

Memorandum

DATE: January 14, 2021

TO: Chair Ledell and Planning Commission members

FROM: Bryan Snodgrass and Becky Coutinho, Principal and Associate Planners, Community Development Department

RE: January 25, 2022 workshop review of Housing Code Updates

The Housing Code Updates project is an initiative to amend zoning standards to increase housing choices and attainability citywide. The proposal, which includes code changes in nine areas, was discussed in detail at a December 14, 2021 Commission workshop. This memorandum is intended to address issues raised in that workshop in advance of the January 25 workshop.

1. **New R-17 single-family zoning district standards allowing lots smaller than 5,000 square feet.** Applying the new standards would require rezone approval and associated public hearing review before the Planning Commission and City Council. To accommodate smaller lots, the proposed new R-17 standards would allow greater lot coverage, narrower lot widths, and shorter sideyard setbacks than other single-family districts allowing larger lots. There are also proposed requirements for homes to include a visible front door, to limit garage widths, and to prevent identical front facades of adjacent or facing homes on a street. Providing a rear alley to serve the lots is also proposed to be required unless unfeasible.

Follow-up issues:

- The proposed minimum lot size has been lowered to 2,000 sf Lot size averaging would be allowed, as it is in other zones.
 - Staff continues to explore criteria for alley standards.
2. **New R-50 multi-family zoning district allowing up to 50 units per acre feet.** Applying the new standards would also require a rezone and associated public hearing. A reduction in minimum parking requirements from 1.5 to 1 space per unit is proposed for new construction in this zone as well as in existing Multi Family Residential (MFR) zoning districts, to match the existing Single Family Residential) SFR zoning standard of 1 space per unit, and recognize data indicating that single-family homes generate more vehicle traffic per unit than multi-family development. Pending additional information or input, at this time staff does not anticipate changes to the proposed code language provided at the December 14 workshop.
 3. **New Cottage Cluster Standards.** These would allow groups of cottages linked to a common open area to be built in existing single family zones, at higher units densities than normally

allowed, but with smaller structures. A doubling of underlying unit density is proposed, based on current standards in Clark County, Ridgefield and Battle Ground, but structures would be limited to 1,600 sf per single family cottage and 3,000 sf for a duplex.

Follow-up Issues:

- In response to concerns raised at the December workshop and a January 6 roundtable discussions with developers, staff is proposing to raise the height limit of the cottages from 25 to 30 feet, but only for units at least 50 feet from the project property line. The otherwise applicable limit in single family zones is 35 feet.
 - Staff is further evaluating issues of connectivity of cottages to common open areas.
4. **Amended standards allowing apartments in multi-family zones to have shared bathroom and kitchen facilities.** This change would not increase allowed apartment densities or locations where they could be built, but would allow the apartment to have shared bathroom or kitchen facilities, which is currently only allowed in medically-related uses where on-site staff is required. Pending additional information, no change is envisioned to text provided at the December workshop.
 5. **Updates to Accessory Dwelling Unit (ADU) standards allowing pre-existing garages with non-conforming setbacks to be eligible to apply if ADU and building code standards are met.** The ADU could be proposed in or on top of the garage, or in a replacement structure that didn't increase the degree of non-conformity. Pending additional information, no change is envisioned to text provided at the December workshop.
 6. **New building code fee incentives to encourage new single family homes to use "visitable" features to support aging-in place.** The City of Ridgefield offers a 10% building permit fee rebate for various features but as of late last fall had received no applications. VMC 20.285 exempts fees from Planning Commission review, so this item will not be part any upcoming Housing Code Updates hearings, but as part of the project staff will discuss at the January 25 workshop. Based on internal and external feedback, staff are reviewing whether a code-based incentive may be more effective in spurring the creation of "visitable" features in single family housing products. If a code route is pursued, it will be included in the package before the Commission for their review and recommendation.
 7. **Updates to setbacks for new apartments abutting existing single-family homes.** [VMC 20.925.030-1](#) only requires new development in high density residential zones directly abutting lower density residential zones to be setback 5 feet from the property line, and to apply an L3 buffer requiring a 6-foot high shrub screen or fence.

Follow-up issues:

- Staff will recommend expanding the base buffer requirement from 5 to 10 feet.
- Staff is exploring opportunities to have slightly larger setbacks from taller apartment buildings.

8. **Density bonuses for affordable housing proposals from faith institutions, per [RCW 36.70.A.545](#).**

Follow-up issues:

- Staff is exploring a suggestion from a recent developer’s roundtable discussion to extend the bonus to affordable housing projects from any party, not just religious institutions.
- Staff is also investigating limits to ensure the density bonus is not used to site denser multi-family developments in single family zones.

9. **Reductions in minimum parking requirements for market rate, affordable, disabled and senior housing located near transit, per. [RCW 36.70.A.620](#), which requires the below:**

| Category | New Maximum Parking Requirement Allowed | Where Requirement Applies |
|----------------------------------|---|---|
| Market rate Multi-family housing | 0.75 spaces per unit, or one space per bedroom. | Within ¼ mile of transit stops providing service every 15 minutes for half the day. |
| Affordable housing (50% AMI) | 0.75 spaces per unit or one space per bedroom. | Within ¼ mile of transit stops providing service every 30 minutes for half the day. |
| Senior housing (undefined) | Zero spaces per resident unit. Parking for staff and visitors can be required | Within ¼ mile of transit stops providing service every 15 minutes for half the day. |
| Disabled housing (undefined) | Zero spaces per resident unit. Parking for staff and visitors can be required | Within ¼ mile of transit stops providing service every 15 minutes for half the day. |

As of 2020 the C-Tran Transit Development Plan indicates that local Vancouver service every 15 minutes or less is provided on the Vine BRT and #37 Mill Plain/Fisher’s routes. Local Vancouver service every 30 minutes or less is provided on the #6 Fruit Valley/Grand, #25 St. Johns, #30 Burton, #31 Hazel Dell, #32 Evergreen/Andresen, and #80 Van Mall/Fisher’s Landing routes, as well as the BRT and #37.

Follow-up issues:

- Staff is exploring recommending that the parking reductions for affordable, senior and disabled residents be applied citywide for simplicity, rather than only near frequent transit.

Chapter 20.410

LOWER DENSITY RESIDENTIAL DISTRICTS

Sections:

- 20.410.010 Purpose.**
- 20.410.020 List of Zoning Districts.**
- 20.410.025 Lower Density Residential Zone Function and Location Criteria.**
- 20.410.030 Uses.**
- 20.410.040 Minimum and Maximum Densities.**
- 20.410.050 Development Standards.**

20.410.010 Purpose.

Preserve and promote neighborhood livability and protect the consumer's choices in housing. The Low-Density Residential Districts are primarily designed to preserve and promote neighborhoods of detached single dwellings at low intensities. Flexibility in housing type is promoted by allowing manufactured homes, duplexes, and planned unit developments under special conditions. Compatible nonresidential development, such as elementary schools, churches, parks, and child care facilities are permitted at appropriate locations and at an appropriate scale. (Ord. M-3709 § 3, 2005; Ord. M-3643, 2004)

20.410.020 List of Zoning Districts.

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

B. R-4: Low-Density Residential District. The R-4 zoning district is designed to accommodate detached single dwellings with or without accessory residential units at a minimum lot size of 10,000 square feet and a density of 2.3 to 4.4 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses. The R-4 zoning district was referred to as R1-10 zone prior to March 11, 2004.

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

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

E. R-17: Low-Density Residential District. The R-17 zoning district is designed to accommodate detached and attached single dwellings with or without accessory residential units at a minimum lot size of 2,500 square feet and a density of 8.8 to 17.4 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses.

20.410.025 Lower Density Residential Zone Function and Location Criteria.

A. *General Criteria.* The Lower Density Residential designation is applied to areas that provide predominantly single-family structures (attached or detached) on individual lots. Application of individual zones to specific areas in the City should enhance and support the integrity of existing neighborhoods, provide for a range of choices in housing styles and cost, and encourage compatible infill development and redevelopment.

