

Planning Commission

TO: Planning Commission
FROM: Bryan Snodgrass, Principal Planner, bryan.snodgrass@cityofvancouver.us, 360-487-7946
SUBJECT: Housing Code Updates - Zoning text changes to increase range of allowed housing types and sizes citywide
HEARING DATE: 4/12/2022
REPORT DATE: 4/1/2022
PROPONENT: City of Vancouver Department of Community Development
LOCATION: Individual code changes applicable to various zoning districts as indicated
RECOMMENDATION: Approve zoning text changes

I. BACKGROUND AND REVIEW PROCESS:

Proposed changes to the Vancouver zoning code text or map not involving Comprehensive Plan changes may be considered at any time, subject to public hearing review before the Vancouver Planning Commission and City Council. The Housing Code Updates project consists of eight amendments to City zoning standards addressed in this report, and one building permit review change related to aging-in-place features for new homes that is not subject to formal Planning Commission review. Notice of the April 12 Planning Commission public hearing was provided through publication in the *Columbian* newspaper and on the Planning Commission website. A SEPA Determination of Non-significance (DNS) was issued and published on April 1 in the *Columbian*, with no SEPA comments received to date.

The proposed code changes are intended to increase housing choices and attainability citywide, following recommendations from the [2016 Vancouver Affordable Housing Task Force Report](#). The project was initiated with three workshops before the Planning Commission in fall 2018 and summer and fall 2019, before being largely suspended in 2020 with the onset of the pandemic. Work was revived in 2021, with discussions at City Council on June 6 and October 12, 2021, and the Planning Commission most recently on March December 14, 2021, and [March 8, 2022](#). The City Council has also had multiple workshops, most recently on March 21. City Council hearings have not yet been scheduled. The proposed amendments are modest to moderate changes to city standards. Many would allow housing types currently allowed in other jurisdictions in Clark County as well as statewide. Others modify housing types already allowed in Vancouver. Some as noted would require at least one public hearing or administrative review with notice to be developed. Some are required by state law.

City Long Range Planning, Development Review, and Transportation staff have been involved in the development of the proposals, and all will attend the April 12 public hearing to answer any further questions.

II. SUMMARY OF THE PROPOSAL:

The proposal is to amend portions of VMC Title 20 as summarized in the below table, with references to specific code language contained in Attachment A of this report. Note that some zoning code sections implement multiple project components, as indicated.

A. Housing Code Updates – General Summary.

New recommendations are those introduced since March 8 workshop.

Proposal	Key features	General Feedback	Comment
1. New R-17 single-family zoning district standards allowing 2000 to 5000 square foot lots, subject to access and streetfront requirements	<p>Requires rezone approval and hearings. Allows plexes as well as SFR. Limits garage widths, requires adjacent homefronts to vary, and facilitates alley loading, in R-9 and R-6 districts in addition to R-17.</p> <p>Recent – requires compliance with existing city narrow lot standards, including provisions for utilities, parking, alley incentives</p> <p>Recent – alleys required unless unfeasible for lots below 3,000 square feet, encouraged otherwise.</p> <p>Recent – Home fronts required to vary between adjacent two homes only, not those across a street.</p> <p>New – Include requirement for solid waste plan</p>	<p>General public acceptance of need for smaller homes, but concerns about parking and access, potential for nearby small lots or existing homes sites to be rezoned.</p> <p>Developer support, with concerns about garage width limitations and alley requirement</p>	<p>See page 9 herein for specific code language.</p> <p>City Narrow Lot Standards recommended to also apply to R-17 are here</p>
2. New multi-family zoning district standards allowing up to 50 units per acre with 1 parking space per unit minimum	<p>Requires rezoning to implement. Lowers minimum parking requirement from 1.5 to 1 space per unit for R-50 and other MFR zones, to rectify inconsistency with SFR standard, recognize MFR per unit traffic generation is less than SFR per unit, and to align with emerging legal mandates.</p>	<p>General public acceptance, concerns about parking and rezoning</p>	<p>See page 26 herein for specific code language</p>
3. State mandated reductions in minimum parking requirements for various housing types near frequent transit	<p>Requires site plan review to implement. Allows long term lower income affordable (60% AMI or less) housing projects or portions of projects to provide 0.75 spaces per unit citywide</p> <p>Allows senior and disabled persons housing to provide no parking citywide for residents, but requires staff and guest parking.</p> <p>Recent - Allows market rate apartments within ¼ mile of transit lines running every 35 minutes, or anywhere in CX zone, to provide 0.75 parking spaces per unit.</p>	<p>General public acceptance, with questions about determining transit frequency</p>	<p>See page 41 herein for code language</p> <p>State requirement listed under RCW 36.70A.620</p>
4. State mandated density bonus for long term affordable housing	<p>Allows density bonuses varying by zoning district (less in SFR zones, more in MFR zones) for long term low income affordable housing, defined in this case by statute as 80% AMI or below. Does not allow apartments in SFR homes</p> <p>New: Simplifies density bonuses to 50% in SFR zones, 100% in MFR zones, but only if consistent with allowed building types and height limits of underlying zone.</p>	<p>General acceptance. Developer request led to expansion of eligibility from state mandated religious organizations to any party</p>	<p>See pages 18 and 35 herein for code language. State requirement listed under RCW RCW 36.70.A.545.</p>

5. New cluster cottage standards	Requires subdivision hearing or Type II administrative review with notice to implement. Allowed in SFR zones, with more but smaller and shorter homes than normally permitted, with cottage features, near common open space. Can be divided into individual lots typically for ownership or maintained as a single property with rental units. New – Allow Planning Director to reduce required number of lots within 25 feet of common open space for narrow or unusually shaped project parcels. New – Include requirement for solid waste plan	Generally supportive public comment with questions about affordability. Developer requests to allow larger units and garages, and generally more flexibility	See page 54 herein for code language. Clusters also allowed in Clark County, Battleground and Ridgefield
6. Updated setback and buffering requirements for new apartments next to existing homes	Recent – Maintains currently required 5 foot setback for first 35 feet, with one foot additional setback for each additional 3 feet of proposed height, up to maximum 15 foot setback. New - additional language clarifying that a “stair step” approach can be used. Added setbacks for taller buildings apply only to portions of the building above 35 feet.	General public concern about apartments and interest in larger setbacks	See page 58 herein for code language
7. Micro-housing - Updated apartment standards to allow shared bathroom and kitchens	Allows shared bathrooms and kitchens in non-medical multi-family housing without staff.	Limited feedback	See page 75 for code language. Limited market interest thus far
8. Updated ADU standards to allow garages with non-conforming setbacks to apply	Allows legally existing garages located within side and rear yard setbacks to apply for conversion or replacement to ADUs if building and planning standards met. Recent – limits height within setback to 15 feet.	General public support for ADUs although concern about short term rentals. Questions about height of ADUs in setbacks	See page 76 herein for code language

B. Community and Stakeholder Outreach

Initial outreach prior to the pandemic consisted of Planning Commission and City Council workshops as noted, and research and consultation with comparable jurisdictions, local residential developers, a presentation at a joint meeting of the Hough and Carter Park Neighborhood Associations, and a presentation at an October 2019 quarterly meeting of citywide neighborhood leaders.

Project work was initially suspended with the onset of the pandemic, and outreach limited to virtual and on-line. Staff has been gathering community input through an online survey available on [Be Heard Vancouver](#) since April 2020. Approximately 90 community members have commented on the descriptions of the project and its components, with comments both in support and opposition. See February 22 public comments link at bottom right of the Be Heard Vancouver page.

Outreach efforts resumed in the summer of 2021, with Commission and Council workshops. In early 2022, the below targeted small group virtual meetings were held:

- January 6th, 2022: Single-family and multifamily developers roundtable
- January 12th, 2022: Vancouver Neighborhood Alliance meeting
- January 18th, 2022: General public open house
- February 1st, 2022: Fircrest neighborhood association meeting
- February 2nd, 2022: Harney Heights neighborhood association meeting
- February 3rd, 2022: Clark County Development Engineering and Advisory Board
- February 10th, 2022: Arnada neighborhood association meeting
- February 16th, 2022: Affordable housing agency and advocates roundtable

Some of the major themes and comments heard from these meetings:

- Suggestion to consult Ridgefield garage standards and Bend cottage cluster standards
- Concerns about shared water infiltration systems under R-17
- Concerns about site clearance of existing historic garages
- Concerns about length and difficulty of rezone process for R-17 and R-50
- Concerns about street front R-17 requirements adding to cost
- Concerns about R-17 standards preventing shared driveways and garages
- Desire to expand parking reduction near transit beyond highest frequency transit
- Concerns around parking, traffic, and ability for firetrucks to reach homes
- Desire to consider cluster or other lots without street access
- Desire for more flexibility for larger and taller cluster homes
- Desire to preserve neighborhoods character and community feel
- Desire to allow ADUs to locate on lots with small existing homes
- Concern that requiring architectural standards for R-17 could raise the cost of development
- Desire for more design standards for single family homes
- Questions around how the new zones would get mapped and whether this could represent illegal spot zoning
- Question on whether prohibitions against repetitive housing increase price
- Support for expanding density bonus from faith based affordable housing developers to any non-profit affordable housing developer
- Support for having parking reduction near transit stops to include area near the transit line rather than just stops
- Support for aging in place incentives
- Concern front entry design requirements could increase building costs
- Concern alleys could create spaces that are not activated and therefore unsafe
- Dislike of limiting garage width to less than 50% of front façade, comment that the market demand is for two car garages
- Comment to ban new developments having cul-de-sacs
- Concern cottage cluster design facing courtyard could create poor walkability conditions on the exterior of the cluster

- Question about historic neighborhoods and R-17
- Question about management of cluster common open space
- Question if parking reductions could be retroactively applied to existing properties that could rezone to R-50 or are near transit, allowing for removal of existing parking spaces
- Questions about compliance with parking reductions near transit over time as transit routes and frequencies change
- Concern rezoning properties to R-50 could remove some naturally occurring affordable housing
- Concern cottage cluster standards may not result in a more affordable housing choice
- Comment to allow off street parking lot in R-17 subdivision development
- Comment that alleys would create more impervious surface
- Question if it would be possible to create a new home and convert existing home on the lot to an ADU
- Comment to continue thinking of ways to ensure ADUs are affordable
- Concern allowing more ADUs could result in more short-term rental units
- Comment that staff should consider displacement and gentrification as a result from the proposed code changes
- Recommendation for staff to speak to property managers when determining parking requirements for senior housing near transit

Previous e-mail comments received are Attachment B to this memorandum.

Outreach efforts will continue as the project moves into the final phases prior to adoption. Staff are currently scheduled to speak at a March 31 Dubois Park neighborhood association meeting.

