Chapter 20.430
COMMERCIAL AND MIXED USE DISTRICTS

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Section 20.430.010 Purpose.
A. Provide a range of commercial services for City residents. One of the major purposes of the regulations governing development in commercial zoning districts is to ensure that a full range of retail and office uses are available throughout the City so that residents can fulfill all or most of their needs for goods and services within close proximity of their homes. The location of land within each commercial district must be carefully selected and design and development standards created to minimize the potential adverse impacts of commercial activity on established residential areas. At the same time, it is important to create more opportunities for mixed use, including residential, commercial and institutional activities in new and re-developing commercial areas.

B. Facilitate economic goals. Another purpose of these regulations is to ensure that there is a full range of economic activities and job opportunities within the City limits, in compliance with the economic goals of the City of Vancouver Comprehensive Plan.
(M-3643, Added, 01/26/2004)

Section 20.430.020 List of Zoning Districts.
A. CN: Neighborhood Commercial District. The CN zoning district is designed to provide for small-scale, convenience commercial uses to serve adjacent residential neighborhoods. Convenience goods and services are those which are purchased frequently and do not require comparison shopping. Typical uses include, but are not limited to, convenience markets, personal services, restaurants, bakeries, and video rental shops. Above ground floor housing and some civic and institutional uses are allowed conditionally. The design and impact of these uses should be compatible with the surrounding neighborhood in size and scale and should generate minimal traffic. Because these uses primarily serve the immediate area, there are significant opportunities for walking, bicycle and transit trips that shall be encouraged and accommodated through building design, landscaping and access. The CN zoning district was referred to as Neighborhood Commercial (NC) prior to March 11, 2004.

B. CC: Community Commercial. The CC zoning district is designed to provide for retail goods and services purchased regularly by residents of several nearby neighborhoods. The zone also accommodates offices, institutions and housing. Housing located at ground floor is allowed on properties fronting Broadway Street only. In all other cases, housing is located above the ground floor. Because of the limited trade area, there are significant opportunities for walking, bicycle and transit trips that should be encouraged and accommodated through building/site design, landscaping and access.
C. **CG: General Commercial.** The CG zoning district is designed to allow for a full range of retail, office, and civic uses with a City-wide to regional trade area. Above ground floor housing is allowed. Some light industrial uses also are allowed, but limited so as not to detract from the predominant commercial character of the district. Development is generally expected to be auto-accommodating given the large service area but trips by alternative modes—walking, cycling and transit—should be encouraged through building/site design, landscaping and access. Because such areas generate more traffic than less-intense commercial zones, such developments should take their primary access from a street with at least the capacity of a Minor Arterial. The CG zoning district was referred to as General Commercial (GC) prior to March 11, 2004.

D. **CX: City Center.** The CX zoning district is designed to provide for a concentrated mix of retail, office, civic and housing uses in downtown Vancouver. The broad range of allowed uses is intended to promote Vancouver as the commercial, cultural, financial and municipal center of Clark County. Typical uses include, but are not limited to retail sales; hotels/motels; restaurants; professional offices; educational, cultural and civic institutions; public buildings; and commercial parking. Ground floor residential is allowed with the exception of properties fronting Main Street between Sixth Street and Mill Plain. All of the property that has a CX zoning designation lies within the Downtown Plan District.

E. **WX: Waterfront Mixed-Use.** The WX zoning district is designed to provide for a significant level of mixed-use development and pedestrian access along the Columbia River while maintaining environmental and scenic resources and compatibility of uses. Permitted use categories include retail, office, institutional, residential, parks and civic uses. Limited warehouse and industrial uses, in addition to some regional scale facilities, are conditionally permitted.

F. **CPX: Central Park Mixed-Use.** The CPX zoning district is the base zone designation for all land located within the Vancouver Central Park Plan District that contains a number of existing parks and governmental, health, recreational, educational and cultural facilities. The CPX zone district also contains the Vancouver National Historic Reserve that includes Officers Row, Vancouver Barracks, Fort Vancouver and Pearson Air Park. The CPX zone district is designed to enhance and protect existing facilities and fulfill the vision and policies identified in the Central Park Plan. The CPX zoning district was referred to as Vancouver Central Park (VCP) in the previous zoning code.

G. **MX: Mixed Use District.** The Mixed-Use zoning district is intended to provide the community with a mix of mutually supporting retail, service, office, light industrial, and residential uses. It promotes physically and functionally coordinated and cohesive site planning and design which maximizes land use. It also encourages development of a high-density, active urban environment which is expected to:

1. Achieve the goals and objectives of the Community Framework Plan and the Vancouver Urban Area Comprehensive Plan;

2. Fulfill the community vision identified through the Visual Preference Survey and other opportunities for public involvement;

3. Enhance livability, environmental quality, and economic vitality;

4. Maximize efficient use of public facilities and services;

5. Provide a variety of housing types and densities;

6. Reduce the number of automobile trips and encourage alternative modes of transportation;
7. Create a safe, attractive, and convenient environment for living, working, recreating, and traveling. (M-3891, Amended, 11/03/2008, Sec 4 - Effective 12/03/08; M-3832, Amended, 06/18/2007, Sec 5; M-3730, Amended, 12/19/2005, Sec 17; M-3643, Added, 01/26/2004)

Section 20.430.025 Commercial Zone Function and Location Criteria
A. General Criteria.

Compact, concentrated commercial areas, or nodes, shall be preferred to diffuse, sprawling, or linear commercial areas. The preservation, improvement, and redevelopment of existing commercial areas shall be preferred to the creation of new business areas or districts. Areas meeting the location criteria for Lower Density designations (i.e. R-6, R-9) are generally not appropriate for conversion to commercial. The encroachment of commercial development into residential areas shall be discouraged, except for Neighborhood Commercial within the criteria defined below for CN.

B. CN (Neighborhood Commercial) Location Criteria.

The CN (Neighborhood Commercial) zone designation, as defined in above, is most appropriate in areas that are generally characterized by the following:

1. Lower Density Residential areas surround the subject site;

2. No physical edges (waterways, major arterial streets or freeways, ravines, cliffs, etc) separate the residential areas from the subject site;

3. Access is through residential areas or from collector streets

4. Designated areas typically total less than 2 acres and are not contiguous with other commercial areas.

C. CC (Community Commercial) Location Criteria

The CC (Community Commercial) zone designation, as defined in above, is most appropriate in areas that are generally characterized by the following:

1. Both residential and commercial areas abut the subject site;

2. No physical edges (waterways, major arterial streets or freeways, ravines, cliffs, etc) separate the existing residential or commercial areas from the subject site;

3. The site is located to provide a transition between more intense General Commercial areas and surrounding residential areas; or is located along a major arterial where parcels are generally small or shallow, and are bordered by Lower Density Residential areas.

