

06/13/22

06/27/22

ORDINANCE NO. M-4377

AN ORDINANCE relating to zoning code text changes allowing for increased options for housing types and densities citywide; amending Vancouver Municipal Code (VMC) 20.410, 20.420, 20.810, 20.927, 20,945, and adding new sections 20.815 and 20.950; providing for savings, severability and an effective date.

WHEREAS, pursuant to the Growth Management Act the City Council has adopted Vancouver Municipal Code (VMC) Title 20 Land Use and Development Code (last amended through Ordinance M-4034); and

WHEREAS, the City of Vancouver faces increasing affordable housing challenges and rising housing costs and challenges in providing sufficient housing for all economic segments as documented in the [2016 City of Vancouver Affordable Housing Task Force Report](#) and a March 28, 2022 City Council workshop presentation and discussion; and

WHEREAS, to increase housing options and supply, comply with new state mandates, and facilitate incremental change, the Vancouver Community Development Department embarked on a two year community engagement process encompassing ten public workshops before the Vancouver Planning Commission and City Council, eight meetings with individual neighborhood associations, two meetings with citywide neighborhood umbrella groups, four meetings with developers, and ongoing online outreach through a project website, Be Heard Vancouver information, and project surveys; and

WHEREAS, at an April 12, 2022 duly advertised public hearing following a March 8 duly advertised public workshop, the Planning Commission voted unanimously to recommend that the City Council adopt six proposed zoning code text changes, voted 4-2 to recommend adoption of one other zoning code text change related to micro housing apartments with shared bath or kitchen facilities, and

voted 3-3 with no Commission recommendation moving forward on one other zoning code text change related to setbacks between new apartment development and abutting single family homes; and

WHEREAS, the City Council will be conducting a duly advertised public first reading on June 13, and duly advertised public hearing on June 26, 2022; and

WHEREAS, the cumulative environmental impacts of the proposed zoning text changes have been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act (SEPA). A Notice of Determination of Non-significance (DNS) was issued on April 1, 2022, for the proposed zoning code text changes and no SEPA comments or appeals were received; and

WHEREAS, the City Council finds and concludes that the proposed changes are consistent with all relevant criteria Zoning Plan Map and Text Amendments (VMC 20.285); and

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

**Section 1. Findings and Conclusions.** The findings and conclusions as set forth in the staff report for the April 12, 2022, Planning Commission Public Hearing are hereby adopted as the City Council's findings of fact; and

**Section 2. Zoning Code Text Changes.**

**a. The following portions of Vancouver Municipal Code Section 20.410, are amended as follows:**

**20.410.020 List of Zoning Districts.**

A. R-2: Low-Density Residential District. The R-2 zoning district is designed to accommodate detached single dwellings with or without accessory residential units at a minimum lot size of 20,000 square feet and a density of 1.8 to 2.2 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses. The R-2 zoning district was referred to as R1-20 zone prior to March 11, 2004.

B. R-4: Low-Density Residential District. The R-4 zoning district is designed to accommodate detached single dwellings with or without accessory residential units at a

minimum lot size of 10,000 square feet and a density of 2.3 to 4.4 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses. The R-4 zoning district was referred to as R1-10 zone prior to March 11, 2004.

C. R-6: Low-Density Residential District. The R-6 zoning district is designed to accommodate detached single dwellings with or without accessory residential units at a minimum lot size of 7,500 square feet and a density of 4.5 to 5.8 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses. The R-6 zoning district was referred to as R1-7.5 zone prior to March 11, 2004.

D. R-9: Low-Density Residential District. The R-9 zoning district is designed to accommodate detached single dwellings with or without accessory residential units at a minimum lot size of 5,000 square feet and a density of 5.9 to 8.7 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses. The R-9 zoning district is a new zoning district that combines what was referred to as R1-6 and R1-5 zones prior to March 11, 2004. (Ord. M-3643, 2004)

E. R-17: Low-Density Residential District. The R-17 zoning district is designed to accommodate detached and attached single dwellings with or without accessory residential units at a minimum lot size of 2,000 square feet and a density of 8.8 to 21.8 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses.

**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](#) and [20.210](#) VMC, governing conditional uses and decision-making procedures, respectively.
4. A prohibited use (X) is one that is not permitted in a zoning district under any circumstances.

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

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

USE	R-2	R-4	R-6	R-9	R-17
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USE	R-2	R-4	R-6	R-9	R-17
<b>RESIDENTIAL</b>					
Household Living	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	<u>P<sup>1</sup></u>
Group Living	P/X <sup>1</sup>	P/X <sup>1</sup>	P/X <sup>1</sup>	P/X <sup>1</sup>	<u>P/X<sup>1</sup></u>
Home Occupation	L <sup>2</sup>	L <sup>2</sup>	L <sup>2</sup>	L <sup>2</sup>	<u>L<sup>2</sup></u>
Medical Center Residential	L <sup>23</sup>	L <sup>23</sup>	L <sup>23</sup>	L <sup>23</sup>	<u>L<sup>23</sup></u>
<b>HOUSING TYPES</b>					
Single Dwelling, Attached	L <sup>18</sup>	L <sup>18</sup>	L <sup>18</sup>	L <sup>18</sup>	<u>L<sup>18</sup></u>
Single Dwelling, Detached	P	P	P	P	<u>P</u>
Accessory Dwelling Units	L <sup>4</sup>	L <sup>4</sup>	L <sup>4</sup>	L <sup>4</sup>	<u>L<sup>4</sup></u>
Duplexes <sup>22</sup>	L <sup>21</sup>	L <sup>21</sup>	L <sup>21</sup>	L <sup>21</sup>	<u>L<sup>24</sup></u>
Multi-Dwelling Units	X	X	X	X	<u>L<sup>24</sup></u>
Existing Manufactured Home Developments	L <sup>5</sup>	L <sup>5</sup>	L <sup>5</sup>	L <sup>5</sup>	<u>L<sup>5</sup></u>
Designated Manufactured Homes	L/X <sup>19</sup>	L/X <sup>19</sup>	L/X <sup>19</sup>	L/X <sup>19</sup>	<u>L/X<sup>19</sup></u>
New Manufactured Homes	L <sup>20</sup>	L <sup>20</sup>	L <sup>20</sup>	L <sup>20</sup>	<u>L<sup>20</sup></u>
Cottage Cluster Housing	<u>p<sup>25</sup></u>	<u>p<sup>25</sup></u>	<u>p<sup>25</sup></u>	<u>p<sup>25</sup></u>	<u>X</u>
<b>CIVIC (Institutional)</b>					
Basic Utilities	C	C	C	C	<u>C</u>
Colleges	C	C	C	C	<u>C</u>
Community Centers	X	X	X	X	<u>X</u>
Community Recreation	C <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	<u>C<sup>6</sup></u>
Cultural Institutions	P/C <sup>7</sup>	P/C <sup>7</sup>	P/C <sup>7</sup>	P/C <sup>7</sup>	<u>P/C<sup>7</sup></u>

USE	R-2	R-4	R-6	R-9	R-17
<b>Day Care</b>					
- Family Day Care Home	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	<u>P<sup>8</sup></u>
- Child Care Center	L/C <sup>11</sup>	L/C <sup>11</sup>	L/C <sup>11</sup>	L/C <sup>11</sup>	<u>L/C<sup>11</sup></u>
- 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>	<u>L/C/X<sup>9</sup></u>
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>	<u>L/C<sup>11</sup></u>
Ambulance Services	X	X	X	X	<u>X</u>
Medical Centers	X	X	X	X	<u>X</u>
<b>Parks/Open Space</b>					
- Neighborhood Parks	P	P	P	P	<u>P</u>
- Community Parks	L <sup>10</sup> /C	L <sup>10</sup> /C	L <sup>10</sup> /C	L <sup>10</sup> /C	<u>L<sup>10</sup>/C</u>
- Regional Parks	C	C	C	C	<u>C</u>
- Trails	L <sup>10</sup>	L <sup>10</sup>	L <sup>10</sup>	L <sup>10</sup>	<u>L<sup>10</sup></u>
Postal Service	C	C	C	C	<u>C</u>
Religious Institutions	L/C <sup>11</sup>	L/C <sup>11</sup>	L/C <sup>11</sup>	L/C <sup>11</sup>	<u>L/C<sup>11</sup></u>
Schools	L/C <sup>11</sup>	L/C <sup>11</sup>	L/C <sup>11</sup>	L/C <sup>11</sup>	<u>L/C<sup>11</sup></u>
Social/Fraternal Clubs	X	X	X	X	<u>X</u>
Transportation Facility	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	<u>C<sup>12</sup></u>
<b>COMMERCIAL</b>					
Commercial and Transient Lodging	L/C/X <sup>13</sup>	L/C/X <sup>13</sup>	L/C/X <sup>13</sup>	L/C/X <sup>13</sup>	<u>L/C/X<sup>13</sup></u>
<b>Eating/Drinking Establishments</b>	X	X	X	X	<u>X</u>
Entertainment-Oriented					
- Adult Entertainment	X	X	X	X	<u>X</u>

<b>USE</b>	<b>R-2</b>	<b>R-4</b>	<b>R-6</b>	<b>R-9</b>	<b>R-17</b>
- Indoor Entertainment	X	X	X	X	X
- Major Event Entertainment	X	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>	C <sup>14</sup>
- Personal Services	C <sup>14</sup>	C <sup>14</sup>	C <sup>14</sup>	C <sup>14</sup>	C <sup>14</sup>
- 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
- EV Basic Charging Stations (accessory only)	P	P	P	P	P
- EV Rapid Charging Stations (accessory only)	P	P	P	P	P
- EV Battery Exchange Stations	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

USE	R-2	R-4	R-6	R-9	R-17
Marina	C	C	C	C	C
<b>INDUSTRIAL</b>					
Industrial Services	X	X	X	X	X
Manufacturing and Production	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	P	P	P	P	P
Airport/Airpark	X	X	X	X	X
Animal Kennels/Shelters	X	X	X	X	X
Cemeteries	C <sup>15</sup>	C <sup>15</sup>	C <sup>15</sup>	C <sup>15</sup>	C <sup>15</sup>
Detention & Post Detention Facilities	X	X	X	X	X
Dog Day Care	X	X	X	X	X
Heliports	X	X	X	X	X
Recreational or Medical Marijuana Facilities	X	X	X	X	X
Medical Marijuana Cooperatives	X	X	X	X	X
Mining	X	X	X	X	X

USE	R-2	R-4	R-6	R-9	R-17
Rail Lines/Utility Corridors	P	P	P	P	P
Temporary Uses	L <sup>16</sup>	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>	L/C/X <sup>17</sup>

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

**2** Subject to the provisions of Chapter [20.860](#) VMC, Home Occupations.

**4** Subject to the provisions of Chapter [20.810](#) VMC, Accessory Dwelling Units.

**5** Subject to the provisions of Chapter [20.880](#) VMC, Manufactured Home Parks. Manufactured Home Developments established prior to July 1, 2005, are exempt from the standards of VMC [20.410.050\(F\)](#), Criteria for Placement of Manufactured Homes, and may continue to exist and expand within existing previously approved boundaries. An existing manufactured home in a development or subdivision may be replaced or may be relocated either to an approved manufactured home development or an approved manufactured home subdivision.

**6** Subject to provisions in VMC [20.895.040](#), Community Recreation and Related Facilities.

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

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

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

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

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

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



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

**14** Retail commercial uses limited to 1,500 gsf per use to a maximum of 5,000 square feet in planned developments of 150 units or more. See VMC [20.260.020\(B\)\(1\)\(b\)\(2\)](#).