B. Lower Density Residential Zone (R-2, R-4, R-6, R-9, R-17) Location Criteria.

The Lower Density zone designations defined above can be appropriately applied and maintained in areas meeting one of the following criteria:

1. Blocks, intersection-to-intersection street segments, or areas with defined physical edges, which have at least eighty (80) percent of the existing structures in single-family residential use on lots whose average size falls within the minimum and maximum lot size standards of the zone to be applied. Half-blocks at the edges of single-family zones with more than fifty (50) percent single-family structures, or portions of blocks on an arterial with a majority of single-family structures, shall generally be included. This shall be decided on a case-by-case basis, but the policy is for inclusion.
2. Blocks, intersection-to-intersection street segments, or areas with defined physical edges, which have less than eighty (80) percent of the existing structures in single-family residential use but in which an increasing trend toward single-family residential use can be demonstrated; for example:
 - a. The construction of single-family structures in the last five (5) years has been increasing proportionately to the total number of constructions for new uses in the area, or
 - b. The area shows an increasing number of improvements and rehabilitation efforts to single-family structures, or
 - c. The number of existing single-family structures has been very stable or increasing in the last five (5) years, or
 - d. The area's location is topographically and geographically connected to, and compatible with, existing single-family residential development, with physical edges (such as major arterials, topography, waterways, open space, existing natural or landscape screening, etc) that separate and buffer the area from Higher Density Residential, Commercial, and Industrial.
3. Areas with sensitive physical, environmental or natural resource characteristics that make lower intensity development advisable and appropriate.
4. Areas that meet the above criteria for designation as Lower Density Residential shall not be rezoned for nonresidential uses, except NC (Neighborhood Commercial), unless the change has been adopted as part of a sub-area planning study.

5. No vacant or underutilized land areas (per Vacant Buildable Lands Model criteria) within the City shall be rezoned R-2 or R-4 for new residential development. Land use and zoning designations for residential lands being annexed into the City shall be converted to City designations in accordance with VMC Table 20.230.030. (Ord. M-3946 § 6, 2010; Ord. M-3730 § 9, 2005)

20.410.030 Uses.

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

1. A permitted (P) use is one that is permitted outright, subject to all of the applicable provisions of this title.
2. A limited (L) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions.
3. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapters [20.245](#) and [20.210](#) VMC, governing conditional uses and decision-making procedures, respectively.
4. A prohibited use (X) is one that is not permitted in a zoning district under any circumstances.

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

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

| USE | R-2 | R-4 | R-6 | R-9 | <u>R-17</u> |
|----------------------------|------------------|------------------|------------------|------------------|------------------------|
| RESIDENTIAL | | | | | |
| Household Living | P ¹ | P ¹ | P ¹ | P ¹ | <u>P¹</u> |
| Group Living | P/X ¹ | P/X ¹ | P/X ¹ | P/X ¹ | <u>P/X¹</u> |
| Home Occupation | L ² | L ² | L ² | L ² | <u>L²</u> |
| Medical Center Residential | L ²³ | L ²³ | L ²³ | L ²³ | <u>L²³</u> |
| HOUSING TYPES | | | | | |

| USE | R-2 | R-4 | R-6 | R-9 | R-17 |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|
| Single Dwelling, Attached | L ¹⁸ | L ¹⁸ | L ¹⁸ | L ¹⁸ | L ¹⁸ |
| Single Dwelling, Detached | P | P | P | P | P |
| Accessory Dwelling Units | L ⁴ | L ⁴ | L ⁴ | L ⁴ | L ⁴ |
| Duplexes ²² | L ²¹ | L ²¹ | L ²¹ | L ²¹ | L ²⁴ |
| Multi-Dwelling Units | X | X | X | X | L ²⁴ |
| Existing Manufactured Home Developments | L ⁵ | L ⁵ | L ⁵ | L ⁵ | L ⁵ |
| Designated Manufactured Homes | L/X ¹⁹ | L/X ¹⁹ | L/X ¹⁹ | L/X ¹⁹ | L/X ¹⁹ |
| New Manufactured Homes | L ²⁰ | L ²⁰ | L ²⁰ | L ²⁰ | L ²⁰ |
| CIVIC (Institutional) | | | | | |
| Basic Utilities | C | C | C | C | C |
| Colleges | C | C | C | C | C |
| Community Centers | X | X | X | X | X |
| Community Recreation | C ⁶ | C ⁶ | C ⁶ | C ⁶ | C ⁶ |
| Cultural Institutions | P/C ⁷ | P/C ⁷ | P/C ⁷ | P/C ⁷ | P/C ⁷ |
| Day Care | | | | | |
| - Family Day Care Home | P ⁸ | P ⁸ | P ⁸ | P ⁸ | P ⁸ |
| - Child Care Center | L/C ¹¹ | L/C ¹¹ | L/C ¹¹ | L/C ¹¹ | L/C ¹¹ |
| - Adult Day Care | L/C/X ⁹ | L/C/X ⁹ | L/C/X ⁹ | L/C/X ⁹ | L/C/X ⁹ |
| Emergency Services (except ambulance services) | L/C ¹¹ | L/C ¹¹ | L/C ¹¹ | L/C ¹¹ | L/C ¹¹ |
| Ambulance Services | X | X | X | X | X |
| Medical Centers | X | X | X | X | X |

| USE | R-2 | R-4 | R-6 | R-9 | R-17 |
|---------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------------|
| Parks/Open Space | | | | | |
| - Neighborhood Parks | P | P | P | P | <u>P</u> |
| - Community Parks | L ¹⁰ /C | L ¹⁰ /C | L ¹⁰ /C | L ¹⁰ /C | <u>L¹⁰/C</u> |
| - Regional Parks | C | C | C | C | <u>C</u> |
| - Trails | L ¹⁰ | L ¹⁰ | L ¹⁰ | L ¹⁰ | <u>L¹⁰</u> |
| Postal Service | C | C | C | C | <u>C</u> |
| Religious Institutions | L/C ¹¹ | L/C ¹¹ | L/C ¹¹ | L/C ¹¹ | <u>L/C¹¹</u> |
| Schools | L/C ¹¹ | L/C ¹¹ | L/C ¹¹ | L/C ¹¹ | <u>L/C¹¹</u> |
| Social/Fraternal Clubs | X | X | X | X | <u>X</u> |
| Transportation Facility | C ¹² | C ¹² | C ¹² | C ¹² | <u>C¹²</u> |
| COMMERCIAL | | | | | |
| Commercial and Transient Lodging | L/C/X ¹³ | L/C/X ¹³ | L/C/X ¹³ | L/C/X ¹³ | <u>L/C/X¹³</u> |
| Eating/Drinking Establishments | X | X | X | X | <u>X</u> |
| Entertainment-Oriented | | | | | |
| - Adult Entertainment | X | X | X | X | <u>X</u> |
| - Indoor Entertainment | X | X | X | X | <u>X</u> |
| - Major Event Entertainment | X | X | X | X | <u>X</u> |
| General Retail | | | | | |
| - Sales-Oriented | C ¹⁴ | C ¹⁴ | C ¹⁴ | C ¹⁴ | <u>C¹⁴</u> |
| - Personal Services | C ¹⁴ | C ¹⁴ | C ¹⁴ | C ¹⁴ | <u>C¹⁴</u> |
| - Repair-Oriented | X | X | X | X | <u>X</u> |
| - Bulk Sales | X | X | X | X | <u>X</u> |

| USE | R-2 | R-4 | R-6 | R-9 | R-17 |
|---|-----|-----|-----|-----|------|
| - Outdoor Sales | X | X | X | X | X |
| Motor Vehicle Related | | | | | |
| - Motor Vehicle Sales/Rental | X | X | X | X | X |
| - Motor Vehicle Servicing/Repair | X | X | X | X | X |
| - Vehicle Fuel Sales | X | X | X | X | X |
| - EV Basic Charging Stations (accessory only) | P | P | P | P | P |
| - EV Rapid Charging Stations (accessory only) | P | P | P | P | P |
| - EV Battery Exchange Stations | X | X | X | X | X |
| Office | | | | | |
| - General | X | X | X | X | X |
| - Medical | X | X | X | X | X |
| - Extended | X | X | X | X | X |
| Non-Accessory Parking | X | X | X | X | X |
| Self-Service Storage | X | X | X | X | X |
| Marina | C | C | C | C | C |
| INDUSTRIAL | | | | | |
| Industrial Services | X | X | X | X | X |
| Manufacturing and Production | X | X | X | X | X |
| Railroad Yards | X | X | X | X | X |
| Research and Development | X | X | X | X | X |

| USE | R-2 | R-4 | R-6 | R-9 | R-17 |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|
| Warehouse/Freight Movement | X | X | X | X | X |
| Wholesale Sales | X | X | X | X | X |
| Waste-Related | X | X | X | X | X |
| Major Utility Facilities | X | X | X | X | X |
| OTHER | | | | | |
| Agriculture/Horticulture | P | P | P | P | P |
| Airport/Airpark | X | X | X | X | X |
| Animal Kennels/Shelters | X | X | X | X | X |
| Cemeteries | C ¹⁵ | C ¹⁵ | C ¹⁵ | C ¹⁵ | C ¹⁵ |
| Detention & Post Detention Facilities | X | X | X | X | X |
| Dog Day Care | X | X | X | X | X |
| Heliports | X | X | X | X | X |
| Recreational or Medical Marijuana Facilities | X | X | X | X | X |
| Medical Marijuana Cooperatives | X | X | X | X | X |
| Mining | X | X | X | X | X |
| Rail Lines/Utility Corridors | P | P | P | P | P |
| Temporary Uses | L ¹⁶ | L ¹⁶ | L ¹⁶ | L ¹⁶ | L ¹⁶ |
| Wireless Communication Facilities | L/C/X ¹⁷ | L/C/X ¹⁷ | L/C/X ¹⁷ | L/C/X ¹⁷ | L/C/X ¹⁷ |
| | | | | | |

