into the site plan shall be eligible for a 5% reduction in required on-site parking.

1. **Build to the Sidewalk.** Buildings located as close as possible to the public street and sidewalk, preferably at the minimum required setback. Primary entrance shall be oriented toward the street.
2. **Provide public spaces.** Commercial development should provide spaces for civic interaction. To make these more accessible and accommodating to the public, pedestrian plazas, street furniture and landscaped open spaces should be incorporated as site amenities.
3. **Build to the corner.** Buildings on corner lots should be located on the street corner with building frontage on both streets with primary entrances oriented toward the intersection. If no buildings are located at street corners, pedestrian plazas and amenities should provide a focus for the area. Intersection vision clearance standards shall apply.
4. **Pad Development.** Pad development should be located at the corners of a development or at the intersection created by the site driveway with the public street. The location and site design of pad development should integrate seamlessly with the on-site pedestrian circulation plan and all off-site pedestrian, bicycle and transit facilities.

3. A request to reduce the required minimum parking more than 20% is subject to a Type II Variance procedure.

F. *Parking in City Center (CX) Zone.* The following minimum requirements shall apply, in accordance with Section 20.630.050 (Parking Control), in all areas zoned City Center District (CX):

**Table 20.945.070–1  
CX District Parking Space Requirements**

Land Use	Parking Requirements
Residential	1 space/dwelling unit
Transient lodging	1 space/living unit
Congregate care facilities	1 space/two (2) living units
All other uses	1 space/1,000 sq. ft. of floor area

G. *Parking in Transit Overlay District.* Developments located within the Transit Overlay District may be subject to special parking standards contained in VMC 20.550.

H. *Application of Parking Requirements.*

1. Notwithstanding any other requirement of this chapter, no parking shall be required for any commercial use located in an existing structure which abuts Main Street between Fifth Street and McLoughlin Boulevard, up to and including the first two floors above street level, and any basement levels. The requirements for uses in all floors of three stories or above shall be the same as that in all other areas in the City Center District (CX).
2. In addition, notwithstanding any other requirements of this chapter, requirements for off-street parking shall not apply within the Community Commercial District (CC) extending from McLoughlin Boulevard to Fourth Plain Boulevard in the event of a change in commercial occupancy of a building or of a remodeling of a commercial structure if the original floor area is not exceeded by 25%. This provision does not apply to conversion of residential occupancy to commercial occupancy. The requirements for off-street parking for the Community (CC) Commercial District within this area shall be based on the City Center (CX) District Parking Requirements of VMC Table 20.945.070-1 and shall only be for the total area of additions in excess of 25% of the floor area in existence on July 19, 2010.
3. Commercial uses in the CN, Neighborhood Commercial District may count available on-street parking spaces which are immediately adjacent to the development toward the minimum on-site parking requirement.
4. Parking stalls used for Electric Vehicle Basic Charging Stations and Rapid Charging Stations shall be counted toward the minimum number of required parking stalls in a development.

I. *Use of Public Parking.* The requirements for off-street parking can be satisfied by execution of a long-term lease for a segment of equivalent parking in an existing public or private parking facility. Lease fees in public facilities would be at market rates as established and adjusted by the Vancouver City Council after considering the advice of the Parking Advisory Committee. Continued leasing of such space shall be required, and failure to provide the required parking shall be cause for revocation of the occupancy permit for the structure involved.

J. *Specific requirements for minimum parking.* Parking shall be provided for uses as per Table 20.945.070-2 below.

**Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements**

<b>Use</b>	<b>Minimum</b>
<b>RESIDENTIAL</b>	
Household Living	See Housing Types below
Group Living	1 space/7 residents served under age 12 1 space per resident served ages 12 - 17 1 space per resident served age 18 or older
Transitional Housing	1:3 beds
Home Occupation	None
<b>HOUSING TYPES</b>	
Single Dwelling, Attached	1.0/DU <sup>1</sup>
Single Dwelling, Detached	1.0/DU
Accessory Dwelling Units	<del>1.0/DU</del> <u>None</u>
Duplexes	1.0/DU
Multi-Dwelling Units	1.5/DU <sup>4</sup>
Manufactured Home Subdivisions	1.0/DU
Manufactured Home Parks	1.0/DU
<b>CIVIC (Institutional)</b>	
Basic Utilities	None
Community Recreation	Per Approved Parking Study

<b>Use</b>	<b>Minimum</b>
Cultural Institutions	1:400 sq. ft.
Day Care	
- Child Care	Family Day Care Home: none Institutional: 1.0/employee + 1.0/12 children served
- Adult Day Care	Family Day Care Home: none Institutional: 1.0/employee + 1.0/12 clients served
- Dog Day Care	1.0/employee + 1.0/12 animals served
Emergency Services	1:300
Human Service Facilities	Refer to specific use type
Medical Centers	1.0/4 beds (hospital, residential care center); 1.0/2 beds for patients or residents (convalescent hospital, nursing home, congregate care facility)
Parks/Open Space	
- Neighborhood Parks	Parks Department to Determine
- Community Parks	
- Regional Parks	
- Trails	
Postal Service	1:300
Religious Institutions	1.0/6 seats or 12' of bench in main assembly area
Social/Fraternal Clubs	1/100
Transportation Facility	None
Schools	
- Preschool	2/ classroom
- Elementary and Middle	1 space/4 seats or 8 feet of bench length

