

## Exhibit B

### Proposed Warehouse-Related Changes to VMC 20, Land Use and Development Code

October 24, 2023

*Editor's Note: Text to be deleted is indicated with ~~strike-throughs~~, and new text is indicated with underlines. For purposes of brevity, this exhibit includes excerpts only of Title 20 VMC chapters, that are proposed to be modified.*

## Chapter 20.440 INDUSTRIAL DISTRICTS

Sections:

- 20.440.010 Purpose.**
- 20.440.020 List of Zoning Districts.**
- 20.440.025 Industrial Zone Function and Location Criteria.**
- 20.440.030 Uses.**
- 20.440.040 Development Standards.**
- 20.440.050 Additional OCI Development Standards.**

### **20.440.010 Purpose.**

A. *Provide a range of industrial services for City residents.* One of the major purposes of the regulations governing development in industrial zoning districts is to ensure that a full range of job opportunities are available throughout the City so that residents can work close to home if they choose. The location of land within each industrial district must be carefully selected and design and development standards created to minimize the potential adverse impacts of industrial activity on established residential areas.

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

## **20.440.020 List of Zoning Districts.**

A. OCI: Office Commercial Industrial. The OCI zoning district provides appropriate locations for office, light industrial and small-scale commercial uses (e.g., restaurants, personal services and fitness centers) either singly or in combination. Only those light industrial uses with no off-site impacts, e.g., noise, glare, odor, vibration, outdoor storage, or process visibility are permitted in the OCI zone. In addition to mandatory site plan review, design and development standards in the OCI zone have been adopted to ensure that developments will be well-integrated, attractively landscaped, and pedestrian friendly. The OCI zone combines two zones that were referred to as the Office Campus (OC) and Industrial Commercial (MC) zones prior to March 11, 2004.

B. IL: Light Industrial. The IL zoning district provides appropriate locations for combining light, clean industries including industrial service, manufacturing, research/development, small scale warehousing activities and freight movement, and general office uses and limited retail. These activities do not require rail or marine access and have limited outdoor storage.

C. IH: Heavy Industrial. The IH zoning district provides appropriate locations for intensive industrial uses including industrial service, manufacturing and production, research and development, warehousing and freight movement, railroad yards, waste-related and wholesale sales activities. Activities in the IH zone include those that involve the use of raw materials, require significant outdoor storage and generate heavy truck and/or rail traffic. Because of these characteristics, IH-zoned property has been carefully located to minimize impacts on established residential, commercial and light industrial areas.

D. ECX: Employment Center Mixed-Use. The ECX zoning district is designed to provide for a concentrated urban mix of office, light industrial and small-scale commercial uses (e.g., restaurants, personal services and fitness centers) either singly or in combination in the Section 30 Employment Center Plan District. Only those light industrial uses with no off-site impacts, e.g., noise, glare, odor, vibration, outdoor storage, or process visibility are permitted in the ECX zone. In addition, the ECX zoning district provides for optional Urban Neighborhood Overlay(s), allowing for two concentrated urban mixed-use commercial/residential neighborhoods. Mandatory master planning and development standards in the ECX zone have been adopted to ensure that developments will be well-integrated, attractively landscaped, and pedestrian friendly. (Ord. M-3930 § 6, 10/05/2009; Ord. M-3730 § 24, 12/19/2005; Ord. M-3643, 01/26/2004)

## **20.440.025 Industrial Zone Function and Location Criteria.**

A. *General Criteria.* Increasing industrially zoned land shall be favorably considered when such action will provide additional opportunities for business expansion, retention of manufacturing and other industrial firms, or increased employment, especially employment that adds to or maintains the diversity of job opportunities.

B. *OCI (Office-Commercial-Industrial) Location Criteria.* The OCI (Office-Commercial-Industrial) zone designation is most appropriate in areas generally characterized by the following:

1. Areas with existing concentrations of technology-oriented, research and development, and professional service uses or close proximity to major institutions capable of utilizing or supporting new technology-oriented, research and development, and professional service businesses.
2. Existing light or heavy industrial areas which are undergoing a transition to predominantly office and/or mixed commercial and industrial activity.
3. Areas which are underutilized and could provide the type of environment attractive for new technology-oriented, research and development, and professional service office-style development.
4. Areas with access primarily along major highways and arterials, preferably well served by transit.

