

STAFF REPORT NO. 183-16

TO: Mayor and City Council
FROM: Eric Holmes, City Manager



DATE: 12/19/2016

Subject: Deffenbaugh/Yang Development Agreement Extension

Key Points:

- The property was annexed in 2006, at which time the City entered into a development agreement (DA) with the property owner.
- Due to the recession, the site did not develop as anticipated, and the current development agreement expires December 31, 2016.
- The proposed DA amendment would extend the expiration date to December 31, 2023. All other provisions from the original DA would remain in place.

Objective: Provide a seven-(7) year extension of a development agreement to allow for the development of a 115-acre commercial site under the same development standards as was earlier agreed as part of the annexation of the site. This action supports implementation of Goal 8 of the City's Strategic Plan: *Strengthen commercial, retail and community districts throughout the city.*

Present Situation: At the time of annexation of these properties on May 18, 2006, the City of Vancouver entered into a development agreement (DA) with the property owner of 115 acres following approval by the Vancouver City Council on April 17, 2006. The duration of the agreement is through the year 2016. The site is located immediately west of SE 162nd Avenue, south of Fourth Plain Blvd and north of Poplar Avenue and is currently vacant.

The site consists of seven parcels and carries a zoning designation of IL. The DA lists specific types of uses, location of these uses and size of buildings allowed on this site.

Due to the recession experienced several years ago, the site did not develop as quickly as was anticipated. Since the turn-around of the poor economic situation, development activity has recently increased in the general area of this site. This site is being actively explored as a potential site for development. The applicant's interest is to retain vesting for the site for an additional 7 years.

To date, no development applications have been submitted to the City of Vancouver for review.

Advantage(s):

1. The property owners would receive certainty that the all parcels would be vested and could be developed and built as marketed for an additional seven (7) years; and
2. Clearly states what uses will be allowed and where so that the development may proceed; and
3. Encourages development in the area.

Disadvantage(s): None

Budget Impact: None

Prior Council Review: Informational memorandum to Council from Patti McEllrath, Senior Planner dated December 8, 2016

Action Requested: Subject to public hearing, adopt a resolution approving a seven-year extension of the development agreement for the Deffenbaugh/Yang properties and authorizing the City Manager or designee to sign the attached first amendment to the development agreement.

Attachment(s):

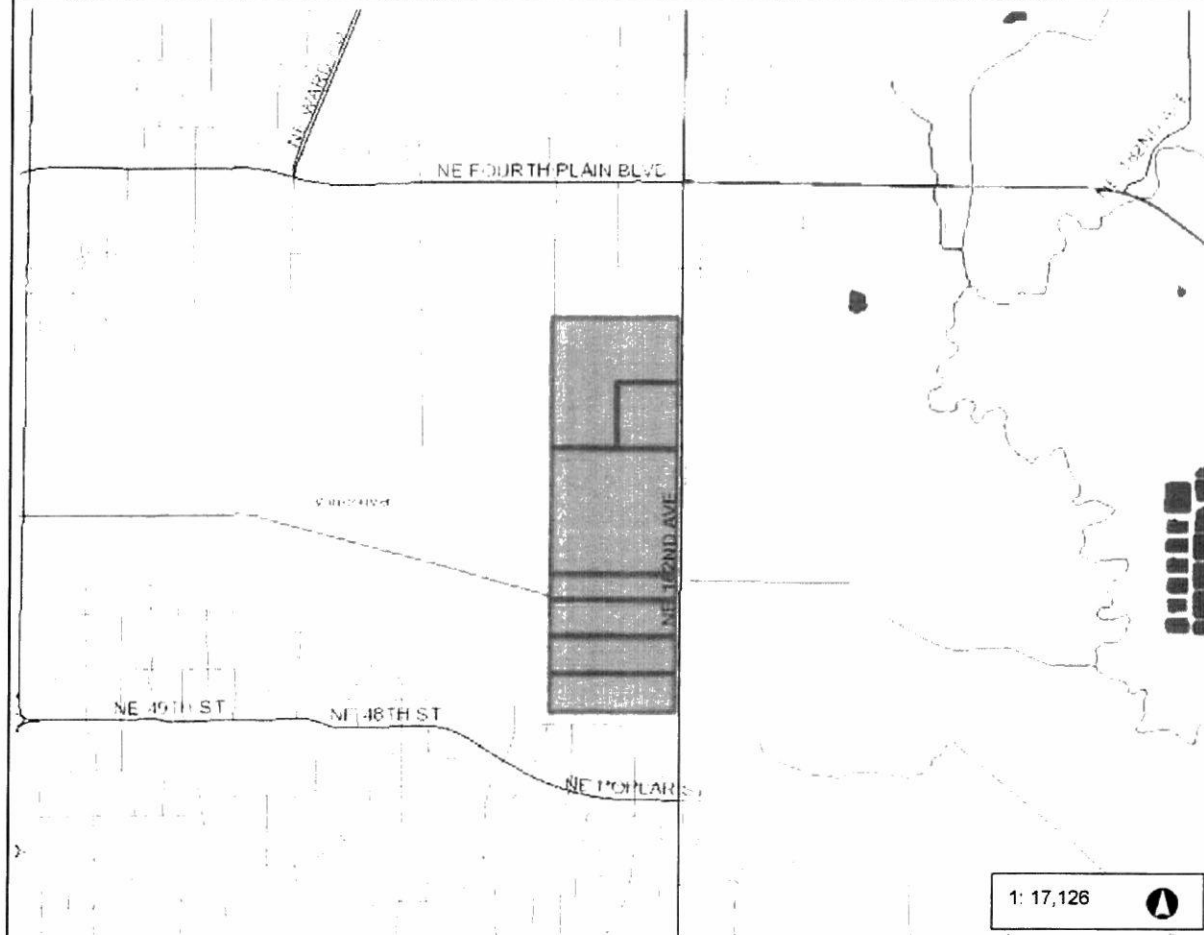
- Vicinity Map
- Resolution
- Applicant Narrative & Draft Amended Development Agreement
- Memo from Patti McEllrath dated 12/8/16 (including original DA dated 4-17-06)



To request other formats, please contact:
City Manager's Office
(360) 487-8600 | WA Relay: 711
Amanda.Delapena@cityofvancouver.us



Deffenbaugh/Yang Properties



Legend

- Cities Boundaries
- Urban Growth Boundaries

Notes:

2,854.3 0 1,427.16 2,854.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

12/19/16

RESOLUTION NO. M-3920

A RESOLUTION relating to approval of an amended development agreement pursuant to RCW Chapter 36.70B between the City of Vancouver and Deffenbaugh Properties LLC, and Yang Properties of Washington LLC, extending the effective date; and authorizing the City Manager or his designee to execute the agreement.

WHEREAS, on May 18, 2006, the City of Vancouver entered into a development agreement (DA) with the property owner of 115 acres immediately west of SE 162nd Avenue, and south of Fourth Plain Avenue, north of Poplar Avenue ("Property"); and

WHEREAS, the Development Agreement followed approval by the Vancouver City Council on April 17, 2006, and was entered in conjunction with annexation of the Property; and

WHEREAS, the duration of the Development Agreement was through the year 2016; and

WHEREAS, the site consists of seven parcels and carries a zoning designation of IL and the Development Agreement lists specific types of uses, location of these uses and size of buildings allowed on this site; and

WHEREAS, due to the recession experienced several years ago, the site did not develop as quickly as was anticipated; and

WHEREAS, since the recovery from the recession, development activity has recently increased in the general area of this site and it is currently being explored as a potential site for development; and

WHEREAS, the owner of the Property has requested an extension of the term of the Development Agreement of seven years to December 31, 2023; and

RESOLUTION - 1

WHEREAS, extending the development agreement provides development certainty and because the land is zoned industrial will promote uses that promote family-wage jobs; and

WHEREAS, as described in Staff Report 183-110, it is in the mutual interest of the Parties to amend the development agreement respecting the development of the property described in the attached Amended Development Agreement (Exhibit "A"); and

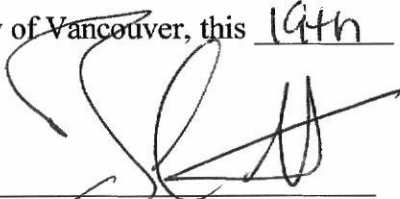
WHEREAS, a public hearing was duly noticed pursuant to Vancouver Municipal Code Sections 20.250.050(B), Table 20.210-1, and 20.120(B)(11) and held by City Council on Monday December 19, 2016, regarding the approval of the attached development agreement amendment;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

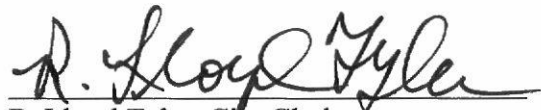
Section 1. The City Council, in accordance with RCW 36.70B.200, hereby authorizes the City Manager or his designee to execute on behalf of the City the amendment to the development agreement set forth in the attached Exhibit "A".

ADOPTED at regular session of the Council of the City of Vancouver, this 19th day of December, 2016.



Timothy D. Leavitt, Mayor

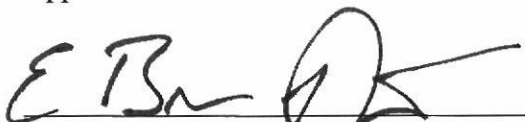
Attest:



R. Lloyd Tyler, City Clerk

By: ~~Carrie Lewellen, Deputy City Clerk~~

Approved as to form:



E. Bronson Potter, City Attorney

HLG
Horenstein
LAW GROUP PLLC

500 Broadway, Suite 120
Vancouver, Washington
98660
TEL 360-597-0966
horensteinlawgroup.com
STEVE@HORENSTEINLAWGROUP.COM

TRANSMITTAL MEMORANDUM

To: Patti McEllrath
Senior Planner
Community & Economic Development
415 W 6th Street
Vancouver, WA 98660

From: Steve Horenstein

Subject: Development Agreement Amendment/Extension (City-Deffenbaugh)

Date: November 10, 2016
CORRECTED AND RESUBMITTED: November 18, 2016

Attached to this memo you will find a Development Agreement ("DA") by and between the City of Vancouver and Carl D. Deffenbaugh for tax parcel numbers 159111-000; 159133-000; 159318-000; 159319-000; 159321-000; 159323-000; and 159324-000. This DA was recorded on May 11, 2006 under Clark County auditor recording number 4165515; and re-recorded on July 1, 2016 under Clark County auditor recording number 5000144 to include Exhibits C through F which were apparently and inadvertently not included with the original recorded document.

This DA was entered into as part of the annexation of the above referenced tax parcels. The DA arose from a last-minute request by the City of Vancouver to annex the Deffenbaugh property as City staff discovered that the pending annexation was deficient as to the percentage of ownership required to complete the annexation. Including the Deffenbaugh properties in the annexation solved the math problem and allowed the annexation to proceed.

Subsequent to the annexation of and approval of the DA, Yang Properties of Washington LLC purchased approximately 77 acres of the 115-acre Deffenbaugh property. The remaining 38 acres was retained by the Deffenbaugh family. The parcels now owned by Yang are identified below:

<u>Property ID</u>	<u>Owner</u>
159111000	DEFFENBAUGH PROPERTIES LLC
159133000	DEFFENBAUGH PROPERTIES LLC
159318000	YANG PROPERTIES OF WASHINGTON LLC ET AL
159319000	YANG PROPERTIES OF WASHINGTON LLC ET AL
159321000	YANG PROPERTIES OF WASHINGTON LLC ET AL
159323000	YANG PROPERTIES OF WASHINGTON LLC ET AL
159324000	YANG PROPERTIES OF WASHINGTON LLC ET AL

Pursuant to the DA, the Yang property contains approximately 52 acres zoned light industrial and 5 acres zoned general commercial. Pursuant to the DA, the Deffenbaugh property contains approximately 9 acres of community commercial and 29 acres of property zoned OCI. Attached to this memo is information on both Yang and Deffenbaugh properties.

Development in the general area of the Yang and Deffenbaugh properties has increased considerably since the end of the recent recession. Development of a Walmart, a US Army facility and an industrial subdivision on the Birtcher property has brought activity to the area. (The Yang property was one of 3 finalists for the Army facility.) Significant residential development north of Fourth Plain and east of 162nd Avenue is proceeding.

A substantial offer for all of the Yang property was terminated because of the recession. Two large medical facilities have taken a hard look at these properties. Portland brokers are now showing an active interest in the property for development by their clients.

A pressure sanitary sewer line and waterline are available to serve these properties.

The decreasing availability of parcels of the size of Yang and Deffenbaugh properties in the City of Vancouver makes these properties very attractive for development in the current economy.

