



**Item #8.**

## **Staff Report 162A-19**

**TO:** Mayor and City Council

**FROM:** Eric Holmes, City Manager

**DATE:** 12/2/2019  
12/2/2019

**SUBJECT** Proposed New Zoning Standards for Self-Service Storage Facilities

### **Key Points**

- A temporary moratorium on new or expanded storage facilities was adopted in December 2018 in response to recent applications potentially undermining City Strategic and Comprehensive Plan goals for development of vibrant 20-minute neighborhoods, commercial districts and corridors, efficient use of employment land, and job creation.
- Recommended new standards were developed following staff research of industry trends and other regulatory approaches, a stakeholder open house and ongoing outreach, and workshops before the City Council on September 9 and the Planning Commission on September 10, September 24, and October 8. The full staff report for the October 8 Planning Commission public hearing can be reviewed [here](#).
- Self-storage is recommended to continue to be permitted in zoning districts where it is currently allowed but only outside of major corridors and subject to some additional standards.
- The Planning Commission unanimously recommended approval of these standards, with a request to clarify the requirement for interior access to storage units. Two written public comments were received prior to the October 8 public hearing, and testimony was provided by three individuals at the hearing.
- On November 18, 2019, City Council requested amendment of the map to include 39th Street from Fruit Valley Road to I-5; remove SR-14; include the full extent of Fourth Plain Boulevard; include Mill Plain Boulevard to SE 192nd Avenue; and include the NE 112th Avenue-Chkalov corridor south to SE McGillivray Boulevard. . Further, to avoid a lapse between the expiration of the moratorium and effective date of the ordinance, Council requested that Section 7 "Effective Date" be amended to take effect immediately upon passage.

### **Strategic Plan Alignment**

**Goal 6:** Facilitate the creation of neighborhoods where residents can walk or bike to essential amenities and services - "20-minute neighborhoods."

**Goal 8:** Strengthen commercial, retail and community districts throughout the city.

**Goal 9:** Build the strongest, most resilient economy in the region.

**Goal 9, Objective 9.1:** Create infrastructure and policies that support job creation.

### **Present Situation**

Self-storage is recommended to continue to be permitted in zoning districts where it is currently allowed (General Commercial, Community Commercial, Office Campus Industrial, and Light Industrial), but subject to the following:

- Prohibit new storage uses on properties located in whole or part within 500 feet of major corridors as identified in the map.
- Allow existing self-storage businesses to expand or construct new buildings within parcels currently being used for self-storage if they are rendered nonconforming by new code changes.
- Require new self-storage to be two or more stories with interior access to storage units only.
- Prohibit outdoor storage on the property.
- Prohibit activities not appropriate within storage units such as heavy industrial activity, storage of hazardous materials or animals, or conducting garage or estate sales.
- Require each floor above the ground floor facing a street to be at least 15% glass.
- Require at least 75% of any ground floor building wall facing a primary, minor, or collector arterial street to incorporate interest-creating features.
- Update VMC 20.160 Use Classifications to specify that self-storage does not include outdoor storage, and specifically include outdoor storage in the warehouse/freight movement use category instead; prohibit tenants from using storage units for residential purposes; and state that the term mini-storage used in the code is meant to mean self-storage.
- Update use tables in VMC 20.430 Commercial and Mixed Use Districts and 20.440 Industrial Districts to add footnotes that reference the new self-storage standards.

### **Advantage(s)**

The proposal would strengthen commercial districts and the overall economy while facilitating 20-minute neighborhoods, vibrancy along commercial corridors, efficient use of employment land, and encouraging streetfront interest.

### **Disadvantage(s)**

Existing businesses near major corridors would become nonconforming, but could continue to operate with additional allowances to expand or construct new buildings within existing properties.

### **Budget Impact**

No direct impacts.

### **Prior Council Review**

- A City Council workshop on preliminary recommendations was held on September 9, 2019.

- A memorandum dated October 16 was provided to Council in lieu of a second workshop.
- First reading of ordinance on November 4, 2019. (Staff Report 162-19)
- Second reading and public hearing on November 18, 2019 (see Staff Report 162-19), with Council requesting changes of substance to the ordinance to revise the map and establish an immediate effective date.