C. *IL (Light Industrial) Location Criteria.* The Light Industrial (IL) zone designation is most appropriate in areas generally characterized by the following:

1. Areas that are currently developed with a mix of industrial activity and related or limited commercial uses;
2. Areas that, because of their size, isolation, or separation by another type of zone or major physical barrier (such as a topographic break, major arterial, waterway, or open space) can accommodate more industrial activity without conflicting with the function of nearby commercial and residential activity.
3. Areas with adequate access to the existing and planned arterial street network, such that additional trips generated by increased industrial activity in the area can be accommodated

without conflicting with the access and circulation needs of nearby commercial and residential activity.

4. Large parcels of land with generally flat topography;
5. Adequate water, sewer, and fire protection services are available.

D. *IH (Heavy Industrial) Location Criteria.* The IH (Heavy Industrial) zone designation, as defined above, is most appropriate in areas generally characterized by the following:

1. Areas with suitable water access for marine industrial activity and/or directly served by major freight rail lines serving industrial businesses;
2. A character established by existing industrial uses and related commercial activity including manufacturing use, warehousing, transportation, utilities, and similar activities;
3. Areas that, because of their size, isolation, or separation by a nonresidential zone or major physical barrier (such as a topographic break, major arterial, waterway, or open space) can accommodate more industrial activity without conflicting with the function of nearby commercial and residential activity.
4. Access by roads designed/developed to accommodate heavy load or high volume truck traffic, with minimal mixing with nonindustrial traffic.
5. Large parcels of land with generally flat topography;
6. Adequate water, sewer, and fire protection services are available. (Ord. M-3730, Added, 12/19/2005, Sec 23)

### **20.440.030 Uses.**

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

1. A permitted (P) use is one that is permitted outright, subject to all of the applicable provisions of this title.
2. A limited (L) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions.

3. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapters [20.245](#) and [20.210](#) VMC, governing conditional uses and decision-making procedures, respectively.
  4. A prohibited use (X) is one that is not permitted in a zoning district under any circumstances.
  5. Uses may also be subject to restrictions and standards set forth in the Water Resource Protection Ordinance (VMC 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 <sup>20</sup>	IL <sup>1</sup>	IH	ECX <sup>27</sup>
<b>RESIDENTIAL</b>				
Household Living	L <sup>2</sup>	L <sup>2</sup>	L <sup>2</sup>	L <sup>28</sup>
Group Living	P <sup>21</sup> /X	X	X	P <sup>21</sup> /X
Home Occupation	L <sup>3</sup>	L <sup>3</sup>	L <sup>3</sup>	L <sup>3</sup>
<b>HOUSING TYPES</b>				
Single Dwelling, Attached	L <sup>2</sup>	X	X	L <sup>28</sup>
Single Dwelling, Detached	X	X	X	X
Accessory Dwelling Units	X	X	X	X
Duplexes	L <sup>2</sup>	X	X	L <sup>28</sup>
Multi-Dwelling Units	L <sup>2</sup>	X	X	L <sup>28</sup>
Existing Manufactured Home Developments	X	X	X	X
Designated Manufactured	X	X	X	X
New Manufactured Homes	X	X	X	X
<b>CIVIC (Institutional)</b>				

<b>USE</b>	<b>OCI<sup>20</sup></b>	<b>IL<sup>1</sup></b>	<b>IH</b>	<b>ECX<sup>27</sup></b>
Basic Utilities	P	P	P	P
Colleges	X	X	X	C
Community Centers	P	X	P	P
Community Recreation	L <sup>24</sup>	P	X	L <sup>24</sup>
Cultural Institutions	X	P	X	P
Day Care				
- Child Care Center	L <sup>4</sup>	L <sup>4</sup>	X	L <sup>4</sup>
- Adult Day Care	P	P	X	P
Emergency Services (except ambulance services)	P	P	P	P
Medical Centers	C	X	X	P
Parks/Open Space				
- Neighborhood Parks	P	P	P	P
- Community Parks	P	P	P	P
- Regional Parks	C	C	C	C
- Trails	P	P	P	P
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 <sup>26</sup>	P	P	P/X <sup>26</sup>
Park and Ride Facilities				
Surface	X	L <sup>31</sup>	L <sup>31</sup>	X
Structure	L <sup>31</sup>	L <sup>31</sup>	L <sup>31</sup>	L <sup>31</sup>