Please let us know if we can provide additional information as you process our request to extend the DA for an additional seven years.

* * * * *

AFTER RECORDING, RETURN TO:

Horenstein Law Group PLLC
500 Broadway Street, Suite 120
Vancouver, WA 98660

RECORDING COVER SHEET

DOCUMENT TITLE:

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

REFERENCE NUMBER(s) OF RELATED DOCUMENT(s):

4165515; and 5300144

PARTIES:

CITY OF VANCOUVER, a Washington Municipal Corporation (the "City"); and

DEFFENBAUGH PROPERTIES LLC, a Washington limited liability company, and
YANG PROPERTIES OF WASHINGTON LLC, a Washington limited liability
company (individually and collectively, the "Owner")

ASSESSOR'S TAX PARCEL NUMBER(s):

159111-000; 159133-000; 159318-000; 159319-000; 159321-000; 159323-000; and
159324-000

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

This First Amendment to Development Agreement ("First Amendment") is made and entered into among CITY OF VANCOUVER, a Washington Municipal Corporation (the "City"); and DEFFENBAUGH PROPERTIES LLC, a Washington limited liability company, and YANG PROPERTIES OF WASHINGTON LLC, a Washington limited liability company (individually and collectively, the "Owner"), and shall become effective upon signature by the City, after a public hearing has occurred (the "Effective Date").

RECITALS

WHEREAS, the City and Carl D. Deffenbaugh were parties to a Development Agreement recorded under Clark County Auditor's Number 4165515 on May 11, 2006; and re-recorded for corrective purposes under Clark County Auditor's Number 5300144 on July 1, 2016 (collectively, the "Development Agreement");

WHEREAS, the Property subject to such Development Agreement pertains to Parcels 159111000; 159133000; 159318000; 159319000; 159321000; 159323000; and 159324000.

WHEREAS, Parcels 159111000 and 159133000 are now owned or controlled by Deffenbaugh Properties LLC, a Washington limited liability company;

WHEREAS, Parcels 159318000; 159319000; 159321000; 159323000; and 159324000 are now owned or controlled by Yang Properties of Washington LLC, a Washington limited liability company;

WHEREAS, the vesting for uses and design standards as provided for in Section 3 of the Development Agreement expire on December 31, 2106; and

WHEREAS, The City and Owner now wish to modify and extend the term of the Development Agreement subject to the terms and conditions below:

AGREEMENT

The City and Owner agree as follows:

Amendment to Development Agreement. The Development Agreement is hereby amended as follows:

1. **Parties.** The Development Agreement, including any amendments thereto, is among the CITY OF VANCOUVER, a Washington Municipal Corporation (the "City"); and DEFFENBAUGH PROPERTIES LLC, a Washington limited liability company, and YANG PROPERTIES OF WASHINGTON LLC, a

Washington limited liability company (individually and collectively, the "Owner").

2. Extended Term, Termination, and Modification. The vested uses and design standards set forth in Section 3 of the Development Agreement remain in force for an extended period of seven (7) years from December 31, 2016, after which this Agreement shall expire automatically and become null and void (the "Termination Date"), except that any development approvals, (master plan, land use, land division, building permits and the like) issued by the City for development of the property shall remain in place and continue to impose on-going legal obligations on the holder of those development approvals. This agreement may be modified prior to termination only upon mutual written agreement of both parties after a public hearing as required by RCW 36.70B.200. Notwithstanding the foregoing, the Mayor is authorized to approve on behalf of the City minor modifications to this Agreement of the exhibits attached hereto without the necessity of a public hearing.
3. Capitalized Terms. All capitalized terms used herein and not otherwise defined shall have the meaning set forth in the Development Agreement.
4. Other. Except as expressly modified in this First Amendment, the Development Agreement shall remain in full force and effect and the parties hereto acknowledge, confirm and ratify all of the terms and conditions of the Development Agreement.

(Signatures follow on next page.)

IT IS SO AGREED, as indicated by the below-signed authorized representative of the parties hereto.

City:

CITY OF VANCOUVER, a Washington
Municipal Corporation

By: _____
Its: _____

Date: _____

Approved as to form:

By: _____

Owner:

DEFFENBAUGH PROPERTIES LLC, a
Washington limited liability company

By: _____
Its: _____

By: _____
Its: _____

Date: _____

YANG PROPERTIES OF WASHINGTON
LLC, a Washington limited liability
company

By: _____
Its: _____

By: _____
Its: _____

Date: _____

State of WASHINGTON

County of _____

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____ of the CITY OF VANCOUVER, a Washington Municipal Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

WITNESS my hand and official seal

(Notary's signature)

My Appointment Expires: _____

State of WASHINGTON

County of _____

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____ of DEFFENBAUGH PROPERTIES LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

WITNESS my hand and official seal

(Notary's signature)

My Appointment Expires: _____

State of WASHINGTON

County of _____

I certify that I know or have satisfactory evidence that _____
is the person who appeared before me, and said person acknowledged that (he/she) signed this
instrument, on oath stated that (he/she) was authorized to execute the instrument and
acknowledged it as the _____ of YANG PROPERTIES OF
WASHINGTON LLC, a Washington limited liability company, to be the free and voluntary act
of such party for the uses and purposes mentioned in the instrument.

Dated: _____

WITNESS my hand and official seal

(Notary's signature)

My Appointment Expires: _____



MEMORANDUM

DATE: December 8, 2016

TO: Mayor and City Council
CC: Eric Holmes, City Manager

FROM: Patti McEllrath, Senior Planner
Community & Economic Development

RE: **Development Agreement Extension Request**

This memo provides background information regarding an upcoming request to extend the time period of a development agreement between the City and Carl D. Deffenbaugh, which contains vesting provisions that expire at the end of 2016. The development subject to the DA consists of 115 acres located on the west side of 162nd Avenue, south of Fourth Plain Boulevard and north of Poplar Street. A public hearing for Council's consideration of a resolution approving the requested 7-year extension of the agreement has been scheduled for December 19, 2016

Staff will be recommending approval of the 7-year extension request to allow for the site to develop under the standards of the existing DA.

Background

Resolution M-3526, was adopted at a regular session of the Vancouver City Council April 17, 2006 authorizing the City Manager to execute a development agreement. A Development Agreement was entered into between the City and the property owner, Carl D. Deffenbaugh, specifying the types of uses, location of these uses and size of buildings allowed on this site. Due to the recession experienced several years ago, the site did not develop as quickly as was anticipated. Since the turn-around of the poor economic situation, development activity has recently increased in the general area of the site.

The site consists of seven parcels, approximately 115 acres. The site was annexed into the city of Vancouver effective May 18, 2006 (M-3742). To bridge the differences between the Clark County Code that applied to the Property and the City of Vancouver Development Code that took effect upon annexation, a development agreement was executed. The following summarizes the contents of the existing DA requesting extension.

- Of the approximate 76.96 acres south of the future 59th Street extension:
 - 25 acres may be developed with uses identified in the General Commercial (CG) zone
 - One single building up to 125,000 square feet may be built

Deffenbaugh DA Extension

12/8/16

Page 2 of 2

- 51.96 acres shall be developed subject to uses allowed in the Light Industrial (IL) zone
- Of the approximate 38.46 acres north of the future 59th Street extension:
 - 9.5 acres at the northwest corner of 162nd/59th Street may be developed with uses identified in the CC zone
 - 29 acres remaining shall be developed with uses identified in the Office Commercial Industrial (OCI) zone
- All setbacks, landscape standards, design and architectural standards, street and pedestrian standards, parking standards, floor area ratio and building coverage standards, stormwater, sewer, water and other utility standards and all other planning or engineering standards shall be as provided for or identified in the city's development standards for the appropriate zone.

Please do not hesitate to contact me at (360) 487-7893 or patti.mcellrath@cityofvancouver.us if you should have any questions.

Attachment(s):

Resolution M-3526 authorizing Development Agreement

Development Agreement including Exhibits C through F (AF 4165515/AF 5300144)

Vicinity Map indicating approximate location of the 59th Street extension and proposed uses



To request other formats, please contact:
City Manager's Office
(360) 487-8600 | WA Relay: 711
Amanda.Delapena@cityofvancouver.us

04-17-06

RESOLUTION NO. M-3524

A RESOLUTION relating to approval of a development agreement pursuant to RCW Chapter 36.70B; relating to providing for the development of property owned by Carl Deffenbaugh, and authorizing the City Manager or his designee to execute a development agreement.

WHEREAS, as described in Staff Report 064-06, it is in the mutual interest of the City and the owner of certain property described in the attached Development Agreement (Exhibit "A") to enter into an agreement respecting the development of the property; and

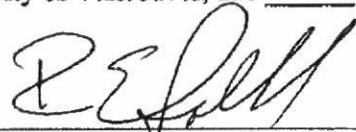
WHEREAS, a public hearing was duly noticed and held by City Council on Monday, April 17, 2006, regarding the approval of the attached Development Agreement;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

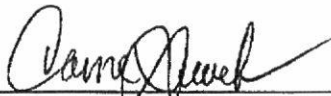
Section 1. The City Council, in accordance with RCW 36.70B.200, hereby authorizes the City Manager or his designee to execute on behalf of the City a development agreement in the form attached hereto as Exhibit "A".

ADOPTED at regular session of the Council of the City of Vancouver, this 17th day of April, 2006.



Royce E. Pollard, Mayor

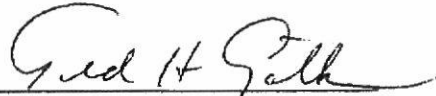
Attest:



R. Lloyd Tyler, City Clerk

By: Carrie Lewellen, Deputy City Clerk

Approved as to form:



Ted H. Gathe, City Attorney

4165515 AGR

RecFee ~ \$40.00 Pages: 9 - CITY OF VANCOUVER
Clark County, WA 5/11/08 2:23 PM

TO BE RECORDED

RETURN ADDRESS

City of Vancouver
City Clerk's Office
PO Box 1995
Vancouver, WA 98668-1995

ABOVE SPACE RESERVED FOR RECORDING INFORMATION

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is entered into by and between the CITY OF VANCOUVER, a Washington Municipal Corporation (the "City") and Carl D. Deffenbaugh, ("Owner") and shall be effective as of the last signed date below.

RECITALS

WHEREAS, Carl D. Deffenbaugh, owns or controls parcels 159111-000, 159133-000, 159318-000, 159319-000, 159321-000, 159323-000, and 159324-000, located in the Burnt Bridge Creek area that is in the process of being annexed to the City of Vancouver, more fully identified in Exhibit "A" which is attached hereto and incorporated by reference herein (hereafter, the "Property"); and,

WHEREAS, Carl D. Deffenbaugh has signed a petition in support of the annexation, with the understanding that it will not affect on-going discussions with a potential purchaser of the property as to allowable uses. A copy of the annexation petition is attached hereto as Exhibit "B" and incorporated by reference herein; and,

WHEREAS, there are differences in allowable uses and development standards between the Clark County Code that currently applies to the Property and the City of Vancouver Development Code that will apply upon completion of the annexation; and,

WHEREAS, the City is a Washington municipal corporation with land use planning and permitting authority over all land within its corporate limits; and,

WHEREAS, the City has the authority to enter into Development Agreements and Pre-Annexation Agreements pursuant to RCW 36.70B.170 which provides:

The Legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources, escalate housing

costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all is set forth in a development agreement, will strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic cost of development; and,

WHEREAS, the City is further authorized to enter into Development Agreements pursuant to Vancouver Municipal Code ("VMC") 20.250; and

WHEREAS, the Owner desires to develop the Property as a master-planned industrial development; and

WHEREAS, the City and Owner recognize that the development of the Property may take as long as ten years to fully complete; and because of that, there is increased need and desire for long term predictability; and

WHEREAS, the City and the Owner wish to provide increased predictability to both Carl D. Deffenbaugh and the City on these issues.

