

11/19/18

12/03/18

ORDINANCE NO. M-4255

AN ORDINANCE of the City of Vancouver, Washington, regarding the siting of Human Service Facilities; Repealing VMC 20.870 “Human Service Facilities”; Amending VMC 20.160.020 “Listing of Use Classifications”, VMC 20.180.060 “Planning Fees”, VMC 20.210.020 “Types of Development Applications”, VMC 20.410.030 “Uses” of Lower Density Residential Districts, VMC 20.420.030 “Uses” of Higher Density Residential Districts, VMC 20.430.030 “Uses” of Commercial and Mixed Use Districts, VMC 20.440.030 “Uses” of Industrial Districts, VMC 20.450.030 “Uses” of Open Space Districts, VMC 20.945.070 “Minimum Off-Street Parking Requirements”; providing for severability; and providing for an effective date.

WHEREAS, the Vancouver City Attorney’s Office advised that VMC 20.870 relating to the siting of Human Service Facilities is susceptible to legal challenge in light of applicable laws governing the housing of unrelated individuals and the financially disadvantaged; and

WHEREAS, the Vancouver City Council is committed to striving to improve services available to underserved or vulnerable residents; and

WHEREAS, the Vancouver City Council directed staff to bring forward an ordinance that would repeal the Human Service Facilities (HSF) Ordinance while addressing, to the extent

practicable, neighborhood concerns regarding safety and livability arising out of the HSF Ordinance repeal; and

WHEREAS, the environmental impacts of the nonproject proposed code text amendments have been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act. Notices of Determination of Nonsignificance being issued on August 30, 2018; and

WHEREAS, the Planning Commission held six (6) duly advertised worksessions and a duly advertised Public Hearing on September 25, 2018, to consider the above referenced Vancouver Municipal Code amendments and did take public testimony; and did close public testimony on September 25, 2018, and voted to recommend adoption of an ordinance that would serve to insulate the City from legal risk and mitigate the secondary impacts of repeal to surrounding businesses and residents; and

WHEREAS, after taking testimony and reviewing the Planning Commission record and the Planning Commission recommendation, the City Council adopts this Ordinance as set forth below so as to Repeal of VMC 20.870 relating to Human Service Facilities; and Amendment of VMC 20.160.020 "Listing of Use Classifications", VMC 20.180.060 "Planning Fees", VMC 20.210.020 "Types of Development Applications", VMC 20.410.030 "Uses" of Lower Density Residential Districts, VMC 20.420.030 "Uses" of Higher Density Residential Districts, VMC 20.430.030 "Uses" of Commercial and Mixed Use Districts, VMC 20.440.030 "Uses" of Industrial Districts, VMC 20.450.030 "Uses" of Open Space Districts, VMC 20.945.070 "Minimum Off-Street Parking Requirements".

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

**Section 1.** The City Council declares that the purpose of this Ordinance is to repeal VMC 20.870 and amend Title 20 VMC in order to remove legislative restrictions placed upon the siting of Human Service Facilities so as to decrease the barriers placed on the creation of new social service providers and ensure compliance with applicable laws including, without limitation, Title VIII of the Civil Rights Act, the Fair Housing Act.

**Section 2.** Findings.

A. The City's Human Service Facilities Ordinance, Title 20.870 VMC, was enacted with the input of an Ad Hoc Committee known as the "Social Services Siting Task Force" composed of representatives from the social services, Vancouver neighborhoods, and city and county governments.

B. The problem that the Human Services Facilities Ordinance was intended to address was described as a truly bleak situation of urban decay related to homelessness and poverty in downtown Vancouver and its adjacent residential neighborhoods in 1991. This situation was blamed at least in part on an "over-concentration" of social services agencies in downtown Vancouver. (Final Report of the Social Services Siting Task Force, pp.4-7 (July 15, 1991.))

C. Best available legal authority provided to guide the Social Services Siting Task Force in 1991 supported the enactment of the Human Services Ordinance; however, this legal

authority was later clarified through subsequent legal decisions. The City Attorney's Office conducted a review of the HSF Ordinance following the issuance of these later decisions and found the Human Service Facilities Ordinance to be increasingly susceptible to legal challenge.

D. Testimony presented by Vancouver Police Command Staff during duly advertised worksessions held by the City Planning Commission in 2018 reported no statistically significant difference between the number of police calls for service generated to Human Service Facilities as compared to police calls generated by citizens at similar "for profit" businesses. As a result, as of 2018, there is no evidence before this Council that criminal activity surrounding Human Service Facilities are higher to any significant degree than the criminal activity surrounding their "for profit" counterparts.

E. Conversely the testimony and evidence presented to the Planning Commmission and City Council suggests that repeal of the Human Service Facilities Ordinance will increase the opportunities for social service providers to exercise business discretion in locating services where they are most useful and financially sustainable.

**Section 3.** Section 20.160.020 of the Vancouver Municipal Code entitled "Listing of Use Classifications" as last amended by Ordinance M-4187 on 12/5/2016 is hereby amended to read as follows:

**Section 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).~~

43. 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.

54. 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 Centers. Public, private, and non-profit social, resource and multi-purpose facilities that are open to the public for free or fee (including membership fees). Examples include: community centers; senior centers; homeless day centers. Accessory uses may include offices, food preparation and service, child care, laundry facilities, showers, health assessments, classrooms and related activities.

~~34.~~ 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 may include clubhouses, pro shops, offices, locker rooms, restaurants/delis/concession stands, child care facilities, rest rooms, maintenance facilities, and parking. Excludes such facilities when ~~col~~-located 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.)

~~45.~~ Cultural Institutions. Public or non-profit cultural facilities including libraries, museums, historic sites, and galleries.

~~56.~~ 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.

67. 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, including drug and alcohol treatment. 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. May include on-site functions related to ministry to the poor such as emergency overnight shelter, food service, group meals and food and clothing pantries.

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 col-locate 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 and Transient Lodging. Residential facilities such as hotels, motels, rooming houses, ~~and~~ bed-and-breakfast establishments, and homeless shelters where tenancy is typically less than one month. May include accessory meeting, convention facilities, and ~~restaurants/bars~~ food preparation and service.

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, and group meal service.

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, amphitheaters, 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; and clothing and food pantries. 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, micro distilleries, 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; food banks; 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.

**Section 4.** Section 20.180.060 of the Vancouver Municipal Code entitled “Planning Fees” as last amended by Ordinance M-4205 on 7/17/2017 and ACM CPI Increase on 12/20/2017 is hereby amended to read as follows:

**Section 20.180.060 Planning Fees**

Required planning fees. Fees for planning related applications, permits, and services are set forth in Table 20.180.060.