USE	OCI <sup>20</sup>	IL <sup>1</sup>	IH	ECX <sup>27</sup>
<b>COMMERCIAL</b>				
Commercial and Transient Lodging	X	X	X	P
Eating/Drinking Establishments	L	L <sup>5</sup>	L <sup>5</sup>	L <sup>6</sup>
Entertainment-Oriented				
- Adult Entertainment	X	L <sup>7</sup>	L <sup>7</sup>	X
- Indoor Entertainment	X	X	X	X
- Major Event Entertainment	X	X	X	X
Artisan Small Scale Manufacturing	X	X	X	P
General Retail				
- Sales-Oriented	L	L <sup>6</sup>	L/C <sup>6</sup>	L <sup>6</sup>
- Personal Services	L	L <sup>6</sup>	X	L <sup>6</sup>
- Repair-Oriented	L	L <sup>6</sup>	X	L <sup>6</sup>
- 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	L <sup>8</sup>	L <sup>8</sup>	X
- Vehicle Fuel Sales	X	X	L <sup>8</sup>	L <sup>8, 29</sup>
- EV Basic Charging Stations (accessory and stand-alone)	P	P	P	P
- EV Rapid Charging Stations (accessory and stand-alone)	P	P	P	P
- EV Battery Exchange Stations	P	P	X	P

<b>USE</b>	<b>OCI<sup>20</sup></b>	<b>IL<sup>1</sup></b>	<b>IH</b>	<b>ECX<sup>27</sup></b>
Office				
- General	P	P	L/C <sup>9</sup>	P
- Medical	P	P	X	P
- Extended	P	P	X	P
Marina (See also Chapter <a href="#">20.760</a> VMC)	X	C	X	X
Nonaccessory Parking	C <sup>10</sup>	L <sup>10</sup> /X	X	L <sup>30</sup>
Self-Service Storage	p <sup>35</sup>	p <sup>35</sup>	X	X
<b>INDUSTRIAL</b>				
Industrial Services	P	P	P	P
Manufacturing and Production	P	p <sup>11</sup>	p <sup>11</sup>	P
Railroad Yards	X	X	P	X
Bulk Fossil Fuel Storage and Handling Facilities	X <sup>34</sup>	X <sup>34</sup>	X/L/C <sup>34</sup>	X <sup>34</sup>
Cleaner Fuel Storage and Handling Facilities	X	X	C <sup>37</sup>	X
Small Fossil Fuel or Cleaner Fuel Storage and Distribution Facilities	X	X	C <sup>37</sup>	X
Petroleum/Oil Refineries	X	X	X	X
Research and Development	P	P	C	P
Warehouse/Freight Movement	X	L/X <sup>12</sup>	P/L <sup>30</sup>	X
Waste-Related	X	X	p <sup>22</sup> /X	X
Wholesale Sales	P	L <sup>12</sup>	X	X
Major Utility Facilities	X	X/P <sup>32</sup>	L <sup>33</sup>	X

USE	OCI <sup>20</sup>	IL <sup>1</sup>	IH	ECX <sup>27</sup>
<b>OTHER</b>				
Agriculture/Horticulture	X	P	P	X
Airport/Airpark	X	L <sup>19</sup>	P	X
Animal Kennel/Shelters	X	L <sup>17</sup>	L <sup>17</sup>	X
Cemeteries	X	X	C	X
Detention and Post Detention Facilities	X	C/X <sup>13</sup>	C <sup>14</sup>	X
Dog Day Care	L <sup>15</sup>	L <sup>15</sup>	L <sup>15</sup>	L <sup>15</sup>
Heliports	C	C	C	C
Medical Marijuana Cooperatives	X	X	X	X
Recreational Marijuana Retail	X	X	X	X
Recreational Marijuana Growing or Processing	X	L <sup>36</sup>	L <sup>36</sup>	X
Mining	C <sup>18</sup>	C <sup>18</sup>	C <sup>18</sup>	C <sup>18</sup>
Rail Lines/Utility Corridors	P/X <sup>23</sup>	P	P	P/X <sup>23</sup>
Wireless Communication Facilities	L <sup>16</sup>	L <sup>16</sup>	L <sup>16</sup>	L <sup>16</sup>

**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 OCI zone, multifamily housing allowed above ground floor only as specified by VMC [20.430.060\(B\)\(2\)](#). In all industrial 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 percent 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 percent of the site's total gross square footage.