**15** Subject to provisions in VMC [20.895.030](#).

**16** Subject to provisions in Chapter [20.885](#) VMC, except sales of fireworks which is prohibited in residential zones.

**17** Building-mounted antennas are allowed by conditional use on nonresidential buildings in single-family residential zones subject to requirements contained in Chapter [20.890](#) VMC, Wireless Communication Facilities.

**18** Subject to VMC [20.260.020\(B\)\(1\)\(a\)\(2\)](#), planned development, and subject to VMC [20.910.050](#), Zero Lot Line Developments.

**19** A “designated manufactured home” is exempt from the development standards of VMC [20.410.050\(F\)](#) 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 five years of the date of the original placement.

**20** Subject to VMC [20.410.050\(F\)](#), Development Standards – Criteria for Placement of Manufactured Homes.

**21** Subject to Chapter [20.920](#) VMC, Infill Development Standards.

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

**23** Medical Center Residential uses, as defined in VMC [20.160.020](#), are permitted outright if approved through a public facilities master plan per VMC [20.680.040](#).

**24** Two-family dwellings (Duplexes), three-family, or four-family dwellings are permitted subject to density and development standards of the R-17 district.

**25. Pursuant to VMC 20.950, Cottage Cluster Standards**

(Ord. M-4255 § 6, 2018; Ord. M-4254 § 3(BB), 2018; Ord. M-4187 § 5, 2016; Ord. M-4071 § 7, 2014; Ord. M-4066 § 5, 2013; Ord. M-4035 § 2, 2012; Ord. M-4034 § 10, 2012; Ord. M-4024 § 6, 2012; Ord. M-4002 § 5, 2011; Ord. M-3931 § 9, 2009; Ord. M-3922 § 19, 2009; Ord. M-3840 § 18, 2007; Ord. M-3709 § 4, 2005; Ord. M-3663 § 12, 2004; Ord. M-3643, 2004)

**20.410.040 Minimum and Maximum Densities.**

A. *Purpose.* The purpose of this section is to establish minimum and maximum densities in each residential zoning district. To ensure the quality and density of development envisioned, the maximum density establishes the ceiling for development in each zoning district based on minimum lot size. To ensure that property develops at or near the density envisioned for the zone, the minimum density for each zoning district is set at just above the maximum density of the next less intense zone.

B. *Maximum and minimum densities.* The maximum and minimum densities for the Low-Density Residential Districts are contained in Table 20.410.040-1.

Zone	Minimum Lot Size	Maximum Net Density	Maximum Average Size	Minimum Net Density
R-2	20,000 sf	2.2	30,000 sf	1.8
R-4	10,000 sf	4.4	19,000 sf	2.3
R-6	7,500 sf	5.8	10,500 sf	4.5
R-9	5,000 sf	8.7	7,400 sf	5.9
<b>R-17</b>	<b>2,000 sf</b>	<b>21.8</b>	<b>4,900 sf</b>	<b>8.8</b>

**1** The minimum and maximum density factors shall only be used for calculating densities of planned unit developments governed by VMC [20.260](#), infill development, density transfer, and situations where an existing house is allowed on a larger than maximum lot size per VMC [20.410.040.C.2.c](#) (Exceptions). Minimum densities shall be calculated based on the gross area of the site minus any public rights-of-way, street tracts, private road easements, lots for dwellings existing on December 11, 2004, or designated critical areas."

**2.** Housing projects devoted entirely to housing affordable to households earning 80% or less of Area Median Income (AMI) and providing guarantee acceptable to the Planning Official that such units will remain affordable at this level for 50 years may increase the maximum net density and reduce the associated minimum lot size requirement of the underlying zone by up to 50% in the R-2, R-4, R-6, R-9, and R-17 zones, provided this is not used to exceed underlying zoning district requirements for permitted structure or use types, building heights, or other development regulations.

C. *Exceptions.* The following exceptions are permitted to the lot size and density provisions for the R-2- R-9 zoning districts contained in Table 20.410.040-1 above:

1. Minimum lot size/maximum density:

- a. Lots developed or approved before March 11, 2004, are exempt from the requirements for minimum density. However, if a site is completely redeveloped, the new development must comply with the minimum density requirements contained in Table 20.410.010-1 above.
- b. Non-residential uses are exempt from minimum lot sizes.
- c. Within a development of two or more lots, the minimum lot size may be averaged as long as no lot is smaller than 80% of the minimum required lot size.
- d. Legal lots of record (lots legally created) that do not meet the minimum lot size requirement may be developed with a single dwelling unit.
- e. When the maximum density contains a fraction of a unit, the applicant must round to the nearest whole unit. For calculations of X.1 – X.4, this means rounding down; for calculations of X.5 – X.9, this means rounding up to the next whole unit.

2. Maximum lot size/minimum density:

- a. Non-residential uses are exempt from maximum lot sizes.
- b. On large parcels containing an existing dwelling on March 11, 2004, a lot no greater than one acre may be created around the existing dwelling with the remainder platted to create the number of dwelling units required within the range of minimum and maximum density established for the zoning district in which the parcel is located.
- c. When the minimum density contains a fraction of a unit, the applicant must round to the nearest whole unit. For calculations of X.1 – X.4, this means rounding down; for calculations of X.5 – X.9, this means rounding up to the next whole unit.
- d. On sites that contain sensitive environmental conditions, all or a portion of the sensitive resources areas may be deducted from the gross lot area before the minimum and maximum densities are calculated unless the applicant chooses to transfer density per the requirements of Chapter [20.940](#) VMC, On-Site Density Transfers.

3. *Planned Developments.* See VMC Chapter [20.260.060](#) (Development Standards – Item 4) for additional exceptions to lot size requirements. (Ord. M-3931 § 10, 2009; Ord. M-3701 § 13, 2005; Ord. M-3643, 2004)

**20.410.050 Development Standards.**

A. *Compliance Required.* All developments must comply with:

1. All of the applicable development standards contained in the underlying zoning district, except where the applicant has obtained a variance(s) in accordance with Chapters [20.290](#) VMC.

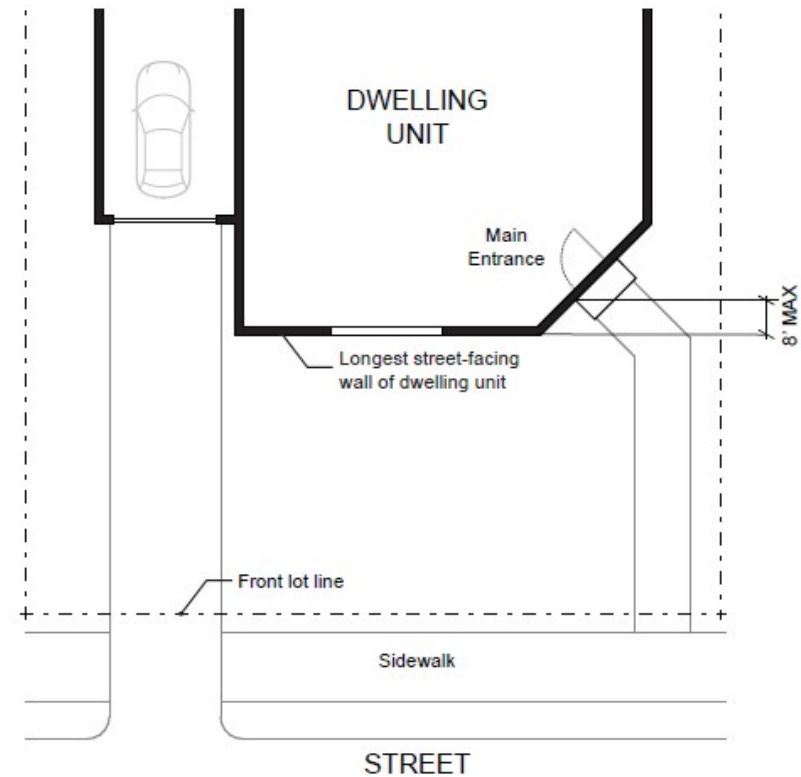
2. All other applicable standards and requirements contained in this title.

B. *Development standards.* Development standards in low-density residential zoning districts are contained in Table 20.410.050-1. These apply to all primary dwellings and accessory buildings on the site. For additional regulations governing accessory buildings, see Chapter [20.902](#) VMC.

1. Additional standards within R-6, R-9, and R-17 Zoning Districts. The following standards are in addition to the requirements in Table 20.410.050-1.

a. Garages. The width of the garage door facing the street may be up to 50 percent of the width of the street-facing building façade or 10' in length, whichever is greater. Garage limitations do not apply to residential development accessed through rear alleys, or where the garage is located in the rear of the lot.

b. Main Entrances. Main entrances shall be visible from the street and must have a porch or entry, and face the street or be oriented at an angle of not more than 45 degrees from the street-facing façade. Corner lot homes may face either street.



c. Front Façade Variety. Duplicative front façades of detached single-family structures facing the same street are prohibited. Sufficient differences can be achieved through meeting at least three of the following design features:

- i. Varied or staggered front setbacks, with variations of at least five feet;
- ii. Different building heights, with the two heights varying by at least five feet;
- iii. Varied rooflines such as hipped or pitched roofs;
- iv. Different window opening locations and designs;
- v. Different garage location, configuration, and design.

d. Alleys. Where alleys are present, all garages and on-site parking shall be accessible from the alley. In R-17 zones, single-family residential developments shall utilize rear alley-loading as follows:

- i. Alleys shall be required for developments on sites of four acres or larger where the proposed average new lot size is less than 3,000 square feet unless the application demonstrates and the Planning Official agrees that alleys are unfeasible due to significant site constraints such as significant variations in topography, irregular site shape, or presence of natural resource constraints
- ii. Alleys are encouraged in all other cases

e. Compliance with Narrow Lot Development Standards. Developments within the R-17 zoning district shall be subject to [VMC 20.927, Narrow Lot Development Standards](#), with the exception of [VMC 20.927.040.A.5.d garage width standards](#). }

Location and configuration of driveways. Driveways shall be located to preserve space for on-street parking by meeting one of the following requirements.