4. The site is located on streets with good capacity (major collector streets and minor arterials) and good pedestrian and bicycle connections to adjacent residential areas.

5. Areas where the total acres in a Community Commercial cluster or node can be limited to approximately 10 acres, with other zones providing separation between Community Commercial clusters or nodes.
D. CG (General Commercial):

The CG (General Commercial) Zone designation, as defined above, is most appropriate in areas designated by an adopted sub-area plan or generally characterized by the following:

1. Existing shopping centers or shopping areas along arterials or major commercial nodes or strips characterized by heavy, non-retail commercial activity, often including a few major employers;

2. Areas readily accessible from a principal arterial with sufficient capacity to support major commercial development and with good to excellent transit service;

3. Areas adjacent to or abutting industrial zones;

4. Areas with physical edges that buffer residential districts, such as changes in residential street or lot layout that orient residential uses away from the commercial site, dense vegetation or landscaping, topographical features (i.e. ravines, cliffs), and other natural buffers.

5. Areas with a predominance of large lots that could physically accommodate a wide range of commercial uses, including large uses.

E. Additional Commercial Criteria

1. Proposals to expand or create designated commercial areas shall include a current market analysis which identifies the need for the new commercial area/center.

2. Proposals to expand or create designated commercial areas shall include a current land use analysis of commercially designated and zoned land in the market area of the proposed site that includes a discussion of why the amount or character of existing commercial lands are inadequate.

Section 20.430.030 Uses.
A. Types of uses. For the purposes of this chapter, there are four kinds of use:

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

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

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

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

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

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<thead>
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<th>CN</th>
<th>CC</th>
<th>CG</th>
<th>CX</th>
<th>WX</th>
<th>CPX¹</th>
<th>MX²</th>
<th>RGX³³</th>
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20.430 - 5
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20.430 - 7
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<td>L&lt;sup&gt;36&lt;/sup&gt;</td>
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<td>C</td>
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<td>L&lt;sup&gt;26&lt;/sup&gt;</td>
<td>L&lt;sup&gt;26&lt;/sup&gt;</td>
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<td>L/C/X&lt;sup&gt;39&lt;/sup&gt;</td>
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</tbody>
</table>

1 Refer to Vancouver Central Park Plan District, 20.640.
2 Refer to Mixed Use standards in 20.430.060.
3 A single ground floor caretaker/security/manager residence is allowed if it is an integral part of a mini-storage building.
4 All of part of residential uses must be located above the ground floor of the structure as specified by VMC 20.430.060.B.2 with exception of Community Commercial (CC) zoned properties fronting Broadway Street and located within the Uptown Village District of the Vancouver City Center Subarea Plan (refer to 20.430.020B).
5 Must have a minimum density of 10 dwelling units/net acre.
6 Allowed pursuant to mixed use standards of 20.430.060.
7 Residential Care Homes with six or fewer residents and any required on-site staff permitted by right in housing above the ground floor; all larger group home uses are permitted conditionally.
8 The language for this footnote has been deleted.
9 Subject to provisions of Chapter 20.870 VMC Human Service Facilities.
10 Subject to the provisions of Chapter 20.860 VMC Home Occupations.
11 Subject to provisions of Section 20.895.040 VMC Community Recreation and Related Facilities.
12 This footnote is repealed.

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

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

15 The language for this footnote has been deleted.

16 The language for this footnote has been deleted.

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

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

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

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

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

22 Subject to provisions in Section 20.820 VMC Adult Entertainment.

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

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

25 Subject to provisions in Chapter 20.885 VMC Temporary Uses.

26 Sales/rental lots for motor vehicles only are subject to the following criteria: (a) the lot size is approximately 200’ by 200’, or 100’ by 100’ if a corner lot, though smaller lots will be considered if shown to meet all other requirements; (b) reviewed and approved by the City Transportation Manager for on-site circulation, access, and parking plan; (c) located on a primary arterial with average traffic in excess of 10,000 vehicle trips per day; (d) employee/customer parking is provided at a rate of one space plus an additional space per each 5,000 sq. ft. of lot area; (e) there is no vehicle display in setback areas, and all setbacks are landscaped rather than paved.

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

28 The language for this footnote has been deleted.
Micro-breweries and manufacturing of optical, medical and dental devices, goods, and equipment allowed by conditional use; all others prohibited.

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

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

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

Subject to provisions in Section 20.895.030 VMC Cemeteries.

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

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

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

The language for this footnote has been deleted.

Subject to requirements in Chapter 20.890 VMC Wireless Telecommunications Facilities.

Subject to limitations in Section 20.430.050A. Uses defined in Section 20.160.020 C 10.

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

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

Parking structures are permitted outright.

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

Motor vehicle rental permitted where ancillary to another use.

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

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

Subject to 20.884 VMC.
(M-4187, Amended, 12/05/2016, Sec 7-Effective 01/05/2017; M-4147, Amended, 12/07/2015, ACM-Effective 1/7/2016; M-4701, Amended, 03/03/2014, Sec 4-Effective 03/09/2014; M-4034, Amended, 12/03/2012, Sec 13-Effective 01/03/2013; M-4035, Amended, 12/03/2012, Sec 4-Effective 12/8/2012; M-4024, Amended, 09/10/2012, Sec 8-Effective 09/30/2012; M-4002, Amended, 12/05/2011, Sec7-Effective 1/5/2012; M-4002, Amended, 12/05/2011, Sec 7-; M-3959, Amended, 07/19/2010, Sec 26-Effective 8/19/2010; M-3931, Amended, 11/02/2009, Sec 16-Effective 12/02/2009; M-3922, Amended, 07/06/2009, Sec 22; M-3911, Amended, 02/02/2009, Sec 5 - Effective 03/04/2009; M-3891, Amended, 11/03/2008, Sec 5 - Effective 12/03/08; M-3865, Amended, 01/28/2008, Sec 3; M-3840, Amended, 08/06/2007, Sec 22; M-3832, Amended, 06/18/2007, Sec 6; M-3730, Amended, 12/19/2005, Sec 19; M-3709, Amended, 06/20/2005, Sec 9; M-3701, Amended, 05/02/2005, Sec 17; M-3698, Amended, 04/03/2005, Sec 5; M-3667, Amended, 09/13/2004, Sec 3; M-3663, Amended, 08/02/2004, Sec 17; M-3643, Added, 01/26/2004)

Section 20.430.040 Development Standards.
A. Compliance Required. All developments must comply with:

1. All of the applicable development standards contained in the underlying zoning district.

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

B. Development standards. Development standards in are contained in Table 20.430.040-1. Additional development standards are contained in subsections VMC 20.430.040 (C)-(E) below. Additional development standards for the MX Zone are contained in 20.430.060 VMC. Additional development standards for the WX Zone are contained in 20.430.070 VMC.

