PLANNING COMMISSION MEETING MINUTES

Vancouver City Hall – Council Chambers – 415 W. Sixth Street
PO Box 1995 – Vancouver, Washington 98668-1995
www.cityofvancouver.us

Marjorie Ledell • Steve Schulte • Larry Blaufus • Zachary Pyle • Nena Cavel

June 14, 2022

REGULAR MEETING

Vancouver City Hall - 415 W. Sixth Street, Vancouver WA

CALL TO ORDER

The June 14, 2022, meeting of the Planning Commission was called to order at 4:30 p.m. by Chair Ledell.

WORKSHOPS

4:30 P.M. BOARDS AND COMMISSIONS INTRODUCTION TO DIVERSITY, EQUITY & INCLUSION

Alicia Sojourner, Director, Diversity, Equity & Inclusion (DEI)

Alicia Sojourner lead a discussion with the Commission intended to build a common understanding and definitions of diversity, equity, and inclusion. They lead the Commissioners in an activity and discussion to demonstrate learning and talking about unfamiliar concepts. The Commissioners discussed why the City is working to advance DEI, why DEI matters to the community, and how it applies to the Planning Commission. The Commission and staff discussed the role of government in race and equity and examples of explicit and implicit racially-biased laws in history. The Commission and staff discussed how racism shows up at many levels, including systemic, institutional, interpersonal, and internalized racism, the importance and normalization of discussing race in planning, how equity applies to city planning, and the timeline for DEI programming at the City of Vancouver.

ROLL CALL

Present: Marjorie Ledell, Zachary Pyle, Larry Blaufus, and Nena Cavel
Absent: Steve Schulte

Motion by Commissioner Blaufus, second by Commissioner Cavel, and carried unanimously to excuse the absence of Commissioner Schulte.

ADOPTION OF MINUTES

Motion by Commissioner Blaufus, second by Commissioner Cavel, and carried unanimously to adopt the April 26, 2022 minutes as written.

COMMUNICATIONS FROM STAFF

There were no communications from staff.

COMMUNITY FORUM

Meredith Herbst was present to provide comments in support of diversification of housing options, lower minimum lot and floor areas, and any reductions/removal of parking mandates (i.e. Minimum parking requirements).

WORKSHOPS

6:38 P.M. CLARK COUNTY HOUSING CODE UPDATE

Jacqui Kamp and Jenna Kay, Clark County Community Planning Department; Bryan Snodgrass, Principal Planner

Bryan Snodgrass introduced the workshop on Clark County's housing options study and action plan for the unincorporated Vancouver Urban Growth Area (VUGA). Jenna Kay presented an overview of the County housing options study and action plan, the project schedule and phases, the project advisory group and community engagement efforts. Key findings of the study included increasingly expensive housing in the VUGA, single family homes dominate but don't reflect the local needs, the supply of land for medium and high density housing limits what is built, and the increased demand for renter and owner occupied housing of all types. The housing action plan objectives address middle-income households, affordable housing for low to extremely low income households, diversity in housing types and sizes, and access to transportation corridors and transit. Jacqui Kamp presented the County Council decision and strategies for implementation. The strategies address housing options, affordable housing, programs and partnerships, and advocacy. The Council will continue to monitor the implementation of the plan and may elect to proceed with implementation of medium and long term strategies.

Commission Discussion

The Commission and staff discussed the following topics:

- Calculation of additional units that would be built if all the recommendations are implemented. County staff responded they will have a clearer picture of that when they start to write the code and determine what data is needed to monitor the strategy implementation.
- The intent regarding the State mandate to redefine "household". County Staff responded it was related to the Fair Housing Act to not define what makes a household.
- The breakdown of County land for commercial versus residential use. City Staff responded the County Buildable Land report shows for commercial land, there are 300 acres in the City and 400 acres in the County. For industrial land, the City has 1,200 acres available, and 900 acres in the VUGA.
- For development of affordable housing in commercial areas, how that affects land that is targeted for commercial development and how those projects are reviewed and approved. County Staff responded the details are still being worked out. For housing in commercial zones, it is specific to affordable housing and will likely utilize regulated affordable housing with criteria from the State Housing Finance Commission. There will be further discussions of how to implement this policy.
- What the revised open space requirements from recommendation HO-10 might look like. County staff responded for higher density units, it can be difficult to make the project feasible with parking and landscaping requirements. They are considering some changes to make those projects more feasible in those zones.

- What is the typical term for affordability expiration? County Staff responded it is typically 30 years but would need to confirm with other staff.
- Does the County have any programs like the City's Multi Family Tax Exemption (MFTE) program? County Staff responded the County is not eligible for that program.
- What are equivalent high density zones between the City and the County? County Staff responded the County has an R-43 zone, and the City's highest density is R-35. The City has recently proposed an new R-50 zone.
- The interaction of County and City policy, as applied to areas the City may annex in the future, and any recommendations to be aware of that may lead to actions for the commission in the future. City Staff responded one item to be aware of is the upcoming discussion of the City's Comprehensive Plan, which will likely have an annexation element. Continued communications between the County and the City will continue to be important for planning processes. The County is also planning a Comprehensive Plan update that will start in 2023. The Buildable Lands Committee looked at the ability to meet current growth targets and the models used to project housing needs for the future.
- Has there been discussion of easing of State laws regarding multi-family structure ownership? County staff responded there was a discussion of the condominium issue, and there is a strategy for the Council to address issues via changes to existing laws. SB-5024 passed to fix the issue with the defect liability law. At this point, there is not enough information on the impact of this change to see if it allows for more condominium development.
- What roles were represented on the committee and where were there points of conflict? County staff responded the advisory group consisted of those who are most impacted by high housing costs, including people experiencing homelessness, people of color, neighborhood community organizations, housing developers (private, non-profit, public, innovative building), and regulators of building projects (City and County staff). There were many priorities among this group due to the wide range of perspectives. Strategies related to parking were more controversial. Another strategy that posed a challenge related to balancing needs for affordable housing and preserving commercial land. From the public, there were livability concerns and impacts to existing neighborhoods.
- What role do updates to the manufactured housing code play in affordable housing? County staff responded there are a few strategies that address this. One short term strategy provides a resource page for those that live within manufactured home parks that have been bought and need to relocate. There is a longer term strategy to study existing manufactured housing parks to identify potential for displacement and strategies to mitigate displacement.
- Any discussion to establish partnerships to create subsidized housing? County staff responded there are strategies in the plan to look at what the County can do for subsidized housing, including an inventory of County land to consider for affordable housing. Another strategy includes an affordable housing liaison with the County to help the developer through the process.
- How to develop benchmarks that address the needs of the diverse group of stakeholders? County staff responded they encouraged continued participation from the group that participated in the study. The County will need to assess the existing quantitative data and create a public facing site to monitor progress. There is interest in the number of units built and the cost of those units.
- Addressing diversity, equity, and inclusion in the strategies. County staff responded they support those efforts and include those values in all the projects they implement. There are efforts for outreach and inclusion of diverse groups for advisory groups and provide information in multiple languages. Staff acknowledged there is more work to be done in this area.