**Action Requested**

On Monday, December 2, 2019, subject to an additional reading and public hearing, approve ordinance.

*Bryan Snodgrass, Principal Planner, 487-7946; Cayla Cothron, Associate Long Range Planner, 487-7899*

**ATTACHMENTS:**

- ▣ Ordinance

11/04/19  
11/18/19  
12/02/19

ORDINANCE NO. M-4288

AN ORDINANCE of the City of Vancouver, Washington regarding self-service storage zoning standards; amending Vancouver Municipal Code (“VMC”) VMC 20.895 “Miscellaneous Special Use Standards”, VMC 20.160.020 “Listing of Use Classifications”, VMC 20.430.030 “Uses”, VMC 20.440.030 “Uses”; providing for severability; and establishing an effective date.

WHEREAS, on December 17, 2018, the City adopted Ordinance M-4259 which established a six month moratorium on the acceptance and processing of applications for permits for the development or expansion of self-service storage structures in the in the Community Commercial (CC), General Commercial (GC), Office Commercial Industrial (OCI) and Light Industrial (IL) zoning districts and

WHEREAS, on June 17, 2019, the City adopted Ordinance M-4269 which continued the temporary moratorium established by Ordinance M-4259 for an additional six months upon the acceptance and processing of applications for permits for the development or expansion of self-service storage structures in the Community Commercial (CC), General Commercial (GC), Office Commercial Industrial (OCI) and Light Industrial (IL) zoning districts as defined in Vancouver Municipal Code Title 20; and

WHEREAS, the City Council directed staff to bring forward an ordinance that would lift the temporary moratorium established by Ordinance 4259 and propose zoning standards for self-service storage facilities that are consistent with Strategic Plan and Comprehensive Plan goals and policies for development of 20-minute neighborhoods, vibrant commercial districts and corridors, efficient use of employment land, and job creation, and

ORDINANCE - 1

WHEREAS, the Vancouver Planning Commission reviewed the proposed zoning standards and amendments at duly advertised work sessions on September 10, September 24, and October 8, 2019, and a duly advertised public hearing on October 8, 2019, and at that hearing, voted to recommend approval of the self-service storage zoning standards and amendments described herein for adoption to the City Council; and

WHEREAS, the City Council conducted a duly advertised public work session on September, 9 2019, a first reading of the proposed ordinance on November 4, and a public hearing on November 18, 2019, and a second public hearing on December 2, following which the Council agrees with the Planning Commission recommendations for approval; and

WHEREAS, the environmental impacts of the proposed self-service storage zoning standards and amendments have been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act. Notices of Determinations of Non-significance (DNS) were issued on October 2, 2019 for the proposed self-service storage zoning standards and amendments, and no SEPA comments or appeals were received; and

WHEREAS, the City Council finds and concludes that the proposed self-service storage standards and amendments are consistent with Comprehensive Plan policies EC-6, CD-2, CD-4, CD-6, and CD-8, Strategic Plan goals 6, 8, and 9 including objective 9.1, and the Growth Management Act pursuant to the requirements of Chapter 36.70A. RCW; and

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings and Conclusions. The Planning Commission findings and conclusions as set forth in the staff report for the October 8, 2019 public hearing, are hereby adopted as the City Council's findings of fact; and