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

- 2** Subject to the provisions of Chapter [20.860](#) VMC, Home Occupations.
- 4** Subject to the provisions of Chapter [20.810](#) VMC, Accessory Dwelling Units.
- 5** Subject to the provisions of Chapter [20.880](#) VMC, Manufactured Home Parks. Manufactured Home Developments established prior to July 1, 2005, are exempt from the standards of VMC [20.410.050\(F\)](#), Criteria for Placement of Manufactured Homes, and may continue to exist and expand within existing previously approved boundaries. An existing manufactured home in a development or subdivision may be replaced or may be relocated either to an approved manufactured home development or an approved manufactured home subdivision.
- 6** Subject to provisions in VMC [20.895.040](#), Community Recreation and Related Facilities.
- 7** Libraries only permitted outright; all other cultural institutions are conditional uses.
- 8** Family day care homes for no more than 12 children are permitted when licensed by the state.
- 9** Adult day care facilities for six or fewer adults allowed as limited uses subject to compliance with the development standards governing Home Occupations, per VMC [20.860.020\(B\)\(1\)](#) through [\(B\)\(7\)](#); facilities with seven to 12 adults allowed as conditional uses; and larger facilities are prohibited.
- 10** Community parks that meet all of the criteria contained in VMC [20.410.050\(E\)\(1\)](#) are permitted by limited uses; all others require conditional use approval. Trails are limited uses subject to the additional development standards contained in VMC [20.410.050\(E\)](#).
- 11** Schools, religious institutions, government buildings, fire stations, child care centers, and emergency services facilities that meet all of the criteria contained in VMC [20.410.050\(D\)](#) are permitted by right; all others require conditional use approval. Child care centers permitted by right shall be consistent with Chapter [20.840](#) VMC, Child Care Centers, and be subject to Type II review pursuant to VMC [20.210.050](#).
- 12** Except bus, trolley and streetcar stops, including bus shelters, which are allowed by right.
- 13** One- and two-bedroom Bed-and-Breakfast facilities are permitted outright and three- to six-bedroom Bed-and-Breakfast facilities are allowed as conditional uses, with all Bed-and-Breakfast facilities subject to provisions of Chapter [20.830](#) VMC, Bed-and-Breakfast Establishments. No more than six bedrooms are allowed under any circumstances. All other commercial lodging is prohibited.
- 14** Retail commercial uses limited to 1,500 gsf per use to a maximum of 5,000 square feet in planned developments of 150 units or more. See VMC [20.260.020\(B\)\(1\)\(b\)\(2\)](#).
- 15** Subject to provisions in VMC [20.895.030](#).
- 16** Subject to provisions in Chapter [20.885](#) VMC, except sales of fireworks which is prohibited in residential zones.
- 17** Building-mounted antennas are allowed by conditional use on nonresidential buildings in single-family residential zones subject to requirements contained in Chapter [20.890](#) VMC, Wireless Communication Facilities.

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

19 A “designated manufactured home” is exempt from the development standards of VMC [20.410.050\(F\)](#) and may continue to exist and expand. An existing unit may be replaced or may be relocated either to an approved manufactured home development or an approved manufactured home subdivision. After July 1, 2005, only “new manufactured homes” that also meet the “designated manufactured home” criteria will be permitted on individual lots not part of an existing approved manufacturing home development or manufactured home subdivision. Except that a new manufactured home placed on an individual lot after July 1, 2005, may be relocated as permitted by this title if within five years of the date of the original placement.

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

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

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

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

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

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

20.410.040 Minimum and Maximum Densities.

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

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

| Table 20.410.040-1 Minimum and Maximum Densities and Lot Sizes ¹ | | | | |
|--|------------------|---------------------|----------------------|---------------------|
| Zone | Minimum Lot Size | Maximum Net Density | Maximum Average Size | Minimum Net Density |
| R-2 | 20,000 sf | 2.2 | 30,000 sf | 1.8 |
| R-4 | 10,000 sf | 4.4 | 19,000 sf | 2.3 |
| R-6 | 7,500 sf | 5.8 | 10,500 sf | 4.5 |
| R-9 | 5,000 sf | 8.7 | 7,400 sf | 5.9 |
| R-17 | 2,500 sf | 17.4 | 4,900 sf | 8.8 |

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

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

1. Minimum lot size/maximum density:

a. Lots developed or approved before March 11, 2004, are exempt from the requirements for minimum density. However, if a site is completely redeveloped, the new development must comply with the minimum density requirements contained in Table 20.410.010-1 above.

b. Non-residential uses are exempt from minimum lot sizes.

c. Within a development of two or more lots, the minimum lot size may be averaged as long as no lot is smaller than 80% of the minimum required lot size.

d. Legal lots of record (lots legally created) that do not meet the minimum lot size requirement may be developed with a single dwelling unit.

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

2. Maximum lot size/minimum density:

a. Non-residential uses are exempt from maximum lot sizes.

b. On large parcels containing an existing dwelling on March 11, 2004, a lot no greater than one acre may be created around the existing dwelling with the remainder platted to create the number of dwelling units required within the range of minimum and maximum density established for the zoning district in which the parcel is located.

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

d. On sites that contain sensitive environmental conditions, all or a portion of the sensitive resources areas may be deducted from the gross lot area before the minimum and maximum densities are calculated unless the applicant chooses to transfer density per the requirements of Chapter [20.940](#) VMC, On-Site Density Transfers.

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

20.410.050 Development Standards.

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

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

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

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

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

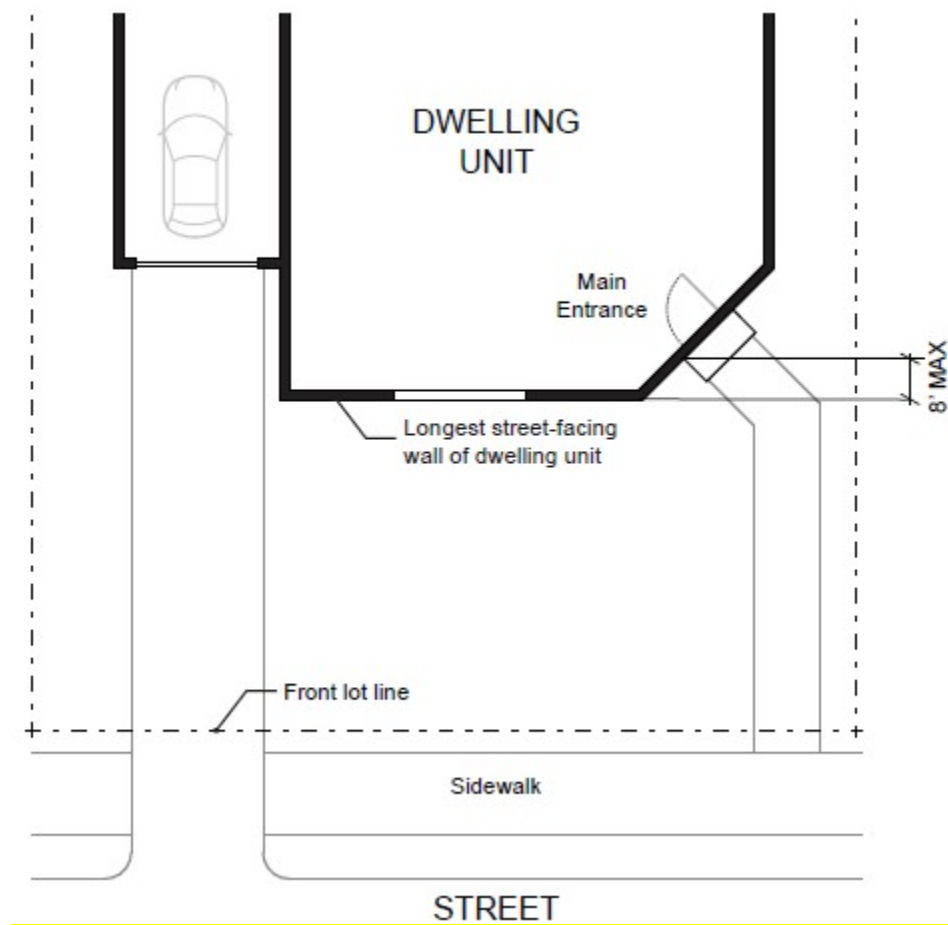
a. Garages. The width of the garage door facing the street may be up to 50 percent of the width of the street-facing building façade or 9' in length, whichever is greater. Garage limitations do not apply to residential development accessed through rear alleys, or where the garage is detached or located in the rear of the lot.