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<th>WX**</th>
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<td>70%</td>
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Minimum Setbacks

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<th>All 10' abutting an R zone; otherwise, zero</th>
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20.430 - 11
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<td>driveways</td>
<td>same as abutting zone</td>
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<td>Rear yard</td>
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<td>All 25' except parking lots, 10' and driveways</td>
<td>All 10' abutting an R zone; otherwise, same as abutting zone</td>
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<td>Side yard</td>
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<td>0/5' 4</td>
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<td>Between buildings on site</td>
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<td>Maximum Height</td>
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<td>60'</td>
<td>35' - 75' 5</td>
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<td>Minimum setbacks adjacent to residential district</td>
<td>Pursuant to the screening and buffering standards contained in VMC Tables 20.925.030-1 and 20.925.030-2, plus an additional 1/2 foot for each foot the building exceeds 20 feet in height to a maximum setback requirement of 40 feet. Buildings in excess of 20 feet may be stepped.</td>
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<td>Minimum setbacks adjacent to non-residential districts</td>
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<td>Minimum Landscaping Requirement (percentage of total net area)</td>
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<td>15%</td>
<td>15%</td>
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<td>20%</td>
<td>15%</td>
<td>15%, unless adjusted through master plan</td>
<td>20.430 - 12</td>
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** Subject to additional development standards of 20.600 Plan Districts.
*** Subject to development standards of 20.430.060.
**** Subject to development standards of 20.680, and associated Master Plan Adopted for the area of proposed development.

1. Deleted.

2. Commercial condominiums shall have no minimum lot size.

3. Zero setbacks allowed for buildings along Main Street and Broadway between McLoughlin and Fourth Plain.

4. None except when abutting residentially-zoned property, when the minimum setback is 5’.

5. In the MX District, maximum building height shall be the same as that of the abutting zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by 2’ for every additional 1’ that a structure is set back from the property line to a maximum height of 75’. (For example, where the MX district abuts a residential district with a maximum height of 35’, the maximum height in the MX district would be 35’ for the first 35’ from the property line. The height may then be increased by 2’ for every additional 1’ the structure or portion of the structure is removed from the property line to a maximum of 75’.) Where the abutting zone is MX or OCI, the maximum height shall be 35’; however, the height may be increased 2’ for every additional 1’ that a structure is set back from the property line, to a maximum of 75’ (For example, a building which is set back 10’ from an abutting MX or OCI property may be 45’ tall).

6. Maximum heights in the RGX District shall be the same as the MX District as described herein including footnote 5, except where indicated otherwise through Master Plan review and approval pursuant to VMC 20.680, subject to conditions therein.

C. On-site pedestrian access and circulation. On-site pedestrian access and circulation requirements for all commercial and mixed use zones are outlined in 20.945.040(H) VMC.

D. CN Zone: Retail and office uses. Personal service and sales-oriented retail services, eating and drinking establishments, and general and medical offices are permitted as limited uses in any combination in the CN zone subject to the following development standards:

1. Maximum use shall be no greater than 5,000 gsf. Maximum building size is limited to 10,000 gsf, excluding residential portions.

2. The use(s) shall front a street with no less than an arterial designation.

3. The use(s) shall provide no more than 125% of minimum required parking and may provide up to 50% less than the minimum required parking per Table 20.945.070-1.

4. Parking between the street and the building is prohibited in all new developments. Parking must be located on the side of or behind the building.

E. Park and Ride Facility Development Standards
1. Design. Park & Ride facilities shall be compatible with the scale, architectural style and design of buildings in the immediate vicinity and/or any adopted design guidelines and standards for the area.

2. Transportation Management. All Park & Ride facilities shall submit a Transportation Management Plan that, at a minimum describes on-site management systems and operations and

   a. assures efficient ingress and egress

   b. assures safety of facility users and adjacent properties

   c. describes how on-street and off-street parking impacts associated with the park & ride facility will be mitigated.

   d. assures that the facility will contribute to an active urban center or corridor by providing parking opportunities during non-peak hours for non-transit riders and as a resource for reducing overall parking need within ½ mile, by for example, executing a shared parking agreement.

   e. ensures that the park & ride facility will be managed so that it is used only by those authorized to park in such facilities.

   f. demonstrates compliance with all other applicable standards, including VMC 20.945.060, Parking Structure Design Standards.

   g. demonstrates that the facility is designed and managed to encourage environmentally sustainable commuting, for example by giving priority to carpools and/or providing plug-in stations for electric vehicles.

3. Active Uses. Park & Ride facilities within corridors and urban centers designated in the Vancouver Comprehensive Plan must be designed and constructed to accommodate active uses on the street level of streets designated for active pedestrian use. Areas designed to accommodate active uses shall be developed at the time of construction.

   a. This standard must be met along 100% of the ground floor walls that front onto active pedestrian streets in centers and corridors, except where used for the auto entry/exit lanes for the parking structure, or plazas, or other public open spaces.

   b. CX and RGX zones: In park & ride facilities located in these zone districts, at least 50 percent of the ground floor area in each building must be designed and constructed to accommodate the active uses allowed by the base zone. Active uses include lobbies, retail or service commercial and visitor services. The Planning Official may make an adjustment to the active use requirements for park & ride facilities when it can be demonstrated that the topography of the ground or location adjacent to highway ramps makes it infeasible.

   c. Spaces designed to accommodate active pedestrian uses shall have a minimum floor to ceiling height of 15 feet, a minimum street front bay width of 15 feet and a minimum active use space depth of 20 feet.
Section 20.430.050 Special Limitations on Uses.

A. CX Zone. The following special use limitations apply within the CX zone.

1. Artisan and Specialty Goods Production uses in CX zone.

   a. The Artisan and Specialty Goods Production structure shall not encompass more than ten thousand (10,000) square feet of area. The ten thousand (10,000) square feet total shall include all storage areas associated with the manufacturing operation. These types of uses are limited in size to assure that they will not dominate the commercial area and to limit the potential impacts on residential and commercial uses. Upon application the Planning Official may increase the square feet of area by no more than 20% if it is determined that the additional area will not adversely impact neighboring uses and improvements, and will be consistent with the intent of the CX District.

   b. All activities except loading shall occur within buildings; outdoor storage/repair is prohibited.

   c. All Artisan and Specialty Goods Production uses are required to accommodate public viewing or a customer service space as defined below.

      1. Public viewing shall be accomplished with windows or glass doors covering at least 25% of the front of the building face abutting the street or indoor lobby wall, allowing direct views of manufacturing, openings between the display or lobby area and manufacturing/work space may be reduced below 25% where fire rated separation requirements restrict opening size as determined by the planning official, or;

      2. A customer service space includes, a showroom, tasting room, restaurant, or retail space.

   d. Drive-through facilities are prohibited.