NOW, THEREFORE, based on the foregoing Recitals, the parties agree as follows:

AGREEMENT

- 1. Development Agreement:** This Agreement is a Development Agreement to be implemented in accordance with RCW 36.70B.170 through RCW 36.70B.210 and VMC 20.250. It shall become a contract between the Owner and the City upon the City's approval by ordinance or resolution following a public hearing as provided for in RCW 36.70B.170 and VMC 20.250.050.
- 2. Effective Date and Duration of Agreement:** This Agreement shall take effect immediately upon its adoption by the City Council and execution by all parties; provided that, any time periods specified in this Agreement shall be tolled pending any appeals of any city, state or federal land use decisions entitling the Owner to commence or complete development.
- 3. Vesting**

The Property currently zoned Light Industrial (ML) and Business Park (BP) in the County. As part of the Burnt Bridge Creek annexation, the property will be zoned Light Industrial (IL) in the city. The Property shall be vested to, and with, the following uses, and design standards through the year 2016:

a. Uses

(i.) On the almost seventy-seven (76.96) acres south of the extension of NE 59th Street (parcels 159318-000, 159319-000, 159321-000, and 159323-000) which is currently zoned ML in the county, up to twenty-five (25) acres may be used for a general commercial (CG) development with a single building of up to 125,000 square feet, as allowed under current county zoning. All future uses and related approval processes, including conditional uses, shall be uses currently permitted within the City's CG zone, as provided for in Exhibit C, which is attached hereto and incorporated by reference herein. The remainder of the acreage south of the extension of NE 59th Street (approximately 51.96 acres) shall be developed with industrial uses as allowed in the Light Industrial (IL) zone district. All future uses and related approval processes, including conditional uses, shall be uses currently permitted within the City's IL zone, as provided for in Exhibit D, which is attached hereto and incorporated by reference herein. Where there are differences between the Development Agreement and the regulations defined in the aforementioned exhibits, the Development Agreement shall provide the ruling standards.

(ii.) On the approximately thirty-eight and a half (38.46) acres located north of the extension of NE 59th Street (parcels 159111-000 and 159133-000) which is currently zoned ML and BP in the county, up to nine and a half (9.5) acres at the northeast corner of NE 162nd Avenue and NE 59th Street may be used for Community Commercial (CC) uses, as allowed under current county zoning. All future uses and related approval processes, including conditional uses, shall be uses currently permitted within the City's CC zone, as provided for in Exhibit E, which is attached hereto and incorporated by reference herein. The remainder of this portion of the property (approximately 29 acres) shall be used for office and light industrial uses as allowed in the City's Office Commercial Industrial (OCI) zone. All future uses and related approval processes, including conditional uses, shall be limited to office and light industrial uses currently permitted within the City's OCI zone, as provided for in Exhibit F, which is attached hereto and incorporated by reference herein. Where there are differences between the Development Agreement and the regulations defined in the aforementioned exhibits, the Development Agreement shall provide the ruling standards.

b. Design Standards

All setbacks, landscape standards, design and architectural standards, street and pedestrian standards, parking standards, floor area ratio and building coverage standards, storm water, sewer, water and other utility standards and all other planning or engineering standards applicable to the development of the Property shall be as provided for or identified in the City's development standards for the appropriate zone. Where there are differences between the Development Agreement and the regulations defined in the aforementioned exhibits, the Development Agreement shall provide the ruling standards.

4. Service

The City acknowledges that upon payment of the applicable system development charges ("hook up fees") that the City has sewer and water facilities, and capacity, adequate to serve the site, and the City shall provide such service. Notwithstanding the foregoing, nothing in this agreement shall be construed to require the City to construct any sewer or water lines or other sewer or water conveyance mechanisms including pumps or lift stations.

5. Project Alterations

Any request to rezone all or part of the Property that does not require a comprehensive plan change shall be reviewed as a Type IV process. Any request for a comprehensive plan amendment and zone change shall be reviewed as a Type IV process.

6. Miscellaneous

a. Failure by either party at any time to require performance by the other party of any of the provisions hereof shall in no way affect the parties' rights hereunder to enforce the same, nor shall any waiver by the party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this nonwaiver clause.

b. This Agreement shall be construed with, and governed by, the laws of the State of Washington. The parties agree to venue in the Superior Court for Clark County, State of Washington, to resolve any disputes that may arise under this Agreement.

c. If any portion of this Agreement shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.

d. Binding on Successors and Recording: This Agreement is assignable and shall run with the land and be binding upon and insure to the benefit of the parties, their respective heirs, successors and assigns. This Agreement shall be recorded with the County's Auditor's Office.

e. Each of the recitals contained herein are intended to be, and are incorporated as, covenants between the parties and shall be so construed.

7. Reserved Authority of City.

Anything in this Agreement to the contrary notwithstanding, the City of Vancouver, shall have the authority to impose new or different regulations to the extent required by a serious threat to public health and safety as required by RCW 36.70B.170(4). Provided, however, that such action shall only be taken by legislative act of the City Council after appropriate public process.

CITY OF VANCOUVER, WASHINGTON

CARL D. DEFFENBADGH

Pat McDonnell

Pat McDonnell, City Manager

Carl D. Deffenbaugh

Carl D. Deffenbaugh

Attest:

R. Lloyd Tyler

R. Lloyd Tyler, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

Ted H. Gathe

Ted H. Gathe, City Attorney

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Pat McDonnell is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the City Manager of the City of VANCOUVER, Washington, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: *April 17, 2006*



Judith K. Hoggatt

Notary Public in and for the State of Washington, residing at Vancouver.
My appointment expires: *2-17-08*

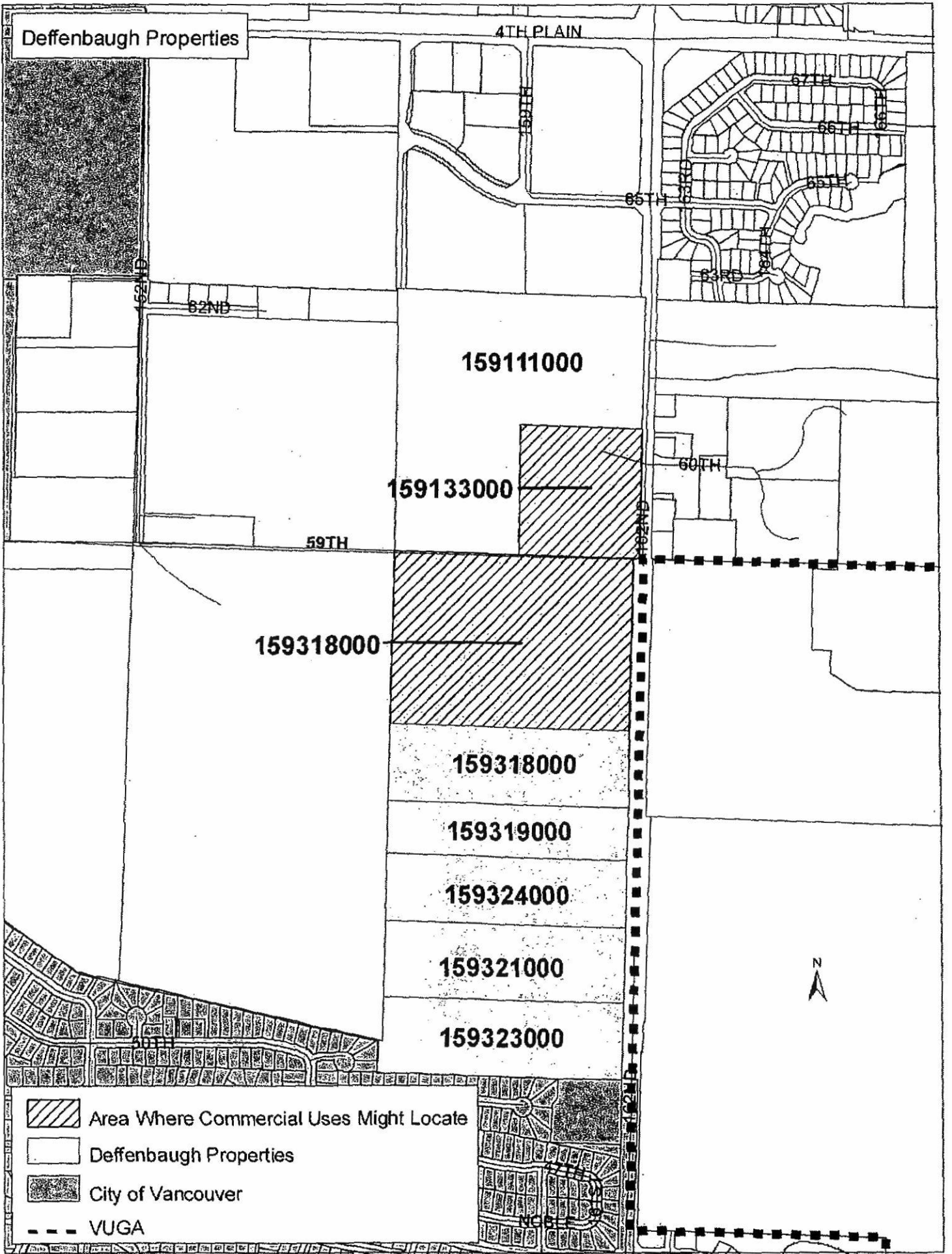
STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Carl D. Deffenbaugh is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 8th 2006



D R Heinz
Notary Public in and for the State of
Washington, residing at Vancouver.
My appointment expires: 7/25/09





OWNER PETITION FOR ANNEXATION TO THE CITY OF VANCOUVER, WASHINGTON BURNT BRIDGE CREEK SUBAREA

TO: Mayor Pollard and the Vancouver City Council City Hall, 210 East 13th Street, Vancouver, WA 98688-1985

I THE UNDERSIGNED, being an OWNER of land located in the Burnt Bridge Creek Annexation Subarea, the real property described in Exhibit A attached hereto or any portion thereof, lying contiguous to the City of Vancouver, Washington, do hereby petition that such territory be annexed to and made a part of the City of Vancouver, Washington under the provisions of RCW 35.13.130, and any amendment thereto, of the State of Washington.

The territory proposed to be annexed is within Clark County, Washington and is described on Exhibit A attached hereto and depicted on Exhibit B, a map which outlines the boundaries of the property sought to be annexed, further attached hereto.

WHEREFORE, the undersigned respectfully petition the Honorable Mayor and City Council of the City of Vancouver and ask:

- 1. That appropriate action be taken to entertain this petition, fixing a date for public hearing, causing notice to be published and posted specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That the following such hearing, and subsequent to approval by the Boundary Review Board for Clark County, if such is convened, the City Council determine by ordinance that such annexation shall be effective; and that property so annexed shall become a part of the City of Vancouver, Washington subject to its laws and ordinances then and hereafter in force, including a Comprehensive Plan to become effective upon annexation if the same is provided pursuant to RCW 35.13.177.
3. That the zoning for the area proposed for annexation be amended consistent with the City's Comprehensive Plan, and that said zoning be implemented and effective upon annexation.

THE PETITIONERS HERETO AGREE: That all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and at the same basis as property within the City of Vancouver, and that there will be no taxation for any outstanding indebtedness of said City, in accordance with the requirements of the City Council of the City of Vancouver.

As more than one petition is necessary, all such pages will be presented and considered as one petition and may be filed with other pages containing additional signatures which cumulatively may be considered as a single petition.

WARNING: EVERY PERSON WHO SIGNS THIS PETITION WITH ANY OTHER THAN HIS OR HER TRUE NAME, OR WHO KNOWINGLY SIGNS MORE THAN ONE OF THESE PETITIONS, OR SIGNS A PETITION WHEN HE OR SHE IS OTHERWISE NOT QUALIFIED TO SIGN, OR WHO MAKES HEREIN ANY FALSE STATEMENT, SHALL BE GUILTY OF A MISDEMEANOR.

MINUTES FROM THE NOVEMBER 08, 2004 CITY COUNCIL MEETING:

- DEFINE the geographic extent of the Burnt Bridge Creek annexation as described in Exhibit A;
• RECOGNIZE that the existing comprehensive plan and land use zoning designations will remain the same upon annexation when possible, or they will convert to the most closely associated designations as defined in VMC Table 20.230-1; and
• NOT REQUIRE the assumption of all or any portion of the existing City indebtedness by the area to be annexed.

INSTRUCTIONS TO SIGNERS AND VOLUNTEER SOLICITORS

- 1. Sign your name as you sign on legal documents. Married women sign "Mary D. Jones," not "Mrs. John D. Jones."
2. The signature of an owner of record, as determined by the records of the county auditor, shall be sufficient without the signature of his or her spouse.
3. In the case of mortgaged property, the signature of the mortgagor shall be sufficient.
4. In the case of property purchased on contract, the signature of the contract purchaser, as shown by the records of the County Auditor, shall be deemed sufficient, without the signature of his or her spouse.
5. Any officer of a corporation owning land within the area involved who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign on behalf of such corporation, and shall attach to the petition a certified excerpt from the bylaws of such corporation showing such authority.
6. When property stands in the name of a deceased person or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the case may be, shall be equivalent to the signature of the owner of the property; and
7. When a parcel of property is owned by multiple owners, the signature of an owner designated by the multiple owners is sufficient.