- i. For housing units or developments on corner lots, off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard.
  - ii. Driveways providing access to the front façade must be consolidated for adjacent dwellings.
  - iii. Consolidated driveways shall be tapered (i.e., narrower where they connect to the street and wider at the back to the driveway) to minimize the width of curb cuts and to enhance pedestrian safety.
  - iv. Individual driveways must be separated by at least 20' as measured from the edge of the driveway apron.
- f. Solid Waste Provisions. The development application shall include a plan for access for solid waste and recycling collection service, indicating common or individual unit collection points with demonstrated access and turning space for solid waste vehicles

<b>Table 20.410.050-1</b>					
<b>Development Standards in Lower-density Residential Zones</b>					
<b>STANDARD</b>	<b>R-2</b>	<b>R-4</b>	<b>R-6</b>	<b>R-9</b>	<b>R-17</b>
Minimum Lot Size <sup>5</sup>	20,000 sf	10,000 sf	7,500 sf	5,000 sf	<u>2,000 sf</u>
Maximum Lot Size	30,000 sf	19,000 sf	10,500 sf	7,400 sf	<u>5,000 sf</u>
Maximum Lot Coverage	50%	50%	50%	50%	<u>65%</u>
Minimum Lot Width <sup>5</sup>	100'	80'	50'	45'	<u>25'</u>
Minimum Lot Depth <sup>5</sup>	100'	90'	90'	65'	<u>65'</u>
Minimum Setbacks					
Front yard	10'	10'	10' <sup>6</sup>	10' <sup>6</sup>	<u>10'<sup>6</sup></u>
Rear and through yards <sup>4</sup>	5'	5'	5'	5'	<u>5'</u>
Side yard	10'	7'	0' 15' <sup>2</sup>	0' 1/5' <sup>2</sup>	<u>0' 1/5'<sup>2</sup></u>
Street side yard	10'	10'	<u>10' 8</u>	<u>10' 8</u>	<u>8</u>
Garage/Carport from public/private street right-of-way or sidewalk easement	20'	20'	18'	18'	<u>18'</u>
Garage/Carport from alley <sup>3</sup>	15'	10'	5'	5'	<u>5'</u>

<b>STANDARD</b>	<b>R-2</b>	<b>R-4</b>	<b>R-6</b>	<b>R-9</b>	<b>R-17</b>
Maximum Height	35'	35'	35'	35'	<u>35'</u>
Minimum Off-Street Parking Spaces	1	1	1	1	<u>1</u>
Minimum Landscaping Requirement (percentage of total net area)	10%	10%	10%	10%	<u>10%</u>

**1** Subject to Chapter [20.910.050](#) VMC.

**2** For each additional 10 feet of building height, or fraction thereof, over 25 feet, add 2 feet to the setback to a maximum of 10 feet on each side or rear yard.

**3** There must be a minimum of 20' maneuvering space from entrance edge of the carport or garage to opposite edge of the alley.

**4** A through lot will be treated as an interior rear yard, especially with respect to placement of principal and accessory structures, location of parking and height of fences only when there is no vehicular access to the abutting street. If access occurs then the through lot yard will be treated in all respects as a front yard.

**5** Smaller lot sizes and dimensions may be allowed subject to VMC 20.920, Infill Development Standards.

**6** Covered porches, eaves, bay windows, columns, or other structural extensions may extend up to 5-feet into the front setback or in accordance with 20.910.040.A.

*C. Institutional development standards.* Institutional uses such as colleges, schools, religious institutions, and emergency services facilities that locate within Low-Density Residential Districts shall comply with the following development standards:

1. For portions of an institutional campus abutting residentially-zoned property (not separated by a street):

a. Minimum setback: 35 feet.

b. Maximum height: 35 feet at the setback increasing one foot for every one foot of additional setback to a maximum of 75 feet.

c. Minimum landscaped buffering between the institutional use and residential development: 15 feet.

2. The development standards in subsection (1) above do not apply to existing buildings.

3. All other development standards on the institutional campus are the same as those in the underlying base zone except as follows:

a. Modified through a variance procedure per the requirements of Chapter [20.290](#) VMC alone or in conjunction with a Conditional Use procedure per the requirements of Chapter [20.245](#) VMC; or

b. Established as part of a Public Facilities Master Plan procedure per the requirements of Chapter [20.268](#) VMC.

D. *Criteria for institutions as limited uses.* As noted in Table 20.410.030-1 above, a school, religious institution, government building, fire station, child care center or emergency services facility is allowed as a limited use if it meets all of the criteria described below. An institution that does not comply with all of these criteria must be reviewed as a conditional use, except for school modular classrooms, which shall be permitted outright.

1. The site contains no more than 12 acres for an elementary school, not to exceed 75,000 gsf.

2. The site contains no more than two acres for a religious institution, not to exceed 30,000 gsf.

3. The site contains no more than one acre for a child care center, not to exceed 10,000 gsf.

4. The site takes its primary access from no less than a minor arterial.

5. If a religious institution also has a private elementary school, the total development shall not exceed 60,000 gsf and seven acres.

E. Criteria for Parks/Open Space as limited uses (Reserved for future use)

F. *Criteria for Placement of Manufactured Homes.*

1. General Provisions:

a. Manufactured homes are permitted on individual lots in the R-2, R-4, R-6, and R-9 residential zones in accordance with the placement standards as set forth in this section and other provisions which apply to conventionally built dwellings.

b. Nothing in these provisions shall be interpreted as superseding deed, covenants, or restrictions which are generally not enforced by the city.

c. Existing manufactured home developments and manufactured home subdivisions are permitted and are not subject to the provisions of this chapter. An existing manufactured home in a development or subdivision may continue to lawfully exist and be replaced or can be relocated either to an approved manufactured home development or an approved manufactured home subdivision.



d. A new manufactured home placed on an individual lot subsequent to the adoption of this ordinance, may be relocated as permitted by this title if within (5) five years of the date of the original placement.

2. Manufactured Home Placement Standards:

Except as allowed in subsections 1c and 1d above, all manufactured homes placed within the City of Vancouver shall comply with the following standards:

a. Manufactured homes must meet the development standards of the base zone unless otherwise noted.

b. The manufactured home must meet the definition of a “new manufactured home”, unless otherwise noted. A new manufactured home means any manufactured home required to be titled under Title [46](#) RCW, which was not titled to retail purchaser before July 1, 2005, and was not a “used mobile home” as defined in RCW [82.45.032\(9\)](#).

c. The manufactured home must meet the requirements of a “designated manufactured home”. Provided that manufactured homes built to [42](#) USC Section 5401-5403 standards (as amended in 2000) must be regulated in the same manner as site built homes.

d. The manufactured home must meet the following requirements

1. Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;

2. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch;

3. Has exterior siding similar in appearance to siding materials commonly used on conventional site – built building code single-family residences;

e. The manufactured home must comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located

f. The manufactured home be set on permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative.

g. The manufactured home must be thermally equivalent to the state energy code.

3. Review and Inspection:

a. City will review building permit applications and will issue appropriate zoning and building permits and conduct the installation inspection.

b. The Department of Labor and Industries is responsible for inspections including replacement, addition, modification, or removal of any equipment or installation and issuing permits under RCW Chapter [43.22](#). (Ord. M-4066 § 5, 2013; Ord. M-3959 § 24, 2010; Ord. M-3931 § 11, 2009; Ord. M-3922

§ 20, 2009; Ord. M-3840 § 19, 2007; Ord. M-3709 § 5, 2005; Ord. M-3701 § 14, 2005; Ord. M-3663 § 13, 2004; Ord. M-3643, 2004)

- b. **The following portions of Vancouver Municipal Code Section 20.420, are amended to read as follows:**

**20.420.020 Zoning Districts.**

A. R-18: Higher-Density Residential District. The R-18 zoning district is designed to accommodate attached homes such as duplexes and rowhouses, and garden-type apartments at densities up to 18 units per acre and a minimum lot size of 1,800 square feet per unit. Professional office uses are permitted under certain circumstances. Some retail, civic and institutional uses are allowed conditionally. This zone consolidates the R-18 and OR-18 zones as of March 11, 2004.

B. R-22: Higher-Density Residential District. The R-22 zoning district is designed to accommodate rowhouses, garden-type apartments, and lower-density multi-dwelling structures at densities up to 22 units per acre and a minimum lot size of 1,500 square feet per unit. Professional office uses are permitted under certain circumstances. Some retail, civic and institutional uses are allowed conditionally. This zone consolidates the R-22 and OR-22 zones as of March 11, 2004.

C. R-30: Higher-Density Residential District. The R-30 zoning district is designed to accommodate multi-dwelling structures at densities up to 30 units per acre, a minimum lot size of 1,500 square feet per unit. Professional office uses are permitted under certain circumstances. Some retail, civic and institutional uses are allowed conditionally. This zone consolidates the R-30 and OR-30 zones as of March 11, 2004.

D. R-35: Higher-Density Residential District. The R-35 zoning district is designed to accommodate multi-dwelling structures at densities up to 30 units per acre a minimum lot size of 1,200 square feet per unit. Professional office uses are permitted under certain provisions. Some retail, civic and institutional uses are allowed conditionally. (Ord. M-4034 § 11, 2012; Ord. M-3922 § 21, 2009; Ord. M-3730 § 11, 2005; Ord. M-3663 § 14, 2004; Ord. M-3643, 2004)

E. R-50: Higher-Density Residential District. The R-50 zoning district is designed to accommodate multi-dwelling structures at densities up to 50 units per acre. Professional office uses are permitted under certain provisions. Some retail, civic and institutional uses are allowed conditionally.

**20.420.025 Higher Density Residential Zone Function and Location Criteria.**

A. *R-18 (Higher Density Residential) Zone Location Criteria.* The R-18 designation is most appropriate in areas with the following characteristics and relationships to the surrounding area:

1. Areas occupied by a substantial amount of multifamily development, but where factors such as narrow streets, on-street parking congestion, local traffic congestion, lack of alleys and irregular street patterns restrict local access and circulation and make a lower intensity of development desirable.

2. Areas where properties are well-suited to multifamily development, but where adjacent single-family developments or public open space make a transitional scale of development (height and bulk) desirable. There should be a well-defined edge such as an arterial, open space, change in block pattern, topographic change or other significant feature that provides physical separation from the single-family area. (This is not a necessary condition where existing moderate scale multifamily structures have already established the scale relationship with abutting single-family areas).

3. Properties must have access from collector or arterial streets, such that vehicular travel to and from the site is not required to use local access streets through lower density residential zones.

B. *R-22 (Higher Density Residential) Zone Location Criteria.* The R-22 designation is most appropriate in areas with the following characteristics and relationships to the surrounding area:

1. Areas already developed predominantly to the permitted R-22 density and where R-22 scale is well established.

2. Areas with close proximity and pedestrian connections to neighborhood services, public open spaces, schools and other residential amenities.

3. Properties that are adjacent to existing business and commercial areas with comparable height and bulk, or where a transition in scale between areas of larger multifamily and/or commercial structures and smaller multifamily development is desirable.

4. Areas well served by public transit and having direct access to arterials, such that vehicular traffic is not required to that pass through lower density residential zones; street widths must be sufficient to allow for two (2) way traffic and on-street parking in accordance with City street standards.

5. Areas with significant topographic breaks, major arterials or open space that provide a separation and transition to Lower Density Residential areas.

C. *R-30 (Higher Density Residential) Zone Location Criteria.* The R-30 designation is most appropriate in areas with the following characteristics and relationships to the surrounding area:

1. Areas that are already developed predominantly to the permitted R-30 density, or areas that are within an urban center, or identified in an adopted sub-area plan as appropriate for higher density multifamily housing.

2. Properties in close proximity to major employment centers, open space and recreational facilities.
3. Areas with well-defined edges such as an arterial, open space, change in block pattern, topographic change or other significant feature providing sufficient separation from adjacent areas of small scale residential development, or areas should be separated by other zones providing a transition in the height, scale and density of development.
4. Areas that are served by major arterials, where transit service is good to excellent, and where street capacity could absorb the traffic generated by higher density development.
5. Principal streets in the area shall be sufficient to allow for two (2) way traffic and parking on both sides of the street. Vehicular access to the area shall not require use of streets passing through lower density residential zones.
6. Areas of sufficient size to promote a high quality, higher density residential environment with close proximity (and good pedestrian connections) to public open spaces, neighborhood oriented commercial services, and other residential amenities.