Section 20.430.060 Mixed Use Standards and District.

A. Purpose.

Mixed use developments allow for placement of a mix of uses in a single building or integrated site of multiple buildings. Mixed use developments are intended to allow for efficient use of land and public services in an urban setting; encourage human interaction and sense of place; create safe, attractive and convenient environments; and increase development alternatives. This chapter establishes standards for single mixed use buildings, and for multiple-building mixed use sites. Provisions of this chapter are intended to be optional in commercial and multi-family zoning districts, and mandatory mixed use zoning districts including mixed use districts newly designated as part of annexation or other means.

B. Single Mixed-Use Buildings.
   a. Single structures containing a mix of residential uses with commercial and/or office uses are allowed in the R-18, R-22, R-30, R-35, CN, CC, CG, and MX zoning districts under the standards herein.
   b. Single structures containing a mix of non-residential uses only shall be subject to standards of the underlying zoning district.
   c. Approval of mix of uses in a single building in the zoning districts listed herein would not require or result in a change in zoning designation.

   a. Overall Uses. Individual uses shall be allowed as indicated in the MX column of Table 20.430.030-1.
   b. Mix of Uses. Ground Floor
      1. A minimum of 50% of the lineal street front of the ground floor of mixed use buildings along arterial or collector streets shall be devoted to commercial or office uses. Parking garages devoted in whole or part to commercial or office uses may be counted towards this requirement, but surface parking may not. Mixed use buildings along lesser classification streets shall not face this requirement.
      2. All newly constructed ground floor residential space shall have a minimum height of 10 feet and be otherwise built to allow for potential future conversion to non-residential uses.
   c. Mix of Uses. Total Building.
      Within residential zones, additional non-residential uses beyond the minimum street front requirement are allowed, provided residential uses comprise at least 50% of the total building square footage. Within non-residential zones, there are no additional mixing requirements beyond ground floor requirements.
   d. Development standards shall be as specified in the MX column of Table 20.430.040-2.
   e. Screening. Non-residential uses, including off-street parking, which directly abut off-site single-family residential zones without an intervening public or private street shall provide screening as per 20.440.030(C)(3).

3. Review Process - Single Mixed Use Buildings. Review shall be according to the highest process required for the proposed uses within the building as indicated in the MX column of Table 20.430.030-1. For example, a proposed building with one use permitted outright and another permitted conditionally shall require conditional use permit review.

C. Multiple Building Mixed Use Sites.

1. Applicability - Mixed Use Sites.

Mixed use developments consisting of separate structures within a site or contiguous sites are allowed in the R-18, R-22, R-30, R-35, CN, CC, CG, and MX zoning districts. Upon approval of a multiple building mixed use master plan under this chapter, the zoning designation shall be changed to MX. Separate application and review for a zone change shall not be required.
2. Standards - Mixed Use Sites.

   a. Overall uses. Uses shall be allowed as indicated in the MX column of Table 20.430.030-1, except that automobile service stations and drive-through facilities shall be prohibited.

   b. Site Mix. At least 20% of the combined gross floor area of the buildings proposed on the site shall be devoted to residential uses, and at least 20% to non-residential uses. Parking garages or portions of garages devoted to residential or non-residential uses may be counted towards this requirement, but surface parking may not.

   c. Functional integration of uses. Land uses in mixed use sites shall be selected and designed to encourage interaction among uses. Examples include but are not limited to commercial developments which are significantly used for shopping by on-site or adjacent residents or office workers.

   d. Physical integration of uses.

      1. All buildings and improvements on the site shall be located and designed to look and function as an integrated development and to encourage pedestrian travel between buildings and uses. Complete segregation of use types, such as placement of multiple commercial structures all on one side of a mixed use site and multiple residential structures all on the other, shall be prohibited.

      2. Separate buildings shall be connected through pedestrian linkages delineated through landscaping, differentiated surface materials or texture. Delineation through striping alone shall not be considered sufficient.

      3. One or more similar design characteristics among separate structures shall be provided, including but not limited to similar or complimentary building facades, surface materials, colors, landscaping, or signage.

      4. One or more outdoor publicly accessible features shall be provided to encourage interaction among residents or users of the site, including but not limited to courtyards, delineated gathering spaces, or seating areas. These areas may be paved and/or landscaped, and must comprise at least 5% of the total site area, and be centrally located within the site to fullest extent possible.

   e. Development and building density/intensity standards.

      1. Residential buildings shall achieve a minimum density of at least 12 units per net acre, as measured by the total number of residential units divided by the portion of the site devoted to residential use, not including public or private streets, or critical areas and associated buffers on that portion.

      2. Non-residential buildings shall achieve a floor area ratio (FAR) of at least .5, as measured by the gross square footage of the non-residential buildings divided by the site area or areas devoted to non-residential use. Individual non-residential buildings and associated attached structures shall be counted as floor space. The site or portion of the site devoted to those buildings, not including public right-of-way, parks or pedestrian trails, shall be counted as site area. Parking garages may be counted towards the FAR requirement provided that 60% of the ground floor is devoted to an office or commercial use.

      3. Development standards shall be as indicated in the MX column of Table 20.430.040-1.
4. Screening. Non-residential uses, including off-street parking, which directly abut off-site single-family residential zones without an intervening public or private street shall provide screening as per 20.440.030(C)(3).

f. Frontage standards.

1. Buildings shall be placed to encourage pedestrian activity within and along the site. No more than 50% of each site frontage along arterial or collector streets shall be devoted to off-street parking or vehicular access. Portions of site frontages devoted to off-street parking or access shall include design features such as landscaping or columns so as to maintain visual continuity of the street and sidewalk to the fullest extent possible.

2. At least one fully functional and visibly identifiable public entrance shall be provided along the frontage of each building adjacent to an arterial or collector street.

3. Blank walls longer than 30 feet without windows or an unbroken series of garage doors are not permitted on any street frontage, including frontage to controlled access highways and freeways.

g. Multiple parcel sites. Mixed use sites may be developed pursuant to this chapter on sites which consist of multiple parcels and internal public or private roads, provided that all applicable standards herein are met. Pedestrian connections required by 20.430.060(C)(2)(d)(2) crossing internal arterial streets shall not require differentiated surface materials if striping is provided.

h. Parking- The following shall apply in addition to the standards of VMC 20.945.

1. The maximum number of spaces provided shall be no more than 125% of applicable minimum requirement for sites 10 acres or less, and no more than 115% of the minimum for sites larger than 10 acres.

2. The Planning Official may authorize shared or joint use parking among uses which are likely to be visited with a single driving trip and are adequately linked to their parking, provided an adequate legal agreement for the joint parking usage for the duration of the arrangement is recorded.