Carl D. Deffenbauge Print Name

[Handwritten Signature]

10/7/05 Date

STATE OF WASHINGTON } ss. COUNTY OF CLARK }

I hereby certify that I know or have satisfactory evidence that Carl Deffenbauge signed this instrument, on oath stated that (he/she) was authorized to execute the instrument as the _____ of _____ and acknowledged (to me/ to them) their free and voluntary act of such party for uses and purposes mentioned in the instrument.



[Handwritten Signature] (Signature of Notary)
Christine K. Hengst (Printed Name of Notary)
Notary Public for the State of Washington
My appointment Expires: 2-17-08

Exhibit A: Legal Description for the Burnt Bridge Creek Subarea Annexation to the City of Vancouver

Part 1: LEGAL DESCRIPTION

A tract of land lying in Section 10, the East 1/2 of Section 11, the North 1/2 of Section 10, the NW 1/4 of Section 14 T 2 N, R 2 E of the Willamette Meridian, Clark County, Washington said tract being more particularly described as follows: Beginning at a point of intersection of the North line of Fourth Plain Boulevard and the northerly extension of the East line of Northeast 121st Avenue, as shown in County Road Plan number 11812, Northeast 121st Avenue - 49th Street to Fourth Plain Boulevard, dated March 1903, said point being on the current City Limits Line as described in City Ordinance M-3121 (112th Ave. Annexation); Thence northwesterly 4730 feet more or less along the North line of said Boulevard to the East line of NE 137th Avenue; Thence continuing easterly 905 feet more or less along the North line of said Boulevard to the northerly extension of the East line of Long Acres as recorded in Book G, Page 924, Clark County Plat Records, said point being on the current City Limits Line as documented in City Ordinance M-3041 (Dishier Annexation); Thence following the current City Limits Line South along the East line of said plat and the northerly extension thereof a distance of 1864 feet more or less to the Southeast corner of said plat; Thence West along the South line of said plat a distance of 375 feet more or less to the Northeast corner of the plat of Trillium Court, as recorded in Book J, Page 168 of Clark County Plat Records; Thence South 323 feet, more or less, along the East line of said plat of Trillium Court to the Southeast corner thereof; Thence West along the South line of said plat of Trillium Court a distance of 472 feet, more or less, to the Southwest corner of Lot 3; Thence North along the West line of said Lot 3 a distance of 120 feet, more or less, to the Northwest corner of Lot 3, of said plat of Trillium Court; Thence West 216 feet, more or less, along the South line and the easterly and westerly extension of Lot 1 of Trillium Court, to the West line of NE 137th Avenue; Thence South 1478 feet, more or less, along the West line of 137th Avenue to a point on the South line of the John Calder Donation Land Claim and the current City Limits Line as described in City Ordinance number M-3277 (Cascade Park Annexation); Thence West, along current City Limits Line, 2620 feet, more or less, along the South line and the westerly extension of said Donation Land Claim to the centerline of Burnt Bridge Creek; Thence southwesterly 770 feet, more or less, along the centerline of said Burnt Bridge Creek to an angle point; Thence southwesterly 1120 feet, more or less, along the centerline of said Burnt Bridge Creek to an angle point; Thence southwesterly 130 feet, more or less, to a point on the East line of NE 121st Avenue as shown in County Road Plan number 11812, Northeast 121st Avenue - 49th Street to Fourth Plain Boulevard, dated March 1903, said point being on the current City Limits Line as described in City Ordinance M-3131 (112th Ave. Annexation); Thence North along the current City Limits Line and the East line and northerly extension of said 121st Avenue 2830 feet, more or less, to its Point of Beginning.

Part 2: LEGAL DESCRIPTION

A tract of land lying in the East 1/2 of Section 11, T 2 N, R 2 E of the Willamette Meridian, Clark County, Washington said tract being more particularly described as follows: Beginning at a point of intersection of the North right-of-way line of Fourth Plain Road and the northerly extension of the West line of that parcel conveyed to First Independent Bank by document recorded under Auditor's File No. 0681979, Clark County Deed Records; said point being on the current City Limits Line as described in City Ordinance number M-3041 (Birchier Annexation); Thence South, along said current City Limits Line, and said West line and the northerly extension thereof a distance of 458 feet, more or less, to the Southwest corner thereof; Thence East along the South line of said First Independent Bank parcel a distance of 40 feet, more or less, to the Southwest corner of that parcel conveyed to Al J. Erdman by document recorded under Auditor's File No. 0681979, Clark County Deed Records; Thence continuing East along the South line of said Erdman parcel and the easterly extension thereof, a distance of 200 feet, more or less, to the East line of the John Calder Donation Land Claim; Thence South along said East line a distance of 35 feet, more or less, to the Southwest corner of that parcel conveyed to George Snyder, et al, by document recorded under Auditor's File No. 937889, Clark County Deed Records; Thence East along the South line of said Snyder parcel a distance of 295 feet, more or less, to the Southwest corner thereof; Thence North along the East line of said Snyder parcel and the northerly extension thereof a distance of 400 feet, more or less, to the North right-of-way line of said N.E. Fourth Plain Road; Thence leaving current City Limits and traveling northwesterly 511 feet, more or less, along the North right-of-way line of said Fourth Plain Road to the point of beginning.

Part 3: LEGAL DESCRIPTION

A tract of land lying in the SE 1/4 of Section 11, Section 12, Section 13, the NE 1/4 of Section 14, T 2 N, R 2 E of the Willamette Meridian, Clark County, Washington said tract being more particularly described as follows: Beginning at a point on the West line of said Section 12, (T2N, R2E of the Willamette Meridian, Clark County) and the north right-of-way line of Fourth Plain Road, said point being on the current City Limits Line as described in City Ordinance number M-3041 (Birchier Annexation); Thence, with the intent of following current City Limits Line, South along said West line of Section 12 1360 feet, more or less, to the easterly extension of North line of that parcel conveyed to Edward & Victoria Seville by document recorded under Auditor's File No. 3238430, Clark County Deed Records; Thence West along the north line and the easterly and westerly extension thereof of said Seville parcel a distance of 975 feet, more or less, to the Northwest corner of the parcel conveyed to Brundage Bone Concrete Pumping, Inc. by document recorded under Auditor's File No. 3238429, Clark County Deed Records; Thence South along the West line of said Brundage Bone Concrete Pumping, Inc. parcel a distance of 20 feet, more or less, to the Northwest corner of that parcel conveyed to James F. Keller by document recorded under Auditor's File No. 3238428, Clark County Deed Records; Thence continuing South along the East line of said Keller parcel a distance of 300 feet, more or less, to the Southeast corner of said Brundage Bone Concrete Pumping, Inc. parcel; Thence South along said East line of the Keller parcel a distance of 1923 feet, more or less, to the South line of Government Lot 1, Section 11, Township 2 North, Range 2 East of the Willamette Meridian; Thence West along the South line of said Keller parcel a distance of 15 feet, more or less, to the East line of the West half of said Government Lot 1; Thence West along the South line of said Government Lot 1 a distance of 609 feet, more or less, to the East line of the John Calder Donation Land Claim; Thence South along the East line of said Donation Land Claim a distance of 871 feet, more or less, to the Southeast corner thereof; Thence easterly, leaving the current City Limits as described in the City Ordinance number M-3041 (Birchier Annexation) and continuing along the current City Limits as described in the City Ordinance number M-3277 (Cascade Park Annexation), 20 feet, more or less, to the Northeast corner of the John P. Borch Estate Trust; Thence southerly 1059 feet, more or less, along the East line of said Borch Estate Tract and the southerly extension thereof to the Northwest corner of Village on the Ridge - Phase 1, Book H of Plats, Page 932; Thence South 89° 02' 27" East 243.53 feet along the North line of said plat to the Northeast corner of Lot 45 of said plat; Thence South 89° 18' 47" East 28.77 feet along the North line of Lot 49, Village on the Ridge - Phase 2, Book H of Plats, Page 932; Thence South 50° 12' 09" East 332.71 feet along the North line of said plat to an angle point; Thence South 77° 19' 33" East 94.53 feet along the North line of said plat to an angle point; Thence South 77° 07' 37" East 803.38 feet along said line to the Northwest corner of Lot 4 of said plat; Thence South 1° 47' 14" West 157.01 feet along the East line of said plat to a point on the south line of the Northwest 1/4 of said Section 13, T 2 N, R 2E; Thence South 88° 10' 11" East 1,328.18 feet along said South line to the Southeast corner of said Northwest 1/4 of Section 13; Thence East 30.00 feet, more or less, to a point on the East line of Northeast 162nd Avenue; Thence leaving current City Limits and traveling northerly along the East line of 162nd Avenue 3970 feet, more or less, to the westerly extension of the South line of Pioneer Meadows-2, Book 310 of Plats, Page 697 records of said county; Thence East along the westerly extension and the South line of said Pioneer Meadows-2 1280 feet, more or less, to the Southeast corner of said subdivision; Thence North 1430 feet, more or less, along the East line of said subdivision and the northerly extension thereof to the North line of Fourth Plain Road; Thence West along the North line of said Fourth Plain Road 3508 feet, more or less, to the Point of Beginning.

Exhibit B: Map of Burnt Bridge Creek Subarea

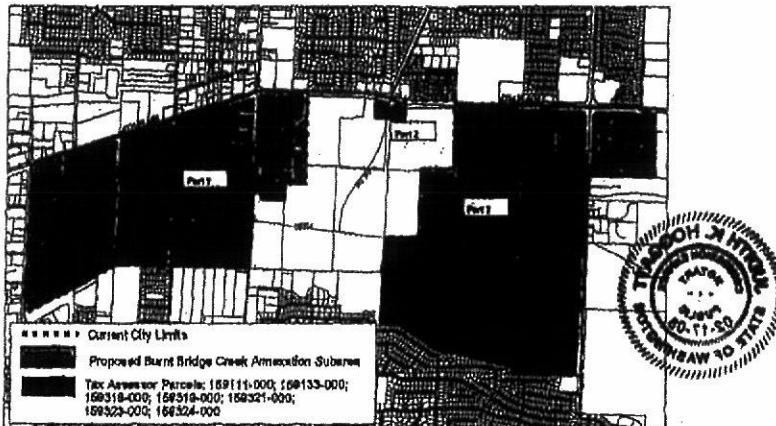


EXHIBIT C

Prior to the adoption of M-3832 on 06/18/2007, Section 20.430.030 read as follows.

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

USE	CN	CC	CG	CX	WX	CPX ₁	MX ²
RESIDENTIAL							
Household Living	L ⁴	L ⁴	L ⁴	L ⁵	L ⁵		P ⁶
Group Living	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷		P ⁶
Transitional Housing	X	C ⁹	L ⁹	L ⁹	C ⁹		
Home Occupation	L ¹⁰	L ¹⁰	L ¹⁰	L ¹⁰	L ¹⁰		L ¹⁰
HOUSING TYPES							
Single Dwelling Units, Attached	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴		L ⁴
Single Dwelling Units, Detached	X	X	X	X	X		X
Accessory Dwelling Units	X	X	X	X	X		X
Duplexes	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴		L ⁴
Multi-Dwelling Units	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴		L ⁴
Existing Manufactured Home Development	X	X	X	X	X		X
Designated Manufactured Home	X	X	X	X	X		X
New Manufactured Home	X	X	X	X	X		X
CIVIC (Institutional)							
Basic Utilities	C	C	C	P	C		C

Exhibit "C"

USE	CN	CC	CG	CX	WX	CPX ₁	MX ²
Colleges	X	C	C	P	C		P
Community Recreation	X	L ¹¹	L ¹¹	L ¹¹	L ¹¹		L ¹¹
Cultural Institutions	X/C ¹²	P	P	P	P		P
Day Care							
Family Day Care Home	P/L ¹³	P/L ¹³	P/L ¹³	P/L ¹³	P/L ¹³		P/L ¹³
-Child Care Center	L ¹³	L ¹³	L ¹³	L ¹³	L ¹³		P/L ¹³
-Adult Day Care	P/C ¹⁴	P	P	P	P		P
Emergency Services	X	C	P	P	C		P
Human Service Facilities	L ⁹	L ⁹	L ⁹	L ⁹	L ⁹		L ⁹
Medical Centers	X	C	C	P	C		C
Parks/Open Space							
- Neighborhood Parks	P	P	P	P	P		P
- Community Parks	L/C ¹⁵	P	P	P	P		P
- Regional Parks	X	L/C ¹⁵	L/C ¹⁵	L/C ¹⁵	L/C ¹⁵		L/C ¹⁵
- Trails	L/C ¹⁶	L/C ¹⁶	L/C ¹⁶	L/C ¹⁶	L/C ¹⁶		L/C ¹⁶
Postal Service	C	P	P	P	P		P
Religious Institutions	X	P	P	P	C		P
Schools	X	C	P	P	P		P
Social/Fraternal Clubs	C	L ¹¹	L ¹¹	L ¹¹	L ¹¹		L ¹¹
Transportation Facility	P	P	P	P	P		P
COMMERCIAL							
Commercial Lodging	X	C	P	P	L/C ¹⁸		L/C ¹⁸
Eating/Drinking Establishments	L ^{19/20}	P	P	P	P		P ²¹
Entertainment-Oriented							
- Adult Entertainment	X	X	L ²³	X	X		X
- Indoor Entertainment	X	P/L ²⁴	P/L ²⁴	P/L ²⁴	P/L ²⁴		P/L ²⁴
- Major Event Entertainment	X	X	P	P	C		C
General Retail							
- Sales-Oriented	L ¹⁹	P	P	P ²⁵	P		P
- Personal Services	L ¹⁹	P	P	P	P		P
- Repair-Oriented	X	P	P	P	X		P

