Chapter 20.920

INFILL DEVELOPMENT STANDARDS

Sections:

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20.920.020  Applicability.
20.920.030  Relationship to Other Development Standards.
20.920.040  Procedures.
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Section 20.920.010  Purpose.
The intent of the infill ordinance is to encourage the development of underutilized and challenged parcels in the R-9, R-6, R-4, and R-2 zoning districts. The infill ordinance accommodates a variety of housing types including single family detached, single family attached, and duplexes.

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

Section 20.920.020  Applicability.
A. Eligibility Criteria.  This Chapter may be applied to parcels created prior to the adoption date of this ordinance that meet all of the following criteria:

1. The parcel is within the R-9, R-6, R-4, R-2 zoning district; and

2. The parcel is two and one-half (2.5) acres or smaller in area.  An infill parent parcel size may be increased by 5% with approval from the Planning Official; and

3. The proposed development can and will be served by urban services at the time of final plat or development approval.  For the purposes of this Chapter, “urban services” shall mean public water and sewer service as described in VMC Title 14; and

4. There is urban development abutting the subject site on at least 50% of its non-street perimeter. For the purposes of this section, “non-street perimeter” shall mean that portion of the perimeter of the parcel that is not abutting a public street. Where there is no abutting public street, the entire perimeter is used for measurement.

    a. For the purposes of this Chapter, “urban development” shall mean a parcel that meets at least one of the following criteria:

       1. All parcels with existing non-residential or multi-family structures that are currently receiving urban services (e.g. public sewer and water); or

       2. Tax exempt parcels, regardless of development status; or

       3. All plats which have received final or preliminary approval within the last five (5) years; or

       4. Parcels two and one-half (2.5) acres or smaller in area which have existing residential structures; or
1. Parcels that are designated on the City of Vancouver Comprehensive Plan for multi-family, commercial, or industrial development; or

2. Parcels that are not developable based on a prior development review determination (e.g. park lands, environmentally sensitive lands, properties with utility easements).

B. Applicability of the Standards. There are two levels of infill standards and incentives: Tier 1 and Tier 2. The Tier 2 infill standards offer greater incentives but require compliance with design standards and a neighborhood meeting. Application of either the Tier 1 or Tier 2 infill provisions of this Chapter is an option available for parcels that meet the eligibility criteria. However, all infill parcels created as a result of the application of this Chapter and the subsequent infill development on those parcels shall be subject to the standards of this Chapter.

For the purposes of this chapter, the following definitions apply:

1. An “infill parent parcel” is the larger parcel of land from which infill parcels are divided.

2. “Infill Land Division” is the division of an infill parent parcel using some or all of the standards of
this Chapter. Tier 1 Infill Land Divisions are those divisions that utilize only the Tier 1 standards of this Chapter. Tier 2 Infill Land Divisions are those divisions that utilize one or more of the Tier 2 standards of this Chapter.

3. “Infill parcels” are either parcels that meet the eligibility criteria of this Chapter or those parcels created by the land division of an infill parent parcel through the application of the standards in this Chapter. Tier 1 Infill Parcels are created as a result of Tier 1 Land Divisions. Tier 2 Infill Parcels are created as a result of Tier 2 Land Divisions.

4. “Infill development” is the subsequent residential development on infill parcels.

5. “Duplex” shall mean a building designed or used for residence purposes by not more than two (2) families, and containing two (2) dwelling units and located on one legal parcel.

6. “Infill Development Plan” is a plan that is required to be submitted with infill development which identifies the existing and proposed lot characteristics, including applicable standards and incentives as described under Tier 1 and Tier 2 development as contained in this chapter.

7. “Predominant” shall mean the most frequently occurring residential design characteristic along both sides of the road frontage from intersection to intersection (or block face).

Section 20.920.030 Relationship to Other Development Standards.

A. All of the provisions of the City code that would apply to a non-infill project shall apply to infill projects except as specifically modified by this Chapter. If there is a conflict between the standards of this Chapter and the provisions of any applicable overlay districts or plan districts, the overlay district or plan district standards shall supersede the standards of this Chapter.

B. Development applications which meet the eligibility criteria for infill development, as outlined in this Chapter, must comply with additional transportation standards as provided for in VMC Chapter 11.96 Infill Development Transportation Standards.

Section 20.920.040 Procedures.

A.A. Infill Land Divisions. The subdivisions and short subdivision of an infill parent parcel into nine (9) or fewer parcels shall be subject to Type II review. The subdivision of an infill parent parcel into more than nine (9) parcels shall be subject to Type III review. The proposed development shall comply with all applicable land division procedures and standards unless specifically modified pursuant to this Chapter.