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

1. Not be recessed more than 4 feet behind the longest street-facing wall.

2. Have an awning, a porch of at least 25 square feet in area, or other covered architectural feature, or

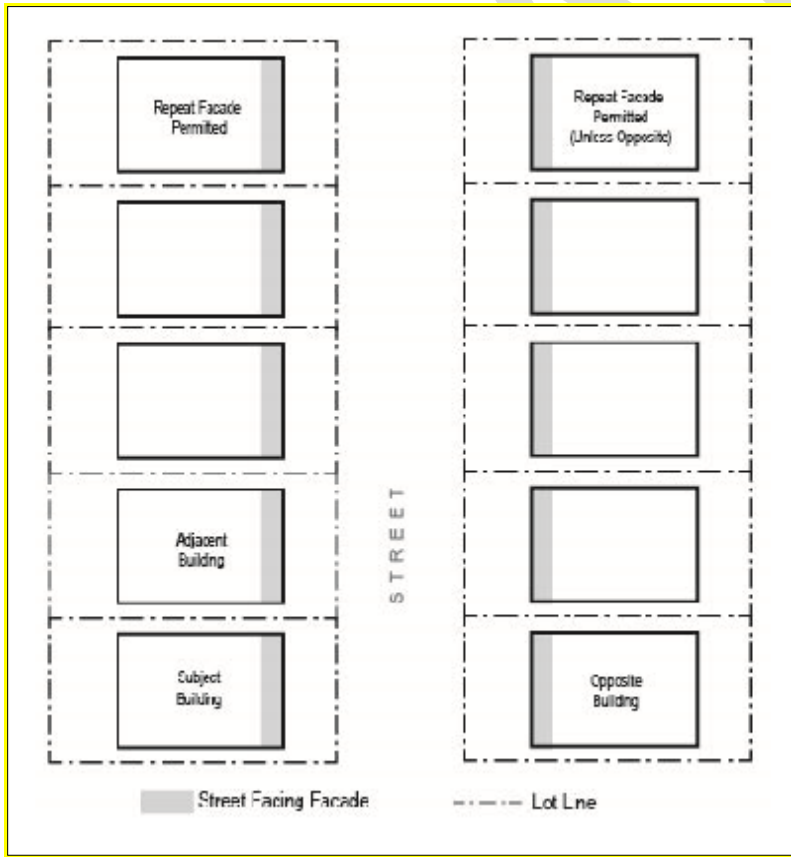
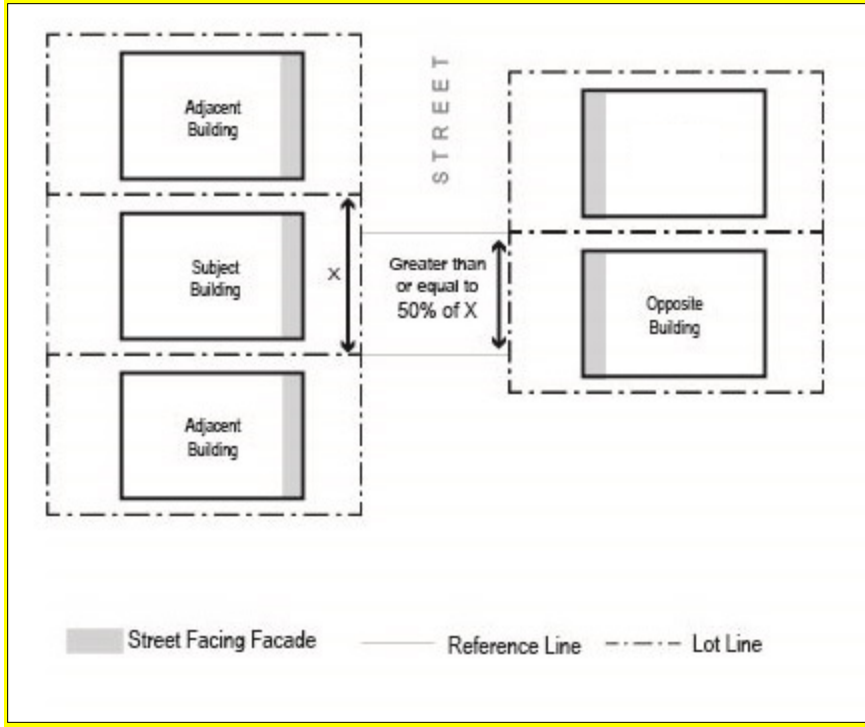
3. Face the street or be oriented at an angle of not more than 45 degrees from the street-facing façade. Corner lot homes may face either street.



c. Front Façade Variety. Duplicative front facades adjacent to or directly across (or opposite) from each other are prohibited. Directly opposite across is defined as any two dwellings directly

across the street from one another whose frontages overlap by 50% or more. Facades shall be substantially different shall contain at least three of the following design features:

1. Varied or staggered front setbacks, with variations of at least five feet.
2. Different building heights, with the two heights varying by at least five feet.
3. Varied rooflines such as hipped or pitched roofs.
4. Different window opening locations and designs, with the following potential variations:
 - a. Variation in the number of windows by at least one window on the front façade.
 - b. Variation in the size of two or more windows, with a variation of at least 15% in size.
 - c. Variation in the location of windows, with a variation in placement of at least three feet in any direction for two or more windows.
5. Different garage location, configuration, and design, or
6. Other architectural elements including but not limited to covered porches, dormers, eaves with a minimum six-inch projection, pillars or posts, bay windows, or balconies.
7. Mirrored facades.



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

i. On all sites four acres or larger.

ii. On sites of less than four acres, unless it is determined to be unfeasible by the Planning Official due to significant site constraints such as significant variations in topography, irregular shape, or presence of natural resource constraints that make use of alleys infeasible.

If no alley access is proposed, the applicant shall provide an analysis of the site constraints.

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

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

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

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

| STANDARD | R-2 | R-4 | R-6 | R-9 | R-17 |
|-------------------------------|------------|------------|------------|------------|-----------------|
| Minimum Lot Size ⁵ | 20,000 sf | 10,000 sf | 7,500 sf | 5,000 sf | <u>2,500 sf</u> |
| Maximum Lot Size | 30,000 sf | 19,000 sf | 10,500 sf | 7,400 sf | <u>5,000 sf</u> |
| Maximum Lot Coverage | 50% | 50% | 50% | 50% | <u>60%</u> |

**Table 20.410.050-1
Development Standards in Lower-density Residential Zones**

| STANDARD | R-2 | R-4 | R-6 | R-9 | <u>R-17</u> |
|---|------------|------------|--------------------------------|--------------------------------|-------------------------------------|
| Minimum Lot Width ⁵ | 100' | 80' | 50' | 45' | <u>25'</u> |
| Minimum Lot Depth ⁵ | 100' | 90' | 90' | 65' | <u>65'</u> |
| Minimum Setbacks | | | | | |
| Front yard | 10' | 10' | 10' ⁶ | 10' ⁶ | <u>10'⁶</u> |
| Rear and through yards ⁴ | 5' | 5' | 5' | 5' | <u>5'</u> |
| Side yard | 10' | 7' | 0' ^{15'} ² | 0' ^{15'} ² | <u>0'^{15'}²</u> |
| Street side yard | 10' | 10' | <u>10'⁸</u> | <u>10'⁸</u> | <u>8</u> |
| Garage/Carport from public/private street right-of-way or sidewalk easement | 20' | 20' | 18' | 18' | <u>18'</u> |
| Garage/Carport from alley ³ | 15' | 10' | 5' | 5' | <u>5'</u> |
| Maximum Height | 35' | 35' | 35' | 35' | <u>35'</u> |
| Minimum Off-Street Parking Spaces | 1 | 1 | 1 | 1 | <u>1</u> |
| Minimum Landscaping Requirement (percentage of total net area) | 10% | 10% | 10% | 10% | <u>10%</u> |

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

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

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

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

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

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

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

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

a. Minimum setback: 35 feet.

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

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

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

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

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

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

D. *Criteria for institutions as limited uses.* As noted in Table 20.410.030-1 above, a school, religious institution, government building, fire station, child care center or emergency services facility is allowed as a limited use if it meets all of the criteria described below. An institution

that does not comply with all of these criteria must be reviewed as a conditional use, except for school modular classrooms, which shall be permitted outright.