D. *R-35 (Higher Density Residential) Zone Location Criteria.* The R-35 designation is most appropriate in areas generally characterized by the following development characteristics of the area and relationship to the surrounding area:

1. Areas that are developed predominantly to the intensity permitted by the R-35 zone, or areas located within an urban center, or defined in a subarea plan adopted by the City as appropriate for higher density multi-family housing.
2. Areas of sufficient size to promote a high quality, higher density residential environment with close proximity (and good pedestrian connections) to public open spaces, neighborhood oriented commercial services, other residential amenities, major employment centers, open space and recreational facilities.
3. Properties adjacent to business and commercial areas with comparable height and bulk.
4. Properties in areas along arterials where topographic changes either provide an edge or permit a transition in scale with surroundings.
5. Areas that are served by major arterials and where transit service is good to excellent and street capacity could absorb the traffic generated by high density development. (Ord. M-3730 § 12, 2005)

E. *R-50 (Higher Density Residential) Zone Location Criteria.* The R-50 designation is most appropriate in areas generally characterized by the following development characteristics of the area and relationship to the surrounding area:

1. Areas that are located within an urban center, defined in a subarea plan, or other location generally appropriate for higher density multi-family housing.

2. Areas of sufficient size to promote a high quality, higher density residential environment with close proximity (and good pedestrian connections) to public open spaces, neighborhood oriented commercial services, other residential amenities, major employment centers, open space and recreational facilities.

3. Properties near business and commercial areas that are or can be developed with compatible height and bulk.

4. Properties in areas along arterials where topographic changes either provide an edge or permit a transition in scale with surroundings.

5. Areas that are served by major arterials and where transit service is good to excellent and street capacity could accommodate the traffic generated by high density development.

**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](#) 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>R-50</b>
<b>RESIDENTIAL</b>					
Household Living	P	P	P	P	<u>P</u>
Group Living	P	P	P	P	<u>P</u>
Home Occupation	L <sup>3</sup>	L <sup>3</sup>	L <sup>3</sup>	L <sup>3</sup>	<u>L<sup>3</sup></u>
<b>HOUSING TYPES</b>					
Single Dwelling Units, Attached	p <sup>4, 25</sup>	p <sup>4, 25</sup>	p <sup>4, 25</sup>	X	<u>X</u>
Single Dwelling Units, Detached	p <sup>4, 25</sup>	p <sup>4, 25</sup>	p <sup>4, 25</sup>	X <sup>5</sup>	<u>X<sup>5</sup></u>
Accessory Dwelling Units	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	<u>p<sup>1, 24</sup></u>
Duplexes	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	<u>p<sup>4</sup></u>
Multi-Dwelling Units	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	<u>p<sup>4</sup></u>
Manufactured Home Developments	L <sup>7</sup>	L <sup>7</sup> /X	L <sup>7</sup> /X	L <sup>7</sup> /X	<u>L<sup>7</sup>/X</u>
Designated Manufactured Home	L/X <sup>23</sup>	X	X	X	<u>X</u>
New Manufactured Home	L <sup>23</sup>	X	X	X	<u>X</u>
<b>CIVIC (Institutional)</b>					
Basic Utilities	C	C	C	C	<u>C</u>
Colleges	C	C	C	C	<u>C</u>
Community Centers	C	C	C	C	<u>C</u>
Community Recreation	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	<u>C<sup>8</sup></u>
Cultural Institutions	P/C <sup>9</sup>	P/C <sup>9</sup>	P/C <sup>9</sup>	P	<u>P</u>
<b>Day Care</b>					

<b>Table 20.420.030-1 Higher Density Districts Use Table</b>					
<b>USE</b>	<b>R-18</b>	<b>R-22</b>	<b>R-30</b>	<b>R-35</b>	<b>R-50</b>
<b>Day Care</b>					
- Family Day Care Home	P/C <sup>10</sup>	P/C <sup>10</sup>	P/C <sup>10</sup>	P/C <sup>10</sup>	<u>P/C<sup>10</sup></u>
- Child Care Center	L/C <sup>14</sup>	L/C <sup>14</sup>	L/C <sup>14</sup>	L/C <sup>14</sup>	<u>L/C<sup>14</sup></u>
- Adult Day Care	P/C <sup>11</sup>	P/C <sup>11</sup>	P/C <sup>11</sup>	P/C <sup>11</sup>	<u>P/C<sup>11</sup></u>
Emergency Services (except ambulance services)	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	<u>C<sup>12</sup></u>
Medical Centers	C	C	C	C	<u>C</u>
<b>Parks/Open Space</b>					
- Neighborhood Parks	P	P	P	P	<u>P</u>
- Community Parks	P	P	P	P	<u>P</u>
- Regional Parks	C	P	P	P	<u>P</u>
- Trails	P	P	P	P	<u>P</u>
Postal Service	C	C	C	C	<u>C</u>
Religious Institutions	L/C <sup>14</sup>	L/C <sup>14</sup>	L/C <sup>14</sup>	L/C <sup>14</sup>	<u>L/C<sup>14</sup></u>
Schools	L/C <sup>14</sup>	L/C <sup>14</sup>	L/C <sup>14</sup>	L/C <sup>14</sup>	<u>L/C<sup>14</sup></u>
Social/Fraternal Clubs	C <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	<u>C<sup>6</sup></u>
Transportation Facility	P/C <sup>15</sup>	P/C <sup>15</sup>	P/C <sup>15</sup>	P/C <sup>15</sup>	<u>P/C<sup>15</sup></u>
<b>COMMERCIAL</b>					
Commercial and Transient Lodging	L/X <sup>16</sup>	L/X <sup>16</sup>	L/X <sup>16</sup>	L/X <sup>16</sup>	<u>L/X<sup>16</sup></u>
Eating/Drinking Establishments	L <sup>17</sup> /X	L <sup>17</sup> /X	L <sup>17</sup> /X	L <sup>17</sup> /X	<u>L<sup>17</sup>/X</u>
<b>Entertainment-Oriented</b>					
- Adult Entertainment	X	X	X	X	<u>X</u>
- Indoor Entertainment	X	X	X	X	<u>X</u>
- Major Event Entertainment	X	X	X	X	<u>X</u>
<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	<u>L<sup>17</sup>/X</u>
- Personal Services	L <sup>17</sup> /X	L <sup>17</sup> /X	L <sup>17</sup> /X	L <sup>17</sup> /X	<u>L<sup>17</sup>/X</u>
- Repair-Oriented	X	X	X	X	<u>X</u>
- Bulk Sales	X	X	X	X	<u>X</u>
- Outdoor Sales	X	X	X	X	<u>X</u>
<b>Motor Vehicle Related</b>					
- Motor Vehicle Sales/Rental	X	X	X	X	<u>X</u>
- Motor Vehicle Servicing/Repair	X	X	X	X	<u>X</u>



- Vehicle Fuel Sales	X	X	X	X	X
- EV Basic Charging Stations (accessory only)	P	P	P	P	P
- EV Rapid Charging Stations (accessory only)	P	P	P	P	P
- EV Battery Exchange Stations	X	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	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	L <sup>17</sup> /X
- Extended	X	X	X	X	X
Self-Service Storage	X	X	X	X	X
Non-Accessory Parking	X	X	X	X	X
<b>INDUSTRIAL</b>					
Industrial Services	X	X	X	X	X
Manufacturing and Production	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	P	P	P	P	P
Airport/Airpark	X	X	X	X	X
Animal Kennel/Shelters	X	X	X	X	X
Cemeteries	C <sup>18</sup>	C <sup>18</sup>	C <sup>18</sup>	C <sup>18</sup>	C <sup>18</sup>
Detention & Post Detention Facilities	X	X	X	X	X
Dog Day Care	C <sup>19</sup>	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>	X <sup>20</sup>
Recreational or Medical Marijuana Facilities	X	X	X	X	X
Medical Marijuana Cooperatives	X	X	X	X	X
Mining	X	X	X	X	X
Rail Lines/Utility Corridors	C	C	C	C	C
Basic Utilities	P	P	P	P	P
Temporary Uses	L <sup>21</sup>	L <sup>21</sup>	L <sup>21</sup>	L <sup>21</sup>	L <sup>21</sup>
Wireless Communication Facilities	L/C/X <sup>22</sup>	L/C/X <sup>22</sup>	L/C/X <sup>22</sup>	L/C/X <sup>22</sup>	L/C/X <sup>22</sup>

- 1** Subject to the provisions of Chapter [20.810](#) VMC, Accessory Dwelling Units.
- 2** The language for this footnote has been deleted.
- 3** Subject to the provisions of Chapter [20.860](#) VMC, Home Occupations.
- 4** Provided the minimum required residential density is met, on an overall project basis.
- 5** Single-family dwelling units legally established prior to March 11, 2004, shall be considered permitted uses.
- 6** Subject to the provisions of VMC [20.895.040](#), Community Recreation and Related Facilities.
- 7** Subject to the provisions of Chapter [20.880](#) VMC, Manufactured Home Parks. Manufactured Home Developments established prior to July 1, 2005 are exempt from the standards of VMC [20.420.050\(G\)](#), Criteria for Placement of Manufactured Homes, 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 Chapter [20.260](#) VMC Planned Development that meets overall minimum density standards for the applicable zone.
- 8** Subject to the additional provisions in VMC [20.895.040](#).
- 9** Libraries permitted only; all other cultural institutions are conditional uses.
- 10** Family day care homes for no more than 12 children are permitted when licensed by the state. Child care centers are permitted as conditional uses, subject to the provisions of Chapter [20.840](#) VMC, Child Care Centers, unless part of a Planned Development, in which case they are approved subject to Chapter [20.260](#) VMC. All child care facilities must be licensed by the state.
- 11** Adult day care facilities with 12 or fewer clients are permitted outright; larger facilities are permitted as conditional uses.
- 12** The language for this footnote has been deleted.
- 13** Community, regional parks and trails that meet all of the development standards in VMC [20.420.050\(E\)\(1\),\(2\)](#) and (3), respectively, are permitted by as limited uses; all others require a Conditional Use approval.
- 14** Schools, child care centers, and religious institutions that meet all of the locational criteria contained in VMC [20.420.050\(F\)](#) are permitted by right; all others require conditional use approval. Child care centers permitted by right shall be consistent with

Chapter [20.840](#) VMC, Child Care Homes and Centers, and be subject to Type II review pursuant to VMC [20.210.050](#).

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

**16** Bed-and-breakfast establishments as limited uses subject to provisions of Chapter [20.830](#) VMC, Bed and Breakfast Establishments; all other commercial and transient lodging prohibited.

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

**18** Subject to the provisions in VMC [20.895.030](#).

**19** Subject to the provisions of Chapter [20.850](#) VMC, Dog Day Care.

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

**21** Subject to provisions of Chapter [20.885](#) VMC, except sale of fireworks prohibited in residential zones.

**22** Subject to the provisions of Chapter [20.890](#) VMC, Wireless Communication Facilities.

**23** A “designated manufactured home” is exempt from the development standards of VMC [20.420.050\(G\)](#) 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 five years of the date of the original placement.

**24** Permitted only as existing non-conforming uses.

**25.** Subject to provisions in VMC 20.410 applying to the R-17 zoning district

(Ord. M-4255 § 7, 2018; Ord. M-4254 § 3(CC), 2018; Ord. M-4223 § 4, 2017; Ord. M-4187 § 6, 2016; Ord. M-4105 § 3, 2014; Ord. M-4071 § 8, 2014; Ord. M-4066 § 5, 2013; Ord. M-4035 § 3, 2012; Ord. M-4024 § 7, 2012; Ord. M-4002 § 6, 2011; Ord. M-3959 § 25, 2010; Ord. M-3931 § 12, 2009; Ord. M-3840 § 20, 2007; Ord. M-3730 § 13, 2005; Ord. M-3709 § 7, 2005; Ord. M-3701 § 15, 2005; Ord. M-3663 § 15, 2004; Ord. M-3643, 2004)

**20.420.040 Minimum and Maximum Densities.**

A. *Purpose.* The purpose of this section is to establish minimum and maximum densities in each residential zoning district. To ensure the quality and density of development envisioned, the maximum density establishes the ceiling for development in each zoning district based on a units per acre standard. To ensure that property develops at or near the density envisioned for the zone, the minimum density for each zoning district is set as just above the maximum density of the next less intense zone.