C. New Information and Activity Since March 8 Planning Commission Workshop

1. City Solid Waste staff have indicated a desire to better accommodate solid waste collection provisions throughout City standards, particularly when small or narrow single family lots are involved. These would involve some updates to transportation standards under Title 11 of the Vancouver Municipal Code, and to various Title 20 land use standards including VMC 20.920, Infill Development Standards and VMC 20.927, Narrow Lot Developments, and possibly other code sections. Issues to be addressed include the location, design, and access to individual lot or common solid waste collection points with adequate access for solid waste vehicle. The changes are not envisioned to significantly impact R-17 or cottage cluster development, but because various portions of Title 11 as well as Title 20 beyond R-17 and cottage clusters are involved, staff envisions bringing forward updates as part of the fall 2022 code clean up review. At this time the only changes to the proposed R-17 and cottage cluster standards are to add language requiring applications to include a solid waste plan indicating common or individual unit collection points with demonstrated access and turning space for solid waste vehicles.

2. The City Council received a staff presentation on the Housing Code Updates on March 21, with various issues raised by individual Council members. Initial staff response are available on the discussion [recording](#), with more detail and follow-up below:

- Is the proposed reduction of minimum parking requirements to 0.75 spaces per unit for affordable housing projects citywide appropriate since some units may rent to families with two cars? What has been the experience with local affordable housing projects?

While some affordable housing units may be occupied by two-car households, many will likely consist of one or no-car households. Locally, a February 2020 [memorandum to the Planning Commission](#) addressing this issue noted on page 3 that an overall average of 0.2 spaces per unit were being used according to testimony from operators at Lincoln Place downtown, Meriwether Place on Fourth Plain Blvd, and at Share's housing projects at various locations. A 2020 [study](#) of affordable housing facilities in Denver found that 883 total spaces had been provided for 1353 total units, and only 461 of the spaces, slightly more than half, were occupied. Nationally, the Institute of Traffic Engineers Parking Manual reported in 2019 that various studies observed affordable housing parking demand ranging from 0.3 spaces per dwelling unit in city centers to 0.6 in dense, multi-use urban settings to 1.3 in general urban/suburban settings. The recommended 0.75 requirement near frequent transit is required by state law. Applying the state requirement citywide is intended to recognize that private market does not typically provide unsubsidized below average cost housing, only affordable housing providers do. As with most parking minimums citywide, individual developments can and do provide more parking than the minimum the code requires if this is needed to serve their future tenants or required to access financing.

- Do the recommended increased setback requirements for new apartments locating next to existing single-family homes render new multi-family projects infeasible? Conversely, are privacy impacts from new adjacent apartments that are potentially able to look into the existing home windows being adequately addressed?

Calibrating setbacks between multi and single-family home requires balancing goals of compatibility and overall housing supply. Increasing multi-family building setbacks to 5-15 feet from property lines depending on building height is likely to be feasible for most apartment projects. Prohibiting windows on apartment facades adjacent to existing single-family homes would effectively subject apartments to requirements that are not applied to single family homes.

- Given the cost and complexities of the rezone process, should the proposed new R-17 and/or R-50 zones be applied in appropriate places by the City as part of the upcoming Comprehensive Plan update?

Although like other zones some R-17 or R-50 designations may be implemented through the private rezone process, the City may also wish to consider rezoning some properties if appropriate as part of the 2022-2025 Comprehensive Plan update process. Public hearings would be required in either case.

- For the affordable housing density bonus, is the recommended bonus of 50% in single family zones appropriate for development affordable at the 80% AMI level?

The proposed density bonus of 50% in single family zones would be tempered by requirements that underlying zoning standards for the type and maximum height of structures would still apply, effectively precluding multi-family housing in most single-family neighborhoods. The 80% AMI level for the bonus is required by state law, and would still create opportunities for some households that would not otherwise be provided by the private development market without subsidy or incentive.

3. One email comment was received since the March 8 workshop and the finalization of this report, included in Attachment B of this report along with the staff response. Also included is correspondence received just prior to the workshop. Comments received prior to March 8 workshop are included in the [workshop staff report](#)
4. The City Council also received a workshop presentation on overall housing economics and supply issues from the consulting firm ECONorthwest at a March 28 worksession, which will be repeated before the Planning Commission on April 26. The presentation was not part of the Housing Code Updates project and did not directly address any of the specific updates proposed. For those interested here are links to the Council [presentation](#) and a [tape](#) of the discussion

III REVIEW CRITERIA AND FINDINGS:

Applicable Zoning Code Standards:

Section 20.285.070 Comprehensive Plan or Zoning Code Text Amendments

A. Text amendments to the Comprehensive Plan or VMC Title 20 zoning standards shall demonstrate the following:

1. *The proposal is consistent with the applicable provisions of the Vancouver Strategic Plan and Comprehensive Plan; and*
2. *The proposed change is necessary to further the public interest based on present needs and conditions.*

Applicable Strategic Plan Policies:

Goal 6: Facilitate the creation of neighborhoods where residents can walk or bike to essential amenities and services -“20-minute neighborhoods”

Goal 8. Strengthen commercial, retail, and community districts throughout the city

Applicable Comprehensive Plan Policies:

CD-9 Compatible uses

Facilitate development that minimizes adverse impacts to adjacent areas, particularly neighborhoods.

CD-10 Complementary uses.

Locate complementary land uses near one another to maximize opportunities for people to work or shop near where they live.

H-1 Housing options

Provide for a range of housing types and densities for all economic segments of the population. Encourage equal and fair access to housing for renters and homeowners.

H-2 Affordability

Provide affordable housing by formulating innovative policies, regulations and practices, and establishing secure funding mechanisms. Target affordability programs toward households with incomes below the median.

H-3 Housing improvement Encourage preservation, rehabilitation and redevelopment of existing housing stock. Support neighborhood based improvement efforts.

H-4 Innovative zoning Encourage innovative housing policies that provide for affordable housing and maintain neighborhood character.

H-5 Housing placement near services and centers

Facilitate siting of higher density housing near public transportation facilities and in designated centers and corridors.

H-6 Special needs housing Facilitate housing for special needs populations dispersed throughout Vancouver and the region. Such housing may consist of residential-care facilities, shelters, group homes, or low-income housing, and should be located near transportation and other services such as health care, schools, and stores.

H-7 Home ownership

Promote opportunities for home ownership and owner occupancy of single- and multifamily housing.

H-8 Public-private partnerships

Facilitate enhanced partnerships between public, private, and non-profit sectors to address affordable housing

Staff Findings:

The proposed zoning code text changes comply with applicable zoning, Comprehensive Plan and Strategic Plan standards, and the public interest. In particular, the text changes overall increase the range of less costly housing options, consistent with Comprehensive Plan policies H-1, H-2 and H-4, and H-8. Allowance of ADU conversion of historic garages is consistent with policy H-3. Compliance with state mandates for housing near transit furthers consistency with policies H-5, and H-6. Proposed new R-17 zoning standards are consistent with policy H-7.

IV RECOMMENDATIONS

Based on the findings in this report and at hearing deliberations, staff recommends the Planning Commission recommend that the City Council adopt the zoning code text changes addressed in this report.

Chapter 20.410

LOWER DENSITY RESIDENTIAL DISTRICTS

{Recommended changes for R-17 standards underlined and in yellow, for state mandated density bonus in green, and for cottage cluster standards in teal}

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 2,000 square feet and a density of 8.8 to 21.8 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	R-17
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					
Single Dwelling, Attached	L ¹⁸	L ¹⁸	L ¹⁸	L ¹⁸	<u>L¹⁸</u>
Single Dwelling, Detached	P	P	P	P	<u>P</u>
Accessory Dwelling Units	L ⁴	L ⁴	L ⁴	L ⁴	<u>L⁴</u>
Duplexes ²²	L ²¹	L ²¹	L ²¹	L ²¹	<u>L²⁴</u>
Multi-Dwelling Units	X	X	X	X	<u>L²⁴</u>
Existing Manufactured Home Developments	L ⁵	L ⁵	L ⁵	L ⁵	<u>L⁵</u>
Designated Manufactured Homes	L/X ¹⁹	L/X ¹⁹	L/X ¹⁹	L/X ¹⁹	<u>L/X¹⁹</u>
New Manufactured Homes	L ²⁰	L ²⁰	L ²⁰	L ²⁰	<u>L²⁰</u>
Cottage Cluster Housing	p ²⁵	p ²⁵	p ²⁵	p ²⁵	<u>X</u>
CIVIC (Institutional)					
Basic Utilities	C	C	C	C	<u>C</u>
Colleges	C	C	C	C	<u>C</u>
Community Centers	X	X	X	X	<u>X</u>
Community Recreation	C ⁶	C ⁶	C ⁶	C ⁶	<u>C⁶</u>
Cultural Institutions	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷	<u>P/C⁷</u>
Day Care					
- Family Day Care Home	P ⁸	P ⁸	P ⁸	P ⁸	<u>P⁸</u>
- Child Care Center	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹	<u>L/C¹¹</u>

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

USE	R-2	R-4	R-6	R-9	R-17
- Personal Services	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴
- Repair-Oriented	X	X	X	X	X
- Bulk Sales	X	X	X	X	X
- 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

USE	R-2	R-4	R-6	R-9	R-17
Research and Development	X	X	X	X	X
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.

25. Pursuant to VMC 20.950, Cottage Cluster Standards

(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.

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	2,000 sf	21.8	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."

2. Housing projects devoted entirely to housing affordable to households earning 80% of less of Area Median Income (AMI) and providing guarantee acceptable to the Planning Official that such units will remain affordable at this level for 50 years may increase the maximum net density and reduce the associated minimum lot size requirement of the underlying zone by up to 50% in the R-2, R-4, R-6, R-9, and R-17 zones, provided this is not used to exceed underlying zoning district requirements for permitted structure or use types, building heights, or other development regulations.

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.