3. The Planning Official may authorize shared or joint use parking among uses which have differing hours of operation or usage, such as residences and offices, provided an adequate legal agreement for the joint parking usage for the duration of the arrangement is recorded.

4. The Planning Official may authorize up to a 25% reduction in required parking if transit service is available to the site.

i. Vesting

Vesting and concurrency provisions shall be as indicated in 20.260.090 and 20.260.100.


a. Mixed Use Plan. Initial development of a multiple building mixed use site or portions of a mixed use site shall require submittal and approval of a Mixed Use Master Plan, unless already subject to previous Mixed Use or Master Plan approval. The following requirements shall apply:
1. Required components. Mixed Use Master Plans shall contain the following:

   a. Mapping and written description of existing physical features, including but not limited to structures, roads, infrastructure, landscaping, and natural features.

   b. Mapping and written description of proposed physical features, including but not limited to structures, roads, publicly accessible areas, parking, infrastructure, landscaping, and natural features.

   c. Mapping and written description of all proposed uses and use types.

   d. If applicable, description of proposed future ownership or management provisions.

   e. If applicable, description of proposed future phasing.

   f. Written description of proposal's consistency with transportation and other service requirements.

   g. Written description of proposal's consistency with the purpose statement and other applicable standards of this chapter.

   h. Written description of changes in circumstances since original adoption of the existing zoning designations at the site. As stated in the approval criteria of VMC 20.430.060.C.3.a.2.d, compliance with the development standards of VMC 20.430.060.C.2 and the applicable Comprehensive Plan policies shall be sufficient to demonstrate that a change in circumstances has occurred.

   i. Written description of the proposal's compatibility with surrounding land uses.

   j. Written parking plan describing how residential and non-residential uses can provide sufficient and coordinated parking to avoid impacts to adjacent off-site residential.

2. Approval Criteria and Zoning. Proposed Mixed Use Master Plans 25 acres or larger in size shall be reviewed as Type IV application by the Planning Commission. Proposals less than 25 acres shall be reviewed as Type IV applications by the hearings Examiner. Approvals, or approval with conditions shall be granted upon findings that:

   a. The Master Plan and associated conditions of approval ensure future development will meet all applicable criteria of this chapter; and

   b. The proposal complies with applicable rezone criteria of VMC 20.285.080; and

   c. There is or will be sufficient capacity within the transportation system and public sewer, water, police, fire, and stormwater services to adequately serve all portions of the site at the time of development; and

   d. A change in circumstances has occurred since existing zoning designations at the site were originally adopted. For the purposes of a multiple building mixed use plan only, compliance with the development standards of VMC 20.430.060C2 and the applicable Comprehensive Plan policies shall be sufficient to demonstrate that a change in circumstances has occurred.
3. Proposed modifications to previously approved mixed use concept plans shall require Type I, II or III review depending on the modification required, as specified in VMC 20.260.030.

b. Development proposals on sites subject to an existing Mixes Use Master Plan or existing mixed use zoning:

1. Development on sites or portions of sites subject to Mixes Use Master Plan approval under this chapter, or under equivalent mixed use approval prior to this chapter, shall require site plan approval as Type II review under VMC 20.270. Approval or approval with conditions shall be granted if the proposal is fully consistent with the approved Mixes Use Master Plan or equivalent, applicable portions of this chapter, and VMC 20.270 procedural standards.

2. Development on sites or portions of sites zoned MX but not subject to an approved Mixes Use Master Plan under this chapter or other shall submit for master plan review under this chapter as a Type III application for sites less than 25 acres, and a Type IV application for sites 25 acres or larger.

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

D. Adjustment to Numerical Standards - Single Building and Mixed Use Sites

Numerical standards contained in this chapter may be adjusted by up to 25% if a clear demonstration is provided that the proposed mixed use development with the adjustment would fully comply with the purpose statement and all other applicable standards of this chapter, and that the proposal would clearly not be able to comply with those standards without the proposed adjustments.

E. Incentives - Single Building and Mixed Use Sites

Traffic impact fees for mixes use developments shall be reduced to account for internal trips between uses on the site or building as demonstrated by an approved traffic study.

(M-3922, Amended, 07/06/2009, Sec 24; M-3840, Amended, 08/06/2007, Sec 24; M-3796, Amended, 02/05/2007, Sec 2; M-3730, Amended, 12/19/2005, Sec 22; M-3698, Repealed & Replaced, 04/03/2005, Sec 8; M-3643, Added, 01/26/2004)

Section 20.430.070 Waterfront Mixed Use (WX) District.

The following design guidelines, development standards and application procedures shall apply to all development that occurs or is proposed in the Waterfront Mixed Use (WX) District:

A. General. This district is intended to provide for a significant level of mixed use development such as commercial, retail, office, institutional, some warehouse uses, residential, parks, public uses, pedestrian access along the Columbia River and including compatible industrial uses as well as regional scale facilities, while maintaining environmental and scenic resources and compatibility among uses.
B. Proposals for development. All proposals for development within this district are required to submit a Master Development Plan according to the specifications of the Columbia River Shoreline Enhancement Overlay District as provided in Chapter 20.620.

C. District goals and objectives. The goals and objectives of the waterfront mixed use district are as follows:

1. To implement the goals and policies of the comprehensive plan and specifically the Vancouver Eastside Plan for mixed use development within the waterfront area.

2. Insure functionally coordinated, cohesive site planning and design which maximizes land use through mixed use developments.

3. Insure compatibility of mixed use developments with the surrounding area and minimize any off-site impacts associated with development.

4. Encourage water dependent, water related and water oriented uses within the waterfront area.

5. Encourage a high activity and high density urban environment which permits access to the waterfront not only to the residents of developments but also to the public at large and invokes a sense of community and compatibility with other uses.

6. Prohibit the development of single-family detached dwellings.

D. Building design

1. Multiple buildings on a single site shall be designed to create a strong visual relationship between or among the buildings. Architectural treatment of a building should be consistent on all sides.

2. Development should take into account the relationship of adjacent buildings in terms of height, materials, scale, and architecture. The goal is to achieve attractive structures and preserve significant views.

3. Encourage mixed-use developments to provide increased opportunities for informal and planned activities beyond the typical 9 a.m. to 5 p.m. In addition, promote design which will increase opportunities for activities both within the project boundaries and between existing adjacent developments and neighborhoods.

4. Recognize the interest created by both the repetition and changes in various patterns from window openings to paving designs. Development should consider the use of decorative pavement accents in sidewalks and near street intersections.

5. When a project occurs in a visually rich context, such as the waterfront, its form, materials, orientation, and detailing should incorporate the assets offered by its setting.

6. Relate the size, character, and siting of proposed projects to the functions of adjacent streets and pedestrian networks. Buildings should be oriented to the public rights-of-way and should be placed close to pedestrian movement.