B. *Minimum and maximum densities.* The minimum and maximum densities for the Higher Density Residential Districts are contained in Table 20.420.040-1.

**Table 20.420.040-1. Minimum and Maximum Densities**

<b>Zoning District</b>	<b>Minimum and Maximum Net Density</b>
R-18	12 – 18 units per acre
R-22	18.1 – 22 units per acre
R-30	22.1 – 30 units per acre
R-35	30.1 – 35 units per acre
<b>R-50</b>	<b>35.1 – 50 units per acre</b>

C. *Exceptions.* The following exceptions are permitted to the density provisions for the higher density residential zoning districts contained in Table 20.420.040-1 above:

1. Minimum lot size/ and maximum density calculations:

a. Lots developed before March 11, 2004, are exempt from the requirements for minimum density. However, if a site is completely redeveloped, the new development must comply with the minimum density requirements contained in Table 20.420.040-1 above.

b. When the maximum density contains a fraction of a unit, the applicant must round to the nearest whole unit. For calculations of X.1 – X.4, this means rounding down to the next whole unit; for calculations of X.5 – X.9, this means rounding up to the next whole unit.

2. Minimum density:

a. When the minimum density contains a fraction of a unit, the applicant must round to the nearest whole unit. For calculations of X.1 – X.4, this means rounding down to the next whole unit; for calculations of X.5 – X.9, this means rounding up to the next whole unit.

b. On sites that contain critical or sensitive areas, all or a portion of those areas may be deducted from the net building area before the minimum and maximum densities are calculated at the discretion of the development applicant.

3. *Planned Developments*. See VMC Chapter [20.260.060](#) (Development Standards – Item 4) for additional exceptions to lot size requirements. (Ord. M-3931 § 13, 2009; Ord. M-3840 § 21, 2007; Ord. M-3730 § 14, 2005; Ord. M-3701 § 15, 2005; Ord. M-3643, 2004)

4. Affordable Housing Density Bonus

a. Housing projects devoted entirely to housing affordable to households earning 80% or less of Area Median Income (AMI) and providing guarantee acceptable to the Planning Official that such units will remain affordable at this level for 50 years may increase the maximum net density requirement of the underlying zone by the following amounts.

ii. Up to 50% in the R-2, R-4, R-6, R-9, and R-17 zones.

ii. Up to 100% in the R-18, R-22, R-30, and R-50 zones.

b. These density increases may not be used to exceed underlying zoning district requirements for permitted structure or use types, building heights, or other development regulations.

**20.420.050 Development Standards.**

A. *Compliance Required*. All developments must comply with:

1. All of the applicable development standards contained in the underlying zoning district, except where the applicant has obtained variances in accordance with Chapter [20.270](#) VMC Site Plan Review.

2. All other applicable standards and requirements contained in this title.

B. *Development standards*. Development standards in residential zoning districts are contained in Table 20.420.050-1. These apply to all primary dwellings and accessory buildings on the site. For additional regulations governing accessory buildings, see Chapter [20.902](#) VMC.

<b>Table 20.420.050-1 Development Standards</b>					
<b>Standard</b>	<b>R-18</b>	<b>R-22</b>	<b>R-30</b>	<b>R-35</b>	<b>R-50</b>
Minimum Lot Size	1,800 sf <sup>1</sup>	1,500 sf <sup>1</sup>	1,500 sf <sup>1</sup>	1,200 sf <sup>1</sup>	800 sf <sup>1</sup>
Maximum Lot Coverage	50%	50%	50 <del>55</del> %	50 <del>60</del> %	70%
Minimum Lot Width	20'	20'	20'	20'	20'
Minimum Lot Depth	50'	50'	60'	60'	60'
Minimum Setbacks					
Front yard	10'	10'	10'	10'	10'
Rear and Through lot yard	0' <sup>2</sup> /5'	0' <sup>2</sup> /5'	0' <sup>2</sup> /5'	0' <sup>2</sup> /5'	0' <sup>2</sup> /5'
Side yard	0' <sup>2</sup> /5'	0' <sup>2</sup> /5'	0' <sup>2</sup> /5'	0' <sup>2</sup> /5'	0' <sup>2</sup> /5'
Street side yard	10'	10'	10'	10'	5'
Garage/carport from public/private street right-of-way or sidewalk easement	18'	18'	18'	18'	18'
Garage/carport from alley	5' <sup>4</sup>	5' <sup>4</sup>	5' <sup>4</sup>	5' <sup>4</sup>	5' <sup>4</sup>
Maximum Height	50'	50'	50'	60'	70'
Minimum Landscaping Requirement (percentage of total net area)	10%	10%	10%	10%	10%

- 1** Provided the required residential density is met on an overall project basis.
- 2** See requirements for zero lot line developments pursuant to Section [20.910.050](#) VMC.
- 3** This footnote has been deleted.
- 4** There must be a minimum of 20' maneuvering space from entrance edge of garage/carport to approved edge of alley

C. *Institutional development standards.* Institutional uses such as colleges, schools and religious institutions that locate within higher density residential districts shall comply with the following development standards:

1. For portions of an institutional campus abutting residentially-zoned property (not separated by a street):
  - a. Minimum setback: 35 feet.
  - b. Maximum height: 35 feet at the setback increasing one foot for every one foot of additional setback to a maximum of 90 feet.
  - c. Minimum landscaped buffering between the institutional use and residential development: 15 feet.
2. The development standards in Subsection (1) above do not apply to existing buildings.
3. All other development standards on the institutional campus are the same as those in the underlying base zone except as;
  - a. Modified through a Variance procedure per the requirements of Chapter [20.290](#) VMC; or
  - b. Established as part of a Public Facilities Master Plan procedure per the requirements of Chapter [20.268](#) VMC.

D. *Pedestrian development standards.* The following additional development standards apply for multi-family projects with more than two buildings on a site.

1. Each building in the complex shall have at least one direct pedestrian connection to the street even when separated from the street by an off-street parking lot. This pedestrian access shall be the most direct route between the building's main entrance and the street. Whenever possible, the main pedestrian connection shall not cross a parking lot or driveway.
2. There shall be pedestrian connections among residential buildings and from each residential building to indoor and outdoor communal facilities, e.g., recreation room, swimming pool, and parking lots, carports or garages.
3. The following design standards shall apply to this pedestrian circulation system:
  - a. The circulation system must be hard-surfaced and at least 5' wide.
  - b. Where the system crosses driveways, parking areas or loading areas, the system must be clearly identifiable through the use of striping, elevation changes, speed bumps, different paving material or other similar method.

c. Where the pedestrian connection is parallel and adjacent to a parking lot or driveway, the system must be a raised path or be separated from the auto travel lane by a curb, bollards, landscaping or other physical barrier. If the connection also provides access to a parking lot, at least one access ramp from the connection to the parking lot must be provided that meets ADA standards for accessibility for the disabled.

d. The on-site circulation system must be lighted to a level sufficient for use by residents and their visitors after dark. Such lighting shall be directed in such a manner to prevent glare into nearby residential units.

E. Criteria for Parks/Open Space as limited uses.(Reserved for future use)

F. *Criteria for institutions as limited uses.* As noted in Table 20.420.030-1 above, schools, child care centers, and religious institutions are allowed as limited uses in Higher Density residential districts if they meet all of the criteria described below. An institution that does not comply with all of these criteria must be reviewed as a Conditional Use, except for school modular classrooms, which shall be permitted outright.

1. The site contains no more than 12 acres for an elementary school, not to exceed 75,000 gsf.

2. The site contains no more than two acres for a religious institution, not to exceed 30,000 gsf.

3. The site contains no more than one acre for a child care center, not to exceed 10,000 gsf.

4. The site takes its primary access from a street with no less than a minor arterial designation.

5. If a religious institution also has a private elementary school, the total development shall not exceed 60,000 gsf and seven acres.

G. *Criteria for Placement of Manufactured Homes.*

1. General Provisions:

a. Manufactured homes are permitted on individual lots in the R-18 residential zones in accordance with the placement standards as set forth in this section and other provisions which apply to conventionally built dwellings.

b. Nothing in these provisions shall be interpreted as superseding deed, covenants, or restrictions which are generally not enforced by the city.

c. Existing manufactured home developments and manufactured home subdivisions are permitted and are not subject to the provisions of this chapter. An existing manufactured home in a manufactured home development or subdivision may



continue to lawfully exist and be replaced or can be relocated either to an approved manufactured home development or an approved manufactured home subdivision.

d. Except that a manufactured home placed on an individual lot subsequent to the adoption of this ordinance, may be relocated as permitted by this title if within (5) five years of the date of the original placement.

2. Manufactured Home Placement Standards:

All manufactured homes placed within the City of Vancouver shall comply with the following standards:

a. Manufactured homes must meet the development standards of the base zone unless otherwise noted.

b. The manufactured home must meet the definition of a “new manufactured home” unless otherwise noted. A new manufactured home means any manufactured home required to be titled under Title [46 RCW](#), which was not titled to retail purchaser before July 1, 2005, and was not a “used mobile home” as defined in RCW [82.45.032](#).

c. The manufactured home must meet the requirements of a “designated manufactured home”. Provided that manufactured homes built to [42 USC](#) Section 5401-5403 standards (as amended in 2000) must be regulated in the same manner as site built homes.

d. The manufactured home must meet the following requirements.

1. Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;

2. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch;

3. Has exterior siding similar in appearance to siding materials commonly used on conventional site -built building code single-family residences;

e. The manufactured home must comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located.

f. The manufactured home be set on permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative.

g. The manufactured home must be thermally equivalent to the state energy code.

3. Review and Inspection:

- a. City will review building permit applications and will issue appropriate zoning and building permits and conduct the installation inspection.
- b. The Department of Labor and Industries responsible for inspections including replacement, addition, modification, or removal of any equipment or installation and issuing permits under RCW Chapter [43.22](#).