1. The site contains no more than 12 acres for an elementary school, not to exceed 75,000 gsf.
2. The site contains no more than two acres for a religious institution, not to exceed 30,000 gsf.
3. The site contains no more than one acre for a child care center, not to exceed 10,000 gsf.
4. The site takes its primary access from no less than a minor arterial.
5. If a religious institution also has a private elementary school, the total development shall not exceed 60,000 gsf and seven acres.

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

F. *Criteria for Placement of Manufactured Homes.*

1. General Provisions:

- a. Manufactured homes are permitted on individual lots in the R-2, R-4, R-6, and R-9 residential zones in accordance with the placement standards as set forth in this section and other provisions which apply to conventionally built dwellings.
- b. Nothing in these provisions shall be interpreted as superseding deed, covenants, or restrictions which are generally not enforced by the city.
- c. Existing manufactured home developments and manufactured home subdivisions are permitted and are not subject to the provisions of this chapter. An existing manufactured home in a development or subdivision may continue to lawfully exist and be replaced or can be relocated either to an approved manufactured home development or an approved manufactured home subdivision.
- d. A new manufactured home placed on an individual lot subsequent to the adoption of this ordinance, may be relocated as permitted by this title if within (5) five years of the date of the original placement.

2. Manufactured Home Placement Standards:

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

- a. Manufactured homes must meet the development standards of the base zone unless otherwise noted.
 - b. The manufactured home must meet the definition of a “new manufactured home”, unless otherwise noted. A new manufactured home means any manufactured home required to be titled under Title [46](#) RCW, which was not titled to retail purchaser before July 1, 2005, and was not a “used mobile home” as defined in RCW [82.45.032\(9\)](#).
 - c. The manufactured home must meet the requirements of a “designated manufactured home”. Provided that manufactured homes built to [42](#) USC Section 5401-5403 standards (as amended in 2000) must be regulated in the same manner as site built homes.
 - d. The manufactured home must meet the following requirements
 1. Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;
 2. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch;
 3. Has exterior siding similar in appearance to siding materials commonly used on conventional site – built building code single-family residences;
 - e. The manufactured home must comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located
 - f. The manufactured home be set on permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative.
 - g. The manufactured home must be thermally equivalent to the state energy code.
3. Review and Inspection:
- a. City will review building permit applications and will issue appropriate zoning and building permits and conduct the installation inspection.

b. The Department of Labor and Industries is responsible for inspections including replacement, addition, modification, or removal of any equipment or installation and issuing permits under RCW Chapter [43.22](#). (Ord. M-4066 § 5, 2013; Ord. M-3959 § 24, 2010; Ord. M-3931 § 11, 2009; Ord. M-3922 § 20, 2009; Ord. M-3840 § 19, 2007; Ord. M-3709 § 5, 2005; Ord. M-3701 § 14, 2005; Ord. M-3663 § 13, 2004; Ord. M-3643, 2004)

The Vancouver Municipal Code is current through Ordinance M-4264, passed February 25, 2019.

Disclaimer: The city clerk's office has the official version of the Vancouver Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofvancouver.us](http://www.cityofvancouver.us)

City Telephone: (360) 487-8711

[Code Publishing Company](#)

ATTACHMENT C

Chapter 20.420 HIGHER DENSITY RESIDENTIAL DISTRICTS

Sections:

- 20.420.010 Purpose.**
- 20.420.020 Zoning Districts.**
- 20.420.025 Higher Density Residential Zone Function and Location Criteria.**
- 20.420.030 Uses.**
- 20.420.040 Minimum and Maximum Densities.**
- 20.420.050 Development Standards.**
- 20.420.060 Commercial Development Restrictions.**

20.420.010 Purpose.

Promote a range of housing choices while preserving neighborhood livability and protecting the consumer's choices in housing. These districts are designed to promote medium- to high-density residential neighborhoods. Housing types include manufactured homes, duplexes, rowhouses, and multi-unit structures. A mix of nonresidential uses, such as professional office and limited commercial, civic, and institutional uses, is permitted outright or conditionally subject to provisions to minimize adverse impacts, if any, on the residential character. However, the encouragement of mixed uses should not result in a predominance of business or commercial uses in areas designated for residential development by the Comprehensive Plan. (Ord. M-3709 § 6, 2005)

20.420.020 Zoning Districts.

A. R-18: Higher-Density Residential District. The R-18 zoning district is designed to accommodate attached homes such as duplexes and rowhouses, and garden-type apartments at a minimum lot size of 1,800 square feet per unit. Professional office uses are permitted

under certain circumstances. Some retail, civic and institutional uses are allowed conditionally. This zone consolidates the R-18 and OR-18 zones as of March 11, 2004.

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

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

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

E. R-50: Higher-Density Residential District. The R-50 zoning district is designed to accommodate multi-dwelling structures at a minimum lot size of 800 square feet per unit. Professional office uses are permitted under certain provisions. Some retail, civic and institutional uses are allowed conditionally.

20.420.025 Higher Density Residential Zone Function and Location Criteria.

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

1. Areas occupied by a substantial amount of multifamily development, but where factors such as narrow streets, on-street parking congestion, local traffic congestion, lack of alleys and

irregular street patterns restrict local access and circulation and make a lower intensity of development desirable.

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

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

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

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

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

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

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

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

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

1. Areas that are already developed predominantly to the permitted R-30 density, or areas that are within an urban center, or identified in an adopted sub-area plan as appropriate for higher density multifamily housing.
2. Properties in close proximity to major employment centers, open space and recreational facilities.
3. Areas with well-defined edges such as an arterial, open space, change in block pattern, topographic change or other significant feature providing sufficient separation from adjacent areas of small scale residential development, or areas should be separated by other zones providing a transition in the height, scale and density of development.
4. Areas that are served by major arterials, where transit service is good to excellent, and where street capacity could absorb the traffic generated by higher density development.
5. Principal streets in the area shall be sufficient to allow for two (2) way traffic and parking on both sides of the street. Vehicular access to the area shall not require use of streets passing through lower density residential zones.
6. Areas of sufficient size to promote a high quality, higher density residential environment with close proximity (and good pedestrian connections) to public open spaces, neighborhood oriented commercial services, and other residential amenities.

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

1. Areas that are developed predominantly to the intensity permitted by the R-35 zone, or areas located within an urban center, or defined in a subarea plan adopted by the City as appropriate for higher density multi-family housing.
2. Areas of sufficient size to promote a high quality, higher density residential environment with close proximity (and good pedestrian connections) to public open spaces, neighborhood

oriented commercial services, other residential amenities, major employment centers, open space and recreational facilities.

3. Properties adjacent to business and commercial areas with comparable height and bulk.
4. Properties in areas along arterials where topographic changes either provide an edge or permit a transition in scale with surroundings.
5. Areas that are served by major arterials and where transit service is good to excellent and street capacity could absorb the traffic generated by high density development. (Ord. M-3730 § 12, 2005)

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

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

20.420.030 Uses.

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

1. A permitted (P) use is one that is permitted outright, subject to all of the applicable provisions of this title.
 2. A limited (L) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions.
 3. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapters [20.245](#) and [20.210](#) VMC, governing conditional uses and decision-making procedures, respectively.
 4. A prohibited use (X) is one that is not permitted in a zoning district under any circumstances.
- B. *Use table.* A list of permitted, limited, conditional, and prohibited uses in Higher Density residential zones is presented in Table 20.420.030-1.

| USE | R-18 | R-22 | R-30 | R-35 | R-50 |
|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------------|
| RESIDENTIAL | | | | | |
| Household Living | P | P | P | P | P |
| Group Living | P | P | P | P | P |
| Home Occupation | L ³ | L ³ | L ³ | L ³ | L³ |
| HOUSING TYPES | | | | | |
| Single Dwelling Units, Attached | p ⁴ | p ⁴ | p ⁴ | X | X |
| Single Dwelling Units, Detached | p ⁴ | p ⁴ | p ⁴ | X ⁵ | X⁵ |
| Accessory Dwelling Units | p ¹ | p ¹ | p ¹ | p ¹ | p^{1,24} |
| Duplexes | p ⁴ | p ⁴ | p ⁴ | p ⁴ | p⁴ |
| Multi-Dwelling Units | p ⁴ | p ⁴ | p ⁴ | p ⁴ | p⁴ |
| Manufactured Home Developments | L ⁷ | L ⁷ /X | L ⁷ /X | L ⁷ /X | L⁷/X |
| Designated Manufactured Home | L/X ²³ | X | X | X | X |