B.B. Development on Infill Parcels. All development on infill parcels created pursuant to this Chapter shall be subject to the standards for Infill Development. The applicable Infill Development Standards shall be recorded as a plat note on the final plat as a condition of approval.

C.C. Pre-Application Meeting. The pre-application conference required pursuant to VMC Section 20.210.080 (Decision-Making Procedures. Pre-application Conference) may not be waived for Tier I and Tier II infill land division and infill lot development. In addition to the notice requirements of VMC Section 20.210 Decision-Making Procedures, the Planning Official or designee shall also mail written notice to all owners of record of property as shown on the most recent property tax assessment roll,
located adjacent to and across the street from the subject property. The City shall also notify the appropriate neighborhood association(s) board members. This mailing shall be concurrent with that required by VMC Section 20.210 Decision-Making Procedures. Members of the public shall be provided with an opportunity to comment on the proposed project at a specific time during the meeting set aside for public comments. The notice must provide a brief description of the proposed development and a preliminary development plan.

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

Section 20.920.050 Tier 1 Infill Standards.
Tier 1 infill parcels, infill land divisions and the subsequent infill development on those Tier 1 infill parcels shall be subject to the following standards and incentives.

A.A. Minimum Parcel Area. Within an infill land division for single family development, no parcel shall be smaller than the minimum parcel area identified in Table 20.920.050-1, provided no lot shall exceed the maximum required by the underlying zoning district. In Tier 1, minimum parcel areas shall not be further reduced by a variance procedure in VMC Section 20.290. However, this shall not preclude variances to other standards.

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Minimum Parcel Area Single Family Detached (sq. feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-9</td>
<td>4,000 sf</td>
</tr>
<tr>
<td>R-6</td>
<td>6,000 sf</td>
</tr>
<tr>
<td>R-4</td>
<td>8,000 sf</td>
</tr>
<tr>
<td>R-2</td>
<td>16,000 sf</td>
</tr>
</tbody>
</table>

A.B. Minimum Parcel Width and Depth: Within a Tier 1 infill land division, the minimum parcel width and minimum parcel depth standards of Table 20.410.050-1 (Development Standards In Low-Density Residential) may be reduced by up to twenty-percent (20%). However, subsequent development on infill parcels that were created with less than the minimum width and depth required by Table 20.410.050-1 (Development Standards In Low-Density Residential), shall not be eligible for a variance to the minimum setback or frontage requirements.

B.C. Setbacks. Infill parcels developed under provisions of this Chapter shall comply with setback requirements of Table 20.410-3 (Development Standards In Low-Density Residential) except that front yard and side yard setbacks in all zones shall be as follows:

1. Minimum Front Yard.
   a. Eighteen (18) feet for garage or carport structures or other similar vehicular shelter.
   b. Ten (10) feet for all other structures
a. Side yard shall comply with the standard side setbacks of the applicable zoning district.

A.D. Common Areas. If provided, Common Areas (e.g. landscaping in private tracts, shared driveways, private alleys, and similar uses) shall be maintained by a homeowners association or governed by another legal instrument. A copy of the applicable covenants, conditions and restrictions shall be provided to the City for review and acceptance before recording concurrently with the final plat.

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

**Section 20.920.060 Tier 2 Infill Standards.**

In addition to the Tier 1 standards and incentives, Tier 2 infill parcels and land divisions and the subsequent development on those Tier 2 infill parcels shall be subject to the following standards and incentives:

A. **Additional Dwelling Types Allowed.** In addition to the uses allowed by VMC Table 20.410.030-1 (Lower Density Residential Districts Use Table), duplexes and single family attached dwellings are allowed on infill parcels subject to the standards of this chapter:

1. Infill developments of three (3) or fewer parcels may have a duplex on a maximum of one (1) parcel. Infill land divisions which result in more than three (3) parcels may have duplexes on a maximum of one-third of the parcels. When the one-third calculation contains a fraction of a housing unit, the applicant must round down to the nearest whole unit. Infill parcels for duplex development shall meet the minimum parcel size area requirements in Table 20.920.060-1 and shall be noted on the face of the plat. The maximum parcel size area standards of Table 20.410.040-1 (Minimum and Maximum Densities and Lot Sizes) shall not apply to infill parcels for duplex development. Duplex development is not allowed on an infill parcel if it would result in less than the minimum density for the parcel.

2. Procedures for Single Family Attached Dwellings. Development proposals for single family attached dwellings utilizing the provision of this chapter shall be subject to the following procedures:

   a. Land divisions shall be reviewed according to VMC Section 20.320. In addition, if the land is subdivided, development proposals must receive approval of a development plan that demonstrates how the proposal complies with this chapter and all other applicable requirements. The development plan shall be submitted and reviewed in conjunction with the land division application.

   b. Preliminary plats may not be approved without approval of the submitted development plan. Both the development plan and preliminary plat must be fully consistent with standards of this and all other applicable ordinances.

   c. Preliminary plats may be approved only where conditions of approval are established to ensure that subsequent or existing development on the resultant parcels shall occur consistent with the approved development plan.

   d. Building permits may only be approved if consistent with the approved development plan and land division for all units with common walls.