ADJOURNMENT 7:35 PM

_____
Marjorie Ledell, Chair

To request other formats, contact Julie Nischik, Community Development Department|360-487-7813. WA Relay: 711|julie.nischik@cityofvancouver.us

Vancouver's Climate Action Plan

City of Vancouver Planning Commission

July 12, 2022

Aaron Lande, Policy & Program Manager
Rebecca Small, Senior Policy Analyst
City Manager's Office, City of Vancouver, WA

Climate Action Plan

Climate Action Plan - overview

Key Strategies

Planning Commission Focus

Climate Action Plan (CAP) Overview

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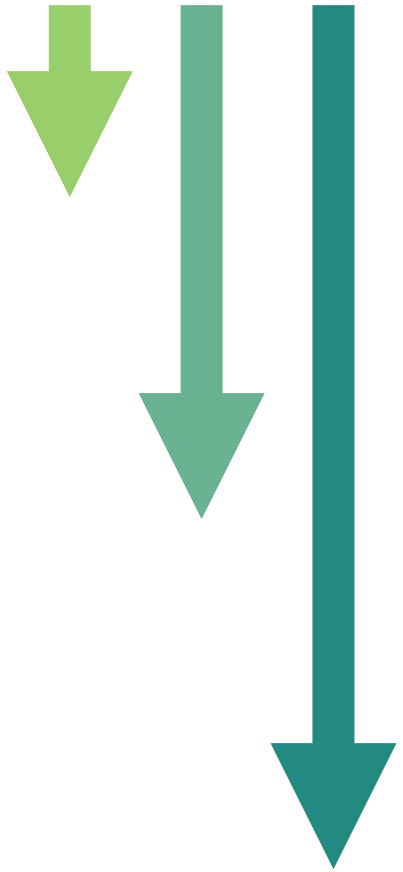
CAP Overview

City Council approved the Climate Priority Declaration on June 6th, 2022.

CAP Overview

Adopted the following Climate Action goals:



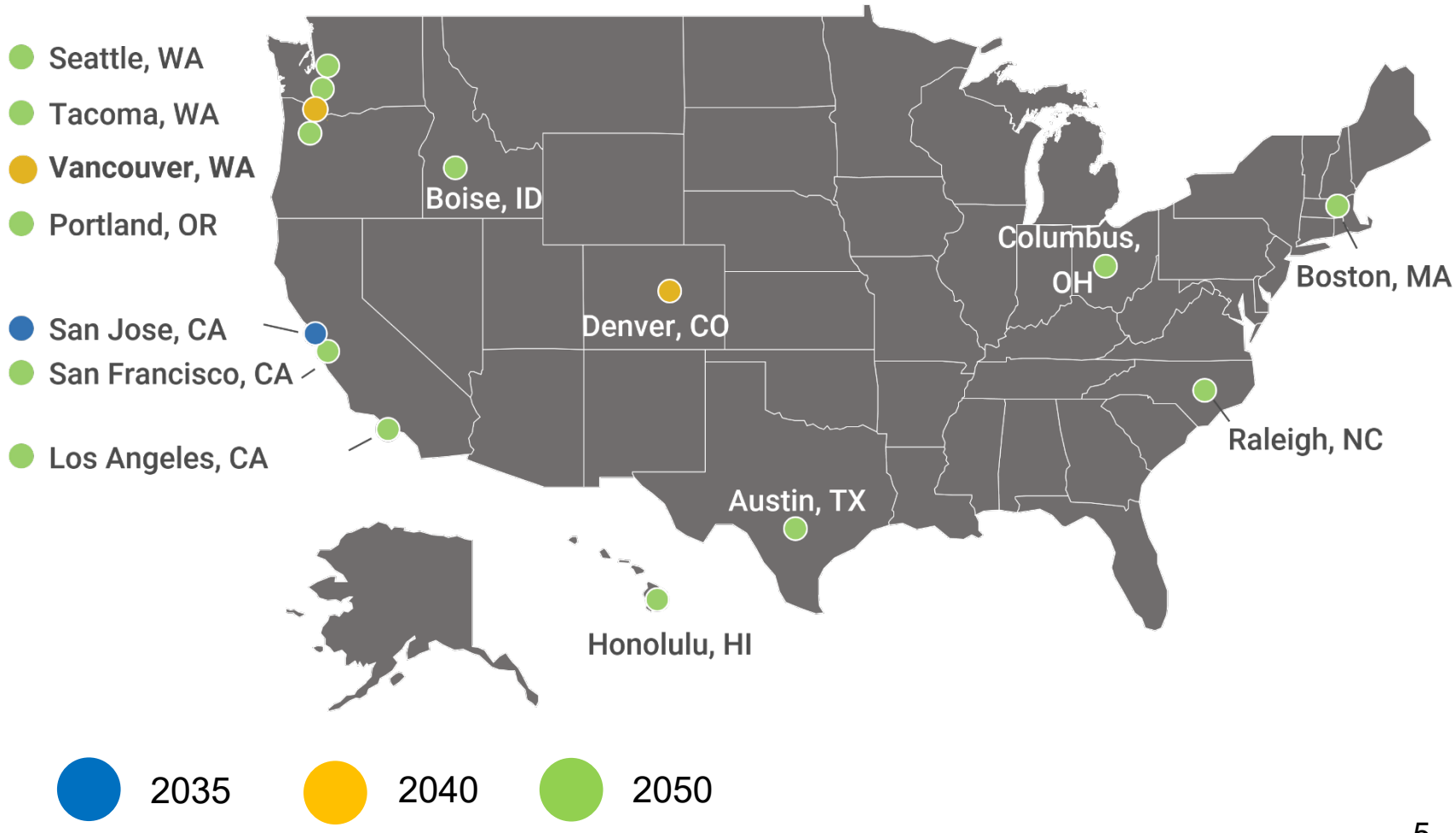
2025: 80% reduction in City GHG emissions

2030: 80% reduction in GHG emissions by the Vancouver community

2040: Carbon neutral by both municipal operations and the Vancouver community

CAP Overview

Establishes Vancouver as a national leader in carbon neutrality goals.