<b>Section</b>	<b>Activity</b>	<b>2018</b>
<b>1.</b>	<b>Address Changes</b>	\$440.00
<b>2.</b>	<b>Airport height combining district</b>	\$626.00
<b>3.</b>	<b>Appeals (to Hearing Examiner, Planning Commission, or City Council)</b>	
A.	Filed by a recognized city neighborhood association	\$133.00
B.	Involving an individual single-family or duplex lot	\$617.00
C.	All other (see SEPA fees for SEPA procedural appeal fee)	\$1,763.00
<b>4.</b>	<b>Archaeological Review</b>	
A.	Pre-Determinations	
1.	Base Fee	\$573.00
2.	Plus fee per acre for each acre more than 5	\$97.00
B.	Surveys and other special studies	Cost Recovery <sup>2</sup>
<b>5.</b>	<b>Binding site plan</b>	
A.	Conceptual – Requiring subsequent site plan review	
1.	Same as comparable short subdivision or subdivision	See short subdivision or subdivision
B.	Detailed – Not requiring subsequent site plan review	
1.	Same as comparable short subdivision or subdivision	See short subdivision or subdivision

2.	Plus one half (1/2) comparable site plan review	See site plan review
<b>6.</b>	<b>Boundary Line Adjustments</b>	
	Base fee	\$926.00
	Plus fee per lot for each additional lot more than two	\$300.00
<b>7.</b>	<b>Comprehensive Plan Amendments</b> (includes rezone in conjunction with plan amendment)	\$12,164.00
<b>8.</b>	<b>Conditional Use Permit</b>	
A.	Initial ( <u>Community Centers, Group Meal Service, Shelters</u> )	<u>\$1,322.00</u>
B.	<u>Initial (All Others)</u>	\$7,450.00
C.	Major Modification, Type III	\$1,322.00
<u>D.</u>	Minor Modification, Type I	\$300.00
<b>9.</b>	<b>Continuance of Public Hearing</b>	
A.	Initiated by applicant after public notice is mailed	\$1,763.00
B.	Resulting from inadequate information provided by the applicant. Does not apply in cases where new information is presented at the hearing by staff or other parties.	\$1,763.00
C.	Hearing Examiner Reconsideration Request	\$1,763.00
<b>10.</b>	<b>Covenant Release - Full and Partial</b>	\$7,845.00
<b>11.</b>	<b>Critical Areas Permit</b>	
A.	Single-family and duplex lots (Fee per Applicable Critical Area)	
1.	Fish and Wildlife Habitat Areas	\$1,322.00
2.	Frequently Flooded Areas	\$265.00
3.	Geologic Hazard Areas	\$265.00
4.	Wetland Areas	\$1,322.00
B.	All Others (Fee per Applicable Critical Area)	
1.	Fish and Wildlife Habitat Areas	\$2,646.00

2.	Frequently Flooded Areas	\$608.00
3.	Geologic Hazard Areas	\$608.00
4.	Wetland Areas	\$2,646.00
C.	Minor Exception Request	
1.	Single-family and duplex lots	\$608.00
2.	All others	\$635.00
D.	Reasonable Use Request	
1.	Single-family and duplex lots	\$3,880.00
2.	All others	\$7,715.00
E.	Digitizing Critical Areas Geographic Information	Cost Recovery <sup>2</sup>
<b>12.</b>	<b>Design Review (Downtown)</b>	
A.	Minor exterior reviews only	\$529.00
B.	All others, including new buildings	\$1,763.00
<b>13.</b>	<b>Development Agreement</b>	
A.	Initial	\$3,695.00
B.	Modification	\$1,679.00
C.	Extension	\$504.00
<b>14.</b>	<b>Extension of Preliminary Approval</b>	\$617.00
<b>15.</b>	<b>Grading and Erosion Control Permit</b> (includes plan check and inspection)	
A.	50 cubic yards or less and less than 1 foot in depth	No Fee
B.	51 to 100 c.y. or greater than 1 foot in depth	\$115.00
C.	101 to 500 c.y.	
1.	Base fee	\$231.00
2.	Plus fee per 100 c.y. (or fraction thereof) above 500 c.y. (Note: Maximum total grading and erosion control fee shall be \$275.00, \$303.00)	\$15.00
D.	Fees resulting from work in progress without a permit	2 x regular fee



<b>16.</b>	<b>Home Occupation</b>	
A.	General	\$176.00
B.	Penalty - When application is received after code enforcement action has been initiated.	2 x regular fee
<b>17.</b>	Human Service Facility Siting Request	\$617.00
<b>18.</b>	Impact Fee Deferral for Single-Family Housing - Administrative fee per lot	\$553.00
<b>19.</b>	<b>Joint use parking agreement</b>	\$990.00
<b>20.</b>	<b>Land Use Permit</b>  (Single family and duplex residential; sheds; decks; driveways, etc.)	\$45.00
<b>21.</b>	<b>Lot Determination</b>	
A.	Base fee (1-2 lots)	\$1,931.00
B.	Plus per lot fee over 2	\$617.00
<b>22.</b>	<b>Master Plan<sup>2</sup></b>	
A.	Conceptual  (requiring subsequent site plan review)	\$6,853.00
B.	Detailed  (not requiring subsequent site plan review)	\$6,853.00 plus ½ applicable site plan review fee
C.	Hybrid  (conceptual approval for overall site, plus partial detailed approval)	\$6,853.00 plus ½ applicable site plan review fee for area for which detailed approval is sought
<b>23.</b>	<b>Planned Development</b>	
A.	Residential	
1.	Base fee	\$2,143.00
2.	Plus fee per unit	\$97.00
3.	Minimum: \$3,065.00; maximum: \$13,857  Subdivision fee reduced by ½ when filed simultaneously.	

B.	Non-Residential	
1.	Base fee	\$2,116.00
2.	Plus fee per sq. ft. – ground floor	\$0.54
3.	Plus fee per sq. ft. – upper floors	\$0.24
4.	Minimum: \$3,148.00; maximum: \$20,714.00	
C.	Mixed	
1.	Base fee	\$2,116.00
2.	Plus fee per sq. ft. – ground floor	\$0.54
3.	Plus fee per sq. ft. – upper floors	\$0.24
4.	Minimum: \$3,148.00; maximum: \$20,859.00 No rezone fee. Subdivision reduced by ½ when filed simultaneously.	
<b>24.</b>	<b>Planning Official Review</b>	
A.	Temporary Use	
1.	Seasonal or special event	\$86.00
2.	Temporary sales office, model home, or unforeseen emergency	\$259.00
3.	Temporary Use in a Commercial or Industrial District	\$1,216.00
B.	Similar Use Determination or Other	\$1,216.00
<b>25.</b>	<b>Plat Alteration</b>	\$5,694.00
<b>26.</b>	<b>Post-Decision Reviews</b>	
A.	Post-decision review – Type I	\$300.00
B.	Post-decision review – Type II	\$845.00
C.	Post-decision review – Type III	\$1,322.00
<b>27.</b>	<b>Pre-Application Conference Process</b>	
A.	Pre-application conference request - Single-family and duplex lots	\$265.00
B.	Pre-application conference request - all others	\$881.00
C.	Pre-application waiver request	\$133.00

<b>28.</b>	<b>Zoning Verification Letter</b> (authorizes replacement of destroyed structure)	\$202.00
<b>29.</b>	Reporting (misc. application and permit information)	Cost Recovery <sup>2</sup>
<b>30.</b>	<b>SEPA Checklist (Environmental Review)</b>	
A.	Grading Permit	
1.	Single-family and duplex lots	\$117.00
2.	All other	
	a. Base fee	\$864.00
	b. Plus fee per acre of land disturbed by the project	\$15.00
B.	Subdivision or Planned Development	
	a. Base fee	\$706.00
	b. Plus fee per acre of land disturbed by the project	\$9.00
C.	Site Plan Review – Residential	
	a. Base fee per unit up to 5 units	\$176.00
	b. Plus fee per unit more than 5	\$17.00
D.	Non-Projects (including rezone and annual review applications)	\$1,939.00
E.	All other reviews	
	a. Base fee	\$1,410.00
	b. Plus fee per acre of land disturbed by the project	\$46.00
F.	SEPA Procedural Appeal (See "Appeals - All others" for substantive SEPA appeal fee)	\$114.00
G.	Environmental Impact Statement (EIS) Review	Cost Recovery <sup>2</sup>
<b>31.</b>	<b>Shoreline Permits</b>	
A.	Shoreline Substantial Development Permit	\$6,170.00
B.	Shoreline Conditional Use Permit	\$6,788.00
C.	Shoreline Variance Request	\$6,788.00
<b>32.</b>	<b>Short Subdivisions</b>	