USE	CN	CC	CG	CX	WX	CPX ₁	MX ²
- Bulk Sales	X	P	P	P	X		P
- Outdoor Sales	X	C	P/L ²⁶	P/L ²⁶	X		P/L ²⁶
Motor Vehicle Related							
- Motor Vehicle Sales/Rental	X	X/C ²⁷	P	P	X		C ²⁷
- Motor Vehicle Servicing/Repair	X	L ²⁸	L ²⁸	L ²⁸	X		C ²⁸
- Vehicle Fuel Sales	X	L ²⁸	L ²⁸	L ²⁸	C		C ²⁸
-Elec. Vehicle Recharging Station	X	P	P	P	P		P
Office							
- General	L ¹⁹	P	P	P	P		P
- Medical	L ¹⁹	P	P	P	P		P
- Extended	X	P	P	P	X		X
Marina (See also VMC 20.760)	X	P	P	P	P		P
Non-Accessory Parking	X	C	C	C	C		C
Self-Service Storage	X	C	P	X	X		X
INDUSTRIAL							
Industrial Services	X	C	C	X	X		X
Manufacturing and Production	X	C/X ³⁰	P/X ³¹	P/X ³¹	X		C/X ³²
Railroad Yards	X	X	X	X	X		X
Research and Development	X	X	P	C	C		C
Warehouse/Freight Movement	X	X	X	X	X		X
Waste-Related	X	X	X	X	X		X
Wholesale Sales	X	X	C	C	X		X
OTHER							
Agriculture/Horticulture	X	X	X	X	X		X
Airport/Airpark	X	X	X	X	X		X
Animal Kennel/Shelters	X	L ³³	L ³³	X	X		X
Cemeteries	X	C ³⁴	C ³⁴	C ³⁴	X		C ³⁴
Detention & Post Detention Facilities	X	X	C/X ³⁵	C/X ³⁵	X		X

USE	CN	CC	CG	CX	WX	CPX ₁	MX ²
Dog Day Care	L ³⁶	L ³⁶	L ³⁶	L	L ³⁶		L ³⁶
Heliports	X	X	X	C ³⁷	C ³⁷		C ³⁷
Mining	X	X	X	X	X		X
Rail Lines/Utility Corridors	C	P	P	P	C		C
Temporary Uses	L ²⁶	L ²⁶	L ²⁶	L ²⁶	L ²⁶		L ²⁶
Wireless Communication Facilities	X	L/C/X ³ ₉	L/C/X ³ ₉	L/C/X ³⁹	L/C/X ³⁹		L/C/X ³⁹

¹ See uses permitted in "A Park for Vancouver: A Concept Plan." (Ordinance M-2011)

² Refer to Mixed Use standards in 20.430.060.

³ The language for this footnote has been deleted.

⁴ Must be located above the ground floor of the structure.

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

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 Community and regional parks that meet all of the criteria contained in Section 20.430.050(A)(1) and (2) VMC, respectively, are limited uses; all others require a Conditional Use.

- ¹⁶ Trails that meet all of the criteria contained in Section 20.430.050 (A)(3) VMC are limited uses; all others require a Type III Conditional Use.
- 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 The language for this footnote has been deleted.
- ²² Limited uses subject to the development standards in Section 20.430.050(B) VMC.
- ²³ Subject to provisions in Section 20.820 VMC Adult Entertainment.
- ²⁴ Provisions in Section 20.895.060 VMC apply to Indoor Target Shooting Ranges.
- ²⁵ Pawnshops allowed in CX and CG Districts only. No more than four (4) pawnshop establishments allowed in the CX District.
- ²⁶ Subject to provisions in Chapter 20.885 VMC Temporary Uses.
- ²⁷ Sales lots for passenger vehicles only will be allowed by conditional use 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.
- ²⁸ Subject to provisions in Section 20.895.070 VMC, Motor Vehicle Fuel Sales and Repair.
- ²⁹ The language for this footnote has been deleted.
- ³⁰ Micro-breweries and manufacturing of optical, medical and dental devices, goods, and equipment allowed by conditional use; all others prohibited.
- ³¹ 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.
- ³² Micro-breweries allowed by conditional use; all others prohibited.
- ³³ Subject to provisions in Section 20.895.020 VMC Animal Kennel/Shelters.
- ³⁴ Subject to provisions in Section 20.895.030 VMC Cemeteries.

³⁵ Secure Transition Facilities as per 20.855.020(B)(6)(a) are prohibited.

³⁶ Subject to the provisions in Chapter 20.850 VMC Dog Day Care.

³⁷ 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.

³⁸ The language for this footnote has been deleted.

³⁹ Subject to requirements in Chapter 20.890 VMC Wireless Telecommunications Facilities.

EXHIBIT D

Prior to the adoption of M-3832 on 06/18/2007, Section 20.440.030 read as follows.

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

1. A permitted (P) use is one that is permitted outright, subject to all of the applicable provisions of this title.
2. A limited (L) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions.
3. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapters 20.245 VMC and 20.210 VMC, governing Conditional Uses and Decision-Making Procedures, respectively.
4. A prohibited use (X) is one that is not permitted in a zoning district under any circumstances.
5. Uses may also be subject to restrictions and standards set forth in the Water Resource Protection Ordinance (Title 14).

B. Use table. A list of permitted, limited, conditional, and prohibited uses in the industrial zoning districts is shown in Table 20.440.030-1.

Table 20.440.030-1
Industrial Zoning Districts Use Table

USE	OCI ²⁰	IL ¹	IH	A
RESIDENTIAL				
Household Living	L ²	L ²	L ²	X
Group Living	P ²¹ /X	X	X	X
Transitional Housing	P ²¹ /X	X	X	X
Home Occupation	L ³	L ³	L ³	L ³
HOUSING TYPES				
Single Dwelling, Attached	L ²	X	X	X
Single Dwelling, Detached	X	X	X	X
Accessory Dwelling Units	X	X	X	X
Duplexes	L ²	X	X	X
Multi-Dwelling Units	L ²	X	X	X
Existing Manufactured Home Developments	X	X	X	X
Designated Manufactured	X	X	X	X
New Manufactured Homes	X	X	X	X

Exhibit "D"

USE	OCI ²⁰	IL ¹	IH	A
CIVIC (Institutional)				
Basic Utilities	P	P	P	P
Colleges	X	X	X	X
Community Recreation	L ²⁴	P	X	X
Cultural Institutions	X	P	X	X
Day Care				
- Child Care	L ⁴	L ⁴	X	X
- Adult Day Care	P	P	X	X
Emergency Services	P	P	P	X
Human Service Facilities	L ²⁵	X	X	X
Medical Centers	C	X	X	X
Parks/Open Space				
- Neighborhood Parks	P	C	C	X
- Community Parks	C	C	C	X
- Regional Parks	C	C	C	X
- Trails	C	C	C	X
Postal Service	X	P	P	X
Religious Institutions	X	X	X	X
Schools	X	X	X	X
Social/Fraternal Clubs	X	X	X	X
Transportation Facility	P/X ²⁶	P	P	P
COMMERCIAL				
Commercial Lodging	X	X	X	X
Eating/Drinking Establishments	L ²²	L ⁵	L/C ⁶	L/C ⁶
Entertainment-Oriented				
- Adult Entertainment	X	L ⁷	L ⁷	X
- Indoor Entertainment	X	X	X	X
- Major Event Entertainment	X	X	X	X
Artisan Small Scale Manufacturing	X	X	X	X
General Retail				
- Sales-Oriented	L ²²	L ⁶	L/C ⁶	L/C ⁶

USE	OCI ²⁰	IL ¹	IH	A
- Personal Services	L ²²	L ⁶	X	L/C ⁶
- Repair-Oriented	L ²²	L ⁶	X	X
- Bulk Sales	X	X	X	X
- Outdoor Sales	X	X	P	X
Motor Vehicle Related				
- Motor Vehicle Sales/Rental	X	X	X	X
- Motor Vehicle Servicing/Repair	X	X	L ⁸	X
- Vehicle Fuel Sales	X	X	L ⁸	P
-Elec. Vehicle Recharging Station	P	P	P	P
Office				
- General	P	P	L/C ⁹	L/C ⁹
- Medical	P	P	X	X
- Extended	P	P	X	X
Marina (See also VMC 20.760)	X	C	X	X
Non-Accessory Parking	X	L ¹⁰ /X	X	P
Self-Service Storage	P	P	X	X
INDUSTRIAL				
Industrial Services	P	P	P	X
Manufacturing and Production	P ²²	P ¹¹	P ¹¹	P ¹¹
Railroad Yards	X	X	P	X
Research and Development	P	P	C	X
Warehouse/Freight Movement	X	L ¹²	P	P
Waste-Related	X	X	P	P
Wholesale Sales	P	L ¹²	X	X
OTHER				
Agriculture/Horticulture	X	P	P	X
Airport/Airpark	X	L ¹⁹	P	P
Animal Kennel/Shelters	X	L ¹⁷	L ¹⁷	X
Cemeteries	X	X	C	X

USE	OCI ²⁰	IL ¹	IH	A
Detention & Post Detention Facilities	X	C/X ¹³	C ¹⁴	X
Dog Day Care	L ¹⁵	L ¹⁵	L ¹⁵	X
Heliports	C	C	C	P
Mining	X	X	C	X
Rail Lines/Utility Corridors	P/X ²³	P	P	P
Wireless Communication Facilities	L ¹⁶	L ¹⁶	L ¹⁶	L ¹⁶

¹Due to the unique character and combination of uses in the Columbia Business Center area, uses existing prior to March 11, 2004, on parcels zoned IL in the Columbia Business Center may be altered, expanded or replaced regardless of use limitations in Table 20.440.030-1.

²In the IL and OCI zone, multi-family housing allowed above ground floor unless part of a Planned Development, pursuant to Chapter 20.260 VMC; in the IH zones, one caretaker residence permitted per use.

³Subject to the conditions in chapter 20.860 VMC Home Occupations.

⁴Child care centers allowed as a Limited (L) use, subject to a Type II procedure. Child care centers are permitted in order to provide service for those employees working in the IL district, subject to provisions in Chapter 20.840 VMC Child Care Centers.

⁵If within an industrial building, these uses shall consume no more than 10% of the building's total gross square footage. If freestanding, they shall be considered together with the rest of the project and shall consume no more than 10% of the site's total gross square footage.

⁶These limited uses, separately or in combination, may not exceed 20% of the entire building square footage within a development complex. No retail uses shall exceed 40,000 gross square feet (gsf) per building or business; retail uses greater than 40,000 gsf but less than 60,000 gsf require conditional use review.

⁷ Subject to provisions in Section 20.820 VMC Adult Entertainment.

⁸ Subject to provisions in Section 20.895.070 Motor Vehicle Fuel Sales and Repair.

⁹Offices not accessory to a permitted use may not exceed 40,000 gsf; offices greater than 40,000 gsf but less than 60,000 gsf require conditional use review.

¹⁰ Only non-accessory surface parking is permitted. Non-accessory structured parking is prohibited.

¹¹ Subject to NAICS Table 20.440-2.

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

¹³ Secure Community Transition Facilities as per 20.150 are prohibited.

¹⁴In addition to other detention and post-detention facilities, Secure Community Transition Facilities are allowed by conditional use permit, subject to criteria set forth in 20.855.020(B)(6)(a).

¹⁵ Subject to provisions in Chapter 20.850 VMC Dog Day Care.

¹⁶ Subject to requirements in Chapter 20.890 VMC Wireless Telecommunications Facilities.