7. Create environments that encourage a number of specific activities to front a street, court, or plaza at ground level to provide variety at a human scale.
8. Where feasible, encourage the design of multi-use facilities to accommodate retail and other uses at the pedestrian level which increase activity and use.

9. Buildings shall be designed and located to complement and preserve existing buildings, streets and paths, bridges, and other elements of the built environment.

   a. Buildings shall be designed to be complementary in appearance to adjacent structures of good design with regard to:
      1. Materials, color, and texture,
      2. Setbacks,
      3. Roof lines,
      4. Height,
      5. Overall proportions.

   b. Where existing buildings are to remain on site, new development shall be designed to:
      1. Integrate the remaining buildings into the overall design, or
      2. Provide separate landscaping, remodeling, or other treatment which establishes a distinct character and function for the remaining buildings.
      3. Respect existing developed pedestrian paths or public areas; these should not be eliminated.

   c. Design bus shelters, drinking fountains, benches, mail boxes, etc., to be complementary in appearance to buildings.

   d. Design those items listed below to be complementary in appearance to those buildings or structures upon which they are located. Windows, doors, mailboxes, mechanical equipment, downspouts, utility connections and meters, chimneys, lights, signs, awnings, foundations, vents, stairs, decks and railings, weather vanes, aerials, and other appendages attached to the roof or projecting above the roofline.

   e. Design awnings, signs, and lights at a specific height to define the first floor or retail cornice height.

   f. Use trees and other natural elements to help define building proportion relationships and to provide scale to the structure as a whole.

   g. Encourage thematic consistency and minimize the variety of styles of building elements while allowing a diversity of architecture.

10. Buildings shall be designed and located to complement and preserve existing natural landforms.

   a. Consider landforms as design elements which must relate to building elevations to determine scale and proportion.
b. Design foundations to match the scale of the building being supported. Berming, re-siding, or sheathing the foundation structure with wall siding are examples of methods which accomplish this purpose.

c. Use decks, railings, and stairs to relate a building to the contours of the land.

11. Buildings should be designed to minimize the personal security risks of users and to minimize the opportunities for vandalism and theft.

12. Buildings shall be designed and constructed to reduce noise impacts on interior occupied spaces and adjacent property.

   a. Use natural barriers where possible and where it is not possible, consider the use of solid barriers such as fences, berms, natural landforms, and structures to reduce sound levels.

   b. Heat pumps or similar mechanical equipment shall be located so that operating noise does not affect use of living areas such as bedrooms, outdoor decks, patio areas, or adjacent property.

E. Building scale/transition

1. A large structure should contain design elements which create a transition to the human scale, particularly near the ground.

2. If a development is larger or smaller than its adjacent physical context, the design should provide transitional scaled elements at the perimeter to integrate it with its surroundings.

3. Transition using variety of scale, pattern, and texture of building and landscaping elements is encouraged to create a more visually interesting project.

4. Buildings should be designed to reveal or express their primary patterns of use and entry. This will not only assist comprehensibility, but also achieve a desirable variety.

5. The proposed building orientation should respect the orientation of surrounding buildings and streets and should relate to other buildings on the same site in regard to pedestrian circulation. The proposed building should also respect the scale of those buildings located on adjacent properties and, where desirable, serve as an orderly transition to a different scale.

6. Buildings shall be designed and located to complement and preserve existing natural landforms, trees, shrubs, and other natural vegetation, where appropriate.

7. Buildings should be articulated to create transitional scaled elements that relate to existing buildings.

F. Building heights/view

1. Guidelines

   a. Protect views from the residential areas above the river to the river;
b. Protect views within the waterfront property to the river. Consider the access to views of both the project users and the general public.

c. Protect major views and view corridors that give special emphasis to open space, the river, and special man-made or natural landmarks.

d. Design and locate buildings to provide access to desirable views, while not blocking the views of others unnecessarily.

e. The maximum overall height allowed in general is 60’. Higher structures may be allowed if views are not significantly impaired.

2. View analysis. As part of the Master Development Plan, an analysis of views from the residential area above the site including view corridors, view profiles and vertical profiles from various locations is required. The views and/or view corridors to be protected are perpendicular and at angles to the river and include those views from the residential area above to the river and those seen from within the site to the river.

G. Blank facades/bulk

1. Guidelines

   a. Achieve a balance in the height, bulk, and scale of the buildings constructed within the site so that large and/or long blank walls are either not constructed or their features are minimized.

   b. Provide and protect view corridors and create a pedestrian oriented environment.

   2. Implementation of guidelines. These guidelines can be achieved by the use of certain landscape features, specific building materials, limited size and length of buildings, preserving significant existing trees, screening mechanical equipment, innovative signage, limiting or having no structures within side building setbacks, limited fences and/or hedges within view corridors, visual penetration through structures and other items deemed similar by the Planning Commission.

H. Pedestrian access/orientation

   1. Buildings should reflect a strong sense of human scale and interest within the pedestrian environment.

   2. Ground floor levels of buildings shall include elements of pedestrian interest.

   3. Development, especially buildings taller than 40’, should address pedestrian scale and open space requirements and maintain human scale by creating variation of the urban form.

   4. Encourage separation of pedestrians and automobiles.

   5. Incorporate architectural and landscape elements at the pedestrian level.

   6. The areas immediately adjacent to buildings should be designed to integrate with the surrounding landscape and pedestrian walkways. Design court yards, colonnades, and public art to define this space.
7. Development should provide convenient pedestrian access via sidewalks to transit stops.

8. Building entrances should be identifiable and directly accessible from a public sidewalk. Entry areas should be emphasized and strengthened through design articulation.

I. Landscaping/screening/open space

1. Structures such as antennas and satellite dishes shall be integrated into the project architecture and/or landscaping.

2. Open space should be an integral part of any proposal. Exterior plazas, entry gardens, urban parks, and sufficient landscaped areas should be clearly defined to strengthen the human scale and reduce the visual impact of tall buildings.

3. Promote the creation of public and semi-public places at both large and small scales to encourage a sense of community, where appropriate.

4. Open space should be designed to be accessible and usable by people in general and those with physical limitations and disabilities.

5. The public should be attracted to open spaces through the creation of comfortable places, attractive exhibits, and easy access. Any open space should be designed to human scale to encourage human interaction.

6. The size and spacing of landscape elements should be consistent with the size of the project and should relate to any identifiable streetscape.

7. Landscaping should provide variety and interest and improve the aesthetic quality of a project, in addition to providing a functional purpose.

8. Coordinate the landscape design with all site utility elements such as power lines, transformers, meter boxes, backflow preventers, and fire protection devices to effectively diminish the impact of such elements on the character of the site.