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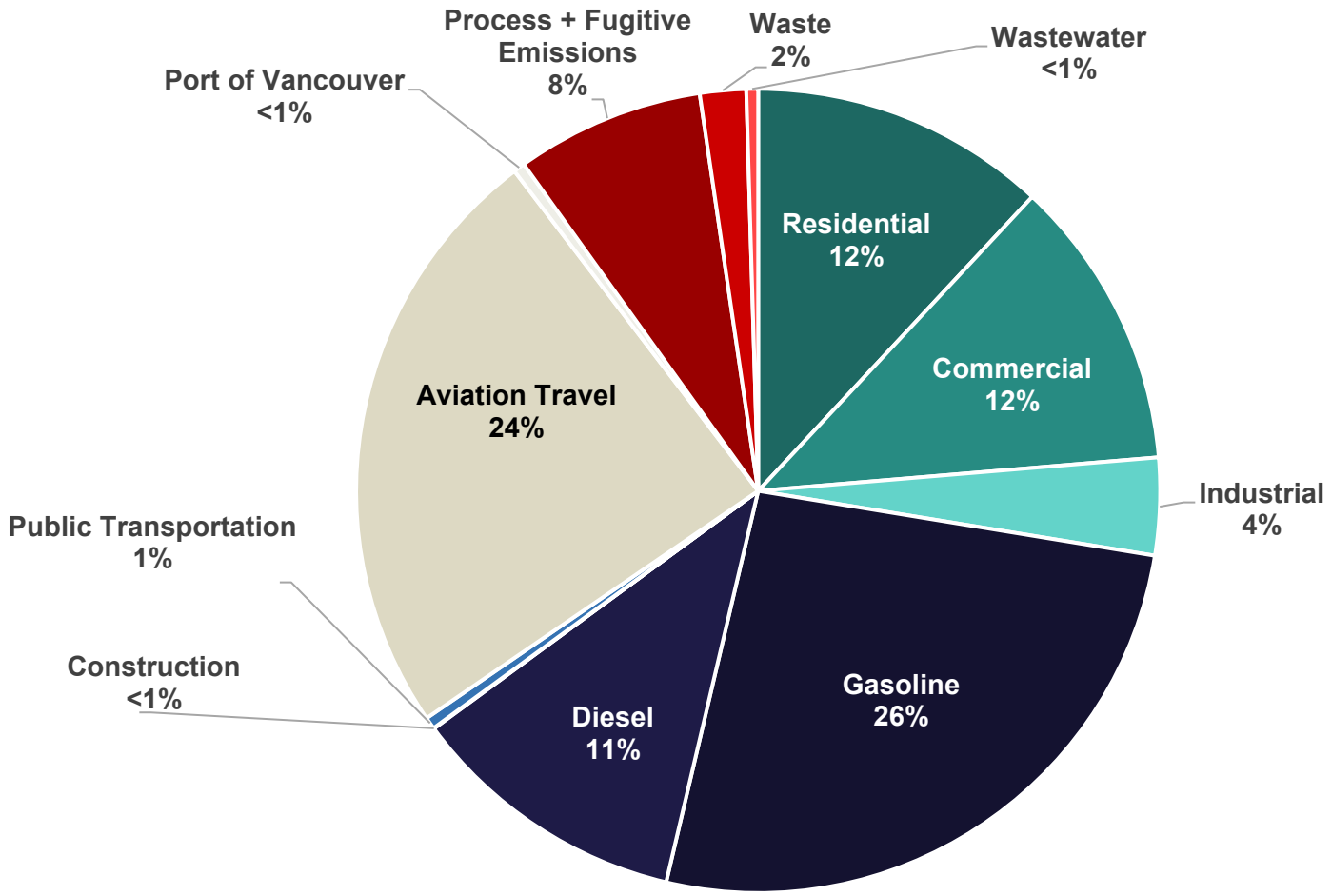
CAP Overview

2019 Community Emissions



CAP Overview

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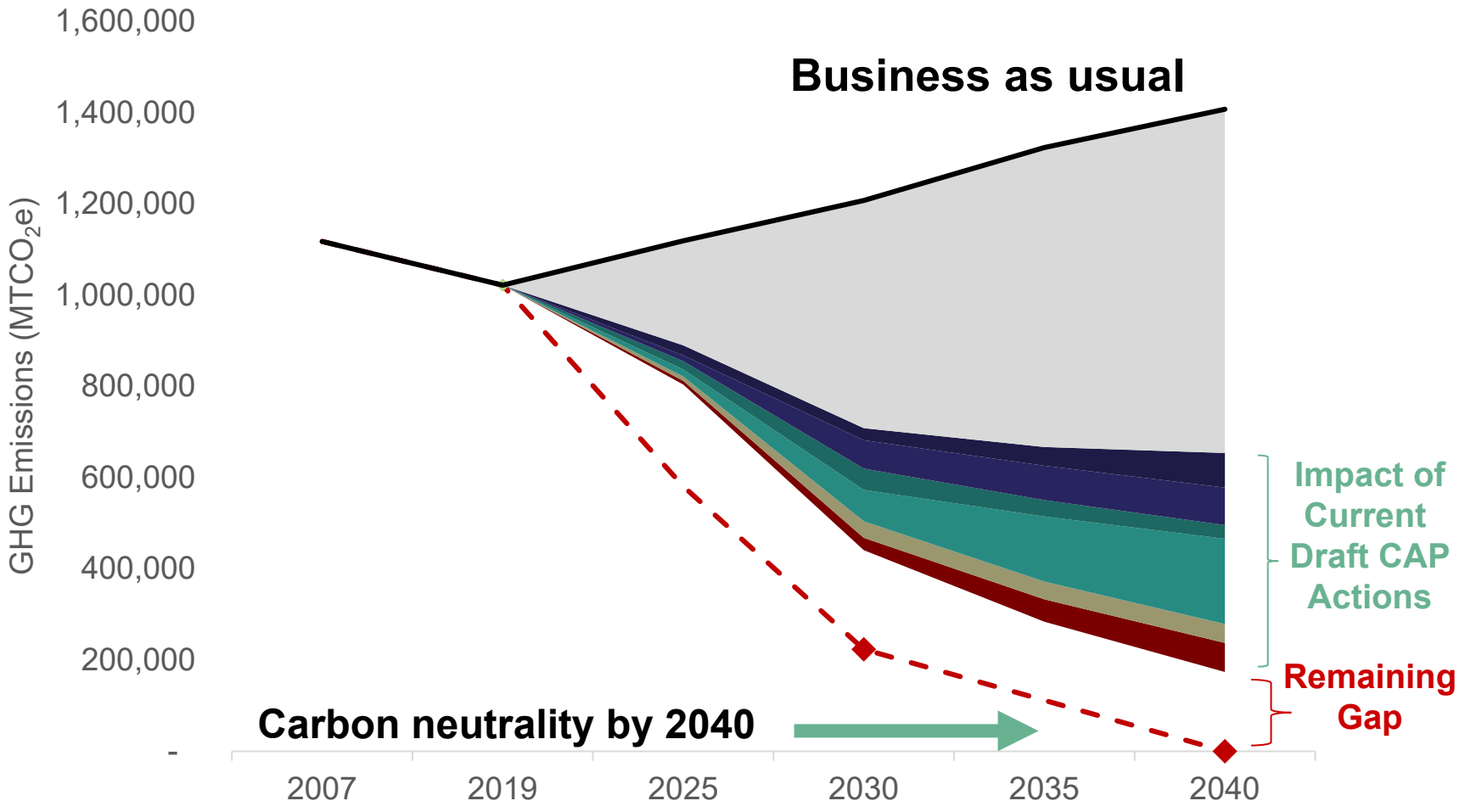
The CAP at a glance