¹⁷ Subject to provisions in Section 20.895.020 Kennels/Shelters.

¹⁹ Allow airport/airpark related activities such as hangars, air cargo, and warehousing, pilot schools, aircraft sales and repairs, aviation clubs, and museum in the Light Industrial District (IL). New airports/airparks are prohibited.

²⁰ All uses locating the OCI zone shall comply with the special use limitations of 20.440.040(C) VMC and 20.440.050(A) VMC. Development agreements in existence on the effective date of this ordinance shall control the uses and development standards of the affected properties. In order to protect the investments made in reliance upon such agreements, improvements made or site plans approved consistence with these agreements shall not be deemed nonconforming.

²¹ Existing legally established group living and transitional housing uses are permitted. New group living and transitional housing uses are prohibited.

²² See 20.440.050(A) VMC below for special use limitations in the OCI District.

²³ Prohibited within 200' of a residential zone.

²⁴ Subject to provisions of Chapter 20.895.040 VMC Community Recreation and Related Facilities.

²⁵ Subject to provisions of Chapter 20.870 VMC Human Service Facilities.

²⁶ Transportation facilities are permitted except for large or land-intensive facilities such as park-and-ride lots and water taxi and ferry stations.

**Table 20.440.030-2
North American Industrial Classification System (NAICS) for Industrial Zoning Uses**

The following list of uses is based on the North American Industrial Classification System (NAICS). NAICS is organized in a hierarchical structure much like the existing SIC (Standard Industrial Classification). NAICS industries are identified by a 6-digit code, in contrast to the 4-digit SIC code. The longer code accommodates the larger number of sectors and allows more flexibility in designating subsectors. The use of NAICS codes for permitted uses refers only to the use of a particular site, rather than the type of industry involved. For example, office uses for manufacturing firms are treated as offices and are not permitted in the industrial zones.

— The first two digits designate a major economic sector (formerly division) such as agriculture or manufacturing.

— The third digit designates an economic subsector (formerly major group) such as crop production or apparel manufacturing.

— The fourth digit designates an industry group, such as grain and oil seed farming or fiber, yarn and thread mills.

— The fifth digit designates the NAICS industry such as wheat farming or broadwoven fabric mills.

Retail uses are marked with a "1" in the table below. Please see the footnotes at the end of the table for an explanation of permitted development.

* Industrial uses may be further regulated by the Water Resource Protection Ordinance (Title 14).

Manufacturing Uses		IL ²	IH
311	Food Manufacturing		
	3111 Animal food manufacturing	P	P
	3112 Grain and oilseed milling	X	P
	3113 Sugar and confectionery product manufacturing	P	P
	3114 Fruit and vegetable preserving and specialty food manufacturing	P	P
	3115 Dairy product manufacturing	P	P
	3116 Animal slaughtering and processing	X	P
	31161 Animal slaughtering and processing	X	P
	3117 Seafood product preparation and packaging	P	P
	3118 Bakeries and tortilla manufacturing	P	P
	3119 Other food manufacturing	P	P
312	Beverage and Tobacco Product Manufacturing		
	3121 Beverage manufacturing	P	P
	31211 Soft drink and ice manufacturing	P	P
	312111 Soft drink manufacturing	P	P
	312112 Bottled water manufacturing	P	P
	312113 Ice manufacturing	P	P
	31212 Breweries	C	P
	31213 Wineries	P	P
	31214 Distilleries	C	P
	3122 Tobacco manufacturing	X	P
313	Textile Mills		
	3131 Fiber, yarn, and thread mills	X	P

Manufacturing Uses			IL ²	IH
	3132	Fabric mills	X	P
	3133	Textile and fabric finishing and fabric coating mills	X	P
314	Textile Product Mills			
	3141	Textile furnishings mills	X	P
	3149	Other textile product mills	X	P
315	Apparel Manufacturing			
	3151	Apparel knitting mills	X	P
	3152	Cut and sew apparel manufacturing	X	P
	3159	Apparel accessories and other apparel manufacturing	X	P
316	Leather and Allied Product Manufacturing			
	3161	Leather and hide tanning and finishing	X	P
	3162	Footwear manufacturing	P	P
	31621	Footwear manufacturing	P	P
	3169	Other leather and allied product manufacturing	P	P
321	Wood Product Manufacturing			
	3211	Sawmills and wood preservation	X	P
	3212	Veneer, plywood, and engineered wood product manufacturing	X	P
	3219	Other wood product manufacturing	P	P
322	Paper Manufacturing			
	3221	Pulp, paper, and paperboard mills	X	P
	3222	Converted paper product manufacturing	C	P
323	Printing and Related Support Activities			
	3231	Printing and related support activities	P	P
324	Petroleum and Coal Products Manufacturing			
	3241	Petroleum and coal products manufacturing	X	P
325	Chemical Manufacturing			
	3251	Basic chemical manufacturing	X	P
	3252	Resin, synthetic rubber, and artificial and synthetic fibers and filaments manufacturing	X	P

Manufacturing Uses			IL ²	IF
	3253	Pesticide, fertilizer, and other agricultural chemical manufacturing	X	C
	3254	Pharmaceutical and medicine manufacturing	P	P
	3255	Paint, coating, and adhesive manufacturing	X	P
	3256	Soap, cleaning compound, and toilet preparation manufacturing	P	P
	3259	Other chemical product and preparation manufacturing	X	P
	32591	Printing ink manufacturing	X	P
	32592	Explosives manufacturing	X	P
	32599	All other chemical product and preparation manufacturing	X	P
	325991	Custom compounding of purchased resins	C	P
	325992	Photographic film, paper, plate, and chemical manufacturing	X	P
	325998	All other miscellaneous chemical product and preparation manufacturing	X	P
326	Plastics and Rubber Products Manufacturing			
	3261	Plastics product manufacturing	X	P
	32611	Unsupported plastics film, sheet, and bag manufacturing	X	P
	32612	Plastics pipe, pipe fitting, and unsupported profile shape manufacturing	X	P
	32613	Laminated plastics plate, sheet, and shape manufacturing	X	P
	32614	Polystyrene foam product manufacturing	X	P
	32615	Urethane and other foam product (except polystyrene) manufacturing	X	P
	32616	Plastics bottle manufacturing	X	P
	32619	Other plastics product manufacturing	X	P
	3262	Rubber product manufacturing	X	P
	32621	Tire manufacturing	X	P
	326211	Tire manufacturing (except retreading)	X	P
	326212	Tire retreading	X	P
	32622	Rubber and plastics hoses and belting manufacturing	C	P
	32629	Other rubber product manufacturing	C	P

Manufacturing Uses			IL ²	II
	326291	Rubber product manufacturing for mechanical use	C	P
	326299	All other rubber product manufacturing	P	P
327	Nonmetallic Mineral Product Manufacturing			
	3272	Glass and glass product manufacturing	P	P
	3273	Cement and concrete product manufacturing	X	P
	3274	Line and gypsum product manufacturing	X	P
	3279	Other nonmetallic mineral product manufacturing	X	P
331	Primary Metal Manufacturing			
	3311	Iron and steel mills and ferroalloy manufacturing	X	P
	3312	Steel product manufacturing from purchased steel	X	P
	3313	Alumina and aluminum production and processing	X	P
	3314	Nonferrous metal (except aluminum) production and processing	X	P
	3315	Foundries	X	P
332	Fabricated Metal Product Manufacturing			
	3321	Forging and stamping	C	P
	3322	Cutlery and hand tool manufacturing	C	P
	3323	Architectural and structural metals manufacturing	C	P
	3324	Boiler, tank, and shipping container manufacturing	C	P
	3325	Hardware manufacturing	C	P
	3326	Spring and wire product manufacturing	C	P
	3327	Machine shops; turned product; and screw, nut, and bolt manufacturing	C	P
	3328	Coating, engraving, heat treating, and allied activities	P	P
	33281	Coating, engraving, heat treating, and allied activities	P/X ¹	P/X ¹
	3329	Other fabricated metal product manufacturing	P	P
	33291	Metal valve manufacturing	P	P
	33299	All other fabricated metal product manufacturing	P	P
	332991	Ball and roller bearing manufacturing	P	P
	332992	Small arms ammunition manufacturing	X	P

Manufacturing Uses			IL	IH
	332993	Ammunition (except small arms) manufacturing	X	P
	332994	Small arms manufacturing	X	P
	332995	Other ordnance and accessories manufacturing	X	P
	332996	Fabricated pipe and pipe fitting manufacturing	P	P
	332997	Industrial pattern manufacturing	P	P
	332998	Enameled iron and metal sanitary ware manufacturing	P	P
	332999	All other miscellaneous fabricated metal product manufacturing	P	P
333	Machinery Manufacturing			
	3331	Agriculture, construction, and mining machinery manufacturing	C	P
	3332	Industrial machinery manufacturing	C	P
	3333	Commercial and service industry machinery manufacturing	C	P
	3334	Ventilation, heating, air-conditioning, and commercial refrigeration equipment manufacturing	C	P
	3335	Metalworking machinery manufacturing	C	P
	3336	Engine, turbine, and power transmission equipment manufacturing	C	P
	3339	Other general purpose machinery manufacturing	C	P
334	Computer and Electronic Product Manufacturing			
	3341	Computer and peripheral equipment manufacturing	P	P
	3342	Communications equipment manufacturing	P	P
	3343	Audio and video equipment manufacturing	P	P
	3344	Semiconductor and other electronic component manufacturing	P	P
	3345	Navigational, measuring, electromedical, and control instruments manufacturing	P	P
	3346	Manufacturing and reproducing magnetic and optical media	P	P
335	Electrical Equipment, Appliance, and Component Manufacturing			
	3351	Electric lighting equipment manufacturing	P	P
	3352	Household appliance manufacturing	P	P
	3353	Electrical equipment manufacturing	P	P
	3359	Other electrical equipment and component manufacturing	P	P

Manufacturing Uses		IL ²	IH
336	Transportation Equipment Manufacturing		
	3361 Motor vehicle manufacturing	X	P
	3362 Motor vehicle body and trailer manufacturing	X	P
	3363 Motor vehicle parts manufacturing	P	P
	3364 Aerospace product and parts manufacturing	X	P
	3365 Railroad rolling stock manufacturing	X	P
	3366 Ship and boat building	X	P
	33661 Ship and boat building	X	P
	336611 Ship building and repairing	X	P
	336612 Boat building	P	P
	3369 Other transportation equipment manufacturing	X	P
	33699 Other transportation equipment manufacturing	X	P
	336991 Motorcycle, bicycle, and parts manufacturing	P	P
	336992 Military armored vehicle, tank, and tank component manufacturing	X	P
	336999 All other transportation equipment manufacturing	X	P
337	Furniture and Related Product Manufacturing		
	3371 Household and institutional furniture and kitchen cabinet manufacturing	P	P
	3372 Office furniture (including fixtures) manufacturing	P	P
	3379 Other furniture related product manufacturing	P	P
339	Miscellaneous Manufacturing		
	3391 Medical equipment and supplies manufacturing	P	P
	3399 Other miscellaneous manufacturing	P	P

¹ Electroplating and related uses not permitted.

² Due to the unique character and combination of uses in the Columbia Business Center area, uses existing prior to March 11, 2004, on parcels zoned IL in the Columbia Business Center may be altered, expanded or replaced regardless of use limitations in Table 20.440.030-2.