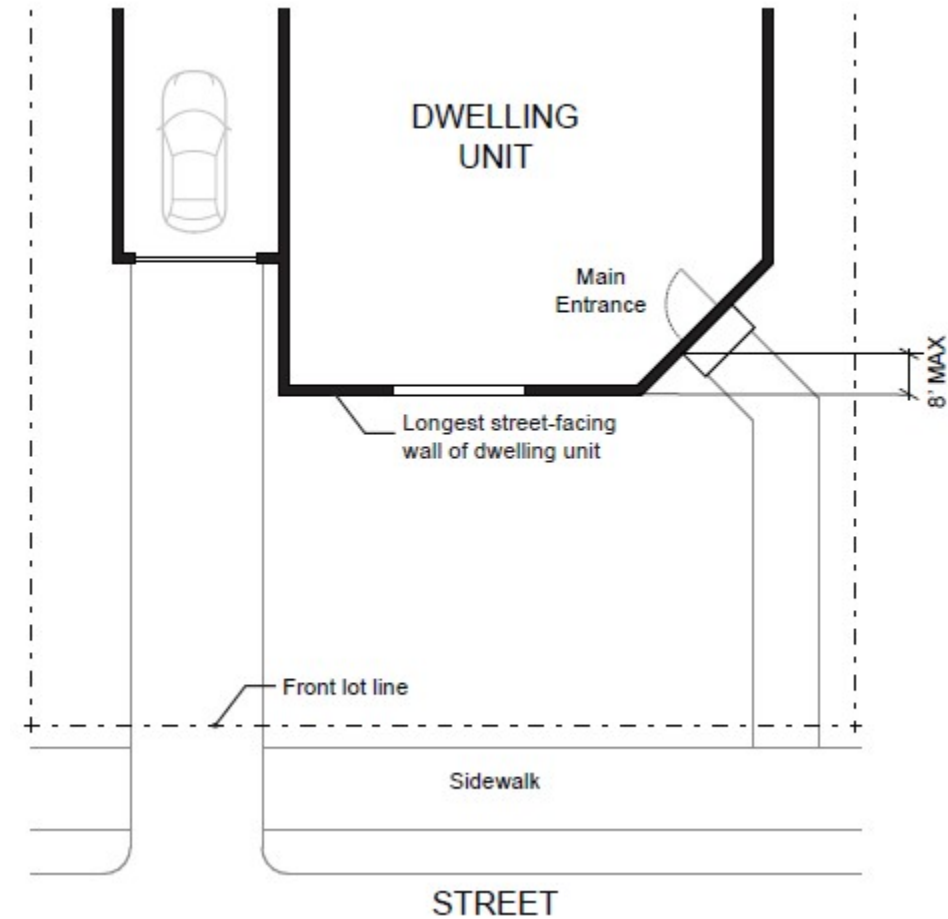
a. Garages. The width of the garage door facing the street may be up to 50 percent of the width of the street-facing building façade or 10' in length, whichever is greater. Garage limitations do not apply to residential development accessed through rear alleys, or where the garage is located in the rear 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 on abutting home sites along the same street are prohibited. Facades shall be substantially different if they 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. Alleys shall be required for developments on sites of four acres or larger where the proposed average new lot size is less than 3,000 square feet unless the application demonstrates and the Planning Official agrees that alleys are unfeasible due to significant site constraints such as significant variations in topography, irregular site shape, or presence of natural resource constraints

ii. Alleys are encouraged in all other cases

e. Compliance with Narrow Lot Development Standards. Developments within the R-17 zoning district shall be subject to [VMC 20.927, Narrow Lot Development Standards](#), with the exception of [VMC 20.927.040.A.5.d](#) garage width standards. }

{Comment: the above are the major changes from the previous draft. They are intended to respond to requests for more flexible alley standards, and a recent Commissioner suggestion to incent alley use for proposal with the smallest lots, when the need for alleys is greatest. Existing Narrow lot standards are invoked because they address many of the concerns presented by small lot R-17 development, and are not unique to skinny lots}

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. Consolidated driveways shall be tapered (i.e., narrower where they connect to the street and wider at the back to the driveway) to minimize the width of curb cuts and to enhance pedestrian safety.

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

f. Solid Waste Provisions. The development application shall include a plan for access for solid waste and recycling collection service, indicating common or individual unit collection points with demonstrated access and turning space for solid waste vehicles

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>2,000 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>65%</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' 1/5' ²	<u>0' 1/5'²</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>

Table 20.410.050-1 Development Standards in Lower-density Residential Zones					
STANDARD	R-2	R-4	R-6	R-9	R-17
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 of 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)

Chapter 20.420

HIGHER DENSITY RESIDENTIAL DISTRICTS

{Recommended changes for R-50 standards underlined and in yellow. Changes for the affordable housing density bonus in green}

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. 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, defined in a subarea plan, or other location generally 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 near 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.

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

USE	R-18	R-22	R-30	R-35	R-50
RESIDENTIAL					
Household Living	P	P	P	P	<u>P</u>
Group Living	P	P	P	P	<u>P</u>
Home Occupation	L ³	L ³	L ³	L ³	<u>L³</u>
HOUSING TYPES					
Single Dwelling Units, Attached	p ^{4, 25}	p ^{4, 25}	p ^{4, 25}	X	<u>X</u>
Single Dwelling Units, Detached	p ^{4, 25}	p ^{4, 25}	p ^{4, 25}	X ⁵	<u>X⁵</u>
Accessory Dwelling Units	p ¹	p ¹	p ¹	p ¹	<u>p^{1, 24}</u>
Duplexes	p ⁴	p ⁴	p ⁴	p ⁴	<u>p⁴</u>
Multi-Dwelling Units	p ⁴	p ⁴	p ⁴	p ⁴	<u>p⁴</u>
Manufactured Home Developments	L ⁷	L ⁷ /X	L ⁷ /X	L ⁷ /X	<u>L⁷/X</u>
Designated Manufactured Home	L/X ²³	X	X	X	<u>X</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					

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.

25. Subject to provisions in VMC 20.410 applying to the R-17 zoning district

(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)

4. Affordable Housing Density Bonus

a. Housing projects devoted entirely to housing affordable to households earning 80% of less of Area Median Income (AMI) and providing guarantee acceptable to the Planning Official that such units will remain affordable at this level for 50 years may increase the maximum net density requirement of the underlying zone by the following amounts.

ii. Up to 50% in the R-2, R-4, R-6, R-9, and R-17 zones.

ii. Up to 100% in the R-18, R-22, R-30, and R-50 zones.

b. These density increases may not be used to exceed underlying zoning district requirements for permitted structure or use types, building heights, or other development regulations.

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

- 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)

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)

Chapter 20.945

PARKING AND LOADING

{changes for state mandated parking reductions underlined and highlighted in yellow. Changes for R-50 standards in green}

{Staff Comment:

The state mandated parking reductions for different types of housing are particularly complicated given the differing mandates with varied definitions covering varied geographies for the different housing types. See below table for comparison:

Mandated Parking Reductions

Type of housing identified by statute	Current City Parking Requirement	New State Mandate	Recommended New City Standard
Market Rate Multi-family housing	1.5 spaces per unit	0.75 spaces per unit, or one space per bedroom, if located within ¼ mile of transit stop with 15 minute service intervals	0.75 spaces per unit if located within ¼ mile of transit line with 35 minute service intervals, 1.0 spaces per unit elsewhere
Very affordable housing (50% AMI)	1.5 spaces per unit	0.75 spaces per unit, or one space per bedroom, if located within ¼ mile of transit stop with 30 minute service intervals	0.75 spaces per unit for affordable (60% AMI) housing citywide.
Senior housing (undefined)	1.0 spaces per resident, no staff or visitor parking required	Zero spaces per residence, if located within ¼ mile of transit stop with 15 minute service intervals, although staff or visitor parking can be required	0.75 space per employee plus one visitor space per 10 residents citywide.
Disabled persons housing (undefined)	1.5 spaces per unit, no staff or visitor parking required	Zero spaces per residence, if located within ¼ mile of transit stop with 15 minute service intervals, although staff or visitor parking can be required	0.75 space per employee, plus one visitor space per 10 residents, citywide

The staff rationale for the recommended new city standards is as follows:

- The affordable, senior and disabled persons housing reductions are recommended to be applied citywide rather than only near transit in recognition that there are limited number of such facilities, their parking needs will be less than that of conventional housing, supporting and facilitating these facilities strongly aligns with housing choice goals, and that applying

the reductions citywide limits administrative burdens and interpretive questions raised by the different distances to transit, and the different frequencies of transit service

- *Broadening the application of the affordable housing parking reduction to projects affordable at 60% of AMI and below rather than the state mandated 50% AMI threshold is intended to align with other city and Title 20 standards using the 60% threshold.*
- *For the market rate parking reduction, lowering minimum requirements from the current 1.5 spaces per unit to 0.75 spaces per unit may be too large a change on a citywide basis, so the reduction to 0.75 was limited to areas near transit. Service intervals of 35 minutes rather than 15 minutes are recommended in order to match other Title 20 standards using the 35 minute threshold. C-Tran's website indicates that the Vine, 25, 30, 32, 37, 60, 65, 71, 80 and 92 bus lines provide daily service at 35 minute or better frequencies, while only the Vine and 37 provide 15-minute frequencies. Attached is link to the [system map](#).*
- *Staff is researching whether independent senior facilities warrant a different parking reduction than other types of senior housing because many residents drive and will have parking needs. Since The statute does not appear to allow requiring resident parking for any type of senior facility, it may be appropriate to only apply the independent senior living parking reduction to a narrower area near transit.}*

0.945.070 Minimum Off-Street Parking Requirements.

A. Parking requirements for unlisted uses.

1. The planning official may rule that a use not specifically listed in Table 20.945.070-2 below is a use similar to a listed use and that the same parking standards shall apply. If the applicant requests that the planning official's decision be rendered in writing, it shall constitute an interpretation, as governed by Chapter [20.255](#) VMC; and
2. The planning official shall maintain a list of approved unlisted use parking requirements that have the same effect as an amendment to this chapter.

B. Choice of parking requirements. When a building or use is planned or constructed in such a manner that a choice of parking requirements could be made, the use which requires the greater number of parking spaces shall govern.

C. Measurements. The following measurements shall be used in calculating the total minimum number of vehicle parking spaces required in this chapter:

1. *Fractions.* Fractional space requirements of up to 0.5 shall be rounded down to the next whole number and 0.5 or greater rounded up to the next whole number.
2. *Employees.* Where employees are specified for the purpose of determining the minimum vehicle parking spaces required, the employees counted are those who work on the premises during the largest shift at the peak season.
3. *Students.* When students are specified for the purpose of determining the minimum vehicle parking spaces required, the students counted are those who are on the campus during the peak period of the day during a typical school term.

4. *Space.* Unless otherwise noted, where gross square feet (gsf) are specified, the area measured shall be gross floor area under the roof measured from the faces of the structure, excluding only space devoted to covered off-street parking or loading.

D. *Exclusions to minimum vehicle parking requirements.* The following shall not be counted towards the computation of the minimum parking spaces as required in Table 20.945.070-2 below:

1. *On-street parking.* Parking spaces in the public street or alley shall not be eligible as fulfilling any part of the parking requirement except as provided elsewhere in this title;

2. *Fleet parking.* Required vehicle parking spaces may not be used for storage of fleet vehicles, except when a use can show that employee and fleet parking spaces are used interchangeably, (e.g., the employee drives the fleet vehicle from home, or the spaces are used for fleet storage only at night and are available for employee use during the day). For the purposes of this title, space exclusively devoted to the storage of fleet vehicles will be considered as outdoor storage.

E. *Reductions in minimum required vehicle parking.*

1. The planning official may reduce the minimum off-street vehicle parking spaces required in Table 20.945.070-2 by up to 10 percent in new nonresidential developments by means of a Type I procedure, when an applicant for a development permit can demonstrate in a parking study prepared by a traffic consultant or in parking data from comparable sites that:

a. The requested reduction in parking will not have an adverse impact on uses in the immediate vicinity.

b. Use of transit, demand management programs, and/or special characteristics of the customer, client, employee or resident population will reduce expected vehicle use and parking space demand for this development, as compared with Institute of Transportation Engineers (ITE) vehicle trip generation rates and minimum city parking requirements.

c. The city shall not be responsible for providing parking for a development should a reduction in required parking under this section result in a deficit in parking that is not desirable to the owner of the property or use.