Use	Minimum
	in auditorium or assembly room, whichever is greater
- High School	1 space/employee, plus 1 space/each 6 students, or 1 space/4seats or 8 feet of bench length in auditorium, whichever is greater.
- College* *Classrooms = 30 students. Lecture halls require additional parking of 12 spaces per 30 seats. Additional parking may be required as determined by Planning Official.	1 space/3 seats in classrooms
<b>COMMERCIAL</b>	
Commercial Lodging	1.0/lodging unit
Eating/Drinking Establishments	1/250
Entertainment-Oriented	
- Adult Entertainment	Refer to specific use, i.e., theater, book or video store
Indoor Entertainment	
- Movie / Live Performance Theaters	1.0/6 seats or 12' of bench
- Skating Rinks / Arcades	1.0/150
- Bowling Alleys	5 spaces per lane
- Shooting Ranges	1 space per lane
- Major Event Entertainment	1.0/6 seats or 12' bench
General Retail	
- Sales-Oriented	1/300
- Personal Services	1/400
- Repair-Oriented	1/400

Use	Minimum
- Bulk Sales	(a) Properties with less than 10,000 square feet of open sales or rental area shall provide 1 space for each one thousand square feet of gross floor area, plus one space for each 2,500 sq. ft of open sales or rental area. (b) Properties with 10,000 square feet or more of open sales or rental area shall provide 1 space for each 1,000 square feet of gross floor area, plus 4 spaces, plus one 1 space for each 10,000 square feet of open sales or rental area in excess of 10,000 sq. ft.
- Outdoor Sales	Same as Bulk Sales
Animal Kennel/shelters	1/600 plus 1 per employee
Motor Vehicle Related	
- Motor Vehicle Sales/Rental	(a) Properties with less than 10,000 square feet of open sales or rental area shall provide 1 space for each one thousand square feet of gross floor area, plus one space for each 2,500 sq. ft of open sales or rental area. (b) Properties with 10,000 square feet or more of open sales or rental area shall provide 1 space for each 1,000 square feet of gross floor area, plus 4 spaces, plus one 1 space for each 10,000 square feet of open sales or rental area in excess of 10,000 sq. ft.
- Motor Vehicle Servicing/Repair	1/500
- Vehicle Fuel Sales <sup>3</sup>	No less than 2
- Elec. Vehicle Re-charging Station	None
Office	
- General	1/400
- Medical	1/200



<b>Use</b>	<b>Minimum</b>
- Extended	1/300
Non-Accessory Parking	NA
Self-Service Storage	Based on area of office
Marina	
<b>INDUSTRIAL</b>	
Industrial Services	1/600
Manufacturing and Production	1/800
Railroad Yards	None
Research and Development	1/600
Warehouse/Freight Movement	1/2000
Wholesale Sales	1/1250
Waste-Related	1 space per 200 sq ft. of office space, plus 1 space per employee
<b>OTHER</b>	
Agriculture/Horticulture	None
Airport/Airpark	None
Cemeteries	1.0/6 seats or 12' of bench in chapels
Detention Facilities	1.0/3 beds
Heliports	None
Mining	1 per employee maximum shift
Rail Lines/Utility Corridors	None
Temporary Uses	None
Wireless Communication Facilities	One

1 DU=Dwelling Unit

2 Does not include outpatient clinics or medical offices; see Medical/Dental Offices.

**3** Gasoline stations offering other retail goods for sale, in enclosed spaces accessible by the customer, shall also comply with the parking requirements for convenience stores. Gasoline stations providing vehicle repair or maintenance services shall also comply with the parking requirements for vehicle repair or service facilities.

**4** Senior multi-family housing project shall provide on-site parking at a minimum rate of one space per dwelling unit.

Section 4. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are declared to be severable.

Section 5. Effective Date. This ordinance shall go into effect 30 days after adoption.

Section 6. Instruction to City Clerk. The City Clerk shall transmit a copy of the revised development code to the Washington Department of Commerce.

Read First Time: November 26, 2018

Ayes: Councilmembers Lebowsky, Glover, Stober, Topper, Turlay, Hansen, Mayor McEnerny-Ogle

Nays: None

Absent: None

Read Second Time: December 3, 2018

PASSED BY THE FOLLOWING VOTE: 6-0

Ayes: Councilmembers Lebowsky, Glover, Stober, Topper, Hansen, Mayor McEnerny-Ogle

Nays: None

Absent: Councilmember Turlay

SIGNED this 3<sup>rd</sup> day of December, 2018

DocuSigned by:  
*Anne McEnerny-Ogle*  
58CB15C0632F403...  
Anne McEnerny-Ogle, Mayor

Attest:  
DocuSigned by:  
*Carrie Lewellen*  
661359AB277E439...  
Natasha Ramras, City Clerk  
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

DocuSigned by:  
*E. Bronson Potter*  
AAC4768B6D2D446...  
E. Bronson Potter, City Attorney

SUMMARY

ORDINANCE NO. M-4254

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending text of Vancouver Comprehensive Plan Chapter 5 and Appendix D, and Vancouver Municipal Code 20.160, 20.210, 20.220, 20.270, 20.285, 20.310, 20.320, 20.410, 20.420, 20.430, 20.440, 20.450, 20.690, 20.885, 20.890, 20.895, 20.910, 20.945; providing for severability; and providing for an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via [www.cityofvancouver.us](http://www.cityofvancouver.us) (Go to City Government and Public Records).

## Certificate Of Completion

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 Certificate Pages: 2  
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Status: Completed

Envelope Originator:  
 Amanda Delapena  
 415 W. 6th Street  
 P.O. Box 1995  
 Vancouver, WA 98668  
 amanda.delapena@cityofvancouver.us  
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Storage Appliance Status: Connected	Pool: City of Vancouver	Location: DocuSign

## Signer Events

Anne McEnergy-Ogle  
 anne.mcenery-ogle@cityofvancouver.us  
 City of Vancouver  
 Security Level: Email, Account Authentication (None)

## Signature

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 bronson.potter@cityofvancouver.us  
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Carrie Lewellen  
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 City of Vancouver  
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## Editor Delivery Events

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## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

<b>Certified Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
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