A.	Preliminary (9 lots or fewer) Plats	\$5,994.00
B.	Final Plat Check	\$2,036.00
<b>33.</b>	<b>Signs - all except sandwich board signs</b>	\$300.00
<b>34.</b>	<b>Site Plan Review (Type I)</b>	
A.	Residential	\$259.00
B.	Non Residential	\$1,216.00
C.	Qualifying Planned Action	Same as Type II Site Plan Review Fees
<b>35.</b>	<b>Site Plan Review (Type II) – Residential</b>	
A.	Base fee	\$1,525.00
B.	Plus fee per unit	\$105.00
C.	Maximum fee:	\$21,493.00
<b>36.</b>	<b>Site Plan Review (Type II) - Non Residential</b>	
A.	General Case	
1.	Base fee	\$4,142.00
2.	Plus fee per sq. ft. – ground floor	\$0.16
3.	Plus fee per sq. ft. – upper floors	\$0.08
B.	Commercial pad within a previously approved site plan that was not originally reviewed for the proposed specific use or structure	\$2,829.00
C.	Land-extensive uses such as a golf course	\$3,410.00
D.	Unoccupied commercial and utility structures	\$1,570.00
<b>37.</b>	<b>Special Valuation – Historic Preservation</b>	\$447.00
<b>38.</b>	<b>Subdivisions – Preliminary</b>	
A.	2-9 Lots (not qualifying as a short subdivision)	\$6,338.00
B.	10-22 Lots	\$9,165.00
C.	23+ Lots	
1.	Base fee (for first 23 lots)	\$9,165.00
2.	Plus fee per lot (each lot more than 23)	\$230.00

D.	In conjunction with a planned development	½ regular fee
<b>39.</b>	<b>Subdivisions – Final Plat Check</b>	\$4,616.00
<b>40.</b>	<b>Tenant improvement (if exempt from site plan review)</b>	\$86.00
<b>41.</b>	<b>Tree plan review</b>	
A.	Levels 1, 2, 4, 5	\$291.00
B.	Levels 3, 6, 7	\$97.00
<b>42.</b>	<b>Variance</b> (full fee for 1 <sup>st</sup> variance; 1/2 cost for 2nd; \$0 for 3rd or more)	
A.	Type I	
1.	Single-family and duplex lots	\$608.00
2.	All other	\$635.00
B.	Type II	
1.	Single-family and duplex lots	\$1,914.00
2.	All other	\$4,614.00
<b>43.</b>	<b>Zoning Certificates</b>	\$661.00
<b>44.</b>	<b>Zoning Map or Text Change</b> (not involving comprehensive plan amendment)	\$7,947.00

<sup>1</sup>Fees effective on 1/1/2018 shall be further adjusted as provided for under 20.180.050

<sup>2</sup>Cost Recovery: Applicants or persons requesting reports will be required to sign an agreement that they will pay the actual cost of the work being performed. Actual costs will be calculated based on the salary and benefits of the employees performing work plus overhead at a rate of 30%.

<sup>3</sup>Projects with approved master plans, which include preliminary stormwater and transportation plans, shall be entitled to a 30% reduction in the fee for stormwater and transportation plan review.

**Section 5.** Section 20.210.020 of the Vancouver Municipal Code entitled “Types of Development Applications” as last amended by Ordinance M-4179 is hereby amended to read as follows:

**Section 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
	Critical Areas Permit (Type I)	20.740.040 B	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, 1st 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	20.740.040	Planning Official
	<del>Human Services Facilities – Collocation</del>	<del>20.870</del>	<del>Planning Official</del>
	Planned Developments – Detailed Plan, 2-Year Extension	20.260	Planning Official
	Public Facility Master Plans – Concept Plan Subsequent Phases & Extensions	20.268	Planning Official
	Shoreline Substantial Development Permit	20.760	Planning Official
	Short Subdivision – Preliminary Plat	20.320	Planning Official
	Site Plan Review	20.270	Planning Official
	Subdivision – 2nd 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	17.39.070	Clark County Historic Preservation Commission
	<del>Human Service Facilities – Initial, Spacing Modification</del>	<del>20.870</del>	<del>Hearings Examiner</del>
	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
	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



			City Council
	Habitats of Local Importance	20.740	Planning Commission City Council
	Interpretations – Codification	20.255	Planning Commission City Council
	Planned Developments, greater than 25 acres in size	20.260	Planning Commission City Council
	Planned Developments, 25 acres or less	20.260	Hearings Examiner City Council
	Text/Map Amendment – Legislative	20.285	Planning Commission City Council
	Zoning Map Amendments, greater than 25 acres in size	20.285	Planning Commission City Council
	Zoning Map Amendments, 25 acres or less	20.285	Hearings Examiner City Council

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.

**Section 6.** Vancouver Municipal Code Section 20.410.030 entitled “Uses” as last amended by Ordinance M- 4187 is hereby amended as follows:

**Section 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.

<b>TABLE 20.410.030-1</b>				
<b>LOWER-DENSITY RESIDENTIAL DISTRICTS USE TABLE</b>				
<b>USE</b>	<b>R-2</b>	<b>R-4</b>	<b>R-6</b>	<b>R-9</b>
<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>
<del>Transitional Housing</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
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	L <sup>21</sup>	L <sup>21</sup>	L <sup>21</sup>	L <sup>21</sup>
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
<u>Community Centers</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
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>
<b>Day Care</b>				
- Family Day Care	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
<del>Human Service Facilities</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
Medical Centers	X	X	X	X
<b>Parks/Open Space</b>				
- 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
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>				
<u>Commercial and Transient Lodging</u>	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
<b>Entertainment-Oriented</b>				
- Adult Entertainment	X	X	X	X
- Indoor Entertainment	X	X	X	X
- Major Event Entertainment	X	X	X	X
<b>General Retail</b>				
- 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

<b>Motor Vehicle Related</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
<b>Office</b>				
- 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>	X	X	X	X
Agriculture/Horticulture				
Airport/Airpark	X	X	X	X
Animal Kennels/Shelters	X	X	X	X
Cemeteries	X	X	X	X
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 Collectives	X	X	X	X
Mining	X	X	X	X
Rail Lines/Utility Corridors	P	P	P	P
Basic Utilities	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>

<sup>1</sup> 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.

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<sup>2</sup> Subject to the provisions of Chapter 20.860 VMC, Home Occupations.

<sup>4</sup> Subject to the provisions of Chapter 20.810 VMC, Accessory Dwelling Units.

<sup>5</sup> 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 20.410.050F – 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.