**6** These limited uses, separately or in combination, may not exceed 20 percent 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 Chapter [20.820](#) VMC, Adult Entertainment.

**8** Subject to provisions in VMC [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** In the OCI zone, nonaccessory surface parking is conditionally permitted on brownfields where subsurface environmental constraints effectively preclude other uses, provided such development complies with applicable local, state and federal environmental standards. In the IL zone, nonaccessory surface parking is permitted, and nonaccessory structured parking is prohibited. In the ECX zone, nonaccessory structural parking only shall be permitted.

**11** Electroplating and related uses not permitted.

**12** Warehouse/Freight Movement buildings up to 250,000 square feet of gross floor area on the ground floor of the building Permitted allowed as a limited use provided all activities, except outdoor storage of materials, are wholly contained within building(s); Warehouse/Freight Movement buildings larger than 250,000 square feet of gross floor area on the ground floor of the building are prohibited.

**13** Secure Community Transition Facilities as per Chapter [20.150](#) VMC are prohibited.

**14** In addition to other detention and post-detention facilities, Secure Community Transition Facilities are allowed by conditional use permit, subject to criteria set forth in VMC [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 VMC [20.895.020](#), Kennels/Shelters.

**18** Surface mining is only allowed by conditional use on sites of 20 acres or larger which are adjacent to existing mining operations. Reclamation activity for existing mining operations approved by the Washington State Department of Natural Resources is a permitted use in any nonresidential zoning district.

**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 VMC [20.440.040\(C\)](#) and [20.440.050\(A\)](#). Development agreements in existence on the effective date of the ordinance codified in this

section 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 consistent with these agreements shall not be deemed nonconforming.

**21** Existing legally established group living uses are permitted. New group living is prohibited.

**22** Ten-day hazardous waste handling and transfer facilities, excluding facilities handling radioactive or high explosive materials, are allowed, provided such facilities: (a) do not repackage waste (except as necessary to address damaged or improper packaging); (b) are located at least 200 feet from any residential zoning district; and (c) do not store hazardous wastes (except for "universal wastes," as that term is defined in Code of Federal Regulations, Title [40](#), Part 273) for more than 10 days.

**23** Prohibited within 200 feet of a residential zone.

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

**25** The language for this footnote has been deleted.

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

**27** All uses locating in the ECX zone shall comply with Chapter [20.690](#) VMC, Section 30 Employment Center Plan District. Development agreements in existence on the effective date of this ordinance shall control the uses and development standards of the affected properties, unless property owners choose differently as provided under VMC [20.690.030](#). In order to protect the investments made in reliance upon such agreements, improvements made or site plans approved consistent with these agreements shall not be deemed nonconforming.

**28** In the ECX zone, multi-family housing is allowed above ground floor only; and one caretaker residence permitted per use.

**29** Vehicle fuel sales is limited to one operation within the Section 30 Plan District

**30** ~~The language for this footnote has been deleted.~~ Warehouse/Freight Movement uses larger than 250,000 square feet of gross floor area on the ground floor per building allowed as a limited use, subject to miscellaneous special use standards of VMC 20.895.120.

**31** See VMC [20.430.040\(E\)](#), Park and Ride Facility Development Standards.

**32** Major Utility Facilities are prohibited with the exception that sewer treatment plants and lagoons are allowed outright.

**33** Coal-fired electricity generating plants are prohibited in all districts. Biomass generating plants are prohibited on Heavy Industrial zoned properties within the Vancouver City Center Subarea and Hough Neighborhood Association boundaries located west of Lincoln Street and east of the Burlington Northern Sante Fe Railroad tracks.

**34** New bulk fossil fuel storage and handling facilities are prohibited. Maintenance and safety improvements to existing bulk fossil fuel storage and handling facilities are allowed subject to compliance with requirements in VMC 20.895.110. Existing bulk fossil fuel storage and handling facilities including vested projects as November 3, 2022 may convert to Cleaner Fuels and as part of such conversion may expand the amount of storage by up to 15 percent of the baseline capacity subject to a Conditional Use Permit and compliance with the requirements of VMC 20.895.110.

**35** Subject to requirements and standards within the Miscellaneous Special Use Standards for Self-Service Storage, pursuant to VMC [20.895.100](#).