2. The planning official may reduce the minimum off-street vehicle parking spaces required in Table 20.945.070-2 up to 20 percent if the required conditions detailed in VMC [20.945.070\(E\)\(1\)](#) and [\(2\)](#) are met. Reductions in parking minimums shall be cumulative and inclusive of reductions allowed under any provision of VMC Title [20](#).

a. For every five bicycle parking spaces provided which meet bicycle parking design standards or for each bicycle locker (two-bicycle capacity), the minimum motor vehicle parking requirement may be reduced by one space up to seven percent of total required vehicle parking spaces. Mixed-use developments using this provision shall provide bicycle parking indoors.

b. Sites where at least 20 parking spaces are required and where at least one street lot line abuts a designated arterial roadway, transit supportive plazas may be substituted for up to five percent of required vehicle parking.

1. The plaza must be adjacent to the arterial street. If there is a bus stop along the site's frontage, the plaza must be adjacent to the bus stop.
2. The plaza must be at least 300 square feet in area and be shaped so that a 10-foot-by-10-foot square will fit entirely within the plaza.
3. The plaza must be open to the public, contain a bench or other sitting area, contain a shelter or other weather protection covering at least 20 square feet, and shall have at least 10 percent and no more than 25 percent landscaping.

c. *Building Orientation/Site Design Incentive.* Developments which incorporate all of the following building orientation/site design characteristics into the site plan shall be eligible for a five percent reduction in required on-site parking.

1. *Build to the Sidewalk.* Buildings located as close as possible to the public street and sidewalk, preferably at the minimum required setback. Primary entrance shall be oriented toward the street.
2. *Provide public spaces.* Commercial development should provide spaces for civic interaction. To make these more accessible and accommodating to the public, pedestrian plazas, street furniture and landscaped open spaces should be incorporated as site amenities.
3. *Build to the corner.* Buildings on corner lots should be located on the street corner with building frontage on both streets with primary entrances oriented toward the intersection. If no buildings are located at street corners, pedestrian plazas and amenities should provide a focus for the area. Intersection vision clearance standards shall apply.
4. *Pad Development.* Pad development should be located at the corners of a development or at the intersection created by the site driveway with the public street. The location and site design of pad development should integrate seamlessly with the on-site pedestrian circulation plan and all off-site pedestrian, bicycle and transit facilities.

d. Reductions allowed under this section may not be applied to the following uses:

1. Market-rate multi-family housing.
2. Housing for very low and extremely low income households (earning under 60% median area income per VMC).
3. Housing for seniors.
4. Housing for people with disabilities.

{comment: the above is intended to not allow parking reduction options already in this chapter to apply in addition to the new state mandates, which are capture in the tables}

3. A request to reduce the required minimum parking more than 20 percent is subject to a Type II Variance procedure.

F. *Parking in City Center (CX) Zone.* The following minimum requirements shall apply, in accordance with VMC [20.630.050](#) (Parking Control), in all areas zoned City Center District (CX):

Land Use	Parking Requirements
<u>Multi-Family Housing, market rate and low-income</u>	<u>0.75 space/dwelling unit</u>
<u>Senior Housing</u>	<u>0 spaces for residential units</u> <u>0.75 space per employee¹ plus one visitor space per 10 residents</u>
<u>All Other</u> Residential Uses	1 space/dwelling unit
Transient lodging	1 space/living unit
Congregate care facilities <u>for non-senior residents</u>	1 space/two (2) living units
All other uses	1 space/1,000 sq. ft. of floor area

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

G. *Parking in Transit Overlay District.* Developments located within the Transit Overlay District may be subject to special parking standards contained in Chapter [20.550](#) VMC.

H. *Application of Parking Requirements.*

1. Notwithstanding any other requirement of this chapter, no parking shall be required for any commercial use located in an existing structure which abuts Main Street between Fifth Street and McLoughlin Boulevard, up to and including the first two floors above street level, and any basement levels. The requirements for uses in all floors of

three stories or above shall be the same as that in all other areas in the City Center District (CX).

2. In addition, notwithstanding any other requirements of this chapter, requirements for off-street parking shall not apply within the Community Commercial District (CC) extending from McLoughlin Boulevard to Fourth Plain Boulevard in the event of a change in commercial occupancy of a building or of a remodeling of a commercial structure if the original floor area is not exceeded by 25 percent. This provision does not apply to conversion of residential occupancy to commercial occupancy. The requirements for off-street parking for the Community (CC) Commercial District within this area shall be based on the City Center (CX) District Parking Requirements of Table 20.945.070-1 and shall only be for the total area of additions in excess of 25 percent of the floor area in existence on July 19, 2010.

3. Commercial uses in the CN, Neighborhood Commercial District may count available on-street parking spaces which are immediately adjacent to the development toward the minimum on-site parking requirement.

4. Parking stalls used for Electric Vehicle Basic Charging Stations and Rapid Charging Stations shall be counted toward the minimum number of required parking stalls in a development.

I. *Use of Public Parking.* The requirements for off-street parking can be satisfied by execution of a long-term lease for a segment of equivalent parking in an existing public or private parking facility. Lease fees in public facilities would be at market rates as established and adjusted by the Vancouver city council after considering the advice of the parking advisory committee. Continued leasing of such space shall be required, and failure to provide the required parking shall be cause for revocation of the occupancy permit for the structure involved.

J. *Specific requirements for minimum parking.* Parking shall be provided for uses as per Table 20.945.070-2 below.

Use	Minimum
Table 20.945.070-2. Minimum Off-Street Vehicle Parking Requirements	
RESIDENTIAL	

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

Use	Minimum
Household Living	See Housing Types below
Group Living	1 space/7 residents served under age 12 1 space per resident served ages 12 – 17 1 space per resident served age 18 or older
Transitional Housing	1:3 beds
Home Occupation	None
HOUSING TYPES	
Single Dwelling, Attached	1.0/DU ⁴
Single Dwelling, Detached	1.0/DU
Accessory Dwelling Units	None
Duplexes	1.0/DU
<u>Market rate Multi-Dwelling Units located more than ¼ mile from frequent transit service line.⁶</u>	4.5 0.75/DU if located within 1.4 mile of frequent transit line, ⁶ 1.0/DU otherwise
<u>Housing for low income households (earning under 60% median area income)</u>	0.75/DU
Manufactured Home Subdivisions	1.0/DU
Manufactured Home Parks	1.0/DU
<u>Senior housing facilities and housing for people with disabilities</u>	0 spaces for residential units 0.75 space per employee ⁷ plus one visitor space per 10 residents
CIVIC (Institutional)	

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

Use	Minimum
Basic Utilities	None
Community Centers	Per Approved Parking Study
Community Recreation	Per Approved Parking Study
Cultural Institutions	1:400 sq. ft.
Day Care	
- Child Care	Family Day Care Home: none Institutional: 1.0/employee + 1.0/12 children served
- Adult Day Care	Family Day Care Home: none Institutional: 1.0/employee + 1.0/12 clients served
- Dog Day Care	1.0/employee + 1.0/12 animals served
Emergency Services	1:300
Medical Centers	1.0/4 beds (hospital, residential care center); 1.0/2 beds for patients or residents (convalescent hospital, nursing home, congregate care facility)
Parks/Open Space	
- Neighborhood Parks	Parks Department to Determine
- Community Parks	
- Regional Parks	
- Trails	

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

Use	Minimum
Postal Service	1:300
Religious Institutions	1.0/6 seats or 12' of bench in main assembly area
Social/Fraternal Clubs	1/100
Transportation Facility	None
Schools	
- Preschool	2/ classroom
- Elementary and Middle	1 space/4 seats or 8 feet of bench length in auditorium or assembly room, whichever is greater
- High School	1 space/employee, plus 1 space/each 6 students, or 1 space/4seats or 8 feet of bench length in auditorium, whichever is greater.
- College* *Classrooms = 30 students. Lecture halls require additional parking of 12 spaces per 30 seats. Additional parking may be required as determined by planning official.	1 space/3 seats in classrooms
COMMERCIAL	
Commercial and Transient Lodging	1.0/lodging unit
Eating/Drinking Establishments	1/250
Entertainment-Oriented	

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

Use	Minimum
- Adult Entertainment	Refer to specific use, i.e., theater, book or video store
Indoor Entertainment	
- Movie/Live Performance Theaters	1.0/6 seats or 12' of bench
- Skating Rinks/Arcades	1.0/150
- Bowling Alleys	5 spaces per lane
- Shooting Ranges	1 space per lane
- Major Event Entertainment	1.0/6 seats or 12' bench
General Retail	
- Sales-Oriented	1/300
- Personal Services	1/400
- Repair-Oriented	1/400
- Bulk Sales	<p>(a) Properties with less than 10,000 square feet of open sales or rental area shall provide 1 space for each 1,000 square feet of gross floor area, plus one space for each 2,500 sq. ft. of open sales or rental area.</p> <p>(b) Properties with 10,000 square feet or more of open sales or rental area shall provide 1 space for each 1,000 square feet of gross floor area, plus 4 spaces, plus one 1 space for each 10,000 square feet of open sales or rental area in excess of 10,000 sq. ft.</p>

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

Use	Minimum
- Outdoor Sales	Same as Bulk Sales
Animal Kennel/Shelters	1/600 plus 1 per employee
Motor Vehicle Related	
- Motor Vehicle Sales/Rental	(a) Properties with less than 10,000 square feet of open sales or rental area shall provide 1 space for each 1,000 square feet of gross floor area, plus one space for each 2,500 sq. ft of open sales or rental area. (b) Properties with 10,000 square feet or more of open sales or rental area shall provide 1 space for each 1,000 square feet of gross floor area, plus 4 spaces, plus one 1 space for each 10,000 square feet of open sales or rental area in excess of 10,000 sq. ft.
- Motor Vehicle Servicing/Repair	1/500
- Vehicle Fuel Sales ³	No less than 2
- Elec. Vehicle Recharging Station	None
Office	
- General	1/400
- Medical	1/200
- Extended	1/300
Non-Accessory Parking	NA
Self-Service Storage	Based on area of office

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

Use	Minimum
Marina	
INDUSTRIAL	
Industrial Services	1/600
Manufacturing and Production	1/800
Railroad Yards	None
Research and Development	1/600
Warehouse/Freight Movement	1/2000
Wholesale Sales	1/1250
Waste-Related	1 space per 200 sq ft. of office space, plus 1 space per employee
OTHER	
Agriculture/Horticulture	None
Airport/Airpark	None
Cemeteries	1.0/6 seats or 12' of bench in chapels
Detention Facilities	1.0/3 beds
Heliports	None
Mining	1 per employee maximum shift
Rail Lines/Utility Corridors	None
Temporary Uses	None
Wireless Communication Facilities	One

1 DU=Dwelling Unit

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

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

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

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

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

New Chapter 20.955

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](#) and R-17 zoning district standards of [VMC 20.410](#) 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 single-family cottage shall not exceed 1,600 square feet in total floor area, and each duplex cottage 3,000 square feet. Floor areas of attached or detached garages and outbuildings shall count towards these size limits, with the exception of the first 200 hundred square feet of garage or outbuilding per single family cottage, or 400 square feet per duplex.
 4. Building heights may not exceed 25 feet within 50 feet of the project site perimeter, and 30 feet elsewhere in the site. Roofs higher than 18 feet shall be pitched at a ratio of at least 6:12.
 5. Covered porches shall be at least 60 s.f., with no dimension less than 5 feet

6. 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 located within 25 feet of a common courtyard, and shall have covered porches and main entries which face the common courtyard.
2. The Planning Official may at their discretion grant exceptions for as needed to allow cottages abutting a public street at the site perimeter to face the street, and as needed in cases of very narrow or unusually configured project parcels may reduce the required percentage of lots located within 25 feet of the common courtyard to 50%.