EXHIBIT E

Prior to the adoption of M-3832 on 06/18/2007, Section 20.430.030 read as follows.
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

USE	CN	CC	CG	CX	WX	CPX ₁	MX ²
RESIDENTIAL							
Household Living	L ⁴	L ⁴	L ⁴	L ⁵	L ⁵		P ⁶
Group Living	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷		P ⁶
Transitional Housing	X	C ⁹	L ⁹	L ⁹	C ⁹		
Home Occupation	L ¹⁰	L ¹⁰	L ¹⁰	L ¹⁰	L ¹⁰		L ¹⁰
HOUSING TYPES							
Single Dwelling Units, Attached	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴		L ⁴
Single Dwelling Units, Detached	X	X	X	X	X		X
Accessory Dwelling Units	X	X	X	X	X		X
Duplexes	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴		L ⁴
Multi-Dwelling Units	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴		L ⁴
Existing Manufactured Home Development	X	X	X	X	X		X
Designated Manufactured Home	X	X	X	X	X		X
New Manufactured Home	X	X	X	X	X		X
CIVIC (Institutional)							
Basic Utilities	C	C	C	P	C		C

Exhibit "E"

USE	CN	CC	CG	CX	WX	CPX ₁	MX ²
Colleges	X	C	C	P	C		P
Community Recreation	X	L ¹¹	L ¹¹	L ¹¹	L ¹¹		L ¹¹
Cultural Institutions	X/C ¹²	P	P	P	P		P
Day Care							
Family Day Care Home	P/L ¹³	P/L ¹³	P/L ¹³	P/L ¹³	P/L ¹³		P/L ¹³
-Child Care Center	L ¹³	L ¹³	L ¹³	L ¹³	L ¹³		P/L ¹³
-Adult Day Care	P/C ¹⁴	P	P	P	P		P
Emergency Services	X	C	P	P	C		P
Human Service Facilities	L ⁹	L ⁹	L ⁹	L ⁹	L ⁹		L ⁹
Medical Centers	X	C	C	P	C		C
Parks/Open Space							
- Neighborhood Parks	P	P	P	P	P		P
- Community Parks	L/C ¹⁵	P	P	P	P		P
- Regional Parks	X	L/C ¹⁵	L/C ¹⁵	L/C ¹⁵	L/C ¹⁵		L/C ¹⁵
- Trails	L/C ¹⁶	L/C ¹⁶	L/C ¹⁶	L/C ¹⁶	L/C ¹⁶		L/C ¹⁶
Postal Service	C	P	P	P	P		P
Religious Institutions	X	P	P	P	C		P
Schools	X	C	P	P	P		P
Social/Fraternal Clubs	C	L ¹¹	L ¹¹	L ¹¹	L ¹¹		L ¹¹
Transportation Facility	P	P	P	P	P		P
COMMERCIAL							
Commercial Lodging	X	C	P	P	L/C ¹⁸		L/C ¹⁸
Eating/Drinking Establishments	L ^{10,20}	P	P	P	P		P21
Entertainment-Oriented							
- Adult Entertainment	X	X	L ²³	X	X		X
- Indoor Entertainment	X	P/L ²⁴	P/L ²⁴	P/L ²⁴	P/L ²⁴		P/L ²⁴
- Major Event Entertainment	X	X	P	P	C		C
General Retail							
- Sales-Oriented	L ¹⁹	P	P	P ²⁵	P		P
- Personal Services	L ¹⁹	P	P	P	P		P
- Repair-Oriented	X	P	P	P	X		P

USE	CN	CC	CG	CX	WX	CPX ₁	MX ²
- Bulk Sales	X	P	P	P	X		P
- Outdoor Sales	X	C	P/L ²⁶	P/L ²⁶	X		P/L ²⁶
Motor Vehicle Related							
- Motor Vehicle Sales/Rental	X	X/C ²⁷	P	P	X		C ²⁷
- Motor Vehicle Servicing/Repair	X	L ²⁸	L ²⁸	L ²⁸	X		C ²⁸
- Vehicle Fuel Sales	X	L ²⁸	L ²⁸	L ²⁸	C		C ²⁸
-Elec. Vehicle Recharging Station	X	P	P	P	P		P
Office							
- General	L ¹⁹	P	P	P	P		P
- Medical	L ¹⁹	P	P	P	P		P
- Extended	X	P	P	P	X		X
Marina (See also VMC 20,760)	X	P	P	P	P		P
Non-Accessory Parking	X	C	C	C	C		C
Self-Service Storage	X	C	P	X	X		X
INDUSTRIAL							
Industrial Services	X	C	C	X	X		X
Manufacturing and Production	X	C/X ³⁰	P/X ³¹	P/X ³¹	X		C/X ³²
Railroad Yards	X	X	X	X	X		X
Research and Development	X	X	P	C	C		C
Warehouse/Freight Movement	X	X	X	X	X		X
Waste-Related	X	X	X	X	X		X
Wholesale Sales	X	X	C	C	X		X
OTHER							
Agriculture/Horticulture	X	X	X	X	X		X
Airport/Airpark	X	X	X	X	X		X
Animal Kennel/Shelters	X	L ³³	L ³³	X	X		X
Cemeteries	X	C ³⁴	C ³⁴	C ³⁴	X		C ³⁴
Detention & Post Detention Facilities	X	X	C/X ³⁵	C/X ³⁵	X		X

USE	CN	CC	CG	CX	WX	CPX ₁	MX ²
Dog Day Care	L ³⁶	L ³⁶	L ³⁶	L	L ³⁶		L ³⁶
Heliports	X	X	X	C ³⁷	C ³⁷		C ³⁷
Mining	X	X	X	X	X		X
Rail Lines/Utility Corridors	C	P	P	P	C		C
Temporary Uses	L ²⁶	L ²⁶	L ²⁶	L ²⁶	L ²⁶		L ²⁶
Wireless Communication Facilities	X	L/C/X ³ ₉	L/C/X ³ ₉	L/C/X ³⁹ ₃₉	L/C/X ³⁹ ₃₉		L/C/X ³⁹ ₃₉

- ¹ See uses permitted in "A Park for Vancouver: A Concept Plan." (Ordinance M-2011)
- ² Refer to Mixed Use standards in 20.430.060.
- ³ The language for this footnote has been deleted.
- ⁴ Must be located above the ground floor of the structure.
- 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 Libraries only permitted outright; all other cultural institutions are conditional uses.
- 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 Community and regional parks that meet all of the criteria contained in Section 20.430.050(A)(1) and (2) VMC, respectively, are limited uses; all others require a Conditional Use.

- ¹⁶ Trails that meet all of the criteria contained in Section 20.430.050 (A)(3) VMC are limited uses; all others require a Type III Conditional Use.
- 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 The language for this footnote has been deleted.
- ²² Limited uses subject to the development standards in Section 20.430.050(B) VMC.
- ²³ Subject to provisions in Section 20.820 VMC Adult Entertainment.
- ²⁴ Provisions in Section 20.895.060 VMC apply to Indoor Target Shooting Ranges.
- ²⁵ Pawnshops allowed in CX and CG Districts only. No more than four (4) pawnshop establishments allowed in the CX District.
- ²⁶ Subject to provisions in Chapter 20.885 VMC Temporary Uses.
- ²⁷ Sales lots for passenger vehicles only will be allowed by conditional use 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.
- ²⁸ Subject to provisions in Section 20.895.070 VMC, Motor Vehicle Fuel Sales and Repair.
- ²⁹ The language for this footnote has been deleted.
- ³⁰ Micro-breweries and manufacturing of optical, medical and dental devices, goods, and equipment allowed by conditional use; all others prohibited.
- ³¹ 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.
- ³² Micro-breweries allowed by conditional use; all others prohibited.
- ³³ Subject to provisions in Section 20.895.020 VMC Animal Kennel/Shelters.
- ³⁴ Subject to provisions in Section 20.895.030 VMC Cemeteries.

³⁵ Secure Transition Facilities as per 20.855.020(B)(6)(a) are prohibited.

³⁶ Subject to the provisions in Chapter 20.850 VMC Dog Day Care.

³⁷ 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.

³⁸ The language for this footnote has been deleted.

³⁹ Subject to requirements in Chapter 20.890 VMC Wireless Telecommunications Facilities.

EXHIBIT F

- Prior to the adoption of M-3832 on 06/18/2007, Section 20.440.030 read as follows.
- A. Types of uses. For the purposes of this chapter, there are four kinds of use:
1. A permitted (P) use is one that is permitted outright, subject to all of the applicable provisions of this title.
 2. A limited (L) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions.
 3. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapters 20.245 VMC and 20.210 VMC, governing Conditional Uses and Decision-Making Procedures, respectively.
 4. A prohibited use (X) is one that is not permitted in a zoning district under any circumstances.
 5. Uses may also be subject to restrictions and standards set forth in the Water Resource Protection Ordinance (Title 14).
- B. Use table. A list of permitted, limited, conditional, and prohibited uses in the industrial zoning districts is shown in Table 20.440.030-1.

Table 20.440.030-1
Industrial Zoning Districts Use Table

USE	OCI ²⁰	IL ¹	IH	A
RESIDENTIAL				
Household Living	L ²	L ²	L ²	X
Group Living	P ²¹ /X	X	X	X
Transitional Housing	P ²¹ /X	X	X	X
Home Occupation	L ³	L ³	L ³	L ³
HOUSING TYPES				
Single Dwelling, Attached	L ²	X	X	X
Single Dwelling, Detached	X	X	X	X
Accessory Dwelling Units	X	X	X	X
Duplexes	L ³	X	X	X
Multi-Dwelling Units	L ³	X	X	X
Existing Manufactured Home Developments	X	X	X	X
Designated Manufactured	X	X	X	X
New Manufactured Homes	X	X	X	X

Exhibit "F"

USE	OCI ²⁰	IL ¹	IH	A
CIVIC (Institutional)				
Basic Utilities	P	P	P	P
Colleges	X	X	X	X
Community Recreation	L ²⁴	P	X	X
Cultural Institutions	X	P	X	X
Day Care				
- Child Care	L ⁴	L ⁴	X	X
- Adult Day Care	P	P	X	X
Emergency Services	P	P	P	X
Human Service Facilities	L ²⁵	X	X	X
Medical Centers	C	X	X	X
Parks/Open Space				
- Neighborhood Parks	P	C	C	X
- Community Parks	C	C	C	X
- Regional Parks	C	C	C	X
- Trails	C	C	C	X
Postal Service	X	P	P	X
Religious Institutions	X	X	X	X
Schools	X	X	X	X
Social/Fraternal Clubs	X	X	X	X
Transportation Facility	P/X ²⁶	P	P	P
COMMERCIAL				
Commercial Lodging	X	X	X	X
Eating/Drinking Establishments	L ²²	L ³	L/C ⁶	L/C ⁶
Entertainment-Oriented				
- Adult Entertainment	X	L ⁷	L ⁷	X
- Indoor Entertainment	X	X	X	X
- Major Event Entertainment	X	X	X	X
Artisan Small Scale Manufacturing	X	X	X	X
General Retail				
- Sales-Oriented	L ²³	L ⁶	L/C ⁶	L/C ⁶

USE	OCI ²⁰	IL ¹	IH	A
- Personal Services	L ²²	L ⁶	X	L/C ⁶
- Repair-Oriented	L ²²	L ⁶	X	X
- Bulk Sales	X	X	X	X
- Outdoor Sales	X	X	P	X
Motor Vehicle Related				
- Motor Vehicle Sales/Rental	X	X	X	X
- Motor Vehicle Servicing/Repair	X	X	L ⁸	X
- Vehicle Fuel Sales	X	X	L ⁸	P
-Elec. Vehicle Recharging Station	P	P	P	P
Office				
- General	P	P	L/C ⁹	L/C ⁹
- Medical	P	P	X	X
- Extended	P	P	X	X
Marina (See also VMC 20.760)	X	C	X	X
Non-Accessory Parking	X	L ¹⁰ /X	X	P
Self-Service Storage	P	P	X	X
INDUSTRIAL				
Industrial Services	P	P	P	X
Manufacturing and Production	p ²²	p ¹¹	p ¹¹	p ¹¹
Railroad Yards	X	X	P	X
Research and Development	P	P	C	X
Warehouse/Freight Movement	X	L ¹²	P	P
Waste-Related	X	X	P	P
Wholesale Sales	P	L ¹²	X	X
OTHER				
Agriculture/Horticulture	X	P	P	X
Airport/Airpark	X	L ¹⁹	P	P
Animal Kennel/Shelters	X	L ¹⁷	L ¹⁷	X
Cemeteries	X	X	C	X

USE	OCI ²⁰	IL ¹	IH	A
Detention & Post Detention Facilities	X	C/X ¹³	C ¹⁴	X
Dog Day Care	L ¹⁵	L ¹⁵	L ¹⁵	X
Heliports	C	C	C	P
Mining	X	X	C	X
Rail Lines/Utility Corridors	P/X ²³	P	P	P
Wireless Communication Facilities	L ¹⁶	L ¹⁶	L ¹⁶	L ¹⁶

¹ Due to the unique character and combination of uses in the Columbia Business Center area, uses existing prior to March 11, 2004, on parcels zoned IL in the Columbia Business Center may be altered, expanded or replaced regardless of use limitations in Table 20.440.030-1.

² In the IL and OCI zone, multi-family housing allowed above ground floor unless part of a Planned Development, pursuant to Chapter 20.260 VMC; in the IH zones, one caretaker residence permitted per use.

³ Subject to the conditions in chapter 20.860 VMC Home Occupations.

⁴ Child care centers allowed as a Limited (L) use, subject to a Type II procedure. Child care centers are permitted in order to provide service for those employees working in the IL district, subject to provisions in Chapter 20.840 VMC Child Care Centers.