ORDINANCE - 2

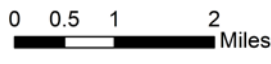
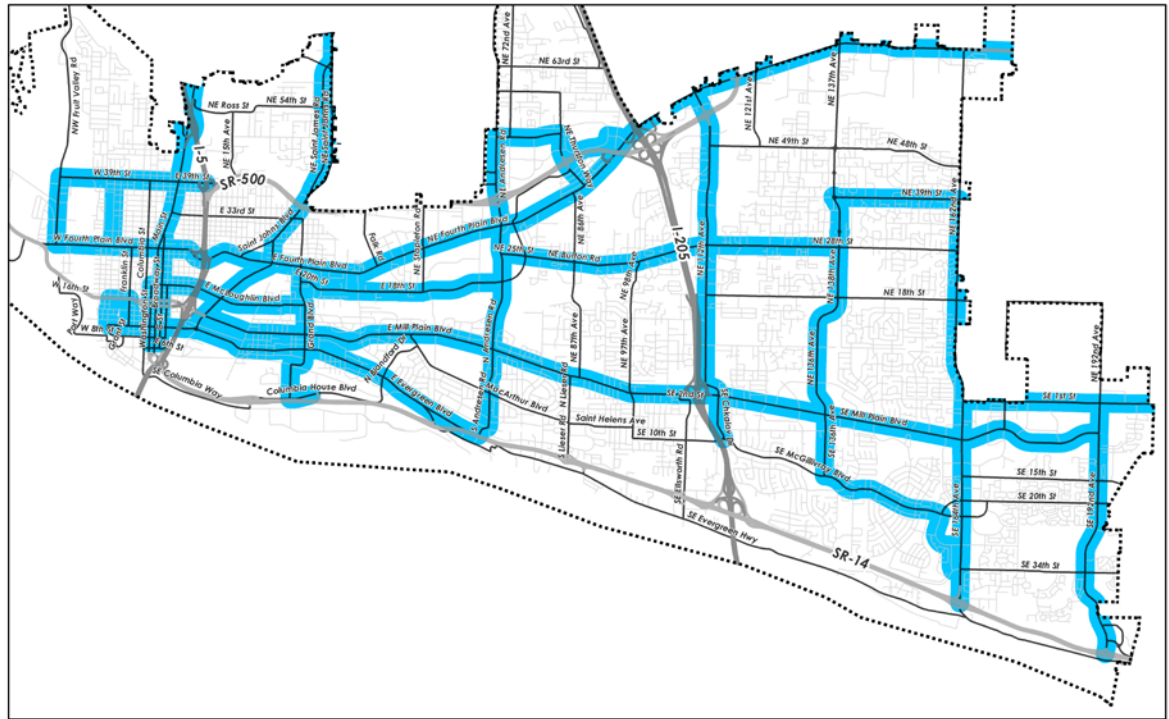
Section 2. Section 20.895 of the Vancouver Municipal Code entitled “Miscellaneous Special Use Standards” is hereby amended to add subsection 20.895.100 Self-Service Storage to read as follows:

**20.895.100 Self-Service Storage.**

A. Defined. The development standards of this section apply to any facility that falls within the use classification for Self-Service Storage, pursuant to VMC 20.160.020(C)(8).

B. General Requirements.

1. Self-service storage shall be prohibited on properties located in whole or part within 500-feet of major corridors, which is measured from the centerline of the street, as illustrated in Figure 20.895-1 contained herein. Map on file with department and available for search on individual site-specific parcels.



500-foot Buffer

**Major Corridors Prohibiting Self-Service Storage within 500-feet**

**FIGURE 20.895-1**  
CITY OF Vancouver WASHINGTON

2. Self-service storage is permitted only within multi-story structures.
3. Self-storage units shall gain access from the interior of the building(s) or site. No unit doors may face the street.
4. Self-storage units shall not be used for:
  - a. Heavy manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, or any other heavy industrial activity.
  - b. Conducting garage or estate sales. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.

- c. Storage of flammable, perishable or hazardous materials or the keeping of animals.
5. Each floor above the ground floor of a self-storage facility building that is facing a street shall at a minimum be comprised of 15% glass.
6. At least 75% of the width of any new or reconstructed first-story building wall facing a principal, minor, or collector arterial street shall be devoted to interest-creating features, such as pedestrian entrances, reliefs, murals, landscaping, transparent show or display windows, or windows affording views into retail, office, or lobby space.
7. Outdoor storage is prohibited. All goods and property stored at a self-storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, or similar, or storage in outdoor storage pods or shipping containers is permitted.
8. Recognition of Existing Facilities. Existing self-service storage businesses are permitted to expand or construct new buildings within parcels being used for self-storage as of the date of adoption of this ordinance. The expansion or new construction shall be consistent with and meet all applicable standards of the zoning district as well as this section.