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 units within the associated cluster.
2. The common courtyard must be generally square or round, and no narrower than 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 or solid waste storage 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.

G. Maintenance of Common Areas. The development application shall include a plan for ongoing maintenance of shared or common areas, including a mechanism for ensuring that the maintenance plan will be implemented.

H. Solid Waste Provisions. The development application shall include a plan for access for solid waste and recycling collection service, indicating common or individual unit collection points with demonstrated access and turning space for solid waste vehicles

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 as a Type II review subject to [VMC 20.270](#), Site Plan Review, where common ownership of lots is proposed.

{Comment. The following definitions should be added to VMC 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.}

Chapter 20.925

LANDSCAPING

{Recommendations for setback standards for new apartments abutting existing single family homes are underlined and highlighted in yellow}

Sections:

- 20.925.010 Purpose.
- 20.925.020 Applicability.
- 20.925.030 General Provisions.
- 20.925.040 Protection of Existing Vegetation.
- 20.925.050 Installation Requirements.
- 20.925.060 Street Trees.
- 20.925.070 Buffering, Screening and Open Storage.
- 20.925.080 Interior Parking Areas.
- 20.925.090 Re-vegetation.
- 20.925.100 Water Conservation Standards.
- 20.925.110 Landscape Plan Requirements.
- 20.925.115 Certificate of Landscaping Installation.

20.925.010 Purpose.

A. *Purpose.* The intent of this Chapter is to ensure that all new or substantially remodeled buildings, accessory uses and parking lots are provided with landscaping to ameliorate air and noise pollution; to afford protection from wind and inclement weather protection; and to regulate open storage to protect and enhance property values and make the City a more aesthetically pleasing place to live and work.

B. The City recognizes the aesthetic, ecological and economic values of landscaping to:

Establish and protect vegetation in urban areas for aesthetic, health (e.g. improved air quality, reduction in atmospheric carbon dioxide, etc.) and urban wildlife reasons;

Reduce stormwater runoff pollution, temperature, and rate and volume of flow;

Promote compatibility between land uses by reducing the visual, noise and lighting impacts of specific development on users of the site and abutting uses;

Aid in energy conservation by providing shade from the sun and shelter from the wind; and

Restore natural communities through reestablishment of native plants. (Ord. M-3643, 01/26/2004)

20.925.020 Applicability.

Applicability. The provisions of this Chapter shall apply to all development including the construction of new structures, the remodeling of existing structures where the landscaping is nonconforming, as outlined in Chapter [20.930](#) VMC, Nonconforming Situations, and to any changes of use which result in the need for increased on-site parking or loading requirements or otherwise change the access requirements.

Landscape plan. A landscape plan prepared in accordance with Section [20.925.110](#) VMC and [20.770](#) VMC shall be submitted to the Planning Official for review and approval. The plan shall be drawn to scale and shall be approved prior to land use approval.

Review procedures. Landscape plans shall be reviewed in conjunction with the associated land use application. In the event that the landscape plan is proposed as a separate action, the Planning Official shall approve, approve with conditions, or deny a plan submitted under the provisions of this Chapter by means of a Type I procedure, per Chapter [20.210](#) VMC, Decision-Making Procedures. (Ord. M-4179 § 89, 10/17/2016; Ord. M-3643, 01/26/2004)

20.925.030 General Provisions.

A. *Landscaping requirements.* Landscaping shall be provided and maintained per Table 20.925.030-1 and 20.925.030-2 of this section.

Table 20.925.030-1. Minimum Landscaping and Buffer Setback Standards

Zoning of Proposed Development (Buffer width is the setback for the commercial and industrial zoning districts)													
Required street trees and parking area landscaping do not count towards these requirements except as allowed by the street tree and parking code sections.		Lower Density Residential ³		Higher Density Residential ³		Commercial and Mixed Use ¹		Industrial ¹					
		R-2, R-4, R-6, R-9		R-18, R-22, R-30, R-35		CN, CC, CG, HX and MX only		OCI		IL A		IH	
Zoning Of Land Abutting Development Site		Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street
Lower Density Residential	R-2, R-4, R-6, R-9	None	None	L2 10-ft	L3 5-ft ⁶	L2 10-ft	L4 10-ft	L2 10-ft	L4 10-ft	L3 20-ft	L4 in 40-ft ⁵ L5 in 50-ft ⁵	L3 20-ft	L4 in 40-ft ⁵ L5 in 50-ft ⁵
Higher Density Residential	R-18, R-22, R-30, R-35	None	L3 5-ft ⁶	L1 10-ft	L1 5-ft	L2 10-ft	L4 10-ft	L2 5-ft	L2 5-ft	L3 20-ft	L4 in 40-ft ⁵ L5 in 50-ft ⁵	L3 20-ft	L4 in 40-ft ⁵ L5 in 50-ft ⁵
Commercial and Mixed Use	CN, CC, CG, MX	L1 10-ft	L3 5-ft ⁶	L2 10-ft	L3 5-ft	L2 10-ft	L1 ² 0-5 ft	L2 5-ft	L1 ² 0-5 ft	L2 10-ft	L3 5-ft	L2 10-ft	L3 10-ft
Industrial	OCI	L1 10-ft	L3 5-ft	L1 10-ft	L3 5-ft	L2 10-ft	L1 ² 0-5 ft	L2 5-ft	L1 ² 0-5 ft	L2 10-ft	L3 5-ft	L2 10-ft	L3 10-ft
	IL, A,	L1 10-ft	L3 5-ft	L2 10-ft	L3 5-ft	L2 10-ft	L2 5-ft	L2 5-ft	L1 ² 0-5 ft	L2 10-ft	L1 5-ft	L2 10-ft	L3 10-ft
	IH	L1 10-ft	L3 5-ft	L2 10-ft	L3 5-ft	L2 5-ft	L3 5-ft	L2 5-ft	L3 5-ft	L2 10-ft	L3 10-ft	L2 10-ft	L1 ² 0-5 ft
Resource	FR-80,	L1 10-ft	L3 50-ft	L2 10-ft	L3 50-ft	L2 10-ft	L2 5 ft	L2 5-ft	L3 10-ft	L2 10-ft	L1 5-ft	L2 10-ft	L3 10-ft

Zoning of Proposed Development (Buffer width is the setback for the commercial and industrial zoning districts)													
Required street trees and parking area landscaping do not count towards these requirements except as allowed by the street tree and parking code sections.		Lower Density Residential ³		Higher Density Residential ³		Commercial and Mixed Use ¹		Industrial ¹					
		R-2, R-4, R-6, R-9		R-18, R-22, R-30, R-35		CN, CC, CG, HX and MX only		OCI		IL A		IH	
Zoning Of Land Abutting Development Site		Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street
(County)	FR-40, AG-20, AG-WL, Park/WL												

- 1** Zero lot line developments shall comply with the standards and requirements of VMC [20.910.050](#).
- 2** If building is to be built on the property line there is no required buffer for that portion of the site.
- 3** Applies to multi-family site plan applications and the perimeter of land divisions not to individual single-family lot developments.
- 4** In case of conflict with yard, setback, landscape, screening, or buffer standards specified in other sections of Title [20](#), the stricter standard shall apply, except for plan districts where the district standards shall always apply even if less strict than the standards of this table.
- 5** Buffer widths abutting parking areas that are landscaped in accordance with the requirements of VMC [20.945.040\(l\)](#) can be reduced to 25 feet.

6 Where a directly abutting site not separated by a street is currently developed with a single-story residential structure, the minimum setback is 5-ft plus one (1) additional foot for each three (3) feet of proposed building height above 35 feet, up to a maximum setback of 15 feet. The additional setback for buildings above 35 feet in height applies only to the portions of those buildings above 35 feet.

Table 20.925.030-2. Landscaping and Screening Design Standards¹

Type	Name	Description	Minimum Shrubs Based on Buffer Depth	Minimum Trees	Wall or Berm or Fence Required - Standards
L1	General (for open areas)	Used where distance is primary means of separating uses or development, and landscaping enhances area between them	a. 10 ft or less = None b. Over 10 ft = 2 high or 3 low shrubs per 400 sq. ft. landscaped area	a. One tree per 30 lineal ft b. One tree per 800 sq. ft.	None
L2	Low Screen	Distance and low-level screening intended to separate uses or development. Applied where low level screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.	Continuous screen 3 ft high, 95% opaque year-round. 3+ gallon containers or equivalent with spread 18+ inches.	One tree per 30 lineal ft of landscaped area or as needed to provide a tree canopy over the landscaped area	3 ft high masonry wall or F2 fence or a berm may substitute for shrubs
L3	High Screen	Physical and visual separation between uses or development principally using screening. Used where full	Enough shrubs to form a 6-ft high buffer screen 95% opaque year-round; 5+ gallon containers or		6 ft F1 or F2 high wall or fence with or without berm may substitute for shrubs

Type	Name	Description	Minimum Shrubs Based on Buffer Depth	Minimum Trees	Wall or Berm or Fence Required – Standards
		separation is warranted by impacts of proposed development, notwithstanding loss of direct views.	equivalent with spread of 30+ inches		
L4	High Wall	Used where extensive screening of visual and noise impacts is needed to protect abutting sensitive uses and/or there is little space for separation between uses.	Four high shrubs required per 30 lineal ft of wall		6 ft F2 high wall required
L5	High Berm	Used instead of L4 where extensive screening is warranted and more space is available for separation between uses.	L2 low shrubs on top of berm so total screen height = 6 ft		4 – 6 ft high berm required. If under 6 ft high, plant L2 low shrubs on top of berm so overall screen height is 6 ft.
F1	Partially Sight-Obscuring Fence	Partial visual separation applied where a proposed use or development has little impact, or where visibility between areas is more important than a total visual screen.			6 ft high – at least 50% sight-obscuring – wood, metal, chain link with slats, bricks, masonry or other permanent materials.
F2	Fully Sight-Obscuring Fence	Full visual separation where complete			6 ft. high – 100% sight-obscuring – made of wood,

Type	Name	Description	Minimum Shrubs Based on Buffer Depth	Minimum Trees	Wall or Berm or Fence Required – Standards
		screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.			metal, bricks, masonry or other permanent materials – no chain link fences with slats or similar construction.

1 Additional Requirements:

L1, L2, L3, L4, L5 – Groundcover plants, grass lawn or approved flowers must fully cover the landscaped area not in shrubs or trees.