3. **Building Mass Supplemental Standard.** The maximum number of consecutively attached single family units (i.e., with attached walls at property line) shall not exceed four units.
4. Existing Public Alley Access. Single family attached subdivisions (creation of ten (10) or more parcels for single-family attached dwellings) shall receive primary vehicle access from a rear alley if a public alley exists within or adjacent to the subdivision.

5. Pedestrian Pathways. City may require dedication of right-of-way or easements and construction of pathways between single family attached parcels (e.g., between building breaks) to provide for pedestrian connectivity between groupings of single family attached units and from one side of the parcel to another.

6. Common Areas---If provided, Common Areas (e.g., landscaping in private tracts, shared driveways, private alleys, and similar uses) shall be maintained by a homeowners association or governed by another legal instrument. A copy of the applicable covenants, conditions and restrictions shall be provided to the city for review and acceptance before recording concurrently with the final plat.

B. Neighborhood Meeting Required. A neighborhood meeting shall be held prior to submission of a Tier 2 Infill Development Application. The applicant shall hold a public meeting to offer owners of property near the affected property an opportunity to participate in the development process. A pre-application conference cannot substitute for the required neighborhood meeting. The applicant shall follow the neighborhood meeting guidelines established by the city.

1. The neighborhood meeting shall be held no earlier than ninety (90) days prior to submittal of the application.

2. The applicant shall send a notice of the meeting at least fifteen (15) days prior to the neighborhood meeting to:

   a. The official representative(s) of the city-recognized neighborhood association(s), if applicable, in whose boundaries the affected property is located, based on the list of official neighborhood associations kept by the planning official or designee, and

   b. Neighbors and property owners of record of property within a radius of five hundred (500) feet of the subject property. The records of the Clark County Assessor shall be used for determining the property owners of record, and

   c. The City of Vancouver planning official or designee.

3. The notice must identify the date, time and place of the meeting and provide a brief description of the proposed development.

4. A copy of the notice, the proposed development plan as presented at the meeting, the mailing list, the sign-in sheet, and a meeting summary from the meeting shall be submitted with the application.

5. The planning official shall include the meeting summary with the notice of application sent to parties pursuant to Section 20.210.060 (B) Notification of Public Hearing.

C. Minimum Parcel Size.

1. Infill parcels for single family development (attached, detached and duplexes) shall meet minimum parcel area requirements as shown in Table 20.920.060-1.
Table 20.920.060–1
Minimum Parcel Area for Single Family Dwellings
(Detached, Attached and Duplexes)

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Minimum Parcel Area Single Family Detached (sq. feet)</th>
<th>Minimum Parcel Area Single Family Attached (sq. feet)</th>
<th>Minimum Parcel Area Per Duplex (sq. feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-9</td>
<td>4,000 sf</td>
<td>3,000 sf</td>
<td>6,000 sf</td>
</tr>
<tr>
<td>R-6</td>
<td>5,000 sf</td>
<td>4,000 sf</td>
<td>8,000 sf</td>
</tr>
<tr>
<td>R-4</td>
<td>7,000 sf</td>
<td>5,000 sf</td>
<td>10,000 sf</td>
</tr>
<tr>
<td>R-2</td>
<td>14,000 sf</td>
<td>10,000 sf</td>
<td>20,000 sf</td>
</tr>
</tbody>
</table>

2. Parcel area may be varied by the planning official upon request. The planning official may grant a variance for up to 1% for proposed lots.

3. Tier 2 infill developments are not eligible to use VMC Section 20.940 On-Site Density Transfer provisions.

D. Minimum Parcel Width and Depth. Within a Tier 2 infill land division, the minimum parcel width and minimum parcel depth standards of Table 20.410.050-1 (Development Standards in Lower-Density Residential) shall not apply. However, subsequent development on infill parcels that were created with less than the minimum width and depth required by Table 20.410.050-1 (Development Standards In Lower-Density Residential) shall not be eligible for a variance to the minimum setback or frontage requirements.

E. Maximum Lot Coverage. Maximum lot coverage may be increased 20% over the standard for the applicable zone in a Tier 2 infill development, as shown in Table 20.920.060-2.