**Table 20.420.030-1
Higher Density Districts Use Table**

| USE | R-18 | R-22 | R-30 | R-35 | <u>R-50</u> |
|--|--------------------|--------------------|--------------------|--------------------|-------------------------|
| New Manufactured Home | L ²³ | X | X | X | <u>X</u> |
| CIVIC (Institutional) | | | | | |
| Basic Utilities | C | C | C | C | <u>C</u> |
| Colleges | C | C | C | C | <u>C</u> |
| Community Centers | C | C | C | C | <u>C</u> |
| Community Recreation | C ⁸ | C ⁸ | C ⁸ | C ⁸ | <u>C⁸</u> |
| Cultural Institutions | P/C ⁹ | P/C ⁹ | P/C ⁹ | P | <u>P</u> |
| Day Care | | | | | |
| - Family Day Care Home | P/C ¹⁰ | P/C ¹⁰ | P/C ¹⁰ | P/C ¹⁰ | <u>P/C¹⁰</u> |
| - Child Care Center | L/C ¹⁴ | L/C ¹⁴ | L/C ¹⁴ | L/C ¹⁴ | <u>L/C¹⁴</u> |
| - Adult Day Care | P/C ¹¹ | P/C ¹¹ | P/C ¹¹ | P/C ¹¹ | <u>P/C¹¹</u> |
| Emergency Services (except ambulance services) | C ¹² | C ¹² | C ¹² | C ¹² | <u>C¹²</u> |
| Medical Centers | C | C | C | C | <u>C</u> |
| Parks/Open Space | | | | | |
| - Neighborhood Parks | P | P | P | P | <u>P</u> |
| - Community Parks | L ¹³ /C | L ¹³ /C | L ¹³ /C | L ¹³ /C | <u>L¹³/C</u> |
| - Regional Parks | L ¹³ /C | L ¹³ /C | L ¹³ /C | L ¹³ /C | <u>L¹³/C</u> |
| - Trails | L ¹³ /C | L ¹³ /C | L ¹³ /C | L ¹³ /C | <u>L¹³/C</u> |
| Postal Service | C | C | C | C | <u>C</u> |
| Religious Institutions | L/C ¹⁴ | L/C ¹⁴ | L/C ¹⁴ | L/C ¹⁴ | <u>L/C¹⁴</u> |
| Schools | L/C ¹⁴ | L/C ¹⁴ | L/C ¹⁴ | L/C ¹⁴ | <u>L/C¹⁴</u> |

**Table 20.420.030-1
Higher Density Districts Use Table**

| USE | R-18 | R-22 | R-30 | R-35 | <u>R-50</u> |
|---|--------------------|--------------------|--------------------|--------------------|-------------------------|
| Social/Fraternal Clubs | C ⁶ | C ⁶ | C ⁶ | C ⁶ | <u>C⁶</u> |
| Transportation Facility | P/C ¹⁵ | P/C ¹⁵ | P/C ¹⁵ | P/C ¹⁵ | <u>P/C¹⁵</u> |
| COMMERCIAL | | | | | |
| Commercial and Transient Lodging | L/X ¹⁶ | L/X ¹⁶ | L/X ¹⁶ | L/X ¹⁶ | <u>L/X¹⁶</u> |
| Eating/Drinking Establishments | L ¹⁷ /X | L ¹⁷ /X | L ¹⁷ /X | L ¹⁷ /X | <u>L¹⁷/X</u> |
| Entertainment-Oriented | | | | | |
| - Adult Entertainment | X | X | X | X | <u>X</u> |
| - Indoor Entertainment | X | X | X | X | <u>X</u> |
| - Major Event Entertainment | X | X | X | X | <u>X</u> |
| General Retail | | | | | |
| - Sales-Oriented | L ¹⁷ /X | L ¹⁷ /X | L ¹⁷ /X | L ¹⁷ /X | <u>L¹⁷/X</u> |
| - Personal Services | L ¹⁷ /X | L ¹⁷ /X | L ¹⁷ /X | L ¹⁷ /X | <u>L¹⁷/X</u> |
| - Repair-Oriented | X | X | X | X | <u>X</u> |
| - Bulk Sales | X | X | X | X | <u>X</u> |
| - Outdoor Sales | X | X | X | X | <u>X</u> |
| Motor Vehicle Related | | | | | |
| - Motor Vehicle Sales/Rental | X | X | X | X | <u>X</u> |
| - Motor Vehicle Servicing/Repair | X | X | X | X | <u>X</u> |
| - Vehicle Fuel Sales | X | X | X | X | <u>X</u> |
| - EV Basic Charging Stations (accessory only) | P | P | P | P | <u>P</u> |

**Table 20.420.030-1
Higher Density Districts Use Table**

| USE | R-18 | R-22 | R-30 | R-35 | <u>R-50</u> |
|---|--------------------|--------------------|--------------------|--------------------|-------------------------|
| - EV Rapid Charging Stations (accessory only) | P | P | P | P | <u>P</u> |
| - EV Battery Exchange Stations | X | X | X | X | <u>X</u> |
| Office | | | | | |
| - General | L ¹⁷ /X | L ¹⁷ /X | L ¹⁷ /X | L ¹⁷ /X | <u>L¹⁷/X</u> |
| - Medical | L ¹⁷ /X | L ¹⁷ /X | L ¹⁷ /X | L ¹⁷ /X | <u>L¹⁷/X</u> |
| - Extended | X | X | X | X | <u>X</u> |
| Self-Service Storage | X | X | X | X | <u>X</u> |
| Non-Accessory Parking | X | X | X | X | <u>X</u> |
| INDUSTRIAL | | | | | |
| Industrial Services | X | X | X | X | <u>X</u> |
| Manufacturing and Production | X | X | X | X | <u>X</u> |
| Railroad Yards | X | X | X | X | <u>X</u> |
| Research and Development | X | X | X | X | <u>X</u> |
| Warehouse/Freight Movement | X | X | X | X | <u>X</u> |
| Wholesale Sales | X | X | X | X | <u>X</u> |
| Waste-Related | X | X | X | X | <u>X</u> |
| Major Utility Facilities | X | X | X | X | <u>X</u> |
| OTHER | | | | | |
| Agriculture/Horticulture | P | P | P | P | <u>P</u> |
| Airport/Airpark | X | X | X | X | <u>X</u> |
| Animal Kennel/Shelters | X | X | X | X | <u>X</u> |

**Table 20.420.030-1
Higher Density Districts Use Table**

| USE | R-18 | R-22 | R-30 | R-35 | <u>R-50</u> |
|--|---------------------|---------------------|---------------------|---------------------|---------------------------|
| Cemeteries | C ¹⁸ | C ¹⁸ | C ¹⁸ | C ¹⁸ | <u>C¹⁸</u> |
| Detention & Post Detention Facilities | X | X | X | X | <u>X</u> |
| Dog Day Care | C ¹⁹ | C ¹⁹ | C ¹⁹ | C ¹⁹ | <u>C¹⁹</u> |
| Heliports | X ²⁰ | X ²⁰ | X ²⁰ | X ²⁰ | <u>X²⁰</u> |
| Recreational or Medical Marijuana Facilities | X | X | X | X | <u>X</u> |
| Medical Marijuana Cooperatives | X | X | X | X | <u>X</u> |
| Mining | X | X | X | X | <u>X</u> |
| Rail Lines/Utility Corridors | C | C | C | C | <u>C</u> |
| Basic Utilities | P | P | P | P | <u>P</u> |
| Temporary Uses | L ²¹ | L ²¹ | L ²¹ | L ²¹ | <u>L²¹</u> |
| Wireless Communication Facilities | L/C/X ²² | L/C/X ²² | L/C/X ²² | L/C/X ²² | <u>L/C/X²²</u> |

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

2 The language for this footnote has been deleted.

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

4 Provided the minimum required residential density is met, on an overall project basis.

5 Single-family dwelling units legally established prior to March 11, 2004, shall be considered permitted uses.

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

7 Subject to the provisions of Chapter [20.880](#) VMC, Manufactured Home Parks. Manufactured Home Developments established prior to July 1, 2005 are exempt from the standards of VMC [20.420.050\(G\)](#), Criteria for Placement of Manufactured Homes, and may continue to exist and expand within existing previously-approved boundaries. An existing manufactured home in a development or subdivision may be replaced or may be relocated either to an approved manufactured home development or an approved manufactured home subdivision. Manufactured Home Developments in the R-22, R-30, R-35 zones are allowed as a Limited

Use (L) only as part of a Chapter [20.260](#) VMC Planned Development that meets overall minimum density standards for the applicable zone.

8 Subject to the additional provisions in VMC [20.895.040](#).

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

10 Family day care homes for no more than 12 children are permitted when licensed by the state. Child care centers are permitted as conditional uses, subject to the provisions of Chapter [20.840](#) VMC, Child Care Centers, unless part of a Planned Development, in which case they are approved subject to Chapter [20.260](#) VMC. All child care facilities must be licensed by the state.

11 Adult day care facilities with 12 or fewer clients are permitted outright; larger facilities are permitted as conditional uses.