L2, L3 – When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

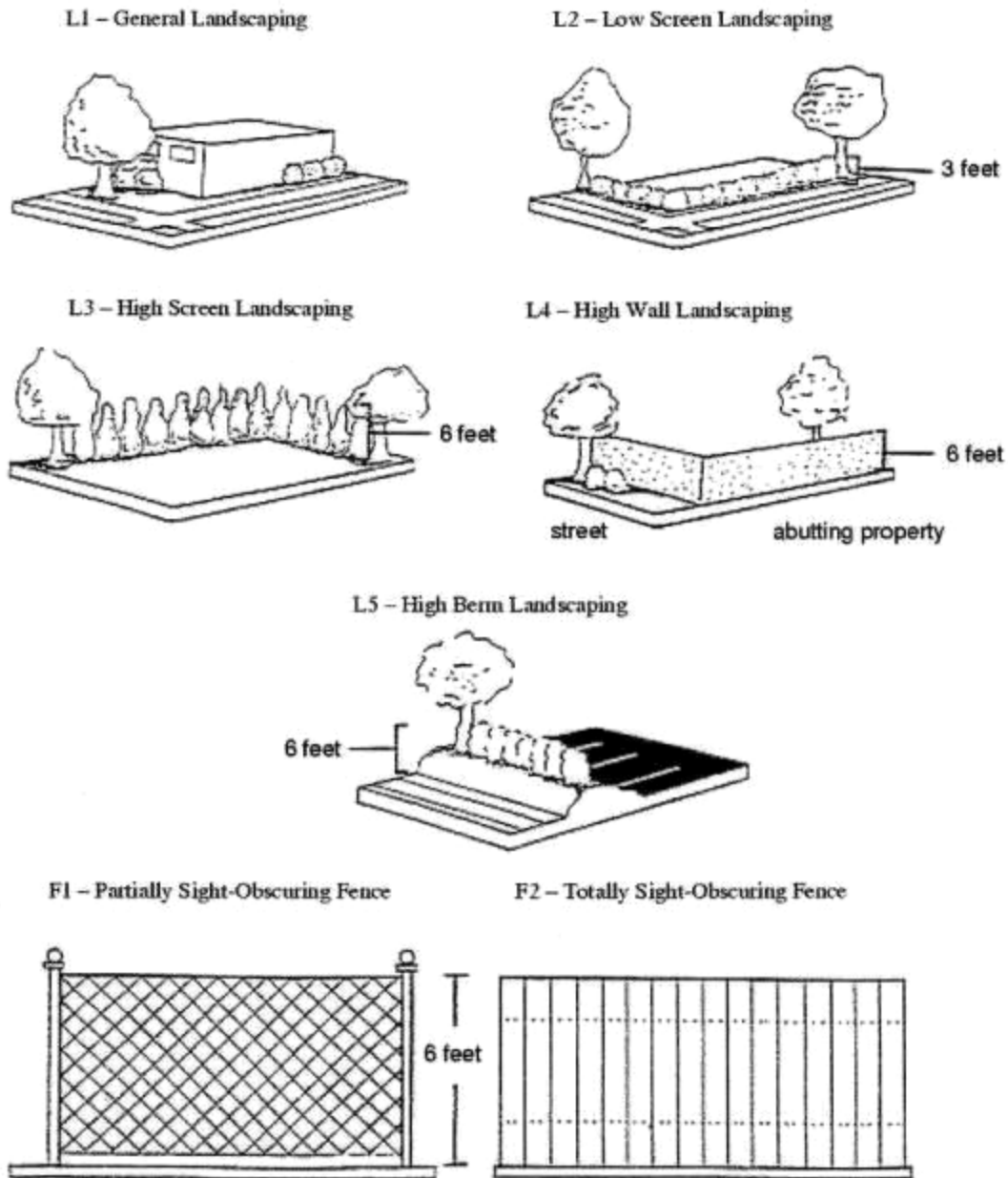
L4 – When abutting another property, the wall shall abut the property line. When abutting a street or road right-of-way, the wall shall be on the interior side of the landscaped area.

L1 – Within the commercial districts where a building is to be placed at the buffer line for a front setback, concrete or brick pavers may be used in place of the required groundcover for the length of the building for the front setback only; provided, the required trees are still supplied, the paved area is connected to the public sidewalk, and pedestrian amenities are provided such as benches or pedestrian plazas. Building need not be placed at the required buffer line to utilize this section if the area between the buffer line and the building is devoted entirely to pedestrian only areas.

L1, L2, L3, L4, L5 – Groundcover plants to be placed not more than thirty (30) inches on center and thirty (30) inches between rows. Rows of plants shall be staggered for a more effective covering. Groundcover shall be supplied in a minimum four (4) inch size container or a two and one-quarter (2 1/4) inch container or equivalent if planted eighteen (18) inches on center.

Figure 20.925.030-1.

Figure 20.925.030-1



B. *Obligation to maintain.* Unless otherwise provided by the lease agreement, the owner, tenant and his agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping and screening, which shall be maintained in good condition so as to present a healthy, neat and orderly appearance, shall be replaced or repaired as necessary, and shall be kept free from refuse and debris.

C. *Pruning required.* All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise so that:

1. It will not interfere with the maintenance or repair of any public utility;
2. It will not restrict pedestrian or vehicular access;
3. It will not constitute a traffic hazard because of reduced visibility; and
4. Trees shall be pruned to provide at least 8' of clearance above sidewalks and 13' above a local street, 15' above a collector street, and 18' above an arterial street roadway surfaces.

D. *Installation requirements.* The installation of all landscaping shall be as follows:

1. All landscaping shall be installed according to accepted planting procedures;
2. The plant materials shall be of high grade, and shall meet the quality and size standards of the American Standards for Nursery Stock (ANSI Z60, 1-1986, as updated); and
3. Landscaping shall be installed in accordance with Section [20.925.050](#) VMC.
4. All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 50' of all plant material.
5. All landscaped areas shall be provided with a 6 inch curb which could include curb cuts, wheel stops or other protective measure to allow for stormwater flow as part of LID.
6. Landscaped areas shall have a minimum length or width dimension of 5 feet in order to count toward the minimum required landscaped area..

E. *Certificate of Occupancy.* Certificates of occupancy shall not be issued unless the landscaping requirements have been met or other arrangements have been made and approved by the city such as described in Section [20.909.020\(B\)](#) VMC.

F. *Care of landscaping along public rights-of-way.* Appropriate methods for the care and maintenance of street trees and landscaping materials shall be provided by the owner of the property abutting the rights-of-way, unless otherwise required for emergency conditions and the safety of the general public.

G. *Conditions of approval of existing vegetation.* The review procedures and standards for required landscaping and screening shall be specified in the conditions of approval during development review and in no instance shall be less than that required for site development.

H. *Height restrictions abutting public rights-of-way.* No trees, shrubs or plantings more than 18" in height shall be planted in the public right-of-way abutting roadways having no established curb and gutter.

I. *Sight visibility.* Sight visibility requirements of Chapter [20.985](#) VMC Vision Clearance shall be met. (Ord. M-4341 § 3 (Exh. B), 2021; Ord. M-4179 § 90, 2016; Ord. M-3931 § 30, 2009; Ord. M-3840 § 43, 2007; Ord. M-3701 § 31, 2005; Ord. M-3643, 2004)

20.925.040 Protection of Existing Vegetation.

Protection of existing vegetation. Existing vegetation on a site shall be protected as much as possible, and the protection of existing vegetation during development activities shall whenever possible, include open field or non-treed areas. Chapter [20.770](#) Tree, Vegetation, and Soil Conservation Ordinance contains additional standards for protection and retention of trees, vegetation, and soil.

Methods of protection. The developer shall provide methods for the protection of existing vegetation to be retained, such as protective fencing to remain during the construction process.

Remaining plants and undisturbed areas. Plants to be saved and areas not to be disturbed shall be noted on the landscape plans. The plan shall locate fencing used to protect vegetation and soils from damage during construction. (Ord. M-4179 § 91, 10/17/2016; Ord. M-3643, 01/26/2004)

20.925.050 Installation Requirements.

A. *Minimum plant specifications.*

1. All required trees shall be at least 2" in caliper and shrubs at least 1 gallon.
2. Trees shall optimize tree diversity; include native species and at least 60% conifers; utilize insect and disease resistant trees unless determined by the Planning Official as not appropriate for the site conditions.
3. Trees, shrubs, perennials, perennial grasses, and groundcovers shall be located and spaced to accommodate their mature size on the site.

B. *Soils, soil conditioning and mulching.*

1. A minimum of 12" depth of non-mechanically compacted soil shall be available for water absorption and root growth in planted areas.
2. A minimum of a 4" layer of porous mulch shall be applied to all exposed soil surfaces of non-turf areas within the landscape area. Plant types that are intolerant of mulch shall be exempt from this requirement. Non-porous material, such as plastic sheeting, shall not be placed under the mulch. However, porous landscape fabric is permitted.
3. Areas that have been cleared, graded, or compacted and that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall be amended with organic matter. (Ord. M-4179 § 92, 10/17/2016- Effective 12/31/2016; Ord. M-3643, 01/26/2004)

20.925.060 Street Trees.

A. *Street trees required.* All development projects fronting on a public street or a private street approved after the adoption of this Title shall be required to plant street trees in accordance with the standards in VMC [20.925.060\(C\)](#).

B. *Street tree planting list.* Approval of any planting list shall be subject to review by the Planning Official, since certain tree species can damage utilities, streets and sidewalks.

C. *Size, and spacing and placement of street trees.* The specific spacing of street trees by size of tree shall be as follows:

1. One 2" caliper deciduous tree shall be provided for every 30' of frontage on a public or private street., provided that the Planning Official may adjust the spacing to accommodate access points or other obstructions;
2. The species selection and spacing of trees to be planted shall be such that it provides for the eventual mature size of the trees. Soil type, soil conditions and other site constraints shall be considered when selection species for planting;
3. No new utility pole location shall be established closer than 5' to any existing street tree;
4. Tree pits shall be located so as not to include utilities (e.g., water and gas meters) in the tree well;
5. On-premises utilities (e.g., water and gas meters) shall not be installed within existing tree well areas;
6. Street trees shall not be planted closer than 20' to light standards;
7. New light standards shall not be positioned closer than 20' to existing street trees except when public safety dictates, then they may be positioned no closer than 10';
8. Where there are overhead power lines, the street tree species selected shall be of a type which, at full maturity, will not interfere with the lines;
9. Trees shall not be planted closer than 2' from the face of the curb; and
10. Trees shall not be planted closer than 2' from any permanent hard surface paving or walkway:
 - a. Space between the tree and the hard surface may be covered by a nonpermanent hard surface such as bricks on sand, paved blocks and cobblestones; and
 - b. Sidewalk cuts in concrete for tree planting shall be at least 4' x 6' or 6' x 9', or larger depending on the space constraints and the mature size of the tree, to allow for air and water into the root area.

D. *Cut and fill around existing trees.* Existing trees may be used as street trees if no cutting or filling takes place within the drip-line of the tree unless an adjustment is approved by the Planning Official by means of a Type I procedure, per Chapter [20.210](#) VMC Decision-Making Procedures.

E. *Replacement of street trees.* Existing street trees removed by development projects or other construction shall be replaced by the developer with those types of trees approved by the Planning Official. The replacement trees shall be of a size and species similar to the trees that are being removed unless lesser sized alternatives are approved by the Planning Official.