J. Clarity/accessibility

1. Environments should be created that are understandable and help orient the user and the general public.

2. Developments should be convenient to and accessible by persons with physical limitations and disabilities.

3. Sites should be planned to respect existing natural and man-made landmarks and to create landmarks for the ease of public recognition.

4. Protect major vistas and panoramas that give special emphasis to open space and the river.

K. Public amenities
1. Overhangs and canopies should be integrated in the building design along all pedestrian thoroughfares.

2. Comfortable and attractive street furniture that is accessible to the physically disabled should be provided in public spaces for public enjoyment and comfort, such as seating and tables, fountains, trash receptacles, information kiosks, and directories.

L. Site grading

1. Site design should minimize the removal of mature trees and other existing mature vegetation.

2. The proposed grading should be designed with slopes and topographic features which match the natural grade and context area.

3. Sites should be designed to minimize erosion.

4. Where they exist in their natural state, significant wetlands, drainageways, and streams should be preserved.

M. Drainage

1. Surface, site drainage, and retention should be integrated with the overall landscape design.

2. Retention areas should be integrated into usable open space.

N. Art and furnishings

1. Art is encouraged and should be integrated into the overall design of a project, if proposed.

2. Lighting fixtures and illumination should be of similar design and character as the project's building components.

O. Pathway guidelines/requirements

1. Assure public use and access to the Columbia River shoreline.

2. Secure public shoreline access along the waterfront, to include waterfront access plans and construction of a waterfront pathway.

3. Provide a trail that extends along the entire waterfront from the Burlington Northern Railroad Bridge to the eastern city limits with viewpoints and access points. Flexibility may be allowed to vary the location of the path, keeping it as close to the river as possible. Under special circumstances, the path may be allowed to vary or depart from the river for short distances. Also, it may be necessary from time to time to temporarily close a portion of the path. As part of the Master Development Plan (MDP), the location of the path, viewpoints, and access points shall be shown and an explanation shall be submitted as to why the proposed location is the most appropriate for the site and that the equivalent of the pathway requirement can be met.

4. As part of the development, a pedestrian pathway is required along the river within 35’ of the ordinary high water mark.
5. Along the pathway there shall be viewpoints and access points provided for the public. The location of the viewpoints and access points shall be determined after the analysis required under Subsection C of this Section, Building Heights/Views is complete.

6. All applications submitted will comply with the intent and purposes of Resolution No. M-2739 regarding the pathway along the river. Resolution M-2739 outlines the city's responsibilities in terms of the pathway requirement including, but not limited to, planning for a trail from the Burlington Northern Bridge to the eastern city limits which includes some public amenities and includes the providing by the city of adequate maintenance and public safety.

P. Screening. All trash cans, trash collection areas, storage yards, service areas, and mechanical equipment (including heat pumps, air conditioners, emergency generators, and water pumps), must be screened from view or placed in locations where they will generally not be visible. Screened materials shall be incorporated into the building design. Small rooftop mechanical equipment, including vents, need not be screened if the total area of such equipment does not exceed 10 sq. ft. per structure.

Q. Fencing. A minimum six (6) foot high sight obscuring fence is required for the storage/assembly/fabrication use area when allowed as a conditional use.

R. Signage

1. Requirements. Business Park type monument base signs are permitted. Free-standing pole signs are not permitted in this zone. The maximum height of a monument base sign is 15'. The maximum size of a monument base sign is 50 sq. ft. Rotating signs and flashing signs are prohibited. Rooftop signs are not permitted. Fascia signs are permitted as set forth in Chapter 20.960 Signs of this code, provided that they are consistent with the guidelines set forth in this subsection.

2. Guidelines

   a. The size, shape, location, and design of all signs should be compatible with building proportions and features and be consistent with the overall character of the site.

   b. Sign locations should be integrated within the design of the site and adjacent streetscape.

   c. Signs should be placed so they are not obscured by landscaping when it has reached full maturity and should be integrated with landscape elements such as walls, planters, and street furniture.

   d. Consideration should be given to the location and design of signs on adjacent parcels.

   e. Multi-tenant buildings and shopping centers should all have a comprehensive sign program. Provisions should be made for coordination of sign dimensions, materials, textures, colors, illumination, and method and location of mounting. These signs should be delineated in a uniform and consistent manner.

   f. Traffic directional signage should be placed to promote safe and efficient traffic flow.

   g. Signs should be oriented to promote readability and serve their intended function.

   h. The use of individual letters for signs is preferred over cabinet signs with brightly lit backgrounds or signs which have emphasized backgrounds. Sign letters should be illuminated rather than the background area or backlit signs should have opaque backgrounds.

   i. The light source of externally illuminated signs shall be shielded or out of the public's view.
j. Visible braces and other supporting devices should be avoided but, if required, be incorporated as a design feature.

S. Maximum lot coverage, 70% (parking included).

T. Minimum landscaping/open space. Twenty percent. The height of all planted trees shall be coordinated with view corridors and with the height of adjacent buildings. This will help ensure that the view corridors are protected.

U. Parking requirements

See Chapter 20.945 for additional requirements.

V. Transit facilities

1. Depending on the type and intensity of development proposed, certain transit facilities may be required including, but not limited to: bus shelters, bus pull-outs, etc.

2. Where bus shelters and other transit facilities are provided, they should be located near building access and/or activity areas and be incorporated in the building design.

W. Utilities. All required utilities shall be constructed underground.

X. Lighting. Lighting for development shall be provided in a uniform and consistent manner in terms of location and design within a development and in coordination with adjacent development and/or zoning. Lighting shall not create offensive glare on adjacent uses and parcels. Lighting shall be uniform and consistent along pathways and/or open spaces and public areas and shall be complimentary within developments.

Y. Setback requirements

1. Required perimeter setbacks from the project boundary shall be based upon the setbacks of the adjacent zone or the following requirements whichever is greater:

   a. For a structure: 25”
   
   b. For a parking lot: 10’
   
   c. For a vehicular accessway: 5’

2. An accessway shared by property zoned commercial and residential is not subject to the yard requirement.

3. There are no mandatory setbacks required within the site; however, a requirement may be established at the time of Planning Commission review depending upon the type and intensity of development proposed.

Z. Application procedures
1. Pre-application conference. Purpose statement. The purpose of the pre-application conference is to provide the applicant with the opportunity to explain the proposed development concepts, and for the staff to explain all the policies, ordinances, standards, opportunities and other constraints which may be applicable to the site and type of proposed development, before the applicant has invested substantial design time or become committed to particular design solutions.