<sup>6</sup> Subject to provisions in Chapter 20.895.040 VMC, Community Recreation and Related Facilities

<sup>7</sup> Libraries only permitted outright; all other cultural institutions are conditional uses.

<sup>8</sup> Family day care homes for no more than 12 children are permitted when licensed by the State.

<sup>9</sup> 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.

<sup>10</sup> 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).

<sup>11</sup> 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.

<sup>12</sup> Except bus, trolley and streetcar stops, including bus shelters, which are allowed by right.

<sup>13</sup> 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.

<sup>14</sup> 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).

<sup>15</sup> Subject to provisions in Section 20.895. 030VMC.

<sup>16</sup> Subject to provisions in Chapter 20.885, except sales of fireworks which is prohibited in residential zones.

<sup>17</sup> 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.

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

<sup>19</sup> A “designated manufactured home” is exempt from the development standards of 20.410.050F 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 years of the date of the original placement.

<sup>20</sup> Subject to Section 20.410.050(F) Development Standards – Criteria for Placement of Manufactured Homes.

<sup>21</sup> Subject to Section 20.920 Infill Development Standards

<sup>22</sup> 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.

<sup>23</sup> 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.

**Section 7.** Vancouver Municipal Code Section 20.420.030 entitled “Uses” as last amended by Ordinance M- 4187 is hereby amended as follows:

**Section 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</b>				
<b>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
<del>Transitional Housing</del>	$\epsilon^2$	$\epsilon^2$	$\epsilon^2$	$\epsilon^2$
Home Occupation	$L^3$	$L^3$	$L^3$	$L^3$
<b>HOUSING TYPES</b>				
Single Dwelling, Attached	$P^4$	$P^4$	$P^4$	X
Single Dwelling, Detached	$P^4$	$P^4$	$P^4$	$X^5$
Accessory Dwelling Units	$P^1$	$P^1$	$P^1$	$P^1$
Duplexes	$P^4$	$P^4$	$P^4$	$P^4$
Multi-Dwelling Units	$P^4$	$P^4$	$P^4$	$P^4$
Manufactured Home Developments	$L^7$	$L^7/X$	$L^7/X$	$L^7/X$
Designated Manufactured Home	$L^{23}$	X	X	X
New Manufactured Home	X	X	X	X
<b>CIVIC (Institutional)</b>				
Basic Utilities	C	C	C	C
Colleges	C	C	C	C
<u>Community Centers</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Community Recreation	$C^8$	$C^8$	$C^8$	$C^8$
Cultural Institutions	$P/C^9$	$P/C^9$	$P/C^9$	P
<b>Day Care</b>				
- Family Day Care	$P/C^{10}$	$P/C^{10}$	$P/C^{10}$	$P/C^{10}$
- Child Care Center	$L/C^{14}$	$L/C^{14}$	$L/C^{14}$	$L/C^{14}$
- Adult Day Care	$P/C^{11}$	$P/C^{11}$	$P/C^{11}$	$P/C^{11}$
Emergency Services (except ambulance services)	$C^{12}$	$C^{12}$	$C^{12}$	$C^{12}$
<del>Human Service Facilities</del>	<del><math>\epsilon^2</math></del>	<del><math>\epsilon^2</math></del>	<del><math>\epsilon^2</math></del>	<del><math>\epsilon^2</math></del>
Medical Centers	C	C	C	C
<b>Parks/Open Space</b>				
- Neighborhood Parks	P	P	P	P
- Community Parks	$L/C^{13}$	$L/C^{13}$	$L/C^{13}$	$L/C^{13}$
- Regional Parks	$L/C^{13}$	$L/C^{13}$	$L/C^{13}$	$L/C^{13}$
- Trails	$L/C^{13}$	$L/C^{13}$	$L/C^{13}$	$L/C^{13}$
Postal Service	C	C	C	C
Religious Institutions	$L/C^{14}$	$L/C^{14}$	$L/C^{14}$	$L/C^{14}$
Schools	$L/C^{14}$	$L/C^{14}$	$L/C^{14}$	$L/C^{14}$
Social/Fraternal Clubs	$C^6$	$C^6$	$C^6$	$C^6$
Transportation Facility	$P/C^{15}$	$P/C^{15}$	$P/C^{15}$	$P/C^{15}$
<b>COMMERCIAL</b>				
<u>Commercial and Transient</u>	$L/X^{16}$	$L/X^{16}$	$L/X^{16}$	$L/X^{16}$

Lodging				
Eating/Drinking Establishments	L <sup>17</sup> /X	L <sup>17</sup> /X	L <sup>17</sup> /X	L <sup>17</sup> /X
<b>Entertainment-Oriented</b>				
- Adult Entertainment	X	X	X	X
- Indoor Entertainment	X	X	X	X
- Major Event Entertainment	X	X	X	X
<b>General Retail</b>				
- 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
<b>Motor Vehicle Related</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
<b>Office</b>				
- 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
Non-Accessory Parking	X	X	X	X
Self-Service Storage	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	X	X	X	X

Movement				
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
Cemeteries				
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 Collectives	X	X	X	X
Mining	X	X	X	X
Rail Lines/Utility Corridors	C	C	C	C
Temporary Uses	L <sup>21</sup>	L <sup>21</sup>	L <sup>21</sup>	L <sup>21</sup>
Basic Utilities	P	P	P	P
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>

<sup>1</sup> Subject to the provisions of Chapter 20.810 VMC, Accessory Dwelling Units.

<sup>2</sup> ~~Subject to the provisions of Chapter 20.870 VMC Human Service Facilities.~~ The language for this footnote has been deleted.

<sup>3</sup> Subject to the provisions of Chapter 20.860 VMC Home Occupations.

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

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

<sup>6</sup> Subject to the provisions of Section 20.895.040 VMC Community Recreation and Related Facilities.

<sup>7</sup> 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 20.420.050G – 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.

<sup>8</sup> Subject to the additional provisions in Section 20.895.040 VMC.

<sup>9</sup> Libraries permitted only; all other cultural institutions are conditional uses.

<sup>10</sup> 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.

<sup>11</sup> Adult day care facilities with 12 or fewer clients are permitted outright; larger facilities are permitted as conditional uses.

<sup>12</sup> Subject to the provisions of Chapter 20.870 VMC, Human Service Facilities

<sup>13</sup> 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.

<sup>14</sup> 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.

<sup>15</sup> Except bus, trolley and street car stops, including bus shelters, which are allowed by right.

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

<sup>17</sup> New commercial uses allowed as limited uses subject to special development restrictions in Section 20.420.060 VMC. 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).

<sup>18</sup> Subject to the provisions in Section 20.895.030 VMC.

<sup>19</sup> Subject to the provisions of Chapter 20.850 VMC, Dog Day Care.

<sup>20</sup> Except as an accessory to a medical center.

<sup>21</sup> Subject to provisions of Chapter 20.885, except sale of fireworks prohibited in residential zones.

<sup>22</sup> Subject to the provisions of Chapter 20.890 VMC Wireless Communications Facilities.

<sup>23</sup> 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 years of the date of the original placement.

<sup>24</sup> Subject to the provisions of Chapter 20.840 VMC, Child Care Centers.