90+ actions can help us reach **84%** of our 2040 goal.

Six Categories	
	Buildings and Energy
	Transportation and Land Use
	Natural Systems
	Solid Waste and Wastewater
	Equity and Green Economy
	Governance

CAP Overview

Total Estimated Impact



Key Strategies

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Transportation: Key Strategies

- Increase walking, biking and transit and decrease driving.
- Rapid transition to electric and low-carbon vehicles.

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Land Use

- Efficient use of land.
- Grow upward, not outward.
- Provide abundant, affordable housing in walkable 20-minute neighborhoods.

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Building and Energy: Key Strategies

- Reduce building energy demand for commercial and residential buildings.
- Transition to lowest-carbon power source available when feasible.
- Clean up existing power sources.

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Natural Systems

- Preserve, expand and enhance public greenspaces and tree canopy for carbon capture.

- Support private property owners in planting trees, gardening with natives, and using natural soil improvement practices.

Solid Waste and Wastewater

- Reduce amount of waste produced.
- Recycle or reclaim materials wherever possible.
- Produce RNG at Wastewater Treatment Facility for on-site use

Equity & the Green Economy

- Higher education and apprenticeship partnerships
- Climate adaptation - prioritize vulnerable residents

Government Operations

- Funding for climate initiatives.
- Build staff capacity for CAP implementation.

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Planning Commission Focus

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Middle Housing/ Upzoning

- Code and zoning updates to promote mixed-use developments that are dense, transit-oriented, and supports active transportation mode choices
- Incentivize housing developments based on affordability and proximity to alternative transportation corridors
- Code and zoning updates to provide abundant housing choices at a variety of affordability levels by allowing diverse housing types in all residential areas
- Prioritize middle housing in existing single-family residential neighborhoods well served by transit

Clean Building Performance Standards

WA SB 5722

- Building Performance Standards currently apply to non-residential +50K sq ft buildings.
- Expands to include 20-50K sq ft
- City could provide support and technical assistance for building owners

Green Building Policy

- Begin process 2023
- Differentiate between building types
- City could set EUI standard; developer/architects determine pathway to achieve it.

Electric heat pumps - new construction

WA State Building Code Council

- 2023 - new businesses and apartments to use electric heat pumps.
- City Green Building Policy would comply with State energy code

Transportation fueling

- Expand infrastructure for electric, CNG, propane, H2, renewable diesel
- Cleaner fuels for fleet vehicles
- Reduce barriers to station upgrades for expanded fueling options
- City green purchasing policy – prioritize clean fleet contractors

Next Steps

CAP Council Schedule

August 8	September 12
Council Workshop – walk through final Climate Action Plan	Public Hearing and Climate Action Plan Adoption

Thank You

Questions?

Aaron Lande, Policy & Program Manager
aaron.lande@cityofvancouver.us
Rebecca Small, Senior Policy Analyst
rebecca.small@cityofvancouver.us

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Cost Considerations

- Lifecyle costs vs. up-front costs
- Federal and State funding
- The “cost of doing nothing”

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Fossil Fuel Facilities
Proposed Code Changes

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July 12, 2022
Planning Commission Workshop

Chad Eiken, CDD Director
Bryan Snodgrass, Principal Planner, CDD
Lisa Grueter and Jason Hennessy, BERK Consulting

Presentation Overview

- Fossil Fuel Moratorium Background
- Council Direction and Prior PC Review
- Overview of Fossil Fuel Sector – BERK Consulting
- Proposed Changes to VMC 20 VMC, Land Use and Development Code
- Proposed Next Steps
- Discussion

Fossil Fuel Facility Moratorium Background

- Enacted June 2020, most recently extended on June 6, 2022; set to expire November 6, 2022, unless extended
- Moratorium applies to new or expanded large-scale fossil fuel facilities engaged in:
  - Distribution, extraction, refinement, processing, transshipment and bulk storage (over 2 million gallons) of fossil fuels used for energy production
  - Includes coal, petroleum, natural gases (methane, propane, butane, etc.)
  - Does not apply to storage or use of petroleum for commercial sales or industrial processes (e.g. fertilizer or plastics manufacturing, asphalt plants, etc.), or maintenance or repair of existing facilities

Prior Council Direction

In order to promote public safety and environmental protection and implement climate-friendly policies, amend Title 20 VMC to:

- Prohibit new large-scale fossil fuel facilities in all zoning districts
- Provide definitions for regulated fossil fuels and large-scale facilities consistent with moratorium
- Consider whether expansion of existing large-scale fossil fuel facilities should be allowed and, if so, what standards should apply
- Desire for regulations to be as simple as possible

Prior Planning Commission Review

Planning Commission workshops held on:

- May 25, 2021
- July 27, 2021
- March 8, 2022

Introducing BERK Consulting

- BERK is an interdisciplinary consultancy integrating strategy, planning, and policy development; financial and economic analysis; and facilitation, design, and communications.
- BERK assisted Whatcom County and City of Tacoma in developing their fossil fuel use regulations
- Lisa Grueter, Principal, brings land use planning expertise including SEPA and code development
- Jason Hennessy, Senior Associate, brings expertise in financial policy analysis

BERK

Statewide Context

Oil Movement and Infrastructure in WA State

- Eastern WA has no refineries and is supplied by pipelines from Utah
- Western WA is primarily supplied by the state's five refineries or from marine tanker deliveries from other domestic and foreign sources.
- The state's refineries are supplied with crude oil by pipeline, rail, and marine vessels.
  - By marine: Alaska
  - By pipeline: Canada
  - By train: North Dakota, Wyoming, Canada
- In recent years, several proposed new oil facilities have been pursued and subsequently abandoned in Vancouver, Grays Harbor, and Anacortes in the face of public opposition.