Table 20.920.060-2
Maximum Building Coverage

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Current Building Coverage Standard</th>
<th>Building Coverage Standard with 20% Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-9</td>
<td>50%</td>
<td>60%</td>
</tr>
<tr>
<td>R-6</td>
<td>50%</td>
<td>60%</td>
</tr>
<tr>
<td>R-4</td>
<td>50%</td>
<td>60%</td>
</tr>
<tr>
<td>R-2</td>
<td>50%</td>
<td>60%</td>
</tr>
</tbody>
</table>

F. Setbacks. Infill parcels developed under provisions of this chapter shall comply with setback requirements of Table 20.410.050-1 (Development Standards In Lower-Density Residential); except that minimum front, side and rear yard setbacks shall be as follows:
1. Minimum Front Yard.
   a. Eighteen (18) feet for garage or carport structures or other similar vehicular shelter.
   b. Ten (10) feet for other buildings.

   a. Single family attached dwellings – interior side yard between attached buildings may be zero (0) feet.
   b. All other uses shall comply with the standard side setbacks of the applicable zoning district.

3. Rear Yard. The minimum rear yard setback shall be ten (10) feet when the rear yard of the proposed infill development abuts parcels with existing single family dwellings.

G. Design Requirements for Tier 2 Development.

1. Purpose. The purpose of this requirement is to ensure compatibility of in-fill development with the character of existing residential structures while allowing higher density. Specific goals are as follows:

   a. To encourage new infill development that complements the existing neighborhood character.
   b. To ensure new infill development is consistent with the pattern of established residential structures in the immediate vicinity, while allowing a mix of housing types (e.g., single family attached, duplexes).
   c. To provide a process for neighborhood participation in matters of compatibility within the context of these requirements.

2. Design Criteria: Tier 2 In-fill development shall meet the following design criteria as defined by the predominant existing residential character of the block face. The block face shall consist of properties along both sides of the public or private road frontage on which the development is located, from intersection to intersection, or the road end. If no intersection exists within 200 feet from the development site, then the block face shall consist of all properties along both sides of the road frontage within 200 feet of the development. Design requirements as contained in this section shall not apply to multi-family development containing three or more dwelling units. If there is no applicable existing development along a block face, standards (a) through (f) below shall not apply.

   a. Building orientation on proposed lots located on the block face shall be the same as the predominant orientation of buildings along the block face.
   b. Access and location of off-street parking on proposed lots located on the block face shall be the same as the predominant character for existing development along the block face.
   c. Recessed entries or porches shall be incorporated to the extent that they present a predominant feature of existing dwellings along the block face.
   d. Proposed residences shall have no more stories than the average number of stories of
existing buildings located along the block face. The number of stories shall be that which is visible from
the street of the designated block face. When the average results in a fraction of less than .5, it shall be
rounded down to the next story; a fraction of .5 or greater shall be rounded up to the next story.

e. Roof pitch shall be within the same roof pitch category as the category within which the
highest number of buildings along the block face falls, as follows: flat to slight (0:12 up to 3:12);
moderate (greater than 3:12 up to 6:12); or steep (greater than 6:12). Where more than one category
contains the highest number of buildings along the block face, the applicant may select from any roof
pitch category up to and including the steepest category within which the highest number of buildings
along the block face falls. For example, if there are eight homes on the block face and four have a flat to
slight roof pitch and four have a moderate roof pitch, new homes may have a roof pitch from either
category; however, a roof pitch in the steep category would not be allowed. (See also Figure
20.920.060-1 Categories of Roof Pitch Used to Determine Tier 2 Infill Predominant Character)

f. Roof overhangs shall be the same as the predominant character for existing development
along the block face.

3. Waiver. Any of the above compatibility requirements may be waived if 75% or more of the
residential property owners along both sides of the street of the subject block face agree to alternate
design standards.

4. Neighborhood meeting (See 20.920.050-B, Tier 2 Infill Standards). In the required neighborhood
meeting, the applicant must also discuss and receive input on (but not limited to) the following topics:

   a. Connected roads and pathways;

   b. Buffering;

   c. Landscaping;

   d. Fencing;

   e. Facade features;

   f. Compatibility where there is no applicable existing development.


An applicant may request an expedited review process for infill projects. An expedited infill project shall
be contingent upon city staffing and other resource availability. Community and Economic Development
will endeavor to complete review of an infill project within a 60-day time period from Fully Complete
(FC) to issuance of the land use decision for projects that do not require a hearing; and 80 days for
projects that require a hearing.

I. Infill Development Transportation Standards. Street standards may be reduced as part of an infill
(M-3959, Amended, 07/19/2010, Sec 47-Effective 8/19/2010; M-3840, Amended, 08/06/2007, Sec 42; M-3730, Amended,
12/19/2005, Sec 32; M-3663, Amended, 08/02/2004, Sec 24; M-3643, Added, 01/26/2004)