**Section 8.** Vancouver Municipal Code Section 20.430.030 entitled “Uses” as last amended by Ordinance M- 4187 is hereby amended as follows:

**Section 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.

<b>Table 20.430.030 – 1</b>								
<b>Commercial and Mixed-Use Districts Use Table</b>								
<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>4</sup></b>
<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
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, 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, 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 Developments	X	X	X	X	X		X	X
Designated Manufactured Homes	X	X	X	X	X		X	X
New Manufactured Homes	X	X	X	X	X		X	X
<b>CIVIC (Institutional)</b>								
Basic Utilities	C	C	C	P	C		C	C
Colleges	X	C	C	P	C		P	P
Community Centers	X	C	C	C	C		C	C
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
<b>Day Care</b>								

- Family Day Care	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>
- Child Care Center	L <sup>13</sup>	L <sup>13</sup>	L <sup>13</sup>	L <sup>13</sup>	L <sup>13</sup>		L <sup>13</sup>	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
<del>Human Service Facilities</del>	<del>L<sup>9</sup></del>	<del>L<sup>9</sup></del>	<del>L<sup>9</sup></del>	<del>L<sup>9</sup></del>	<del>L<sup>9</sup></del>		<del>L<sup>9</sup></del>	<del>L<sup>9</sup></del>
Medical Centers	X	C	C	P	C		C	P
<b>Parks/Open Space</b>								
- 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
<b>Park &amp; Ride Facilities</b>								
- 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 and Transient Lodging	X	C	P	P	L <sup>18</sup> /C		L <sup>18</sup> /C	P
Eating/Drinking Establishments	L <sup>19,20</sup>	P	P	P	P		P	P
<b>Entertainment-Oriented</b>								
- Adult Entertainment	X	X	L <sup>23</sup>	X	X		X	X
- 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
<b>General Retail</b>								
- Sales-Oriented	L <sup>19</sup>	P	P	P <sup>25</sup>	P		P	P <sup>25,46</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
<b>Motor Vehicle Related</b>								
- Motor Vehicle	X	P <sup>L</sup> <sup>27</sup>	P	P	X		C <sup>27</sup>	X/L <sup>45</sup>

Sales/Rental								
- Motor Vehicle Servicing/Repair	X	<u>P</u> 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 only)	P	P	P	P	P		P	P
- EV Rapid Charging Stations (accessory only)	P	P	P	P	P		P	P
- EV Battery Exchange Stations	X	P	P	P	X		X	P
<b>Office</b>								
- General	L <sup>19</sup>	P	P	P	P		P	P
- Medical	L <sup>19</sup>	P	P	P	P		P	P
- 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
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 Kennels/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			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 Cooperatives	X	X	X	X	X		X	X
Recreational or Medical Marijuana Facilities	X	X	X	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>

<sup>1</sup> Refer to Vancouver Central Park Plan District, 20.640.

<sup>2</sup> Refer to Mixed Use standards in 20.430.060.

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

<sup>4</sup> 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).

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

<sup>6</sup> Allowed pursuant to mixed use standards of 20.430.060.

<sup>7</sup> 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.

<sup>8</sup> The language for this footnote has been deleted.

<sup>9</sup> ~~Subject to provisions of Chapter 20.870 VMC Human Service Facilities. The language for this footnote has been deleted.~~

<sup>10</sup> Subject to the provisions of Chapter 20.860 VMC Home Occupations.

<sup>11</sup> Subject to provisions of Section 20.895.040 VMC Community Recreation and Related Facilities.

<sup>12</sup> ~~This footnote is repealed. The language for this footnote has been deleted.~~

<sup>13</sup> 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.

<sup>14</sup> 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.

<sup>15</sup> The language for this footnote has been deleted

<sup>16</sup> The language for this footnote has been deleted.

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

<sup>18</sup> 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.

<sup>19</sup> Limited uses subject to the development standards in Section 20.430.040(D) VMC.

<sup>20</sup> 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.

<sup>22</sup> Limited uses subject to the development standards in Section 20.430.050(B) VMC.

<sup>23</sup> Subject to provisions in Section 20.820 VMC Adult Entertainment.

<sup>24</sup> Provisions in Section 20.895.060 VMC apply to Indoor Target Shooting Ranges.

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

<sup>26</sup> Subject to provisions in Chapter 20.885 VMC Temporary Uses.

<sup>27</sup> 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; © there is no vehicle display in setback areas, and all setbacks are landscaped rather than paved.

<sup>28</sup> Subject to provisions in Section 20.895.070 VMC, Motor Vehicle Fuel Sales and Repair.

<sup>29</sup> The language for this footnote has been deleted.

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

<sup>31</sup> 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.

<sup>32</sup> Micro-breweries allowed by conditional use; all others prohibited.

<sup>33</sup> Subject to provisions in Section 20.895.020 VMC Animal Kennel/Shelters.

<sup>34</sup> Subject to provisions in Section 20.895.030 VMC Cemeteries.

<sup>35</sup> Secure Transition Facilities as per 20.855.020(B)(6)(a) are prohibited.

<sup>36</sup> Subject to the provisions in Chapter 20.850 VMC Dog Day Care.

<sup>37</sup> 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.

<sup>38</sup> The language for this footnote has been deleted.

<sup>39</sup> Subject to requirements in Chapter 20.890 VMC Wireless Telecommunications Facilities.

<sup>40</sup> Subject to limitations in Section 20.430.050A. Uses defined in Section 20.160.020 C 10.

<sup>41</sup> 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.

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

<sup>43</sup> Parking structures are permitted outright.

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

<sup>45</sup> Motor vehicle rental permitted where ancillary to another use.

<sup>46</sup> 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.

<sup>47</sup> 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.

<sup>48</sup> See Section 20.430.040.E, Park & Ride Facilities development standards.

<sup>49</sup> Subject to 20.884 VMC.

**Section 9.** Vancouver Municipal Code Section 20.440.030 entitled “Uses” as last amended by Ordinance M- 4187 is hereby amended as follows:

**Section 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
<del>Transitional Housing</del>	<del>P<sup>21</sup>/X</del>	<del>X</del>	<del>X</del>	<del>P<sup>21</sup>/X</del>
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 Homes	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
<u>Community Centers</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>P</u>
Community Recreation	L <sup>24</sup>	P	X	L <sup>24</sup>
Cultural Institutions	X	P	X	P
<b>Day Care</b>				
- 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 (except ambulance services)	P	P	P	P
<b>Human Service Facilities</b>				
Medical Centers	C	X	X	P
<b>Parks/Open Space</b>				
- 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>
<b>Park &amp; Ride Facilities</b>				
- Surface	X	L <sup>31</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 and Transient Lodging	P	X	X	P
Eating/Drinking Establishments	L <sup>5</sup>	L <sup>5</sup>	L <sup>6</sup>	L <sup>6</sup>
<b>Entertainment-Oriented</b>				
- Adult Entertainment	X	L <sup>7</sup>	L <sup>7</sup>	X
- Indoor Entertainment	X	X	X	X
- Major Event Entertainment	X	X	X	P
<b>General Retail</b>				
- Sales-Oriented	L <sup>6</sup>	L <sup>6</sup>	L/C <sup>6</sup>	L <sup>6</sup>
- Personal Services	L <sup>6</sup>	L <sup>6</sup>	X	L <sup>6</sup>
- Repair-Oriented	L <sup>6</sup>	L <sup>6</sup>	X	L <sup>6</sup>
- Bulk Sales	X	X	X	X
- Outdoor Sales	X	X	P	X
<b>Motor Vehicle Related</b>				
- 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	P	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	P	P	X	P
<b>Office</b>				
- General	P	P	L/C <sup>9</sup>	P
- Medical	P	P	X	P
- Extended	P	P	X	P
Marina (See also VMC	X	C	X	X

20.760)				
Non-Accessory Parking	C <sup>10</sup>	L <sup>10</sup> /X	X	L <sup>3010</sup>
Self-Service Storage	P	P	P	P
<b>INDUSTRIAL</b>				
Industrial Services	P	P	P	P
Manufacturing and Production	P	P <sup>11</sup>	P <sup>11</sup>	P
Railroad Yards	X	X	X	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
Wholesale Sales	P	L <sup>12</sup>	X	X
Waste-Related	X	X	P <sup>22</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 Kennels/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
Recreational or Medical Marijuana Facilities	X	X	X	X
Medical Marijuana Collectives	X	X	X	X
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>

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> Subject to the conditions in chapter 20.860 VMC Home Occupations.