Section 3. Section 20.160.020 of the Vancouver Municipal Code entitled “List of Use Classifications” as last amended by Ordinances M-4254 and M-4255 on 12/3/2018 is hereby amended to read as follows:

**20.160.020 Listing of Use Classifications**

*C. Commercial use types.*

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 outdoor storage or moving and storage companies where there is no individual storage or where employees are primary movers of the goods to be stored (see subsection (D)(5) of this section, Warehouse/Freight Movement). No tenant may use a self-service storage facility for residential purposes. Self-service storage is synonymous with self-service storage facility and mini-storage.

Section 4. Table 20.430.030-1 entitled “Commercial and Mixed-Use Districts Use Table” within section 20.430.030 of the Vancouver Municipal Code entitled “Uses” as last amended by Ordinances M-4254 and M-4255 on 12/3/2018 is hereby amended to read as follows:

**Table 2.430.030-1 Commercial and Mixed-Use Zoning Districts Use Table**

<b>USE</b>	<b>CN</b>	<b>CC</b>	<b>CG</b>	<b>CX</b>	<b>WX</b>	<b>CPX<sup>1</sup></b>	<b>MX<sup>2</sup></b>	<b>RGX<sup>44</sup></b>
Self-Service Storage	X	P <sup>3, 50</sup>	P <sup>50</sup>	X	X		X	X

50 Subject to requirements and standards within the Miscellaneous Special Use Standards for Self-Service Storage, pursuant to VMC 20.895.100.

Section 5. Table 20.440.030-1 entitled “Industrial Zoning Districts Use Table” within section 20.440.030 of the Vancouver Municipal Code entitled “Uses” as last amended by Ordinances M-4254 and M-4255 on 12/3/2018 is hereby amended to read as follows:

**Table 2.440.030-1 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>

Self-Service Storage	P <sup>35</sup>	P <sup>35</sup>	X	X
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**35** Subject to requirements and standards within the Miscellaneous Special Use Standards for Self-Service Storage, pursuant to VMC 20.895.100.

Section 6. 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 7. Effective Date. This ordinance shall go into effect immediately after adoption.

Section 8. Instruction to City Clerk. The City Clerk shall transmit a copy of the revised development code to the Washington Department of Commerce.

Read First Time: November 25, 2019

Ayes: Councilmembers Lebowsky, Glover, Stober, Hansen, Mayor McEnery-Ogle

Nays: Councilmembers Turlay

Absent: Councilmembers Paulsen

Read Second Time: December 2, 2019

PASSED BY THE FOLLOWING VOTE: 6-0

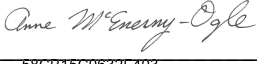
Ayes: Councilmembers Paulsen, Lebowsky, Glover, Stober, Hansen, Mayor McEnery-Ogle

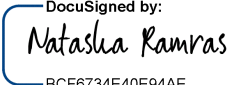
Nays: Councilmembers None

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Absent: Councilmembers Turlay

SIGNED this 2nd day of December, 2019

DocuSigned by:  
  
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Anne McEnery-Ogle, Mayor

Attest:   
BCF6734E40E94AE...  
Natasha Ramras, City Clerk

Approved as to form:

DocuSigned by:  
  
9A7BC2E31F694A2...  
Jonathan Young, City Attorney

SUMMARY

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

## Certificate Of Completion

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 P.O. Box 1995  
 Vancouver, WA 98668  
 amanda.delapena@cityofvancouver.us  
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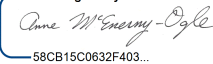
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## Signer Events

Anne McEnerly-Ogle  
 anne.mcenery-ogle@cityofvancouver.us  
 City of Vancouver  
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## Signature


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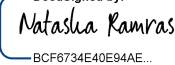
Jonathan Young  
 jonathan.young@cityofvancouver.us  
 City Attorney  
 City of Vancouver  
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Natasha Ramras  
 natasha.ramras@cityofvancouver.us  
 City of Vancouver  
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## Signature

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## Editor Delivery Events

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## Agent Delivery Events

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## Intermediary Delivery Events

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