F. *Granting of adjustments.* Adjustments to the street tree requirements may be granted by the Planning Official by means of a Type I procedure, as regulated in Chapter [20.210](#) VMC Decision-Making Procedures. (Ord. M-3847 § 14, 11/19/2007; Ord. M-3663 § 25, 08/02/2004; Ord. M-3643, 01/26/2004)

20.925.070 Buffering, Screening and Open Storage.

Buffering and screening of parking, solid waste containers, and open storage shall be required as follows:

A. *Parking lots.* All parking, loading and maneuvering areas including driveways and drive-through lanes shall be screened from view per the standards of [20.945.040\(l\)\(2\)](#) VMC.

B. *Screening of service facilities.* Except for one-family and two-family dwellings, any solid waste container or recycling or disposal area and ground-level service facilities such as gas meters and air conditioners which would be visible from a public street, parking area, or any residentially-zoned property shall be screened from view per the standards of [20.970](#) VMC by placement of a solid wood fence, evergreen hedge or masonry wall. All refuse materials shall be contained within the screened area.

C. *Open Storage.* Open storage, or storage not wholly within an enclosed building shall be required to meet the following requirements of Table 20.945.070-1

Table 20.925.070-1 Open Storage Standards	
District	Open Storage Requirement
R-2, R-4, R-6, R-9	Not allowed
R-18, R-22, R-30, R-35	Storage no higher than 5', screened by site-obscuring fence or evergreen hedge 6' in height
City Center District (CX)	Storage no higher than 5', screened on all sides by a site-obscuring fence or evergreen hedge 6' in height
OCI	Not allowed

Table 20.925.070-1 Open Storage Standards	
District	Open Storage Requirement
All other Commercial Districts	Same as for R-18, R-22, R-30, R-35
IL, IH	Open storage facing a street shall be screened
Open Space Districts	Not allowed except for agricultural implements

(Ord. M-3643, 01/26/2004)

20.925.080 Interior Parking Areas.

New developments and redevelopments shall provide interior parking lot landscaping per the standards of [20.945.040\(I\)\(3\)](#). (Ord. M-3643, 01/26/2004)

20.925.090 Re-vegetation.

When revegetation is required. Where natural vegetation has been removed through grading in areas not affected by the landscaping requirements and that are not to be occupied by structures, such areas are to be replanted as set forth in this Section to prevent erosion after construction activities are completed.

Preparation for re-vegetation. Topsoil removed from the surface in preparation for grading and construction is to be stored on or near the sites and protected from erosion while grading operations are underway.

1. Such storage may not be located where it would cause suffocation of root systems of trees intended to be preserved; and
2. After completion of such grading, the topsoil is to be restored to exposed cut and fill embankments or building pads and amended with compost to provide a suitable base for seeding and planting.

Methods of revegetation

1. Acceptable methods of re-vegetation include replanting with native trees, shrubs, and groundcover and hydro-mulching or the planting of rye grass, barley, or other seed with equivalent germination rates;

- a. The use of native trees, shrubs and groundcovers plant materials is encourages to reduce irrigation and maintenance demands;
- b. The use of lawn and turf should be minimal. Where lawn or turf grass is to be established, lawn grass seed or other appropriate landscape cover is to be sown at not less than 4 pounds to each 1,000 sq. ft. of land area;
- c. Other revegetation methods offering equivalent protection may be approved by the approval authority;
- d. Plant materials are to be watered at intervals sufficient to ensure survival and growth; and
- e. Employ other erosion control techniques as required in Chapter [14.24](#) VMC Erosion Control. (Ord. M-4179 § 93, 10/17/2016; Ord. M-3643, 01/26/2004)

20.925.100 Water Conservation Standards.

A. *Water conservation standards.*

1. *Applicability.* In order to ensure efficient water use in landscaped areas, the following standards shall be applied to all landscaping associated with office, commercial, industrial, institutional, parks and greenways, multiple family residential projects, and commonly-owned and/or maintained areas of single family residential projects.
2. *Exemptions.* These standards do not apply to landscaping in private areas of single-family projects. Parks, playgrounds, sports fields, golf courses, schools, and cemeteries are exempt from specified turf area limitations where a functional need for turf is established. All other requirements are applicable.
3. Plant selection and use limitation.
 - a. Minimize the amount of irrigated turf.
 - b. Turf, high-water-use plantings (e.g. annuals, container plants) and water features (e.g. fountains, pools) shall be considered high-water-uses and shall be limited to not more than 40% of the projects landscaped area if nondrought resistant grass is used, and no more than 50% of the landscaped area if drought resistant grass is used.
 - c. Plants selected in all areas not identified for turf or high-water-use plantings shall include native vegetation or be well suited to the climate, soils, and topographic conditions of the site, and shall be low water use plants once established.
 - d. Plants having similar water use shall be grouped together in distinct hydrozones and shall be irrigated with separate irrigation circuits.
 - e. No turf or high-water-use plants shall be allowed on slopes.Slopes shall be revegetated with native trees, shrubs, and groundcover.

f. No turf or high-water-use plants shall be allowed in areas 8' wide or less except public right-of-way planter strips.

g. No turf shall be installed with Tree, Vegetation, and Soil Protection Areas VMC [20.770](#).

B. *Water efficient landscape (xeriscape) standards.*

1. As an alternative to traditional landscaping, the City encourages the use of xeriscape practices, which minimize the need for watering or irrigation. Xeriscape principles can be summarized as follows:

- a. Using plants with low moisture requirements;
- b. Selecting plants for specific site microclimates that vary according to slope, aspect, soil, and exposure to sun and moisture;
- c. Using native, noninvasive, adapted plant species;
- d. Minimizing the amount of irrigated turf;
- e. Planting and designing slopes to minimize storm water runoff;
- f. Use of separate irrigation zones adjusted to plant water requirements and use of drip or trickle irrigation systems.
- g. Using mulch in planted areas to control weeds, cool the soil and reduce evaporation; and
- h. Emphasizing soil improvement, such as deep tilling, adding organic matter and other amendments based on soil tests.

2. *Appropriate plant species.* Trees and plants used in xeriscape plantings pursuant to this Section shall:

- a. Appropriate for the ecological setting in which they are to be planted;
- b. Have noninvasive growth habits;
- c. Encourage low maintenance and sustainable landscape design
- d. Be commercially available;
- e. Shall not be plant material that was collected in the wild; and
- f. Be consistent with the purpose and intent of this Section.

3. *Native vegetation.* Within xeriscape areas, a minimum of 50% native plants shall be used.

4. *Prohibited species.* The City shall maintain a list of prohibited species, which are invasive or noxious. Where such species already exist, their removal shall be a condition of development approval.

5. Additional planting standards

a. For xeriscape areas, soil samples shall be analyzed to determine what soil conditioning or soil amendments should be used at the time of planting. Soil conditioning measures shall be adequate for the plant species selected.

b. Trees, shrubs, perennials, perennial grasses and groundcovers shall be located and spaced to accommodate their mature size on the site.

6. *Plant replacement.* The developer shall maintain xeriscape plantings for a two-year period from the date of planting. Within the two-year period, the developer shall replace or otherwise guarantee any failed plantings:

a. Dead or dying trees or shrubs shall be replaced; and

b. Plantings of perennials, perennial grasses or groundcovers shall be replanted to maintain a maximum 20% mortality rate from the date of planting.

C. *Stormwater.* Applicants are encouraged to incorporate landscaping into the on-site stormwater treatment system to the greatest extent practicable. (Ord. M-4179 § 94, 10/17/2016; Ord. M-3643, 01/26/2004)

20.925.110 Landscape Plan Requirements.

A. *General.* Any development, except individual lots for single family or duplex structures, requiring landscape installation shall require the submission of a landscape development plan. The landscape development plan shall become part of the Site Plan required elsewhere in this Title for the purposes of review, approval, and compliance for any land use development permit, building permit and / or certificate of occupancy.

B. *Information Required.* Landscape plans shall contain the following information:

1. North arrow, scale, date, title, and name of owner;

2. Accurate site plan (at a scale of 1" = 20' or larger, or as appropriate for the scale of development) showing the location of property lines and their dimensions;

3. Existing and proposed water courses, drainage features, streets, sidewalks, utility lines and easements, and other public or semi-public improvements within or adjacent to the site;

4. Delineation of existing residential structures, if any, on adjacent properties;

5. All existing plant material to be removed or retained and delineation and specification of protection methods for plant materials to be retained;

6. Existing and proposed elevations at sufficient locations of the site to show drainage patterns;

7. Contour lines when the slope exceeds 6%;

8. Existing and proposed buildings and other structures, paved areas, curbs, walks, light standards, signs, fences and screen walls, and other permanent features to be added and/or retained on the site;
9. Calculation of total site area, setback areas, required buffer areas, paved vehicular use areas, required proportional landscape areas, and required plant quantities and types;
10. Location, type, and quantity of any soil amendments;
11. The location, approximate mature size, and type of all plant materials graphically depicted on the plan;
12. Complete description of plant materials shown on the plan, including common and botanical names, quantities, spacing, container or caliper size at installation, and mature height and spread;
13. Irrigation plans showing location and type of all outlets (spray, bubbler, drip, etc.); location and size of water meter or other connection; location, type, and installation details of backflow prevention device; and delineation of each watering zone or circuit; and
14. Landscape areas where xeriscape principles are to be applied shall be clearly delineated in the plan submittal; and native and nonnative species plants should be clearly distinguished. (Ord. M-3643, 01/26/2004)

20.925.115 Certificate of Landscaping Installation.

A certificate from a licensed landscape architect shall be provided verifying that landscaping indicated on the final landscape plan has been installed. (Ord. M-4187, Added, 12/05/2016, Sec 4)

New Chapter 9.55

Micro Housing Units

20.955.010 Purpose

These standards are intended to allow smaller unit size apartments with shared kitchen and/or bathroom facilities in multifamily zoning districts.

20.955.020 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, R-50 or as part of a mixed-use development in the CC, CG and CH zones

20.955.030 Required Provisions

- 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. 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.
- C. Unit Size. Units shall be between 120 and 400 square feet in size.
- D. Bathrooms. 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.
- E. Parking. Micro housing units require 1 parking space per 2 dwelling units.

{ Comment. The following definitions should be added to VMC Code Section 20.150 Use Definitions:

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. }

Chapter 20.810

ACCESSORY DWELLING UNITS

{Recommended changes to ADU allowances for conversion or replacement of existing garages located within rear or sideyard setbacks are underline and highlighted in yellow}

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)

20.810.040 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)

20.810.050 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)

20.810.060 Conversion of Existing Accessory Structures.

A. *Conversion of an existing structure.* An existing garage structure or other outbuilding 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, **and complies with 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. Conversion of existing garages located in non-conforming setbacks. Garages constructed before January 1, 2021 that are legally nonconforming as to side or rear yard setback may be eligible to be converted or replaced at their current location, provided that:

1. All applicable ADU, building, and other standards are met

2. Conversion or replacement structure or portion of the structure located within the setback does not exceed 18 feet in height. Conversions or replacements of garages 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)

ATTACHMENT B: EMAIL COMMENTS RECEIVED OR AFTER MARCH 8, 2022, COMMISSION WORKSHOP.