<sup>4</sup> 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.

<sup>5</sup> 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.

<sup>6</sup> 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.

<sup>7</sup> Subject to provisions in Section 20.820 VMC Adult Entertainment.

<sup>8</sup> Subject to provisions in Section 20.895.070 Motor Vehicle Fuel Sales and Repair.

<sup>9</sup> 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.

<sup>10</sup> 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.

<sup>11</sup> Subject to NAICS Table 20.440-2.

<sup>12</sup> Permitted as limited use provided all activities, except outdoor storage of materials, are wholly contained within building(s).

<sup>13</sup> Secure Community Transition Facilities as per 20.150 are prohibited.

<sup>14</sup> 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).

<sup>15</sup> Subject to provisions in Chapter 20.850 VMC Dog Day Care.

<sup>16</sup> Subject to requirements in Chapter 20.890 VMC Wireless Telecommunications Facilities.

<sup>17</sup> Subject to provisions in Section 20.895.020 Kennels/Shelters.

<sup>18</sup> 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.



<sup>19</sup> 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.

<sup>20</sup> 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.

<sup>21</sup> Existing legally established group living ~~and transitional housing~~ uses are permitted. New group living ~~and transitional housing uses~~ is prohibited.

<sup>22</sup> 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.

<sup>23</sup> Prohibited within 200' of a residential zone.

<sup>24</sup> Subject to provisions of Chapter 20.895.040 VMC Community Recreation and Related Facilities.

<sup>25</sup> ~~Subject to provisions of Chapter 20.870 VMC Human Service Facilities.~~ The language for this footnote has been deleted.

<sup>26</sup> Transportation facilities are permitted except for large or land-intensive facilities such as water taxi and ferry stations.

<sup>27</sup> 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.

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

<sup>29</sup> Vehicle fuel sales is limited to one operation within the Section 30 Plan District.

<sup>30</sup> ~~Non-accessory structural parking only is permitted.~~ The language for this footnote has been deleted.

<sup>31</sup> See Section 20.430.040.E. Park & Ride Facilities Development Standards.

<sup>32</sup> Major Utility Facilities are prohibited with the exception that sewer treatment plants and lagoons are allowed outright.

<sup>33</sup> 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.

<sup>34</sup> 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 broad woven 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 processing	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>		
	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	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>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	P
	3254	Pharmaceutical and medicine manufacturing	P	P
	3255	Paint, coating, and adhesive manufacturing	X	C
	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
	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
	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
	3324	Architectural and structural metals manufacturing	P	P
	3325	Boiler, tank, and shipping container manufacturing	P	P
	3326	Hardware manufacturing	P	P
	3327	Spring and wire product manufacturing	P	P
	3328	Machine shops; turned product; and screw, nut, and bolt manufacturing	P	P
	33281	Coating, engraving, heat treating, and allied activities	P/X <sup>1</sup>	P/X <sup>1</sup>

	3329	Coating, engraving, heat treating, and allied activities	P	P
	33291	All other fabricated metal product manufacturing	P	P
	33299	Metal valve manufacturing	P	P
	32991	All other fabricated metal product manufacturing	P	P
	32992	Ball and roller bearing manufacturing	X	P
	32993	Small arms ammunition manufacturing	X	P
	32994	Ammunition (except small arms) manufacturing	X	P
	32995	Other ordnance and accessories manufacturing	X	P
	32996	Fabricated pipe and pipe fitting manufacturing	P	P
	32997	Industrial pattern manufacturing	P	P
	32998	Enameled iron and metal sanitary ware manufacturing	P	P
	32999	All other miscellaneous fabricated metal product manufacturing	P	P
<b>333</b>	<b>Machinery Manufacturing</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>			
	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 repair	P	P
	336612	Boat building	X	P
	3369	Other transportation equipment manufacturing	X	P
	33699	Other transportation equipment manufacturing		
	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
	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)	C	X
	6112	Junior colleges (and IH)	C	X
	6113	Colleges, universities, and professional schools (and IH)	C	X
	6114	Business schools and computer and management training	C	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

<sup>1</sup> Electroplating and related uses not permitted.

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<sup>2</sup> 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.

**Section 10.** Vancouver Municipal Code Section 20.450.030 entitled “Uses” as last amended by Ordinance M-4701 is hereby amended as follows:

**Section 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 20.450.030-2</b>					
<b>Permitted, Limited, Conditional and Prohibited Uses</b>					
<b>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
<del>Transitional Housing</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
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
<u>Community Centers</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Community Recreation	X	X	X	X	P

Cultural Institutions	X	X	X	X	P
<b>Day Care</b>					
- Family Day Care	X	X	X	X	P
- Child Care Center	X	X	X	X	X
- Adult Day Care	X	X	X	X	P
Emergency Services	X	X	X	X	X
<del>Human Service Facilities</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>P</del>
Medical Centers	X	X	X	X	X
Postal Service	X	X	X	X	X
Religious Institutions	X	X	X	X	X
Schools	X	X	X	X	P
Social/Fraternal Clubs	X	X	X	X	X
<b>COMMERCIAL</b>					
Commercial and Transient Lodging	X	X	X	X	X
Eating/Drinking Establishments	X	X	X	X	X
<b>Entertainment-Oriented</b>					
- Adult Entertainment	X	X	X	X	X
- Indoor Entertainment	X	X	X	X	X
- Major Event Entertainment	X	X	X	X	X
<b>General Retail</b>					
- 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
- Outdoor Sales	X	X	X	X	X
<b>Motor Vehicle Related</b>					
- 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
<b>Office</b>					
- 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>		X	X	X	X
Industrial Services	X	X	X	X	X
Manufacturing and Production	X	X	X	X	X
- Light Industrial	X	X	X	X	X
- General Industrial	X	X	X	X	X
- Heavy Industrial	X	X	X	X	X
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
Major Utility Facilities	X	X	X	X	X
<b>OTHER</b>					
Agriculture/Horticulture	X	X	X	X	X
Airport/Airpark	X	X	X	X	X
Animal Kennels/Shelters	X	X	X	X	
Cemeteries	X	X	X	X	X
Detention & Post Detention Facilities	X	X	X	X	X
Dog Day Care	X	X	X	X	X
Heliports	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
- 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/X</sup>	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	X	C/L <sup>9</sup>	X	C <sup>10</sup>	C

Facilities					
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<sup>1</sup> Parks shall be developed in accordance with the standards set forth in Section 20.450.040 VMC.