**36** Subject to compliance with Chapter [20.884](#) VMC, Marijuana Businesses.

**37** Subject to compliance with VMC 20.895.110.

**20.440.040 Development Standards.**

- A. Compliance Required. All developments must comply with:
  1. All of the applicable development standards contained in the underlying zoning district.
  2. All other applicable standards and requirements contained in this title.
  3. Stormwater Control VMC 14.25, and Water Resource Protection VMC 14.26.
  
- B. Development standards. Development standards in industrial zoning districts are contained in Table 20.440.040-1.

**Table 20.440.040-1. Industrial Zoning Districts Development Standards**

<b>STANDARD</b>	<b>OCI<sup>5</sup></b>	<b>IL</b>	<b>IH</b>
Minimum Lot Size	None	None	None
Minimum Lot Coverage	100%	75%	100%/75% <sup>1</sup>
Minimum Lot Width	None	None	None

Minimum Lot Depth	None	None	None
Minimum Setbacks			
Minimum setbacks adjacent to residential district	Pursuant to the screening and buffering standards contained in VMC Tables 20.925.030-1 and 20.925.030-2, plus an additional ½ foot for each foot the building exceeds 20 feet in height to a maximum setback requirement of 40 feet. Buildings in excess of 20 feet may be stepped.		
Minimum setbacks adjacent to nonresidential district	Pursuant to buffering and screening standards contained in VMC Tables 20.925.030-1 and 20.925.030-2.		
Maximum Height	35'-75' <sup>3</sup>	45' <sup>2</sup>	None
Minimum Landscaping Requirement (percentage of total net area)	15% <sup>4</sup>	10%	0%

1 Warehouse/Freight Distribution uses in buildings over 250,000 square feet of gross floor area on the ground floor shall have a maximum lot coverage of 75%

2 Or greater, if set back 1' from property line for every additional 2' of height.

3 See VMC 20.440.040(C)(1) below for a complete explanation of maximum height requirements.

4 See VMC 20.440.040(C)(3) below for additional landscaping requirements.

5 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 consistent with these agreements shall not be deemed nonconforming.

6 The Planning Official may reduce or waive the setback requirements when setbacks are imposed on industrially-designated land as a result of the redesignation of adjacent land to residential on or after January 1, 1995.

## Chapter 20.895

### MISCELLANEOUS SPECIAL USE STANDARDS

Sections:

- 20.895.010 Purpose.
- 20.895.020 Animal Kennels/Shelters.
- 20.895.030 Cemeteries.
- 20.895.040 Community Recreation and Related Facilities.
- 20.895.050 Domestic Animals and Livestock.
- 20.895.060 Indoor Target Shooting Ranges.
- 20.895.070 Motor Vehicle Fuel Sales and Repair.
- 20.895.080 Private Use Landing Strips for Aircraft and Heliports.
- 20.895.090 Temporary Storage Units.
- 20.895.100 Self-Service Storage.
- 20.895.110 Fossil Fuel or Cleaner Fuel Storage and Handling
- 20.895.120 Warehouses Larger than 250,000 Square Feet

#### **20.895.010 Purpose.**

Purpose. In addition to other standards and requirements imposed by this Title, all uses included in this Chapter shall comply with the provisions stated below. Should a conflict arise between the requirements of this Chapter and other requirements of this Title, the more restrictive provision shall control. (Ord. M-3643, 01/26/2004)

#### **20.895.120 Warehouses Larger than 250,000 Square Feet**

- A. Defined. The standards in this section apply to warehouse/freight movement buildings larger than 250,000 square feet of gross floor area on the ground floor.
- B. Traffic. Tractor trailers delivering goods to or from warehouses covered by this section shall not travel on Fruit Valley Road.
- C. Visual impact reduction. Warehouses covered by this section located adjacent to a public street or highway shall provide a combination of:
  1. Architectural elements such as windows, articulation of the façade, and/or moderately-dark color (e.g. not white or light-colored) walls, and
  2. A 25-foot deep landscaped buffer between the building and street or highway consisting of native or climate adaptive conifer trees that typically reach at least 60 feet in height

at maturity, spaced no further than twenty feet apart. If a sidewalk or utility easement exists in the landscaped buffer, the minimum width shall be increased accordingly. Such buffer area may be counted toward meeting tree density requirements.