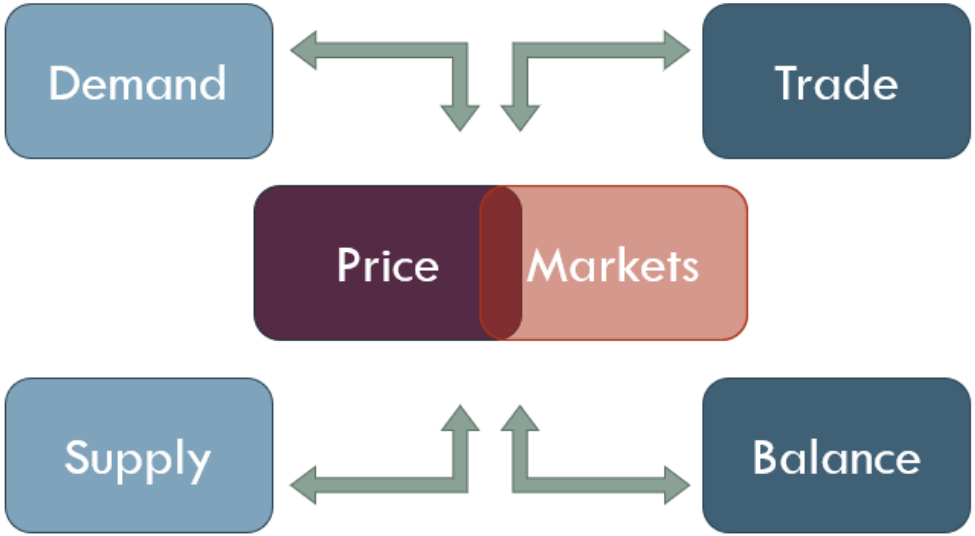
Note: The refinery located in Aberdeen is a biodiesel plant and not a petroleum refinery

Source: Department of Ecology, 2019.

Fossil Fuel Prices

Drivers

- **Demand:** Clear seasonal patterns
- **Supply:** The number of refineries has decreased in the U.S.
- **Markets:** Costs reflect both current demand and *expectations of future demand*
- **Trade:** The U.S. both imports and exports crude oil
- **Balance:** Refineries anticipate demand

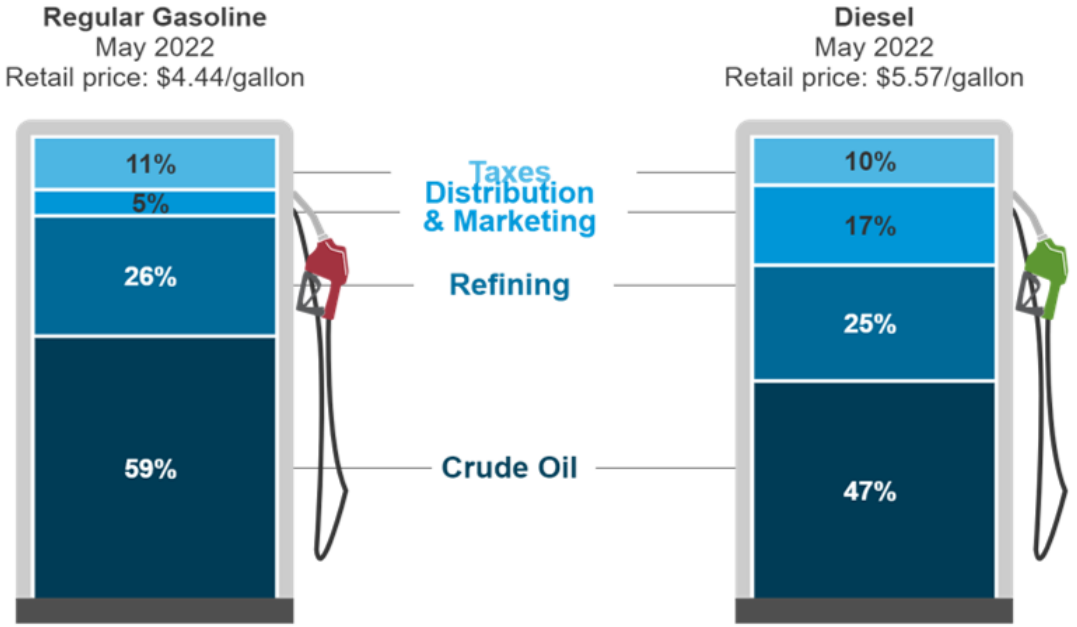


Source: BERK, 2022, Adapted from: U.S. Energy Information Administration (EIA), "What Drives Petroleum Product Prices," 2022.

Prices

What Makes Up Fuel Cost?

- Average May 2022 U.S. Costs
- Crude oil is the primary cost
- Taxes are collected at the local and Federal level
  - Washington's gas taxes are approximately 140% the U.S. average (4th highest)

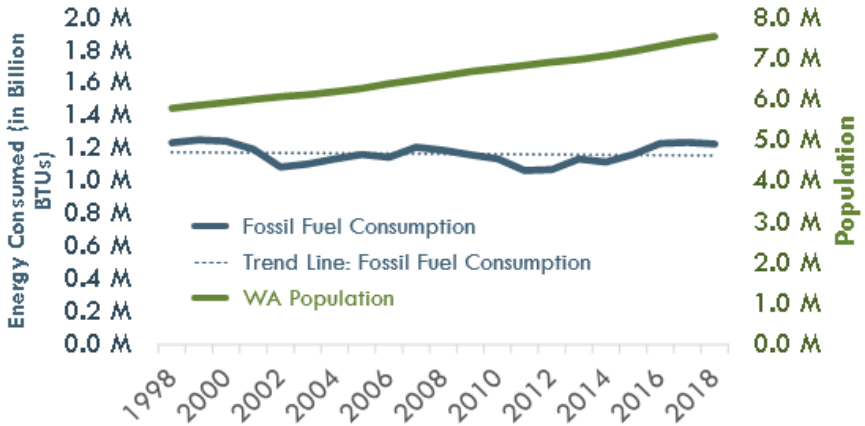


Source: U.S. Energy Information Administration (EIA), "Gasoline and Diesel Fuel Update," May 2022.