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

<sup>3</sup> 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.

<sup>4</sup> 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.

<sup>5</sup> Subject to the provisions of VMC 20.895.030 Cemeteries.

<sup>6</sup> Subject to the development standards of 20.450.040(B)(5).

<sup>7</sup> 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.

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

<sup>9</sup> Permitted subject to the requirements of Section 20.890 VMC.

<sup>10</sup> Permitted only as co-location and through the conditional use process.

**Section 11.** Vancouver Municipal Code Chapter 20.870 entitled “Human Services Facilities” as last amended by Ordinance M-3643 is hereby repealed in its entirety:

**Chapter 20.870**  
**HUMAN SERVICES FACILITIES**

**Sections:**

~~20.870.010 Purpose.~~

~~20.870.020 Types.~~

~~20.870.030 Approval Process.~~

~~20.870.040 Approval Criteria~~

~~20.870.050 Development Standards.~~

~~20.870.060 Existing Facilities.~~

~~**Section 20.870.010 Purpose.**~~

~~Community benefits. Facilitating the provision of basic shelter, food, job training and other health and social services to those City residents in need is an important function of the community. At the same time, it is important that these be regulated in a way that minimizes any adverse off-site impacts, particularly in established neighborhoods where such facilities tend to be located. There is a particular concern that no area bear a disproportionate burden in the provision of these services. The purpose of this Chapter is to identify the procedures and criteria by which such Human Service Facilities will be reviewed.~~

~~(M-3643, Added, 01/26/2004)~~

~~**Section 20.870.020 Types.** A. Class 1 facility. A Class 1 facility is a facility defined as Transitional Housing pursuant to the definition in Section 20.160.020(A)(3) VMC.~~

~~B. Class 2 facility. A Class 2 facility is (1) a human services facility other than a Class 1 facility as defined in Subsection A above, which (2) serves an average of 75 or more clients per day based on the number of days per week that the facility serves its clients.~~

~~C. Class 3 facility. Class 3 facility is (1) a human service facility other than a Class 1 or 2 facility as defined in Subsections A and B above; which (2) serves an average of 20-74 clients per day based on the number of days per week that the facility serves its clients.~~

~~D. Exemption. If the application for location, relocation or expansion of a human service facility states that said facility is to serve an average of 19 or fewer clients per day, based on the number of days per weeks that the facility serves its clients, said facility shall be exempt from the requirements of this Chapter.~~

~~(M 4034, Amended, 12/03/2012, Sec 26 Effective 01/03/2013; M 3643, Added, 01/26/2004)~~

~~**Section 20.870.030 Approval Process.** A. Any new or expanded Human Service Facility shall be reviewed as a Type III, pursuant to VMC 20.210.060, with demonstration of compliance with approval criteria contained in VMC 20.870.040.~~

~~B. Co location of services. The City shall encourage clustering of services, including multi service centers, in areas or situations where such clustering will measurably improve the effective and efficient delivery of services to clients and minimize or reduce adverse impacts to the adjacent neighborhood. In recognition of this, an applicant may request a waiver or reduction of the spacing standards contained in VMC 20.870.050 to a service in an existing Human Service facility by means of a Type II, pursuant to Section 20.210.050 VMC, if the applicant demonstrates that co location of facilities will:~~

~~1. Provide a range of services to the same or similar client population;~~

~~2. Reduce cumulative impacts of the services that would occur if they were separately located;~~

~~3. Improve coordination of services by addressing gaps in services or by reducing duplication of services; and~~

~~4. Improve the ability of the client population to access needed services in a more efficient and coordinated way.~~

~~C. Modification of spacing requirements~~

~~1. An applicant for a Human Service Facility may request a modification of the spacing requirements contained in Section 20.870.050 VMC by up to 20% as part of the approval pursuant to Subsection A above by demonstrating that there is a lack of feasible alternative sites outside of the dispersal area.~~

~~2. An applicant for a Human Service Facility may request a modification of the spacing requirements contained in Section 20.870.050 VMC by more than 20% as part of the initial approval pursuant to Subsection (A) above that all the following conditions and facts exist:~~

~~a. The facts presented constitute an exceptional situation that provides for relief under this provision;~~

~~b. The applicant has demonstrated there is a lack of feasible alternative sites outside of the dispersal area;~~

~~c. Approval of the application will not be substantially detrimental to the public health, safety and welfare or to the property and improvements in the neighborhood.~~

~~(ACM M 3363, Amended, 12/20/2013, Change reference of 20.210.040 to 20.210.020 Type II applicaitons; M 4034, Amended, 12/03/2012, Sec 27 Effective 01/03/2013; M 3663, Amended, 08/02/2004, Sec 21; M 3643, Added, 01/26/2004)~~

~~**Section 20.870.040 Approval Criteria**~~

~~A. Compatibility. The establishment, maintenance or operation of the facility will not, under the circumstances of the particular case, be significantly detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use or be significantly detrimental or injurious to the property or improvements in the neighborhood or to the general welfare of the City.~~

~~B. Compliance with applicable regulations. Demonstration that the applicant has complied with all standards and regulation contained in this Chapter.~~

~~(M 3643, Added, 01/26/2004)~~

~~**Section 20.870.050 Development Standards.** A. Class 1 facility. All such facilities shall be required to comply with each of the following~~

~~standards:~~

~~1. A Transitional Housing provider shall not be sited less than one mile from another such facility or less than 1,320 feet from any Class 2, 3 or other human service facility as defined herein, or from any Residential Care Center defined at VMC 20.150.040. The distances required by this provision shall be measured by following a straight line, without regard to intervening buildings, from the nearest property line of the proposed facility to the nearest property line of the closest existing facility.~~

~~2. All functions associated with such a facility must take place within the building proposed to house the facility, provided, that this regulation shall not apply to facilities that provide services to persons at different locations.~~



~~3. Restrooms must be provided to serve the expected number of clients at peak periods and these must be kept in working order.~~

~~4. Outdoor waiting for clients may be restricted and if allowed shall not be in the public right of way and must be physically separated from the public right of way. Any such outdoor waiting facility must be large enough to accommodate the expected numbers of clients.~~

~~5. A maintenance plan for the exterior of the building and site must be submitted with the application and must be followed. The plan must provide for the building and site to be maintained at a level that will not detract from the character of the surrounding area.~~

~~6. A litter control plan must be submitted with the application and must be followed. The plan must provide for effective litter removal at or near the site of the facility.~~

~~7. Sufficient off street parking must be provided for staff and clients.~~

~~B. Class 2 facility. All such facilities shall be required to comply with each of the following standards:~~

~~1. Class 2 facilities shall be sited not less than 1,320' from any other Class 1, 2, or 3 facility as defined herein. The distances required by this provision shall be measured by following a straight line, without regard to intervening buildings, from the nearest property line of the proposed facility to the nearest property line of the closest existing facility.~~

~~2. Functions associated with such a facility must take place within the building proposed to house the facility, provided that this regulation shall not apply to facilities that provide services to persons at different locations.~~

~~3. Restrooms must be provided to serve the expected number of clients at peak periods and these must be kept in working order.~~

~~4. Outdoor waiting for clients may be restricted and if allowed shall not be in the public right of way and must be physically separated from the public right of way. Any such outdoor waiting facility must be large enough to accommodate the expected numbers of clients.~~