D. Climate action measures.

1. Building roofs shall be designed and constructed to handle the structural load of solar panels and equipment, electrical panels and conduit shall be installed to facilitate rooftop solar panels in the future, and rooftop HVAC Systems shall be clustered as much as possible to facilitate maximum use of roof area for solar panels.
2. Skylights and/or clerestory windows shall be provided to facilitate natural light; skylights shall be located to facilitate maximum use of roof area for solar panels.
3. Roofs shall be white or light colored to reduce heat retention.
4. Truck engine idling is prohibited while parked or loading/unloading.
5. All loading docks shall be outfitted with outlets electric wiring and conduit extending to electric panels to enable future installation of outlets for charging of electric-powered trucks.
6. Secure indoor bicycle storage shall be provided for employees in accordance with the requirements of VMC 20.945.050, Bicycle Parking Design Standards.
7. Electric Vehicle Charging. EV charging stations shall be provided at a minimum of 20% of parking spaces.
8. In addition to the tree density requirements of VMC 20.770, Tree, Vegetation and Soil Conservation, an area of the project site equivalent to 20% of the building footprint area shall be planted with trees shall be planted at a density of at least thirty-three tree units per acre of the project site, subject to the size, locational and maintenance requirements of VMC 20.770. Such additional trees may be planted in a tree tract on-site or at an off-site location owned by the applicant and within city the limits of the designated neighborhood association within which the development is located, and as approved by the City Forester.

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## Chapter 20.945

### PARKING AND LOADING

Sections:

- 20.945.010 Purpose.**
- 20.945.020 Applicability of Provisions.**
- 20.945.030 General Provisions.**
- 20.945.040 General Design Standards for Surface Parking Areas.**

- 20.945.050 **Bicycle Parking Design Standards.**
- 20.945.060 **Parking Structure Design Standards.**
- 20.945.070 **Minimum Off-Street Parking Requirements.**
- 20.945.080 **Off-Street Loading Requirements.**

## 20.945.070 Minimum Off-Street Parking Requirements

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

Use	Minimum
<b>RESIDENTIAL</b>	
Household Living	See Housing Types below
Group Living	1.0 space per 7 residents served under age 12  1.0 space per resident served ages 12 – 17  1.0 space per resident served age 18 or older
Transitional Housing	1.0:3 beds
Home Occupations	None
<b>HOUSING TYPES</b>	
Single Dwellings, Attached	1.0/DU <sup>1</sup>

Use	Minimum
Single Dwellings, Detached	1.0/DU
Accessory Dwelling Units	None
Duplexes	1.0/DU
Market Rate Multifamily Dwelling Units	0.75/DU if located within 0.25 mile of frequent transit line, <sup>6</sup> 1.0/DU if located 0.25 mile or further from a frequent transit line
Housing for Low-Income Households Earning Under 60% Median Area Income	0.75/DU
Manufactured Home Subdivisions	1.0/DU
Manufactured Home Parks	1.0/DU
Senior Housing Facilities and Housing for People With Disabilities	0 spaces for residential units  0.75 space per employee <sup>7</sup> plus 1.0 visitor space per 10 residents
<b>CIVIC (Institutional)</b>	
Basic Utilities	None
Community Centers	Per approved parking study
Community Recreation	Per approved parking study

Use	Minimum
Cultural Institutions	1.0:400 sq. ft.
Day Care	
- Child Care	Family Day Care Home: none  Institutional: 1.0/employee + 1.0/12 children served
- Adult Day Care	Family Day Care Home: none  Institutional: 1.0/employee + 1.0/12 clients served
- Dog Day Care	1.0/employee + 1.0/12 animals served
Emergency Services	1.0:300
Medical Centers	1.0/4 beds (hospital, residential care center); 1.0/2 beds for patients or residents (convalescent hospital, nursing home, congregate care facility)
Parks/Open Space	
- Neighborhood Parks	Parks Department to Determine
- Community Parks	

Use	Minimum
- Regional Parks	
- Trails	
Postal Service	1.0:300
Religious Institutions	1.0/6 seats or 12' of bench in main assembly area
Social/Fraternal Clubs	1.0/100
Transportation Facilities	None
Schools	
- Preschool	2.0/classroom
- Elementary and Middle	1.0 space/4 seats or 8 feet of bench length in auditorium or assembly room, whichever is greater
- High School	1.0 space/employee, plus 1.0 space/each 6 students, or 1.0 space/4 seats or 8 feet of bench length in auditorium, whichever is greater
- College* *Classrooms = 30 students.	1.0 space/3 seats in classrooms