12 The language for this footnote has been deleted.

13 Community, regional parks and trails that meet all of the development standards in VMC [20.420.050\(E\)\(1\),\(2\)](#) and (3), respectively, are permitted by as limited uses; all others require a Conditional Use approval.

14 Schools, child care centers, and religious institutions that meet all of the locational criteria contained in VMC [20.420.050\(F\)](#) are permitted by right; all others require conditional use approval. Child care centers permitted by right shall be consistent with Chapter [20.840](#) VMC, Child Care Homes and Centers, and be subject to Type II review pursuant to VMC [20.210.050](#).

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

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

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

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

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

20 Except as an accessory to a medical center.

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

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

23 A “designated manufactured home” is exempt from the development standards of VMC [20.420.050\(G\)](#) and may continue to exist and expand. An existing unit may be replaced or may be relocated either to an approved manufactured home development or an approved manufactured home subdivision. After July 1, 2005, only “new manufactured homes” that also meet the “designated manufactured home” criteria will be permitted on individual lots not part of an existing approved manufacturing home development or manufactured home

subdivision. Except that a new manufactured home placed on an individual lot after July 1, 2005, may be relocated as permitted by this title if within five years of the date of the original placement.

24 Permitted only as existing non-conforming uses.

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

20.420.040 Minimum and Maximum Densities.

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

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

Table 20.420.040-1. Minimum and Maximum Densities

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

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

1. Minimum ~~lot size~~ and maximum density calculations:

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

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

2. Minimum density:

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

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

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

20.420.050 Development Standards.

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

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

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

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

**Table 20.420.050-1
Development Standards**

| Standard | R-18 | R-22 | R-30 | R-35 | <u>R-50</u> |
|---|-----------------------|-----------------------|---------------------------|---------------------------|----------------------------|
| Minimum Lot Size | 1,800 sf ¹ | 1,500 sf ¹ | 1,500 sf ¹ | 1,200 sf ¹ | <u>800 sf ¹</u> |
| Maximum Lot Coverage | 50% | 50% | 50 <u>55</u> % | 50 <u>60</u> % | <u>70%</u> |
| Minimum Lot Width | 20' | 20' | 20' | 20' | <u>20'</u> |
| Minimum Lot Depth | 50' | 50' | 60' | 60' | <u>60'</u> |
| Minimum Setbacks | | | | | |
| Front yard | 10' | 10' | 10' | 10' | <u>10'</u> |
| Rear and Through lot yard | 0 ² /5' | 0 ² /5' | 0 ² /5' | 0 ² /5' | <u>0²/5'</u> |
| Side yard | 0 ² /5' | 0 ² /5' | 0 ² /5' | 0 ² /5' | <u>0²/5'</u> |
| Street side yard | 10' | 10' | 10' | 10' | <u>5'</u> |
| Garage/carport from public/private street right-of-way or sidewalk easement | 18' | 18' | 18' | 18' | <u>18'</u> |
| Garage/carport from alley | 5 ⁴ | 5 ⁴ | 5 ⁴ | 5 ⁴ | <u>5⁴</u> |
| Maximum Height | 50' | 50' | 50' | 60' | <u>70'</u> |
| Minimum Landscaping Requirement (percentage of total net area) | 10% | 10% | 10% | 10% | <u>10%</u> |

1 Provided the required residential density is met on an overall project basis.

2 See requirements for zero lot line developments pursuant to Section [20.910.050](#) VMC.

3 This footnote has been deleted.

4 There must be a minimum of 20' maneuvering space from entrance edge of garage/carport to approved edge of alley

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

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

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

1. Each building in the complex shall have at least one direct pedestrian connection to the street even when separated from the street by an off-street parking lot. This pedestrian access shall be the most direct route between the building's main entrance and the street. Whenever possible, the main pedestrian connection shall not cross a parking lot or driveway.
2. There shall be pedestrian connections among residential buildings and from each residential building to indoor and outdoor communal facilities, e.g., recreation room, swimming pool, and parking lots, carports or garages.
3. The following design standards shall apply to this pedestrian circulation system:
 - a. The circulation system must be hard-surfaced and at least 5' wide.

- b. Where the system crosses driveways, parking areas or loading areas, the system must be clearly identifiable through the use of striping, elevation changes, speed bumps, different paving material or other similar method.
- c. Where the pedestrian connection is parallel and adjacent to a parking lot or driveway, the system must be a raised path or be separated from the auto travel lane by a curb, bollards, landscaping or other physical barrier. If the connection also provides access to a parking lot, at least one access ramp from the connection to the parking lot must be provided that meets ADA standards for accessibility for the disabled.
- d. The on-site circulation system must be lighted to a level sufficient for use by residents and their visitors after dark. Such lighting shall be directed in such a manner to prevent glare into nearby residential units.
- E. Criteria for Parks/Open Space as limited uses.(Reserved for future use)
- F. *Criteria for institutions as limited uses.* As noted in Table 20.420.030-1 above, schools, child care centers, and religious institutions are allowed as limited uses in Higher Density residential districts if they meet all of the criteria described below. An institution that does not comply with all of these criteria must be reviewed as a Conditional Use, except for school modular classrooms, which shall be permitted outright.
1. The site contains no more than 12 acres for an elementary school, not to exceed 75,000 gsf.
 2. The site contains no more than two acres for a religious institution, not to exceed 30,000 gsf.
 3. The site contains no more than one acre for a child care center, not to exceed 10,000 gsf.
 4. The site takes its primary access from a street with no less than a minor arterial designation.
 5. If a religious institution also has a private elementary school, the total development shall not exceed 60,000 gsf and seven acres.

G. *Criteria for Placement of Manufactured Homes.*

1. General Provisions:

- a. Manufactured homes are permitted on individual lots in the R-18 residential zones in accordance with the placement standards as set forth in this section and other provisions which apply to conventionally built dwellings.
- b. Nothing in these provisions shall be interpreted as superseding deed, covenants, or restrictions which are generally not enforced by the city.
- c. Existing manufactured home developments and manufactured home subdivisions are permitted and are not subject to the provisions of this chapter. An existing manufactured home in a manufactured home development or subdivision may continue to lawfully exist and be replaced or can be relocated either to an approved manufactured home development or an approved manufactured home subdivision.
- d. Except that a manufactured home placed on an individual lot subsequent to the adoption of this ordinance, may be relocated as permitted by this title if within (5) five years of the date of the original placement.

2. Manufactured Home Placement Standards:

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

- a. Manufactured homes must meet the development standards of the base zone unless otherwise noted.
- b. The manufactured home must meet the definition of a “new manufactured home” unless otherwise noted. A new manufactured home means any manufactured home required to be titled under Title [46](#) RCW, which was not titled to retail purchaser before July 1, 2005, and was not a “used mobile home” as defined in RCW [82.45.032](#).
- c. The manufactured home must meet the requirements of a “designated manufactured home”. Provided that manufactured homes built to [42](#) USC Section 5401-5403 standards (as amended in 2000) must be regulated in the same manner as site built homes.
- d. The manufactured home must meet the following requirements.
 1. Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;

2. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch;
3. Has exterior siding similar in appearance to siding materials commonly used on conventional site –built building code single-family residences;
- e. The manufactured home must comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located.
- f. The manufactured home be set on permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative.
- g. The manufactured home must be thermally equivalent to the state energy code.

3. Review and Inspection:

- a. City will review building permit applications and will issue appropriate zoning and building permits and conduct the installation inspection.
- b. The Department of Labor and Industries responsible for inspections including replacement, addition, modification, or removal of any equipment or installation and issuing permits under RCW Chapter [43.22](#). (Ord. M-4066 § 5, 2013; Ord. M-3931 § 14, 2009; Ord. M-3730 § 15, 2005; Ord. M-3709 § 8, 2005; Ord. M-3701 § 16, 2005; Ord. M-3663 § 16, 2004; Ord. M-3643, 2004)

Code reviser's note: ACM, Amended, 12/02/2009, Delete Footnote 3 in Table.

20.420.060 Commercial Development Restrictions.

Commercial uses. General office, medical office, personal and sales-oriented retail services, eating and drinking establishments, and other nonresidential uses may be allowed in the Higher Density residential districts as part of a mixed use building or site pursuant to VMC [20.430.060](#). (Ord. M-4034 § 12, 2012; Ord. M-3730 § 16, 2005; Ord. M-3698 § 3, 2005; Ord. M-3643, 2004)

The Vancouver Municipal Code is current through Ordinance M-4264, passed February 25, 2019.