Statewide Context

Energy Use and Population Growth

- The Federal EIA projects a 6% increase in U.S. petroleum consumption from 2019-2050
- Washington State population is projected to grow by 30% over the same period
- On going per capita use decreasing over time



Expected Cost Effects of Code

- Supply could only be directly affected by additional refineries
  - Additional refineries are not expected because of overall expectations around petroleum consumption despite current high costs
- Restricting storage capacity could increase consumer fuel costs from additional transportation
- Any effects are expected to be relatively minor compared to global and national trends

Proposed Fossil Fuel Code Changes (VMC Title 20)

High Level Summary:

- New bulk fossil fuel storage and handling facilities, including oil, gas or coal storage or transshipment, would be prohibited
- Existing bulk facilities could be maintained and upgraded
- Existing facilities could be expanded slightly if converted to cleaner fuel and brought up to seismic standards, by conditional use permit
- 'Cleaner fuels' would be specifically defined
- Small fossil fuel storage and handling, intended for local markets, would be allowed by conditional use subject to new standards
- Coal and other solid fuel storage yards, and coal-fired electricity generating facilities would be prohibited

Proposed Fossil Fuel Code Changes (VMC Title 20)

Create three new land use categories:

1. “Bulk Fossil Fuel Storage and Handling Facilities” to include a range of liquid and solid petroleum products including coal, natural gases (e.g., methane, propane, and butane); would not include certain products derived from fossil fuels (e.g., plastics, fertilizer, asphalt, etc.)
2. ”Cleaner Fuel Storage and Handling Facilities”: conversion of bulk fuel facility to liquid or gaseous fuels that have low or no emissions
3. “Small Fossil Fuel Storage and Distribution Facilities” include fuel storage tanks with cumulative storage of 60,000 gallons or less, for either local distribution to customers or accessory to support an onsite commercial, industrial, etc. use

Proposed Fossil Fuel Code Changes (VMC Title 20)

Bulk Fossil Fuel Storage and Handling

- Prohibit any *new* bulk fossil fuel storage and handling facility in all zoning districts, regardless of size
- Allow for maintenance and upgrades to existing facilities
- Allow for conversion of bulk facilities to cleaner fuels and possible minor expansion of capacity as “Cleaner Fuel Storage and Handling Use”

Proposed Fossil Fuel Code Changes (VMC Title 20)

Cleaner Fuels

Define as liquid or gaseous fuels produced from renewable sources that are low or no emissions, including:

- Carbon-free fuels that generate no carbon emissions including green hydrogen
- Any credit-generating fuel under WA State Low Carbon Fuel Standard
- Any biomass renewable fuels approved by federal Environmental Protection Agency
- Alcohol fuels meeting the requirements of RCW 19.112.010(1)
- Biodiesel fuels meeting the requirements of RCW 19.112.010(1)
- E85 (high-level ethanol) motor fuel meeting the requirements of RCW 19.112.010(1)
- Alternative fuels exclusively for propulsion of motor vehicles meeting RCW 19.112.010(1)

Proposed Fossil Fuel Code Changes (VMC Title 20)

Cleaner Fuels Storage and Handling Uses

- Prohibit construction of *new* facilities in all districts
- Allow conversion only of existing bulk fossil fuel facilities to cleaner fuels in the IH Heavy Industrial District as a limited use, subject to:
  1. Documenting conversion (type of fuel, date converted)
  2. Placing requirement that converted facility may not return to bulk fossil fuel storage and handling
  3. Approval of comprehensive spill prevention and fire response plans
- Allow such converted facilities to expand by up to 15%, subject to CUP and new development standards including seismic upgrades, spill and fire plans

Proposed Fossil Fuel Code Changes (VMC Title 20)

Small Fossil Fuel Storage and Distribution Facilities

- Allow in the IH Heavy Industrial District subject to:
  - Conditional use permit
  - Compliance with building standards related to seismic stability
  - Documentation of proposed fuels
  - Comprehensive spill containment and fire response plans
- Prohibit small fossil fuel storage and distribution in all other zoning districts

Proposed Fossil Fuel Code Changes (VMC Title 20)

Add new Special Use Standards at VMC 20.895.110

- Purpose: environmental protection; minimize impacts from fire or explosion; support transition to cleaner, renewable fuels
- Apply to all three new fuel-related use classifications
- Non-capacity improvements (maintenance, structural upgrades, etc.) to existing facilities must document baseline capacity
- Small Fossil Fuel or Cleaner Fuel Storage and Distribution Facilities must document baseline capacity, comply with seismic upgrades, and obtain approval of spill prevention and fire response plans

Proposed Fossil Fuel Code Changes (VMC Title 20)

Special Use Standards at VMC 20.895.110 (Continued)

- Conversion of existing Bulk Fossil Fuel Storage and Handling Facilities to Cleaner Fuels Storage and Handling Facilities must have an approved spill prevention and fire response plan, and once converted, may not later be used to store or transship petroleum-based fossil fuels
- Expansion of such converted facilities is allowed by up to 15%, subject to the above restrictions, plus seismic upgrades to existing facilities, a greenhouse gas assessment, proof of financial assurance in case of accidents, and an annual reporting requirement

Proposed Fossil Fuel Code Changes (VMC Title 20)

Other Code "Clean-up" Amendments

- Delete solid fuel (e.g., coal) storage yards from Industrial Services land use description
- Delete reference to coal-fired electricity generation facility as an example of major utility facilities
- Delete use category "bulk crude storage" to be replaced by bulk fossil fuel storage and handling facilities

Stakeholder Outreach To-Date

- Port of Vancouver and NuStar (tenant)
- Western States Petroleum Association (WSPA)
- Tidewater
- SW Washington Beyond Fossil Fuel Task Force
- Columbia Riverkeeper
- Washington Environmental Council
- Friends of the Gorge
- Physicians for Social Responsibility
- NW Natural

Proposed Next Steps

- July 13-31: Additional Stakeholder Outreach and SEPA Determination Issuance
- August 1: City Council Workshop (scheduled)
- September 13: Planning Commission Hearing (tentative)
- October 4: City Council Public Hearing (tentative)
- November 5: Ordinance takes Effect
- November 8: Moratorium Expires

Questions and Discussion

Chad Eiken, Director of Community Development
chad.eiken@cityofvancouver.us
Bryan Snodgrass, Principal Planner
bryan.snodgrass@cityofvancouver.us