#### H. Additional Development Standards for Single Family Homes

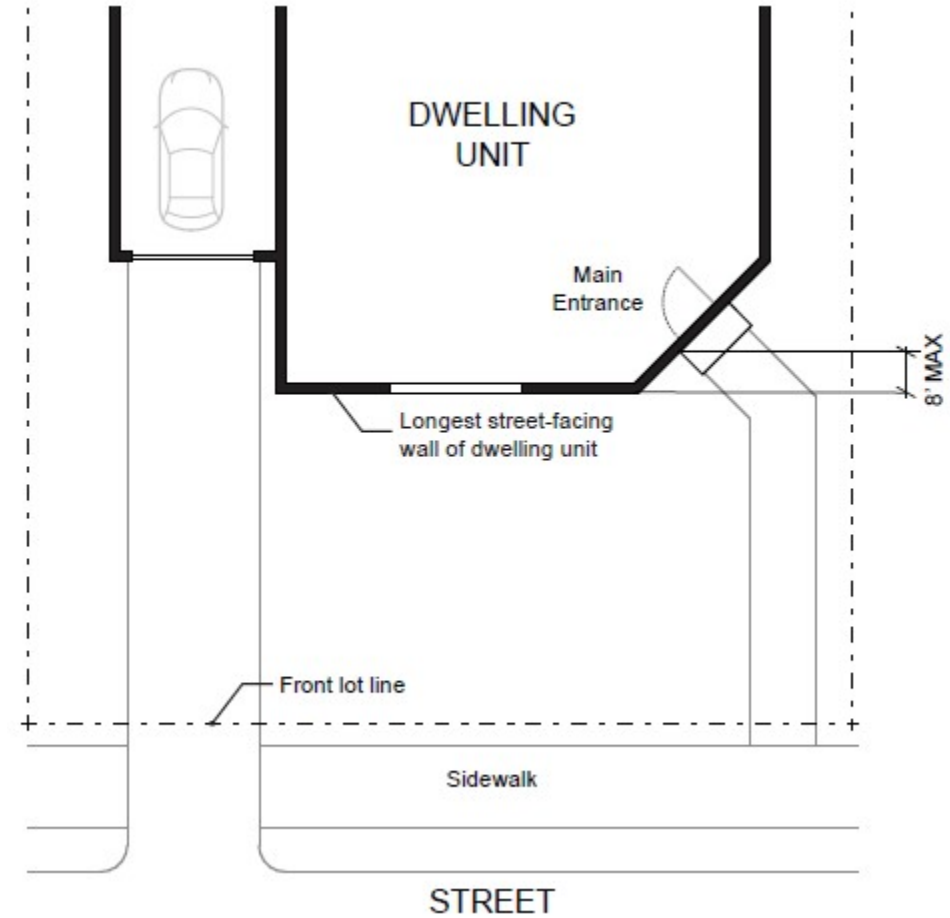
1. Additional standards for single family home development within the R-18, R-22 and R-30 Zoning Districts. The following standards are in addition to the requirements in Table 20.420.050-1.

a. Garages. The width of the garage door facing the street may be up to 50 percent of the width of the street-facing building façade or 10' in length, whichever is greater. Garage limitations do not apply to residential development accessed through rear alleys, or where the garage is located in the rear of the lot.

b. Main Entrances. Main entrances shall be visible from the street and must:

1. Have a porch or entry

2. Face the street or be oriented at an angle of not more than 45 degrees from the street-facing façade. Corner lot homes may face either street.



c. Front Façade Variety. Duplicative front facades of detached single-family structures facing the same street are prohibited. Sufficient differences can be achieved through at least three of the following design features:

1. Varied or staggered front setbacks, with variations of at least five feet.
2. Different building heights, with the two heights varying by at least five feet.
3. Varied rooflines such as hipped or pitched roofs.
4. Different window opening locations and designs
5. Different garage location, configuration, and design

d. Alleys. Where alleys are present, all garages and on-site parking shall be accessible from the alley. In R-17 zones, single-family residential developments shall utilize rear alley-loading as follows:

- i. Alleys shall be required for developments on sites of four acres or larger where the proposed average new lot size is less than 3,000 square feet unless the application demonstrates and the Planning Official agrees that alleys are unfeasible due to significant site constraints such as

significant variations in topography, irregular site shape, or presence of natural resource constraints

ii. Alleys are encouraged in all other cases

e. Compliance with Narrow Lot Development Standards. Developments within the R-17 zoning district shall be subject to [VMC 20.927, Narrow Lot Development Standards](#), with the exception of [VMC 20.927.040.A.5.d garage width standards](#).

f. Location and configuration of driveways. Driveways shall be located to preserve space for on-street parking by meeting one of the following requirements.

i. For housing units or developments on corner lots, off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard.

ii. Driveways providing access to the front façade must be consolidated for adjacent dwellings.

iii. Consolidated driveways shall be tapered (i.e., narrower where they connect to the street and wider at the back to the driveway) to minimize the width of curb cuts and to enhance pedestrian safety.

iv. Individual driveways must be separated by at least 20' as measured from the edge of the driveway apron.

g. Solid Waste Provisions. The development application shall include a plan for access for solid waste and recycling collection service, indicating common or individual unit collection points with demonstrated access and turning space for solid waste vehicles

(Ord. M-4066 § 5, 2013; Ord. M-3931 § 14, 2009; Ord. M-3730 § 15, 2005; Ord. M-3709 § 8, 2005; Ord. M-3701 § 16, 2005; Ord. M-3663 § 16, 2004; Ord. M-3643, 2004)

**c. The following portions of Vancouver Municipal Code 20.945 are amended as follows:**

**20.945.070 Minimum Off-Street Parking Requirements.**

*A. Parking requirements for unlisted uses.*

1. The planning official may rule that a use not specifically listed in Table 20.945.070-2 below is a use similar to<sup>2</sup> 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 percent in new nonresidential 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 percent if the required conditions detailed in VMC [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 VMC 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 seven percent 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 five percent 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 square feet 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 square feet, and shall have at least 10 percent and no more than 25 percent 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 five percent 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 percent is subject to a Type II Variance procedure.

F. *Parking in City Center (CX) Zone.* The following minimum requirements shall apply, in accordance with VMC [20.630.050](#) (Parking Control), in all areas zoned City Center District (CX):

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**Table 20.945.070-1**

**CX District Parking Space Requirements**

Land Use	Parking Requirements
<u>Multi-Family Housing, market rate and low-income</u>	<u>0.75 space/dwelling unit</u>
<u>Senior Housing, and Housing for Persons with Disabilities</u>	<u>0 spaces for residential units</u> <u>0.75 space per employee<sup>1</sup> plus one visitor space per 10 residents</u>
<u>All Other</u> Residential Uses	1 space/dwelling unit
Transient lodging	1 space/living unit
Congregate care facilities <u>for non-senior residents</u>	1 space/two (2) living units
All other uses	1 space/1,000 sq. ft. of floor area

1. The number of employees based on maximum number of employees present at any given time (i.e., during the largest shift of employees)

G. *Parking in Transit Overlay District.* Developments located within the Transit Overlay District may be subject to special parking standards contained in Chapter [20.550](#) VMC.

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 percent. 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 Table 20.945.070-1 and shall only be for the total area of additions in excess of 25 percent 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.

**Use** | **Minimum**  
**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>

**Use** | **Minimum**

**Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements**

Use	Minimum
Single Dwelling, Detached	1.0/DU
Accessory Dwelling Units	None
Duplexes	1.0/DU
<u>Market rate Multi-Family Dwelling Units</u>	<u>1.5</u> 0.75/DU if located within 1/4 mile of frequent transit line, <sup>6</sup> <u>1.0/DU</u> if located ¼ mile or further from a frequent transit line
<u>Housing for low income households earning under 60% median area income</u>	<u>0.75/DU</u>
Manufactured Home Subdivisions	1.0/DU
Manufactured Home Parks	1.0/DU
<u>Senior Housing facilities and Housing for People with Disabilities</u>	<u>0 spaces for residential units</u> <u>0.75 space per employee<sup>7</sup> plus one visitor space per 10 residents</u>
<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

**Use** | **Minimum**  
**Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements**

Use	Minimum
	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
Medical Centers	1.0/4 beds (hospital, residential care center); 1.0/2 beds for patients or residents (convalescent hospital, nursing home, congregate care facility)
Parks/Open Space	
- Neighborhood Parks	Parks Department to Determine
- Community Parks	
- Regional Parks	
- Trails	
Postal Service	1:300
Religious Institutions	1.0/6 seats or 12' of bench in main assembly area
Social/Fraternal Clubs	1/100
Transportation Facility	None
Schools	

**Use** | **Minimum**

**Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements**

<b>Use</b>	<b>Minimum</b>
- 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 <sup>*</sup> *Classrooms = 30 students. Lecture halls require additional parking of 12 spaces per 30 seats. Additional parking may be required as determined by planning official.	1 space/3 seats in classrooms
<b>COMMERCIAL</b>	
Commercial and Transient Lodging	1.0/lodging unit
Eating/Drinking Establishments	1/250
<b>Entertainment-Oriented</b>	
- 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' of bench
- Skating Rinks/Arcades	1.0/150
- Bowling Alleys	5 spaces per lane

**Use** | **Minimum**

**Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements**

Use	Minimum
- Shooting Ranges	1 space per lane
- Major Event Entertainment	1.0/6 seats or 12' bench
General Retail	
- Sales-Oriented	1/300
- Personal Services	1/400
- Repair-Oriented	1/400
- Bulk Sales	<p>(a) Properties with less than 10,000 square feet of open sales or rental area shall provide 1 space for each 1,000 square feet of gross floor area, plus one space for each 2,500 sq. ft. of open sales or rental area.</p> <p>(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.</p>
- Outdoor Sales	Same as Bulk Sales
Animal Kennel/Shelters	1/600 plus 1 per employee
Motor Vehicle Related	
- Motor Vehicle Sales/Rental	<p>(a) Properties with less than 10,000 square feet of open sales or rental area shall provide 1 space for each 1,000 square feet of gross floor area, plus one</p>

**Use** | **Minimum**

**Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements**

Use	Minimum
	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	No less than 2
- Elec. Vehicle Recharging Station	None
Office	
- General	1/400
- Medical	1/200
- Extended	1/300
Non-Accessory Parking	NA
Self-Service Storage	Based on area of office
Marina	
<b>INDUSTRIAL</b>	
Industrial Services	1/600
Manufacturing and Production	1/800
Railroad Yards	None

**Use** | **Minimum**  
**Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements**

Use	Minimum
Research and Development	1/600
Warehouse/Freight Movement	1/2000
Wholesale Sales	1/1250
Waste-Related	1 space per 200 sq ft. of office space, plus 1 space per employee
<b>OTHER</b>	
Agriculture/Horticulture	None
Airport/Airpark	None
Cemeteries	1.0/6 seats or 12' of bench in chapels
Detention Facilities	1.0/3 beds
Heliports	None
Mining	1 per employee maximum shift
Rail Lines/Utility Corridors	None
Temporary Uses	None
Wireless Communication Facilities	One

**1** DU=Dwelling Unit

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

**3** Gasoline stations offering other retail goods for sale, in enclosed spaces accessible by the customer, shall also comply with the parking requirements for convenience stores. Gasoline stations providing vehicle repair or maintenance services shall also comply with the parking requirements for vehicle repair or service facilities.

**4** Senior multi-family housing projects shall provide on-site parking at a minimum rate of one space per dwelling unit.

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

7. The number of employees based on maximum number of employees present at any given time (i.e., during the largest shift of employees).



d. A new Section of Vancouver Municipal Code, 20.950 is added as follows:

**CHAPTER 20.950 COTTAGE CLUSTER HOUSING**

**20.950.010 Purpose.**

These standards are intended to allow groups of small-scale cottages around common areas in single or multi-family zoning districts in a manner promoting accessible housing and community interaction. The individual homes are smaller and shorter than what is allowed in the underlying zoning district, but they may be built at a higher density.

**20.950.020 Applicability.**

- A. Permitted zones and required minimum project size. Cottage Cluster housing developments shall be allowed on properties 20,000 square feet or larger in size, in the R-17, R-9, R-6, R-4 and R-2 zoning districts.
- B. Permitted Uses. Cottage Cluster development uses shall be limited to attached and detached single family homes and associated outbuildings, public or private open space, and parking areas. Duplexes or attached single family homes may constitute no more than 20% of the total number of units. Home Occupations pursuant to [VMC 20.860](#) shall be permitted only if there are no employees residing off-site. Accessory dwelling units pursuant to [VMC 20.810](#) shall be permitted only if located entirely within the single family homes.
- C. The narrow lot development standards in [VMC 20.927](#) and R-17 zoning district standards of [VMC 20.410](#) shall not apply to cottage housing developments.