2. Pre-application requirements: Applicants are required to participate in a pre-application conference prior to submission of an application. One or more pre-application conferences may be scheduled to allow the applicant and staff to discuss the proposal, the applicable criteria and the requirements for completing the application. The discussion shall be based upon a check list of information to be considered in preparing an application. Other information may be discussed as pertinent to a particular request. The checklist shall include, but not be limited to:

   a. Parcel size and location.
   
   b. Name and address of owner.
   
   c. Authorization of agent to act for owner if applicable.
   
   d. Comprehensive plan and zoning designations.
   
   e. Existing conditions on the applicant's property and on abutting properties including adjacent land uses, potential cooperation or conflict in land use (i.e., shared parking or need for buffers).
   
   f. Specifics of the proposal.
   
   g. Provision of utilities.
   
   h. Access to the site: transit, including transit facilities (i.e. bus shelters, bus pull-out, etc.), roads, pedestrian and bikeways.
   
   i. Capacity of other services, such as schools.
   
   j. Special districts, as applicable; i.e., Shoreline Enhancement Overlay, flood plains, Shoreline Act, etc.
   
   k. Natural features on the site (i.e., land forms, drainage, wooded areas, and large trees).
   
   l. Protection of views.

3. Application procedure. Application to the Planning Commission. Zone Changes, Comprehensive Plan Amendments, Conditional Uses and Site Plan Review shall be applied for by the property owner(s) and/or their agent(s) and shall include the following information and any additional information as determined by the pre-application conference. All maps other than vicinity and detail maps of a particular portion of the site shall be at the same scale.

   a. Zone Text or Map Amendment.

      1. Vicinity map showing subject property and surrounding parcels and uses, contour lines, and nearest public roads.

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2. Tax map of area being considered for zone change, indicating boundaries, existing zoning and existing Comprehensive Plan designation.

3. Statement of proposed zone change including existing zoning and proposed zoning; reasons for requesting the zone change.

4. Existing site conditions including topography, drainage, natural areas and natural features, transportation, public facilities, and present use of site.

5. Explanation of how the proposed zone change complies with the Comprehensive Plan and VMC 18.04 and address the effect of the proposed use of the site on natural resources; natural areas; transportation; and public facilities.

6. Boundary survey of the site.

b. Comprehensive Plan Amendment

1. A statement of the specific language proposed for the amendment.

2. A full description of any property involved, including:
   a. Map numbers and a tax map of the site.
   b. Lot and block, or metes and bounds, whichever is applicable.
   c. Statement of physical and environmental characteristics of the site.
   d. A description of how the proposed change in land use or intensity would affect public facilities and services, including streets, traffic control, sewer, water, drainage, parks, and public costs.
   e. A description of how the proposed change in policy would meet the requirements of VMC 18.04 and VMC 18.08, community needs and stated plan objectives and how it would affect the social, economic, and environmental characteristics, including natural resources and hazards, of the site.

c. Shoreline management application

1. General information
   a. The application shall be submitted at least forty-five (45) calendar days prior to the requested hearing date.
   b. General location of proposed project.
   c. Name of water area and/or wetlands within which development is proposed.
   d. Current use of the property, including buildings and improvements.
   e. Proposed use of property, including number and use of buildings.
2. Site plan. Include the following information:
   a. Site boundary.
   b. Property dimensions in vicinity of project.
   c. Ordinary high water mark.
   d. Typical cross section or sections showing:
      i. Existing ground elevations.
      ii. Proposed ground elevation.
      iii. Height of existing structures.
      iv. Height of proposed structures.
   e. Where appropriate, proposed land contours using five-foot (5) intervals in water area and ten-foot (10) intervals on areas landward of ordinary high water mark, if development involves grading, cutting, filling, or other alteration of land contours.
   f. Show dimensions and locations of existing structures which will be maintained.
   g. Show dimensions and locations of proposed structures.
   h. Identify source, composition, and volume of any extracted materials, and identify proposed disposal area.
   i. Identify composition and volume of any extracted materials, and identify proposed disposal area.
   j. Location of proposed utilities, such as sewer, septic tanks and drain fields, water, gas, and electricity.
   k. If the development proposes septic tanks, show how proposed development complies with local health and state regulations.
   l. Shoreline designation according to master program.
   m. Show which areas are shorelines and which are shorelines of statewide significance.

3. Vicinity map:
   a. Indicate site location using natural points of reference (roads, state highways, prominent landmarks, etc.).
b. If the development involves the removal of any spoils by dredging or otherwise, identify the proposed disposal site on the map. If the disposal site is beyond the confines of the vicinity map, provide another vicinity map showing the precise location of the site and its distance to the nearest city or town.

c. Indicate the general nature of the improvements and land use within 1,000’ in all directions from the development site (i.e., residential to the north, commercial to the south, etc.).

d. Conditional uses

1. Must meet the goals, guidelines and purposes of the Waterfront Mixed Use District.

2. Site plan, drawn to scale, indicating existing and proposed structures, setbacks, lot line dimensions, building elevations, lot area, utility lines and/or easements and structures of adjacent lots which may be affected.

3. Narrative which includes a description of the project and statement of compliance with the Zoning Ordinance, and Comprehensive Plan policies.

4. The following criteria must be addressed:

   a. The requirements of the zone are met;

   b. The requirements of section 20.245 VMC Conditional Use Permits are met;

   c. The site is physically capable of accommodating the proposed use; and

   d. The functional characteristics of the proposed use are such that it can be made to be reasonably compatible with uses in its vicinity.

e. Site plan review: The Shoreline Enhancement Overlay requires the submission of a Master Development Plan which is comprised of a Concept Plan, a Development Plan and a Phasing Schedule. The Waterfront Mixed Use (WX) guidelines that are applicable to each of these plans are as follows:

1. Concept Plan. Applicable Guidelines:

   a. Building Design; 20.650.030(A) (1)-(23).

   b. Building Scale/Transition; 20.650.030 (B)(1)-(7).

   c. Building Heights/Views; 20.650.030 (C)(1)-(2).

   d. Blank facades/Bulk; 20.630.030.


   g. Accessibility and clarity; 20.650.040 (B) (1)-(3).
2. Development Plan. Applicable Guidelines:


b. Building Scale/Transition; 20.650(B)(1)-(7).

c. Building Heights/Views; 20.650.030(C)(1)-(2).

d. Blank Facades/Bulk; 20.630.030.


g. Public Amenities; 20.650.060(1)-(2).

h. Site Grading; 20.650.060(1)-(4).

i. Drainage.

j. Art and Furnishings; 20.650.060(C)(1)-(2).

k. Pathway Guidelines/Requirements; 20.650.060(D)(1)-(4).

l. Screening; 20.650.060(E).

m. Fencing; 20.650.060(F).

n. Signage; 20.650.060(G).

o. Maximum Lot Coverage; 20.650.060(H)(1).


q. Parking Requirements; 20.650.060(I)(1)-(4).

r. Utilities; 20.650.060(K).

s. Lighting; 20.650.060(L).

t. Setback Requirements 20.650.060(M)(1)-(3).

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