(Prior email comments available [here](#), beginning on page 77)

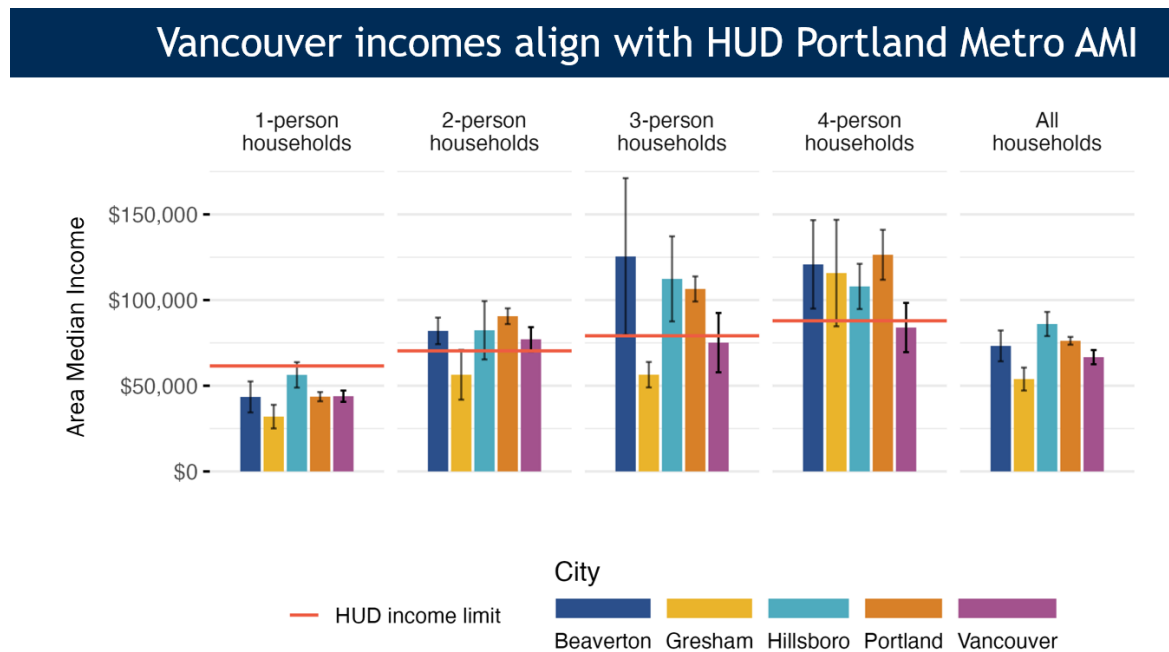
From: Snodgrass, Bryan
Sent: Friday, March 25, 2022 4:53 PM
To: Glen Yung <incrediblehistorichomes@gmail.com>
Subject: Questions

Glen

In follow up, attached is a link to a recent table summarizing local AMI levels taken from the City website. The City of Vancouver, as part of the region, reported an overall AMI of \$96,900. For a two person household, the 80% AMI level is \$61,900. This works out to \$5158 income per month, of which no more than 30 % or \$1,547 per monthly including utilities could be devoted monthly rent to be considered affordable at that level. This would be around \$1,463 per month not including utilities.

[FY 2009 Income Limits Summary \(cityofvancouver.us\)](http://cityofvancouver.us)

Below is table comparing Vancouver’s AMI with the region. I took it from a presentation on overall housing economics that the consulting firm ECO NW is providing the City Council at a workshop this coming Monday.



Regarding the ADU safety issue, the allowance for conversion of historic garages to ADUs wouldn’t allow for placement of new converted structures in the setback any closer to the alley than the existing garages that are already there, and City transportation staff indicated that the speeds and volumes of alley traffic are very limited.

Let me know if you have further questions. BRS

From: Glen Yung <incrediblehistorichomes@gmail.com>
Sent: Thursday, March 24, 2022 9:37 AM
To: Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>
Subject: Re: Questions

Thank you for responding. I can't emphasise enough the safety element around the sight clearance area. Also, please do find out what 80% AMI means. If it is near or above market rate, correct me if I am wrong, but since there would theoretically be no real sacrifice asked of the developer it would be the same as a blanket rezone of the density bonus.

Thank you,
Glen

On Wed, Mar 23, 2022 at 10:17 AM Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us> wrote:

Glen, see preliminary answers below. There are a couple of items I will need to check further. BRS

From: Glen Yung <incrediblehistorichomes@gmail.com>
Sent: Monday, March 21, 2022 8:26 PM
To: Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>
Subject: Questions

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bryan,

I have a few questions generated by your report to the Council this evening:

During the conversation about allowing for density bonuses for religious organizations...

- I missed a tiny bit of your comments on the AMI subject. Did you mention that the figure used to calculate 80% AMI which will be required has dropped significantly? If so, do you know how much and why it was reduced? Last I heard it was at approximately \$94,000.00/yr. From my understanding, 80% AMI at (\$94,000.00/yr) results in a very weak requirement of \$2,200.00 per month monthly rent. How close is this to reflecting any actual affordability when compared to Vancouver's median income? The statute gives us no choice but to provide some form of density bonus for 80% AMI or lower. I understand the difference between AMI calculated just for Vancouver and the regional AMI is less than previous. I will try to get some numbers.

- When the expansion to organizations other than religious organizations is considered, will there be a requirement that these organizations, at a minimum, are non-profit organizations? Not as currently envisioned. The emphasis of the code change is to produce more affordable housing, so if a for-profit entity is able to meet the thresholds it would be eligible.

-When these two issues are combined, are we ensuring that we do not see normal businesses take advantage of this and be allowed to qualify for the density bonus with their only restriction being that they are required to offer rates that are actually higher than our current market rate? (\$2,200.00+ per month) Normal businesses could be eligible, but by definition 80% AMI is slightly less than market

On the issue of allowing non-conforming garages to be converted/re-built as ADUs in their existing non-conforming conditions...

-I have mentioned a couple of times the danger that currently exists in the downtown area where one of the frequently occurring non-conforming conditions leading to significant safety concerns is the lack of code required sight clearance areas as vehicles are exiting the alleys. I will check further with transportation staff but thus far there have not been significant concerns, as the allowance for conversion of historic garages with non-conforming setbacks would not allow the converted structure to be any closer to the property line. Have you considered NOT giving approval for this particular non-conforming condition? If not, will any significant mitigation be required? (Alarms, mirrors, etc.) If this is not currently being considered, I highly urge you to do so. I would be happy to meet you at a location that can clearly demonstrate the gravity of this situation if you aren't aware of its significance.

-Is the mentioned height maximum of 15' to the midline of the roof or the tallest point at the peak of the building? Midline of roof

Thank you for taking the time to respond to my questions!

Glen Yung



City of Vancouver
Planning Commission
415 W 6th Street
Vancouver, WA 98660

March 7, 2022

RE: Housing Code Updates

As a local residential real estate developer focused on providing new missing middle homes to our community – Ginn Group commends the City’s initiative to address the housing shortage with revisions to the zoning code. We are encouraged by the City’s proposed updates to allow for a broader range of product types and wider range of densities, specifically creating more opportunities for missing middle housing. In general, we want to express our support for the City’s proposed draft code updates and incentives. City Staff has directly reached out to us for our feedback as well as others within our local building community and we appreciate those efforts. A few comments that we shared with city staff and would like to reiterate are as follows:

R-17 Low Density Residential District Standards

- **VMC 20.140.040, -050, Tables 20.410.040-1 and 20.410.050-1**
 - **Proposed Minimum Lot Size: 2,000 SF; Proposed Maximum Lot Coverage: 65%**

We recommend a minimum lot size of 1,800 - 2,000 SF to allow for smaller detached and, particularly, attached product types. Similarly, we recommend increasing the allowed lot coverage to 65-70% to have the flexibility to build a functionally and thoughtfully designed two-story, small, single-family home. Center units on narrow-lot attached multiplexes are typically pretty small.

- **Proposed Lot Width: 25'**

We recommend a minimum lot width of 18' – 20' as opposed to 25' since 20'-wide attached products wouldn't require a full 25'. It also provides flexibility to provide a 16'-18' wide, 2- or 3-story, detached product, requiring less than a 25'-wide lot.

R-50 High Density Residential District Standards

- **VMC: 20.420.020E. 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.**

We recommend removing the requirement for a minimum lot size of 800 square feet per unit and not placing a minimum square footage per unit. The provision as written is potentially very





limiting to vertical, multi-story development, preventing the ability to achieve higher densities. Footnote 1 appears to only require 800 square feet per unit as long as the required residential density is met on an overall project basis, but that provision could still be restrictive to achieving maximum density on a site.

Cottage Clusters

- **VMC 20.930A.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.

Recommend allowing more than a maximum of two cottage clusters in a cottage cluster development. As it reads, the provision seems limiting to small 24-unit cottage communities.

- **VMC 20.930A.3.** Each single-family cottage shall not exceed 1,600 square feet in total floor area, and each duplex cottage 3,000 square feet. Floor areas of attached or detached garages and outbuildings shall count towards these size limits, with the exception of the first 200 hundred square feet of garage or outbuilding per single family cottage, or 400 square feet per duplex.

Recommend increasing the amount that can be exempted to 400 square feet to allow for a two-car garage – the distinction is really between conditioned and unconditioned space (i.e., up to 400 square feet of unconditioned space should be exempt).

- **VMC 20.930B Cottage Orientation.** Cottage must be clustered around a common courtyard and must meet the following standards.
- **VMC 20.930B.1.** At least 75% of the cottage units shall be located within 25 feet of a common courtyard, and shall have covered porches and main entries which face the common courtyard.
2. The Planning Official may grant exceptions for as needed to allow cottages abutting a public street at the site perimeter to face the street.

We appreciate the flexibility allowed in these provisions and recommend considering some additional flexibility, especially for constrained sites (critical areas, topography, site dimensions), where the homes could be oriented toward a natural feature that also provides a common open space for a cottage cluster community, rather than a typical courtyard. Similarly, on narrow sites, it may not be feasible to orient cottages towards a shared courtyard, instead, it may be more beneficial to the residents to provide a common open space on a portion of the site that is connected by a pedestrian pathway to each home. Depending on a site's existing features and shape, it may not be feasible to create a layout where cottages are oriented toward a typical courtyard, but meaningful common open space can still be provided. Even where feasible, our practical experience with cottage subdivisions in urban Clark County is that common open space that meets the technical requirements of the cottage code doesn't always result in quality spaces that serve a central function and give unique identity to a cottage subdivision.





Aging in Place Building Incentives

We are enthusiastic about the potential development incentives for aging in place products. We recommend considering a density bonus as an incentive and some flexibility in the development standards to allow for an increase in density and a mix of product types.

Again, we support the strategic changes that the City is making through proposed code updates and incentives that will allow more opportunities to deliver missing middle homes in our community.

Sincerely,

DocuSigned by:
Patrick Ginn
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Patrick Ginn, CEO
Ginn Group, LLC