~~5. A maintenance plan for the exterior of the building and site must be submitted with the application and must be followed. The plan must provide for the building and site to be maintained at a level that will not detract from the character of the surrounding area.~~

~~6. A litter control plan must be submitted with the application and must be followed. The plan must provide for effective litter removal at or near the site of the facility.~~

~~7. Sufficient off street parking must be provided for staff and clients.~~

~~C. Class 3 facility. All such facilities shall be required to comply with each of the following standards:~~

~~1. Class 3 facility may be located, relocated or expanded if there are no more than four existing Class 3 facilities within 2,000' of the center of the proposed Class 3 site.~~

~~2. All functions associated with such a facility must take place within the building proposed to house the facility, provided, that this regulation shall not apply to facilities that provide services to persons at different locations.~~

~~3. Restrooms must be provided to serve the expected number of clients at peak periods and these must be kept in working order.~~

~~4. Outdoor waiting for clients may be restricted and if allowed shall not be in the public right of way and must be physically separated from the public right of way. Any such outdoor waiting facility must be large enough to accommodate the expected numbers of clients.~~

~~5. A maintenance plan for the exterior of the building and site must be submitted with the application and must be followed. The plan must provide for the building and site to be maintained at a level that will not detract from the character of the surrounding area.~~

~~6. A litter control plan must be submitted with the application and must be followed. The plan must provide for effective litter removal at or near the site of the facility.~~

~~7. Sufficient off-street parking must be provided for staff and clients.~~  
(M 3643, Added, 01/26/2004)

~~**Section 20.870.060 Existing Facilities.**~~

~~A. Registration. Facilities existing as of November 1, 1991, shall be required to register with the Planning Official and shall provide information regarding size, function and number of clients served.~~

~~B. Compliance with regulations. Such facilities shall be required to comply with all standards and regulations as set forth in this Chapter except spacing requirements within 90 calendar days of the date of receipt of the City's written notice requesting compliance. Spacing and location requirements as set forth herein shall be met by any facility whose client numbers or operations change so that such facility becomes either a Class 1, 2 or 3 facility.~~

~~C. Abandonment. Any existing facility that is abandoned for a continuous period of one year or more must meet the spacing and location requirements as set forth in this Chapter to be re-established at the same location.~~

~~(M-3643, Added, 01/26/2004)~~

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**Section 12.** Vancouver Municipal Code Section 20.945.070 entitled “Minimum Off-Street Parking Requirements” as last amended by Ordinance M-4223 is hereby amended as follows:

**Section 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):

<b>Table 20.945.070-1 CX District Parking Space Requirements</b>	
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**

Use	Minimum
<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	1.0/DU
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 Centers	Per Approved Parking Study
Community Recreation	Per Approved Parking Study
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
<del>Human Service Facilities</del>	<del>Refer to specific use type</del>
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	None
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 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 classroom
<b>COMMERCIAL</b>	
Commercial <u>and</u> Transient 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
<b>Indoor Entertainment</b>	
- Movie/Live Performance Theaters	1.0/6 seats or 12' 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
<b>General Retail</b>	
- Sales-Oriented	1/300
- Personal Services	1/400
- Repair-Oriented	1/400
- 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
- Extended	1/300
Non-Accessory Parking	N/A
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

<sup>1</sup> DU=Dwelling Unit

<sup>2</sup> Does not include outpatient clinics or medical offices; see Medical/Dental Offices.

<sup>3</sup> 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.

<sup>4</sup> Senior multi-family housing project shall provide on-site parking at a minimum rate of one space per dwelling unit.

**Section 13. 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 hereby declared to be severable.

**Section 14.** This Ordinance shall be effective thirty days after adoption.

Read first time: November 19, 2018

Ayes: Councilmembers Lebowsky, Glover, Stober, Topper, Hansen, Mayor McEnerny-Ogle

Nays: None

Absent: Councilmember Turlay

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 3rd day of December, 2018.

DocuSigned by:  
  
58CB15C0632F403...  
Anne McEnerny-Ogle, Mayor

DocuSigned by:  
  
661359AB277E439...  
Natasha Ramras, City Clerk  
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

DocuSigned by:  
  
AAC4768B6D2D446...  
E. Bronson Potter, City Attorney

## SUMMARY

### ORDINANCE NO. M-4255

AN ORDINANCE repealing the current chapter 20.870 VMC relating to the siting of Human Services Facilities; amending chapters 20.160 VMC Use Classifications, 20.180 VMC Fees, 20.225 Summary of Land Use Permits, 20.410 Lower Density Residential Districts, 20.420 Higher Density Residential Districts, 20.430 Commercial and Mixed Use Districts, 20.440 Industrial Districts, 20.450 Open Space Districts, 20.945 Parking and Loading; and providing for an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at (360) 487-8711, or via [www.cityofvancouver.us](http://www.cityofvancouver.us) (Go to City Government and Public Records).



## Certificate Of Completion

Envelope Id: 8E082786B4874E60B85AE3CF883BF6D6  
 Subject: Documents from AIRLIFT for you to Sign  
 Source Envelope:  
 Document Pages: 88  
 Certificate Pages: 2  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:  
 Amanda Delapena  
 415 W. 6th Street  
 P.O. Box 1995  
 Vancouver, WA 98668  
 amanda.delapena@cityofvancouver.us  
 IP Address: 52.38.239.238

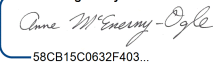
## Record Tracking

Status: Original 12/4/2018 4:23:29 PM	Holder: Amanda Delapena amanda.delapena@cityofvancouver.us	Location: DocuSign
Security Appliance Status: Connected	Pool: City of Vancouver	
Storage Appliance Status: Connected	Pool: City of Vancouver	Location: DocuSign

## Signer Events

Anne McEnerly-Ogle  
 anne.mcenery-ogle@cityofvancouver.us  
 City of Vancouver  
 Security Level: Email, Account Authentication (None)

## Signature

DocuSigned by:  
  
 58CB15C0632F403...  
 Signature Adoption: Uploaded Signature Image  
 Using IP Address: 67.51.183.252

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 Viewed: 12/10/2018 3:07:03 PM  
 Signed: 12/10/2018 3:07:16 PM

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 Not Offered via DocuSign

E. Bronson Potter  
 bronson.potter@cityofvancouver.us  
 City of Vancouver  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 AAC4768B6D2D446...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 67.51.183.252

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 Viewed: 12/10/2018 4:35:07 PM  
 Signed: 12/10/2018 4:35:22 PM

**Electronic Record and Signature Disclosure:**  
 Not Offered via DocuSign

Carrie Lewellen  
 carrie.lewellen@cityofvancouver.us  
 City of Vancouver  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 661359AB277E439...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 67.51.183.252

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 Signed: 12/10/2018 5:10:55 PM

**Electronic Record and Signature Disclosure:**  
 Not Offered via DocuSign

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## 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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<b>Carbon Copy Events</b>	<b>Status</b>	<b>Timestamp</b>
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<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Envelope Sent	Hashed/Encrypted	12/10/2018 4:35:24 PM
Certified Delivered	Security Checked	12/10/2018 5:10:42 PM
Signing Complete	Security Checked	12/10/2018 5:10:55 PM
Completed	Security Checked	12/10/2018 5:10:55 PM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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