**20.950.030 Site Development and Design Standards**

- A. General Standards.
  - 1. Cottage housing developments may be allowed at up to two hundred percent (200%) of the maximum density of the underlying zone, including any accessory dwelling units.
  - 2. Cottage housing developments shall contain a minimum of four (4) and a maximum of twelve (12) units in a cluster; provided, that a cottage development may contain up to two (2) clusters.
  - 3. Each single-family cottage shall not exceed 1,600 square feet in total floor area, and each duplex cottage 3,000 square feet. Floor areas of attached or detached garages and outbuildings shall count towards these size limits, with the exception of the first 200 hundred square feet of garage or outbuilding per single family cottage, or 400 square feet per duplex.
  - 4. Building heights may not exceed 25 feet within 50 feet of the project site perimeter, and 30 feet elsewhere in the site. Roofs higher than 18 feet shall be pitched at a ratio of at least 6:12.
  - 5. Covered porches shall be at least 60 square feet, with no dimension less than 5 feet
  - 6. Buildings shall be set back at least 10 feet from the nearest public or private road, and at least five feet from other buildings. Building setbacks to exterior property lines shall be that of the underlying zoning district.

**B. Cottage Orientation.** Cottages must be clustered around a common courtyard and must meet the following standards.

1. At least 75% of the cottage units shall be located within 25 feet of a common courtyard, and shall have covered porches and main entries which face the common courtyard.
2. The Planning Official may at their discretion grant exceptions as needed to allow cottages abutting a public street at the site perimeter to face the street, and as needed in cases of very narrow or unusually configured project parcels may reduce the required percentage of lots located within 25 feet of the common courtyard to 50%.

**C. Common Courtyard Design Standards.** Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards.

1. The common courtyard must contain a minimum of 200 square feet of usable open or congregating space per cottage units within the associated cluster.
2. The common courtyard must be generally square or round, and no narrower than 15 feet wide at its narrowest dimension.
3. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 50 percent of the total common courtyard area.
4. Pedestrian paths must be included in a common courtyard. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.

**D. Required Parking and Parking Design**

1. Required spaces. Each dwelling unit shall include at least one parking space within the project area. On street parking spaces abutting the project area may be counted towards this requirement.
2. Common Parking Areas. Parking may be located adjacent to an individual unit or in a common parking area. Common parking areas are subject to the following standards.
  - a. Cottage cluster projects with fewer than 12 cottages are permitted parking clusters of not more than 5 contiguous spaces.
  - b. Cottage cluster projects with 12 cottages or more are permitted parking clusters of not more than 8 contiguous spaces.
  - c. Parking clusters must be separated from other spaces by at least 4 feet of landscaping.
  - d. Clustered parking areas may be covered.
3. Parking location, access and screening.
  - a. Off-street parking areas with 5 or more spaces shall not be located within 20 feet from any property line that abuts a street other than an alley;
  - b. No off-street parking space or vehicle maneuvering area is permitted between a property line that abuts a street (other than an alley) and the front façade of cottages located closest to that property line.
  - c. No off-street parking space is permitted within 10 feet of any other property line external to the cottage cluster, except property lines abutting an alley. Driveways and drive aisles are permitted within 10 feet of other external property lines.

- d. Sight-obscuring landscaping, fencing, or walls at least three feet in height shall separate clustered parking areas and parking structures from common courtyards and property lines external to the cottage cluster.

E. Pedestrian Access.

- 1. A pedestrian path must be provided that connects the main entrance of each cottage to the following:
  - a. The common courtyard;
  - b. Shared parking or solid waste storage areas;
  - c. Community buildings; and
  - d. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.
- 2. The pedestrian path must be hard-surfaced and a minimum of 3 feet wide.

F. Community Buildings. Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, community eating areas, community gardens, or picnic shelters. Community buildings must meet the following standards.

- 1. Each cottage cluster is permitted one community building.
- 2. The community building shall have a maximum floor area of 1,200 sf.

G. Maintenance of Common Areas. The development application shall include a plan for ongoing maintenance of shared or common areas, including a mechanism for ensuring that the maintenance plan will be implemented.

H. Solid Waste Provisions. The development application shall include a plan for access for solid waste and recycling collection service, indicating common or individual unit collection points with demonstrated access and turning space for solid waste vehicles

20.950.040 Approval Process.

Cottage Cluster housing projects shall be reviewed under [VMC 20.320](#), subdivision, where individual lots are proposed to be owned separately, or as a Type II review subject to [VMC 20.270](#), Site Plan Review, where common ownership of lots is proposed.

e. Portions of Vancouver Municipal Code Section 20.925, Landscaping, are amended as follows:

**20.925.030 General Provisions.**

A. *Landscaping requirements.* Landscaping shall be provided and maintained per Table 20.925.030-1 and 20.925.030-2 of this section.

**Table 20.925.030-1. Minimum Landscaping and Buffer Setback Standards**

Zoning of Proposed Development (Buffer width is the setback for the commercial and industrial zoning districts)													
Required street trees and parking area landscaping do not count towards these requirements except as allowed by the street tree and parking code sections.		Lower Density Residential <sup>1</sup>		Higher Density Residential <sup>1</sup>		Commercial and Mixed Use <sup>3</sup>		Industrial <sup>1</sup>					
		R-2, R-4, R-6, R-9, R-17		R-18, R-22, R-30, R-35, R-50		CN, CC, CG, HX and MX only		OCI		IL A		IH	
Zoning Of Land Abutting Development Site		Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street
		Lower Density Residential	R-2, R-4, R-6, R-9, R-17	None	None	L2 10-ft	L3 5-ft <sup>4</sup>	L2 10-ft	L4 10-ft	L2 10-ft	L4 10-ft	L3 20-ft	L4 in 40-ft <sup>5</sup> L5 in 50-ft <sup>5</sup>
Higher Density Residential	R-18, R-22, R-30, R-35, R-50	None	L3 5-ft <sup>4</sup>	L1 10-ft	L1 5-ft	L2 10-ft	L4 10-ft	L2 5-ft	L2 5-ft	L3 20-ft	L4 in 40-ft <sup>5</sup> L5 in 50-ft <sup>5</sup>	L3 20-ft	L4 in 40-ft <sup>5</sup> L5 in 50-ft <sup>5</sup>
Commercial and Mixed Use	CN, CC, CG, MX	L1 10-ft	L3 5-ft <sup>4</sup>	L2 10-ft	L3 5-ft	L2 10-ft	L1 <sup>2</sup> 0.5-ft	L2 5-ft	L1 <sup>2</sup> 0.5-ft	L2 10-ft	L3 5-ft	L2 10-ft	L3 10-ft
Industrial	OCI	L1 10-ft	L3 5-ft	L1 10-ft	L3 5-ft	L2 10-ft	L1 <sup>2</sup> 0.5-ft	L2 5-ft	L1 <sup>2</sup> 0.5-ft	L2 10-ft	L3 5-ft	L2 10-ft	L3 10-ft
	IL, A,	L1 10-ft	L3 5-ft	L2 10-ft	L3 5-ft	L2 10-ft	L2 5-ft	L2 5-ft	L1 <sup>2</sup> 0.5-ft	L2 10-ft	L1 5-ft	L2 10-ft	L3 10-ft
	IH	L1 10-ft	L3 5-ft	L2 10-ft	L3 5-ft	L2 5-ft	L3 5-ft	L2 5-ft	L3 5-ft	L2 10-ft	L3 10-ft	L2 10-ft	L1 <sup>2</sup> 0.5-ft
Resource (County)	FR-80, FR-40, AG-20, AG-WL, Park/WL	L1 10-ft	L3 50-ft	L2 10-ft	L3 50-ft	L2 10-ft	L2 5-ft	L2 5-ft	L3 10-ft	L2 10-ft	L1 5-ft	L2 10-ft	L3 10-ft

- 1 Zero lot line developments shall comply with the standards and requirements of VMC [20.910.050](#).
- 2 If building is to be built on the property line there is no required buffer for that portion of the site.
- 3 Applies to multi-family site plan applications and the perimeter of land divisions not to individual single-family lot developments.
- 4 In case of conflict with yard, setback, landscape, screening, or buffer standards specified in other sections of Title [20](#), the stricter standard shall apply, except for plan districts where the district standards shall always apply even if less strict than the standards of this table.

5 Buffer widths abutting parking areas that are landscaped in accordance with the requirements of VMC [20.945.040\(l\)](#) can be reduced to 25 feet.

6 Where a directly abutting site not separated by a street is currently developed with a single-story residential structure, the minimum setback is five (5) feet plus one (1) additional foot for each three (3) feet of proposed building height above 35 feet, up to a maximum setback of 15 feet. The additional setback for buildings above 35 feet in height applies only to the portions of those buildings above 35 feet.

**Table 20.925.030-2. Landscaping and Screening Design Standards<sup>1</sup>**

Type	Name	Description	Minimum Shrubs Based on Buffer Depth	Minimum Trees	Wall or Berm or Fence Required – Standards
L1	General (for open areas)	Used where distance is primary means of separating uses or development, and landscaping enhances area between them	a. 10 ft or less = None b. Over 10 ft = 2 high or 3 low shrubs per 400 sq. ft. landscaped area	a. One tree per 30 lineal ft b. One tree per 800 sq. ft.	None
L2	Low Screen	Distance and low-level screening intended to separate uses or development. Applied where low level screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.	Continuous screen 3 ft high, 95% opaque year-round. 3+ gallon containers or equivalent with spread 18+ inches.	One tree per 30 lineal ft of landscaped area or as needed to provide a tree canopy over the landscaped area	3 ft high masonry wall or F2 fence or a berm may substitute for shrubs
L3	High Screen	Physical and	Enough shrubs to		6 ft F1 or F2 high

Type	Name	Description	Minimum Shrubs Based on Buffer Depth	Minimum Trees	Wall or Berm or Fence Required – Standards
		visual separation between uses or development principally using screening. Used where full separation is warranted by impacts of proposed development, notwithstanding loss of direct views.	form a 6-ft high buffer screen 95% opaque year-round; 5+ gallon containers or equivalent with spread of 30+ inches		wall or fence with or without berm may substitute for shrubs
L4	High Wall	Used where extensive screening of visual and noise impacts is needed to protect abutting sensitive uses and/or there is little space for separation between uses.	Four high shrubs required per 30 lineal ft of wall		6 ft F2 high wall required
L5	High Berm	Used instead of L4 where extensive screening is warranted and more space is available for separation between uses.	L2 low shrubs on top of berm so total screen height = 6 ft		4 – 6 ft high berm required. If under 6 ft high, plant L2 low shrubs on top of berm so overall screen height is 6 ft.
F1	Partially Sight- Obscuring Fence	Partial visual separation applied where a proposed use or development has little impact, or where visibility between areas is more important			6 ft high – at least 50% sight-obscuring – wood, metal, chain link with slats, bricks, masonry or other permanent materials.

Type	Name	Description	Minimum Shrubs Based on Buffer Depth	Minimum Trees	Wall or Berm or Fence Required – Standards
		than a total visual screen.			
F2	Fully Sight- Obscuring Fence	Full visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.			6 ft. high – 100% sight-obscuring – made of wood, metal, bricks, masonry or other permanent materials – no chain link fences with slats or similar construction.