⁵ If within an industrial building, these uses shall consume no more than 10% of the building's total gross square footage. If freestanding, they shall be considered together with the rest of the project and shall consume no more than 10% of the site's total gross square footage.

⁶ These limited uses, separately or in combination, may not exceed 20% of the entire building square footage within a development complex. No retail uses shall exceed 40,000 gross square feet (gsf) per building or business; retail uses greater than 40,000 gsf but less than 60,000 gsf require conditional use review.

⁷ Subject to provisions in Section 20.820 VMC Adult Entertainment.

⁸ Subject to provisions in Section 20.895.070 Motor Vehicle Fuel Sales and Repair.

⁹ Offices not accessory to a permitted use may not exceed 40,000 gsf; offices greater than 40,000 gsf but less than 60,000 gsf require conditional use review.

¹⁰ Only non-accessory surface parking is permitted. Non-accessory structured parking is prohibited.

¹¹ Subject to NAICS Table 20.440-2.

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

¹³ Secure Community Transition Facilities as per 20.150 are prohibited.

¹⁴In addition to other detention and post-detention facilities, Secure Community Transition Facilities are allowed by conditional use permit, subject to criteria set forth in 20.855.020(B)(6)(a).

¹⁵ Subject to provisions in Chapter 20.850 VMC Dog Day Care.

¹⁶ Subject to requirements in Chapter 20.890 VMC Wireless Telecommunications Facilities.

¹⁷ Subject to provisions in Section 20.895.020 Kennels/Shelters.

¹⁹ Allow airport/airpark related activities such as hangars, air cargo, and warehousing, pilot schools, aircraft sales and repairs, aviation clubs, and museum in the Light Industrial District (IL). New airports/airparks are prohibited.

²⁰ All uses locating the OCI zone shall comply with the special use limitations of 20.440.040(C) VMC and 20.440.050(A) VMC. Development agreements in existence on the effective date of this ordinance shall control the uses and development standards of the affected properties. In order to protect the investments made in reliance upon such agreements, improvements made or site plans approved consistence with these agreements shall not be deemed nonconforming.

²¹ Existing legally established group living and transitional housing uses are permitted. New group living and transitional housing uses are prohibited.

²² See 20.440.050(A) VMC below for special use limitations in the OCI District.

²³ Prohibited within 200' of a residential zone.

²⁴ Subject to provisions of Chapter 20.895.040 VMC Community Recreation and Related Facilities.

²⁵ Subject to provisions of Chapter 20.870 VMC Human Service Facilities.

²⁶ Transportation facilities are permitted except for large or land-intensive facilities such as park-and-ride lots and water taxi and ferry stations.

Table 20.440.030-2

North American Industrial Classification System (NAICS) for Industrial Zoning Uses

The following list of uses is based on the North American Industrial Classification System (NAICS). NAICS is organized in a hierarchical structure much like the existing SIC (Standard Industrial Classification). NAICS industries are identified by a 6-digit code, in contrast to the 4-digit SIC code. The longer code accommodates the larger number of sectors and allows more flexibility in designating subsectors. The use of NAICS codes for permitted uses refers only to the use of a particular site, rather than the type of industry involved. For example, office uses for manufacturing firms are treated as offices and are not permitted in the industrial zones.

— The first two digits designate a major economic sector (formerly division) such as agriculture or manufacturing.

— The third digit designates an economic subsector (formerly major group) such as crop production or apparel manufacturing.

— The fourth digit designates an industry group, such as grain and oil seed farming or fiber, yarn and thread mills.

— The fifth digit designates the NAICS industry such as wheat farming or broadwoven fabric mills.

Retail uses are marked with a "1" in the table below. Please see the footnotes at the end of the table for an explanation of permitted development.

* Industrial uses may be further regulated by the Water Resource Protection Ordinance (Title 14).

Manufacturing Uses		IL ²	IH
311	Food Manufacturing		
	3111 Animal food manufacturing	P	P
	3112 Grain and oilseed milling	X	P
	3113 Sugar and confectionery product manufacturing	P	P
	3114 Fruit and vegetable preserving and specialty food manufacturing	P	P
	3115 Dairy product manufacturing	P	P
	3116 Animal slaughtering and processing	X	P
	31161 Animal slaughtering and processing	X	P
	3117 Seafood product preparation and packaging	P	P
	3118 Bakeries and tortilla manufacturing	P	P
	3119 Other food manufacturing	P	P
312	Beverage and Tobacco Product Manufacturing		
	3121 Beverage manufacturing	P	P
	31211 Soft drink and ice manufacturing	P	P
	312111 Soft drink manufacturing	P	P
	312112 Bottled water manufacturing	P	P
	312113 Ice manufacturing	P	P
	31212 Breweries	C	P
	31213 Wineries	P	P
	31214 Distilleries	C	P
	3122 Tobacco manufacturing	X	P
313	Textile Mills		
	3131 Fiber, yarn, and thread mills	X	P

Manufacturing Uses			IL ²	IH
	3132	Fabric mills	X	P
	3133	Textile and fabric finishing and fabric coating mills	X	P
314	Textile Product Mills			
	3141	Textile furnishings mills	X	P
	3149	Other textile product mills	X	P
315	Apparel Manufacturing			
	3151	Apparel knitting mills	X	P
	3152	Cut and sew apparel manufacturing	X	P
	3159	Apparel accessories and other apparel manufacturing	X	P
316	Leather and Allied Product Manufacturing			
	3161	Leather and hide tanning and finishing	X	P
	3162	Footwear manufacturing	P	P
	31621	Footwear manufacturing	P	P
	3169	Other leather and allied product manufacturing	P	P
321	Wood Product Manufacturing			
	3211	Sawmills and wood preservation	X	P
	3212	Veneer, plywood, and engineered wood product manufacturing	X	P
	3219	Other wood product manufacturing	P	P
322	Paper Manufacturing			
	3221	Pulp, paper, and paperboard mills	X	P
	3222	Converted paper product manufacturing	C	P
323	Printing and Related Support Activities			
	3231	Printing and related support activities	P	P
324	Petroleum and Coal Products Manufacturing			
	3241	Petroleum and coal products manufacturing	X	P
325	Chemical Manufacturing			
	3251	Basic chemical manufacturing	X	P
	3252	Resin, synthetic rubber, and artificial and synthetic fibers and filaments manufacturing	X	P

Manufacturing Uses			IL ²	FI
	3253	Pesticide, fertilizer, and other agricultural chemical manufacturing	X	C
	3254	Pharmaceutical and medicine manufacturing	P	P
	3255	Paint, coating, and adhesive manufacturing	X	P
	3256	Soap, cleaning compound, and toilet preparation manufacturing	P	P
	3259	Other chemical product and preparation manufacturing	X	P
	32591	Printing ink manufacturing	X	P
	32592	Explosives manufacturing	X	P
	32599	All other chemical product and preparation manufacturing	X	P
	325991	Custom compounding of purchased resins	C	P
	325992	Photographic film, paper, plate, and chemical manufacturing	X	P
	325998	All other miscellaneous chemical product and preparation manufacturing	X	P
326	Plastics and Rubber Products Manufacturing			
	3261	Plastics product manufacturing	X	P
	32611	Unsupported plastics film, sheet, and bag manufacturing	X	P
	32612	Plastics pipe, pipe fitting, and unsupported profile shape manufacturing	X	P
	32613	Laminated plastics plate, sheet, and shape manufacturing	X	P
	32614	Polystyrene foam product manufacturing	X	P
	32615	Urethane and other foam product (except polystyrene) manufacturing	X	P
	32616	Plastics bottle manufacturing	X	P
	32619	Other plastics product manufacturing	X	P
	3262	Rubber product manufacturing	X	P
	32621	Tire manufacturing	X	P
	326211	Tire manufacturing (except retreading)	X	P
	326212	Tire retreading	X	P
	32622	Rubber and plastics hoses and belting manufacturing	C	P
	32629	Other rubber product manufacturing	C	P

Manufacturing Uses			IL ²	IH
	326291	Rubber product manufacturing for mechanical use	C	P
	326299	All other rubber product manufacturing	P	P
327	Nonmetallic Mineral Product Manufacturing			
	3272	Glass and glass product manufacturing	P	P
	3273	Cement and concrete product manufacturing	X	P
	3274	Lime and gypsum product manufacturing	X	P
	3279	Other nonmetallic mineral product manufacturing	X	P
331	Primary Metal Manufacturing			
	3311	Iron and steel mills and ferroalloy manufacturing	X	P
	3312	Steel product manufacturing from purchased steel	X	P
	3313	Alumina and aluminum production and processing	X	P
	3314	Nonferrous metal (except aluminum) production and processing	X	P
	3315	Foundries	X	P
332	Fabricated Metal Product Manufacturing			
	3321	Forging and stamping	C	P
	3322	Cutlery and hand tool manufacturing	C	P
	3323	Architectural and structural metals manufacturing	C	P
	3324	Boiler, tank, and shipping container manufacturing	C	P
	3325	Hardware manufacturing	C	P
	3326	Spring and wire product manufacturing	C	P
	3327	Machine shops; turned product; and screw, nut, and bolt manufacturing	C	P
	3328	Coating, engraving, heat treating, and allied activities	P	P
	33281	Coating, engraving, heat treating, and allied activities	P/X ¹	P/X ¹
	3329	Other fabricated metal product manufacturing	P	P
	33291	Metal valve manufacturing	P	P
	33299	All other fabricated metal product manufacturing	P	P
	332991	Ball and roller bearing manufacturing	P	P
	332992	Small arms ammunition manufacturing	X	P

Manufacturing Uses		II²	III
	332993	Ammunition (except small arms) manufacturing	X P
	332994	Small arms manufacturing	X P
	332995	Other ordnance and accessories manufacturing	X P
	332996	Fabricated pipe and pipe fitting manufacturing	P P
	332997	Industrial pattern manufacturing	P P
	332998	Enameled iron and metal sanitary ware manufacturing	P P
	332999	All other miscellaneous fabricated metal product manufacturing	P P
333	Machinery Manufacturing		
	3331	Agriculture, construction, and mining machinery manufacturing	C P
	3332	Industrial machinery manufacturing	C P
	3333	Commercial and service industry machinery manufacturing	C P
	3334	Ventilation, heating, air-conditioning, and commercial refrigeration equipment manufacturing	C P
	3335	Metalworking machinery manufacturing	C P
	3336	Engine, turbine, and power transmission equipment manufacturing	C P
	3339	Other general purpose machinery manufacturing	C P
334	Computer and Electronic Product Manufacturing		
	3341	Computer and peripheral equipment manufacturing	P P
	3342	Communications equipment manufacturing	P P
	3343	Audio and video equipment manufacturing	P P
	3344	Semiconductor and other electronic component manufacturing	P P
	3345	Navigational, measuring, electromedical, and control instruments manufacturing	P P
	3346	Manufacturing and reproducing magnetic and optical media	P P
335	Electrical Equipment, Appliance, and Component Manufacturing		
	3351	Electric lighting equipment manufacturing	P P
	3352	Household appliance manufacturing	P P
	3353	Electrical equipment manufacturing	P P
	3359	Other electrical equipment and component manufacturing	P P

Manufacturing Uses		IL ²	IH
336	Transportation Equipment Manufacturing		
	3361 Motor vehicle manufacturing	X	P
	3362 Motor vehicle body and trailer manufacturing	X	P
	3363 Motor vehicle parts manufacturing	P	P
	3364 Aerospace product and parts manufacturing	X	P
	3365 Railroad rolling stock manufacturing	X	P
	3366 Ship and boat building	X	P
	33661 Ship and boat building	X	P
	336611 Ship building and repairing	X	P
	336612 Boat building	P	P
	3369 Other transportation equipment manufacturing	X	P
	33699 Other transportation equipment manufacturing	X	P
	336991 Motorcycle, bicycle, and parts manufacturing	P	P
	336992 Military armored vehicle, tank, and tank component manufacturing	X	P
	336999 All other transportation equipment manufacturing	X	P
337	Furniture and Related Product Manufacturing		
	3371 Household and institutional furniture and kitchen cabinet manufacturing	P	P
	3372 Office furniture (including fixtures) manufacturing	P	P
	3379 Other furniture related product manufacturing	P	P
339	Miscellaneous Manufacturing		
	3391 Medical equipment and supplies manufacturing	P	P
	3399 Other miscellaneous manufacturing	P	P

¹ Electroplating and related uses not permitted.

² Due to the unique character and combination of uses in the Columbia Business Center area, uses existing prior to March 11, 2004, on parcels zoned IL in the Columbia Business Center may be altered, expanded or replaced regardless of use limitations in Table 20.40.030-2.