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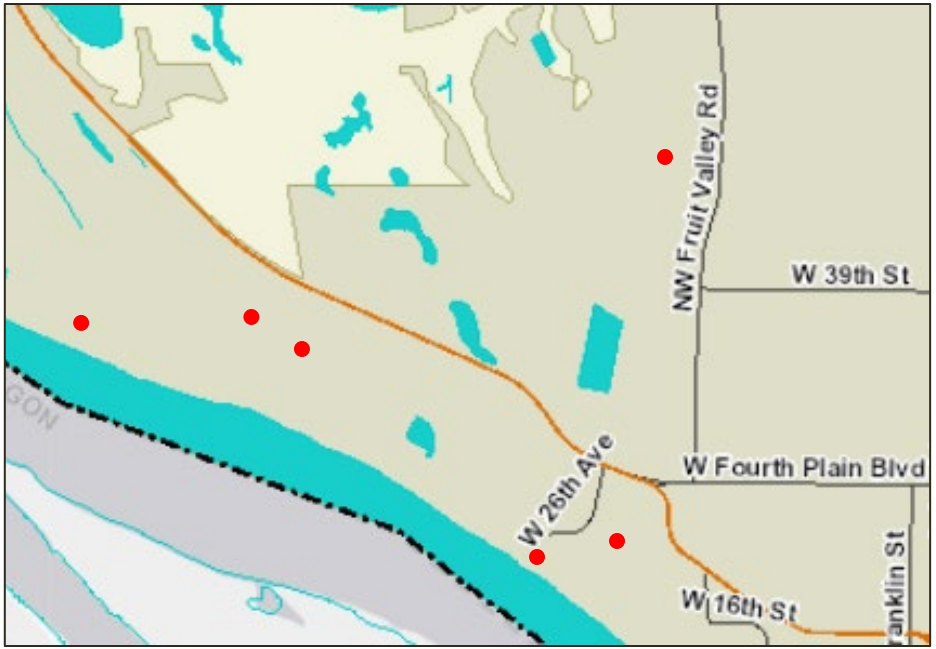
Slides Held in Reserve

Fossil Fuel Code Changes– Impacted Facilities

- 6 existing facilities identified, on lands with moderate to high liquefaction susceptibility in the event of an earthquake
- The facilities generally process, store, or transport propane, natural gas, and petroleum products



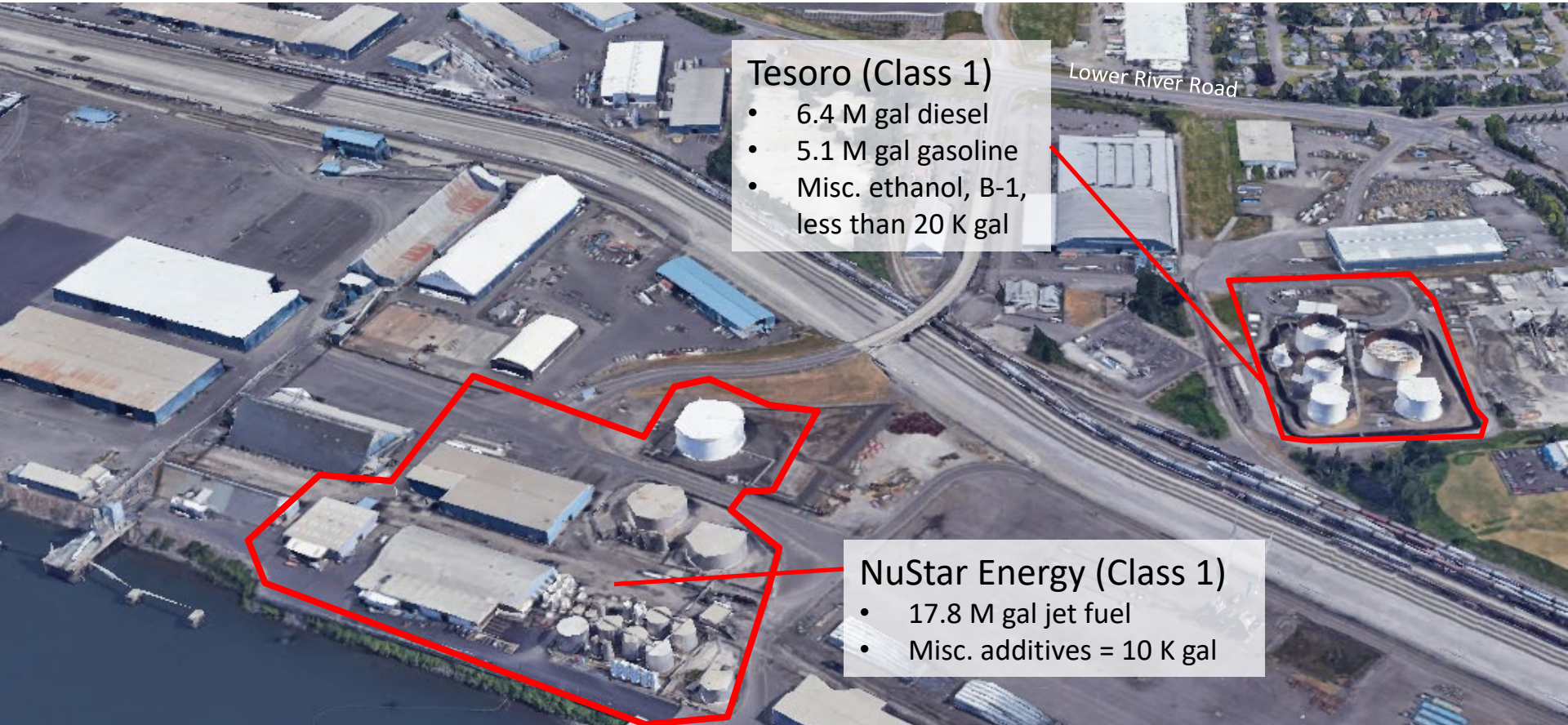
Fossil Fuel Code Changes– Impacted Facilities

Tidewater Barge Lines (Class 1)

- 1.3 M gallons tanks storing diesel fuel
- Miscellaneous fueling stations and tanks with lube oil, gasoline, diesel, and used oil totaling less than 20K gal

Fossil Fuel Code Changes– Impacted Facilities

Fossil Fuel Code Changes– Impacted Facilities



Fossil Fuel Code Changes– Impacted Facilities

Trillium CNG (also referred to as NuStar Annex)
Fruit Valley Rd.
Compressed Natural Gas Facility

Memorandum

DATE: July 5, 2022

TO: City of Vancouver Planning Commission

FROM: Chad Eiken, Director, Community Development Department
Bryan Snodgrass, Principal Planner, Community Development Department

RE: Proposed Fossil Fuel Code Standards

This memorandum provides an overview of proposed updates to zoning code standards for large scale fossil fuel facilities, which staff will present to the Commission at their July 12 workshop. The adoption of new standards will allow for the lifting of the existing moratorium on new fossil fuel facilities, which was originally enacted by the Council in June 2020 and extended most recently in June 2022, with a new expiration date of November 8, 2022.