Use	Minimum
Lecture halls require additional parking of 12.0 spaces per 30 seats. Additional parking may be required as determined by planning official.	
<b>COMMERCIAL</b>	
Commercial and Transient Lodging	1.0/lodging unit
Eating/Drinking Establishments	1.0/250
Entertainment-Oriented	
- Adult Entertainment	Refer to specific use, i.e., theater, book or video store
Indoor Entertainment	
- Movie/Live Performance Theaters	1.0/6 seats or 12' of bench
- Skating Rinks/Arcades	1.0/150
- Bowling Alleys	5.0 spaces per lane
- Shooting Ranges	1.0 space per lane
- Major Event Entertainment	1.0/6 seats or 12' of bench
General Retail	

Use	Minimum
- Sales-Oriented	1.0/300
- Personal Services	1.0/400
- Repair-Oriented	1.0/400
- Bulk Sales	<p>(a) Properties with less than 10,000 square feet of open sales or rental area shall provide 1.0 space for each 1,000 square feet of gross floor area, plus 1.0 space for each 2,500 square feet of open sales or rental area.</p> <p>(b) Properties with 10,000 square feet or more of open sales or rental area shall provide 1.0 space for each 1,000 square feet of gross floor area, plus 4.0 spaces, plus 1.0 space for each 10,000 square feet of open sales or rental area in excess of 10,000 square feet.</p>
- Outdoor Sales	Same as Bulk Sales
Animal Kennels/Shelters	1.0/600 plus 1.0 per employee
Motor Vehicle Related	
- Motor Vehicle Sales/Rental	(a) Properties with less than 10,000 square feet of open sales or rental area shall provide 1.0 space for each 1,000 square feet of gross

Use	Minimum
	<p>floor area, plus 1.0 space for each 2,500 square feet of open sales or rental area.</p> <p>(b) Properties with 10,000 square feet or more of open sales or rental area shall provide 1.0 space for each 1,000 square feet of gross floor area, plus 4.0 spaces, plus 1.0 space for each 10,000 square feet of open sales or rental area in excess of 10,000 square feet.</p>
- Motor Vehicle Servicing/Repair	1.0/500
- Vehicle Fuel Sales <sup>3</sup>	No less than 2.0
- Electric Vehicle Recharging Station	None
Office	
- General	1.0/400
- Medical	1.0/200
- Extended	1.0/300
Nonaccessory Parking	N/A
Self-Service Storage	Based on area of office
Marinas	

Use	Minimum
<b>INDUSTRIAL</b>	
Industrial Services	1.0/600
Manufacturing and Production	1.0/800
Railroad Yards	None
Research and Development	1.0/600
Warehouses/Freight Movement	1.0/ <del>2,000</del> <u>5,000</u>
Wholesale Sales	1.0/1,250
Waste-Related	1.0 space per 200 square feet of office space, plus 1.0 space per employee
<b>OTHER</b>	
Agriculture/Horticulture	None
Airports/Airparks	None
Cemeteries	1.0/6 seats or 12' of bench in chapels
Detention Facilities	1.0/3 beds
Heliports	None

Use	Minimum
Mining	1.0 per employee maximum shift
Rail Lines/Utility Corridors	None
Temporary Uses	None
Wireless Communication Facilities	1.0

1 DU = dwelling unit.

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

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

4 Senior multifamily housing project shall provide on-site parking at a minimum rate of one space per dwelling unit.

5 *(Reserved for future use)*

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

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

(Ord. M-4377 § 2(c), 2022; Ord. M-4255 § 12, 2018; Ord. M-4254 § 3(QQ), 2018; Ord. M-4223 § 4, 2017; ACM dated 2/18/2014, Correction to E.3 Type III Variance changed to Type II; Ord. M-4002 § 12, 2011; Ord. M-3959 § 48, 2010; Ord. M-3931 § 33, 2009; Ord. M-3922 § 44, 2009; Ord. M-3847 § 16, 2007; Ord. M-3701 § 33, 2005; Ord. M-3643, 2004)