Disclaimer: The city clerk's office has the official version of the Vancouver Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofvancouver.us](http://www.cityofvancouver.us)

City Telephone: (360) 487-8711

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ATTACHMENT D

New Draft VMC 20.950, Cottage Cluster Housing

20.950.010 Purpose.

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

20.920 Applicability.

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

20.930 Site Development and Design Standards

- A. General Standards.
 1. Cottage housing developments may be allowed at up to two hundred percent (200%) of the maximum density of the underlying zone, including any accessory dwelling units.
 2. Cottage housing developments shall contain a minimum of four (4) and a maximum of twelve (12) units in a cluster; provided, that a cottage development may contain up to two (2) clusters.
 3. Each cottage shall not exceed 1,400 square feet in total floor area; up to 200 square feet of an attached garage may be exempt from this requirement.
 4. Individual single-family homes may be no larger than 1,600 s.f., duplexes no larger than 3,000 s.f.
 5. Building heights may not exceed 25 feet. Roofs higher than 18 feet shall be pitched at a ratio of at least 6:12.
 6. Covered porches shall be at least 60 s.f., with no dimension less than 5 feet

7. Buildings shall be set back at least 10 feet from the nearest public or private road, and at least five feet from other buildings. Building setbacks to exterior property lines shall be that of the underlying zoning district.
- B. Cottage Orientation. Cottages must be clustered around a common courtyard and must meet the following standards.
 1. At least 75% of the cottage units shall be oriented to a common courtyard, and shall have covered porches and main entries which face the common courtyard a common usable open space that is generally square or round.
 2. Cottages must be connected to the common courtyard by a pedestrian path.
- C. Common Courtyard Design Standards. Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards.
 1. The common courtyard must contain a minimum of 200 square feet of usable open or congregating space per cottage within the associated cluster.
 2. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.
 3. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 50 percent of the total common courtyard area.
 4. Pedestrian paths must be included in a common courtyard. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.
- D. Required Parking and Parking Design
 1. Required spaces. Each dwelling unit shall include at least one parking space within the project area. On street parking spaces abutting the project area may be counted towards this requirement.
 2. Common Parking Areas. Parking may be located adjacent to an individual unit or in a common parking area. Common parking areas are subject to the following standards.
 - a. Cottage cluster projects with fewer than 12 cottages are permitted parking clusters of not more than 5 contiguous spaces.
 - b. Cottage cluster projects with 12 cottages or more are permitted parking clusters of not more than 8 contiguous spaces.
 - c. Parking clusters must be separated from other spaces by at least 4 feet of landscaping.
 - d. Clustered parking areas may be covered.
 3. Parking location, access and screening.
 - a. Off-street parking areas with 5 or more spaces shall not be located within 20 feet from any property line that abuts a street other than an alley;

- b. No off-street parking space or vehicle maneuvering area is permitted between a property line that abuts a street (other than an alley) and the front façade of cottages located closest to that property line.
- c. No off-street parking space is permitted within 10 feet of any other property line external to the cottage cluster, except property lines abutting an alley. Driveways and drive aisles are permitted within 10 feet of other external property lines.
- d. Sight-obscuring landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and property lines external to the cottage cluster.

E. Pedestrian Access.

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

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

- 1. Each cottage cluster is permitted one community building.
- 2. The community building shall have a maximum floor area of 1,200 sf.
- 3. A community building that meets the definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages, unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.

20.940 Approval Process.

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

Add the following new **definitions** to Code Section 20.150

A. *Dwelling, Cottage Cluster.* A grouping of detached or attached dwelling units that includes a common courtyard. Cottage clusters are not multiple-unit dwellings.

B. Cottage Cluster Development. A site with one or more cottage clusters. Each cottage cluster as part of a cottage cluster project must have its own common courtyard. Cottages may be on the same lot or parcel or each cottage may be on its own lot or parcel.

C. Common Courtyard. A common area for use by residents of a cottage cluster or other type of residential development. A common courtyard may function as a community yard. Hard and soft landscape features may be included in a common courtyard, such as but not limited to pedestrian paths, lawn, groundcover, trees, shrubs, patios, benches, recreational amenities, community gardens, gazebos or other usable features.

D. Community Building. A building intended for the shared use of residents in a development (such as a cottage cluster) that provides space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, community eating areas, community gardens, swimming pools, or picnic shelters.

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ATTACHMENT E

Micro Housing Units

Use Definition:

Micro housing: single room living units with a minimum floor area of 120 square feet offered on a monthly basis or longer where residents either can share bathroom and/or kitchen facilities or may have such facilities in their own unit. "Micro housing" does not include dwelling units, assisted living facility, bed and breakfast house, convalescent center, nursing home, facility housing individuals who are incarcerated as the result of a conviction or other court order, or secure community transition facility.

Purpose:

These standards are intended to allow smaller unit size multifamily rental properties in multifamily zoning districts. These are small footprint units, typically between 120 square feet and 400 square feet.

Applicability:

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

Approval Criteria:

- A. Kitchen Facilities. One or more of the following options shall be provided to ensure residents have access to facilities for cooking, refrigeration, and washing utensils:
 1. A community kitchen facility on each floor available for shared use by the residents of that floor; or
 2. Individual kitchens for the private use of the residents of the unit; or a combination of private and community kitchen facilities.
- B. Installation of cooking facilities. Cooking units shall be installed so as to provide a minimum clear workspace in front and above of the cooking appliance, to reduce and prevent hazards of health, sanitation or fire.
- C. Maximum Number of Bedrooms. Each living unit may have up to one bedroom that is separate from the remainder of living facilities within the unit.
- D. Maximum Unit Size. Units shall not exceed XX square feet in size.
- E. Bathroom. A unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility means includes a toilet and sink; a full facility includes a toilet, sink, and bathtub or shower, or bathtub/shower combination. If a full bathroom facility is not provided in each room, common bathroom facilities must be provided that meet the standards of the Building Code for congregate residences with at least one full bathroom per floor.
- F. Parking. Micro housing units require 1 parking space per 2 dwelling units.
- G. Bathroom and Kitchen Facilities. Bathroom and kitchen facilities shall be provided in accordance with subsections (1) and (2) below.
 1. Bathroom. A unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility must have at least a toilet and sink; a full

facility must have a toilet, sink, and bathtub or shower, or bathtub/shower combination. If a full bathroom facility is not provided, common bathroom facilities must be provided that meet the standards of the Building Code for congregate residences with at least one full bathroom per floor.

2. Kitchen Facilities. One or more of the following options shall be provided to ensure residents have access to facilities for cooking, refrigeration, and washing utensils:
 - i. A community kitchen facility on each floor available for shared use by the residents of that floor; or
 - ii. Individual kitchens for the private use of the residents of the unit. Cooking units shall be installed so as to provide a minimum clear workspace in front and above of the cooking appliance, to reduce and prevent hazards of health, sanitation or fire.
 - iii. A combination of private and community kitchen facilities.

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ATTACHMENT F

Chapter 20.810 ACCESSORY DWELLING UNITS

Sections:

- 20.810.010 Purpose.**
- 20.810.020 Definition.**
- 20.810.030 Applicability.**
- 20.810.040 Development Standards.**
- 20.810.050 Submission Requirements.**
- 20.810.060 Conversion of Existing Accessory Structures.**

20.810.010 Purpose.

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

20.810.020 Definition.

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

20.810.030 Applicability.

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

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

B. *Approval process.* A proposed ADU shall be reviewed by means of a Type I procedure, pursuant to Section 20.210.040 VMC, subject to the development standards contained in Section 20.810.040 VMC below. An ADU use is not subject to Site Plan Review. (Ord. M-4209, Added, 08/07/2017, Sec 2)

20.410.040 Development Standards.

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

- A. *Configuration.* An ADU may be located either within, attached to, or detached from the primary structure.
- B. *Density.* Only one ADU may be created in conjunction with each single-family residence.
- C. *Minimum lot size.* An ADU may be established on any legally established parcel meeting applicable standards of this chapter.
- D. *Maximum unit size.* The gross floor area, calculated from finished wall to finished wall. ADU shall not exceed 800 square feet or 50 % of the primary single-family structure, not including garage and/or detached accessory buildings (whichever is less). ADUs created entirely within existing basements may exceed 800 square feet provided they are not larger than the size of the remainder of the overall home.

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

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

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

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

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

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

20.410.050 Submission Requirements.

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

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

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

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

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

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

20.410.060 Conversion of Existing Accessory Structures.

A. *Conversions of an existing structure.*

1. An existing garage structure constructed prior to January 1, 2021 may be converted to an ADU under the following conditions:

a. The structure is not required to meet setback standards of the underlying zone.

b. Conversion may not result in an increase in non-conformance of setback standards of the underlying zone.

c. The conversion must meet all applicable building codes, and all other standards of this section of the code.

d. Conversion of such garage shall not result in the elimination of the requirement of one legal on-site parking space to serve the single family residence.

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

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