**1 Additional Requirements:**

L1, L2, L3, L4, L5 – Groundcover plants, grass lawn or approved flowers must fully cover the landscaped area not in shrubs or trees.

L2, L3 – When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

L4 – When abutting another property, the wall shall abut the property line. When abutting a street or road right-of-way, the wall shall be on the interior side of the landscaped area.

L1 – Within the commercial districts where a building is to be placed at the buffer line for a front setback, concrete or brick pavers may be used in place of the required groundcover for the length of the building for the front setback only; provided, the required trees are still supplied, the paved area is connected to the public sidewalk, and pedestrian amenities are provided such as benches or pedestrian plazas. Building need not be placed at the required buffer line to utilize this section if the area between the buffer line and the building is devoted entirely to pedestrian only areas.

L1, L2, L3, L4, L5 – Groundcover plants to be placed not more than thirty (30) inches on center and thirty (30) inches between rows. Rows of plants shall be staggered for a more effective covering. Groundcover shall be supplied in a minimum four (4) inch size container or a two and one-quarter (2 1/4) inch container or equivalent if planted eighteen (18) inches on center.

**20.925.070 Buffering, Screening and Open Storage.**

Buffering and screening of parking, solid waste containers, and open storage shall be required as follows:

A. *Parking lots.* All parking, loading and maneuvering areas including driveways and drive-through lanes shall be screened from view per the standards of [20.945.040\(1\)\(2\)](#) VMC.

B. *Screening of service facilities.* Except for one-family and two-family dwellings, any solid waste container or recycling or disposal area and ground-level service facilities such as gas meters and air conditioners which would be visible from a public street, parking area, or any residentially-zoned property shall be screened from view per the standards of [20.970](#) VMC by placement of a solid wood fence, evergreen hedge or masonry wall. All refuse materials shall be contained within the screened area.

C. *Open Storage.* Open storage, or storage not wholly within an enclosed building shall be required to meet the following requirements of Table 20.945.070-1

<b>Table 20.925.070-1 Open Storage Standards</b>	
<b>District</b>	<b>Open Storage Requirement</b>
R-2, R-4, R-6, R-9, R-17	Not allowed
R-18, R-22, R-30, R-35, R-50	Storage no higher than 5', screened by site-obscuring fence or evergreen hedge 6' in height
City Center District (CX)	Storage no higher than 5', screened on all sides by a site-obscuring fence or evergreen hedge 6' in height
OCI	Not allowed
All other Commercial Districts	Same as for R-18, R-22, R-30, R-35
IL, IH	Open storage facing a street shall be screened
Open Space Districts	Not allowed except for agricultural implements

(Ord. M-3643, 01/26/2004)



f. A new Vancouver Municipal Code Section 20.815 is added as follows:

### **20.815 Micro Housing Units**

#### **20.815.010 Purpose**

These standards are intended to allow smaller unit size apartments with shared kitchen and/or bathroom facilities in multifamily zoning districts.

#### **20.815.020 Applicability**

- A. Use Classification. Micro housing units included under the residential use type of Household Living.
- B. Zoning. Micro housing units are allowed by right in R-18, R-22, R-30, R-35, R-50 or as part of a mixed-use development in the CC, CG and CH zones

#### **20.815.030 Required Provisions**

- A. Kitchen Facilities. One or more of the following options shall be provided to ensure residents have access to facilities for cooking, refrigeration, and washing utensils:
  - 1. A community kitchen facility on each floor available for shared use by the residents of that floor; or
  - 2. Individual kitchens for the private use of the residents of the unit; or a combination of private and community kitchen facilities.
- B. Maximum Number of Bedrooms. Each living unit may have up to one bedroom that is separate from the remainder of living facilities within the unit.
- C. Unit Size. Units shall be between 120 and 400 square feet in size.
- D. Unit Density. Micro housing project densities shall be as allowed by underlying zoning designations. Micro housing may not be eligible for affordable housing density bonuses
- E. Bathrooms. A unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility means includes a toilet and sink; a full facility includes a toilet, sink, and bathtub or shower, or bathtub/shower combination. If a full bathroom facility is not provided in each room, common bathroom facilities must be provided that meet the standards of the Building Code for congregate residences with at least one full bathroom per floor.
- F. Parking. Micro housing units require one parking space per two dwelling units.

**g. Vancouver Municipal Code Section 20.810, Accessory Dwelling Units, is amended as follows:**

**20.810.010 Purpose**

Purpose. The purpose of these code provisions for accessory dwelling units (ADUs) is to: (1) provide homeowners with flexibility in establishing separate living quarters within or adjacent to their homes for the purpose of caring for seniors, providing housing for their children or obtaining rental income; (2) increase the range of housing choices and the supply of accessible and affordable housing units within the community; and (3) ensure that the development of accessory dwelling units does not cause unanticipated impacts on the character or stability of single-family neighborhoods. (Ord. M-4209 § 2, 08/07/2017; Ord. M-3643, 01/26/2004)

**20.810.020 Definition.**

Accessory Dwelling Unit (ADU). One or more rooms with private bath and kitchen facilities comprising an independent, self-contained dwelling unit within or attached to a single-family dwelling or in a detached building on the same lot as the primary dwelling unit. An ADU is distinguishable from a duplex in that, unlike a duplex, it is clearly subordinate to the primary dwelling unit, both in use and appearance. (Ord. M-4209 § 2, 08/07/2017- Effective 09/06/2017; Ord. M-3931 § 25, 11/02/2009; Ord. M-3643, 01/26/2004).

**20.810.030 Applicability.**

A. *Accessory dwelling unit applicability.* ADUs shall be allowed as limited uses in all residential zoning districts (R-2, R-4, R-6, R-9, R-17, R-18, R-22, R-30, R-35, and R-50) if in compliance with all of the development standards contained in Section 20.810.030 VMC below. ADUs shall not be allowed within nonresidential zoning districts or in the following circumstances:

1. On properties not containing a detached single-family dwelling
2. On properties containing activities requiring a home occupation permit pursuant to VMC 20.860.

B. *Approval process.* A proposed ADU shall be reviewed by means of a Type I procedure, pursuant to Section 20.210.040 VMC, subject to the development standards contained in

Section 20.810.040 VMC below. An ADU use is not subject to Site Plan Review. (Ord. M-4209, Added, 08/07/2017, Sec 2)

**20.810.040 Development Standards.**

Development standards for accessory dwelling units. An ADU shall comply with the following standards:

A. *Configuration.* An ADU may be located either within, attached to, or detached from the primary structure.

B. *Density.* Only one ADU may be created in conjunction with each single-family residence.

C. *Minimum lot size.* An ADU may be established on any legally established parcel meeting applicable standards of this chapter.

D. *Maximum unit size.* The gross floor area, calculated from finished wall to finished wall. ADU shall not exceed 800 square feet or 50 % of the primary single-family structure, not including garage and/or detached accessory buildings (whichever is less). ADUs created entirely within existing basements may exceed 800 square feet provided they are not larger than the size of the remainder of the overall home.

E. *Minimum unit size.* The gross floor area of an ADU shall not be less than the requirements of the Washington State Building Code.

F. *Setbacks and lot coverage.* Additions to existing structures, or the construction of new detached structures, associated with the establishment of an ADU shall not exceed the allowable lot coverage or encroach into required setbacks as prescribed in the underlying zone. The applicable setbacks shall be the same as those prescribed for the primary structure, not those prescribed for detached accessory structures.

G. *Scale and visual subordination.* New detached ADUs, or ADUs extending from existing structures shall not comprise more than 50% of total visible façade area of the primary structure and other outbuildings not including the ADU, as seen from the front of the lot. ADUs shall be subject to a maximum height of 25 feet.

H. *Parking.* No additional on-site parking is required in conjunction with the establishment of an ADU.

I. *Design and appearance.* ADUs that are separate or extending from existing structures shall be architecturally compatible with the principal dwelling.

J. *Construction standards.* The design and construction of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health and any other applicable codes. (Ord. M-4209 § 2, 08/07/2017; Ord. M-3959 § 38, 07/19/2010; Ord. M-3701 § 24, 05/02/2005; Ord. M-3643, 01/26/2004)

#### **20.810.050 Submission Requirements.**

The following information shall be submitted as part of an application for review:

A. *Application.* Completed and signed application provided by the Planning Official.

B. *Fee.* Fee pursuant to VMC 20.180.

C. *Site plan.* To-scale site plan showing the exact location of the primary residence and any accessory structures, parking, landscaping and setbacks.

D. *Floor plan.* Floor plan, drawn to scale, of entire house and accessory unit within the primary residence or within free-standing accessory structure.

E. *Elevations.* Elevations drawn to scale, of the accessory unit within the primary residence or within free-standing accessory structure. (Ord. M-4209 § 2, 08/07/2017; Ord. M-3643, 01/26/2004)

#### **20.810.060 Conversion of Existing Accessory Structures.**

A. *Conversion of an existing structure.* An existing garage structure or other outbuilding may be converted to an ADU provided that the structure complies with established setback standards for a primary structure, not accessory structure, as prescribed in the underlying zone, **and complies with applicable building codes, and all other standards of this section.** Conversion of such garage shall not result in the elimination of the requirement of one legal on-site parking space to serve the single family residence.

**B. Conversion of existing garages located in non-conforming setbacks. Garages constructed before January 1, 2021 that are legally nonconforming as to side or rear yard setback may be eligible to be converted or replaced at their current location, provided that:**

**1. All applicable ADU, building, and other standards are met**

2. Conversion or replacement structure or portion of the structure located within the setback does not result in it exceeding 15 feet in height or any taller than the existing structure, whichever is greater. Conversions or replacements of garages shall not result in the elimination of the requirement of one legal on-site parking space to serve the single-family residence.

B. *Off-street parking requirements.* The off-street parking requirements for the primary residence shall be provided for elsewhere on the site in conformance with the setback, paving and other development standards described in VMC 20.945 Parking and Loading. (Ord. M-4209 § 2, 08/07/2017; Ord. M-3701 § 25, 05/02/2005; Ord. M-3663 § 20, 08/02/2004; Ord. M-3643, 01/26/2004)

**Section 4. Savings.** Those ordinances or parts of ordinances which are amended by this ordinance shall remain in full force and effect until the effective date of this ordinance.

**Section 5. 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 6. Effective Date.** This ordinance shall become effective thirty (30) days after adoption.

**Section 7. 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: June 13, 2022

Ayes: Councilmembers Harless, Perez, Fox, Paulsen, Stober, Mayor McEnerny-Ogle

Nays: None

Absent: Councilmembers Hansen

Read Second Time: June 27, 2022

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers Harless, Perez, Fox, Paulsen, Stober, Hansen, Mayor McEnerny-Ogle

Nays: None

Absent: None

SIGNED this 27th day of June, 2022

DocuSigned by:  
*Anne McEnerny-Ogle*  
6C89D9089EC5424...  
Anne McEnerny Ogle, Mayor

Attest:  
DocuSigned by:  
*Natasha Ramras*  
BCF6734E40E94AE...  
Natasha Ramras, City Finance Director  
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

DocuSigned by:  
*Jonathan Young*  
9A7DC2E31E694A2...  
Jonathan Young, City Attorney

## SUMMARY

### ORDINANCE NO. M-4377

AN ORDINANCE relating to zoning code text changes allowing for increased options for housing types and densities citywide; amending Vancouver Municipal Code (VMC) 20.410, 20.420, 20.810, 20.927, 20,945, and adding new sections 20.815 and 20.950; providing for savings, severability and an effective date.

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