Moratorium Background

The moratorium, which was enacted by Council in June of 2020, prohibits new or expanded large-scale fossil fuel facilities, based on concerns about potential impacts to local public and environmental health and safety and how such facilities contribute to climate change. The purpose of the moratorium is to allow time to update the land use code standards for such uses and to align them with other planning efforts currently underway, such as the Vancouver Strategic Plan update, Climate Action Plan, and other Title 20 code amendments

The moratorium prohibits new or expanded facilities engaged in distribution, extraction, refinement, processing or bulk movement of fossil fuels, or bulk storage of over two million gallons of fossil fuels. Facilities producing energy from landfill gas, fossil fuel by-products such as asphalt or others, or direct consumer sales such as gas stations, are all explicitly exempted from the moratorium. Upkeep, repair, maintenance, or City-mandated health and safety improvements of any existing facilities are also exempted.

The current fossil fuel facility moratorium follows a narrower crude oil facility moratorium and zoning code standards that was adopted in 2014, and was spurred by a proposed large scale crude oil transshipment terminal proposed at the Port of Vancouver in 2013. That facility was ultimately denied by the Governor in 2018 following a unanimous denial recommendation from the state Energy Facility Site Evaluation Council which is tasked with review of the very largest energy facilities.

Staff presented a set of potential code updates for fossil fuel facilities at the August 2, 2021 City Council workshop and received feedback, which was used in the drafting of a SEPA Determination of Non-Significance (DNS) for the proposed code amendments, in order to solicit public comment. The

City received an appeal of its SEPA Determination from the Washington State Petroleum Association, which identified several concerns with the City's analysis.

Staff agreed that more analysis was likely needed and therefore withdrew the SEPA DNS to allow for additional work, which staff determined will require assistance from outside experts. Last December, Council agreed that more time would be needed to strengthen the development code changes and environmental review to withstand a potential challenge and extended the temporary moratorium until November 8, 2022.

Summary of Proposed Code Changes

The purpose of these proposed standards is to minimize the risk of spill or discharge of fuels into groundwater sources or waters of the state; to avoid and minimize any impacts to adjacent communities from fire or explosion; to support a reduction in greenhouse gas emissions and a transition to renewable fuel and energy production consistent with Federal, state and local targets; and to protect and preserve fish and wildlife habitat areas to ensure viable Tribal fisheries consistent with Treaty fishing rights.

At a high level, the proposed changes include:

- New bulk fossil fuel storage and handling facilities, including oil, gas or coal storage or transshipment, would be prohibited
- Existing bulk facilities could be maintained and upgraded
- Existing facilities could be expanded slightly if converted to cleaner fuel and brought up to seismic standards, by conditional use permit
- 'Cleaner fuels' would be specifically defined
- Small fossil fuel storage and handling, intended for local markets, would be allowed by conditional use subject to new standards
- New use and development standards would be added for all three types of fossil fuel facilities
- Coal and other solid fuel storage yards, and coal and biomass electricity generating facilities would be prohibited in all districts

A more detailed description of the proposed changes can be found in the below table.

	Proposed Change	**Code Section**
1	Create new land use category "Bulk Fossil Fuel Storage and Handling Facility" to include: petroleum and petroleum products, coal, and natural gases including without limitation methane, propane, and butane. The new use category does not include facilities that store and handle finished products derived from fossil fuels, such as asphalt, plastics, fertilizers, paint, and denatured ethanol, and facilities storing or handling cleaner fuels. It also excludes Small Fossil Fuel or Cleaner Fuel Storage and Distribution Facilities and Vehicle Fuel Sales (existing use category), addressed separately in the code. Delete existing use category "Bulk Crude Storage."	VMC 20.160.020 Listing of Use Classifications
2	Create new land use category "Cleaner Fuel Storage and Handling Facilities" for converted bulk fossil fuel facilities only, to include liquid or gaseous fuels that are low or no emissions, including: carbon-free fuels (e.g. green hydrogen), biomass renewable fuels, alcohol fuels, biodiesel fuel, E85 motor fuel, and alternative fuels exclusively for the propulsion of motor vehicles which meet the requirements of state law RCW 19.112.010(3). Define "Cleaner Fuels" in Definitions section.	VMC 20.160.020 Listing of Use Classifications VMC 20.150 Definitions

3	Create new land use category under industrial use types called "Small Fossil Fuel Storage and Distribution Facilities" to include local distribution gas storage tanks with individual storage capacities of 30,000 gallons or less and cumulative storage of 60,000 gallons or less. Such tanks store fossil fuels or cleaner fuels and are either for local distribution to customers or serve as an accessory facility necessary to support an onsite allowed primary commercial, industrial, educational, scientific, or governmental use and do not meet the definitions of Bulk Fossil Fuel Facility. It also excludes vehicle fuel sales, a commercial use. In a related change, clarify that vehicle fuel sales (existing use classification) is for direct to consumer sale.	VMC 20.160.020 Listing of Use Classifications
4	Modify use classification "Industrial Services" to delete "solid fuel yards" (e.g. coal storage) as an example use, since this would fall into the bulk fossil fuel storage and handling use. Also, delete "fuel distributions" as this is proposed to be included as a new use category "Small Fossil Fuel or Cleaner Fuel Storage and Distribution Facilities."	VMC 20.160.020 Listing of Use Classifications
5	Modify existing use classification "Major Utility Facilities" description to delete coal energy generating facilities as an example use type.	VMC 20.160.020 Listing of Use Classifications
6	Modify all residential zoning district use tables to prohibit all three new fossil fuel-related land uses	VMC 20.410.030-1 VMC 20.420.030-1
7	Modify commercial and mixed-use zoning districts to prohibit all three new fossil-fuel relate land uses.	VMC 20.430.030-1
8	Modify industrial district use table to prohibit *new* bulk fossil fuel storage and handling facilities in all districts, regardless of size.	VMC 20.440.030-1 VMC 20.895.110 (new)
9	Modify industrial district use table to allow maintenance and safety improvements to existing Bulk Fossil Fuel Storage and Handling Facilities (as a limited use, subject to certain standards) in the IH Heavy Industrial District and prohibit in all other districts. Minor expansions of existing facilities by up to 15% total of baseline capacity if converted to cleaner fuel and seismic upgrades are made, subject to a conditional use permit and certain standards of VMC 20.895.110.	VMC 20.440.030-1 VMC 20.895.110 (new)
10	Modify industrial district use table to allow conversion to Cleaner Fuel Storage and Handling Facilities (new use category for converted bulk fossil fuel storage and handling facilities – see #9 above) as a limited use subject to new standards at VMC 20.895.110. Expansion of such converted facilities by 15% subject to conditional use permit and standards of VMC 20.895.110. New cleaner fuel storage and handling facilities would be prohibited in all districts.	VMC 20.440.030-1 VMC 20.895.110 (new)
11	Modify industrial district use table to allow Small Fossil Fuel Storage and Distribution Facilities as permitted uses in the IH Heavy Industrial District.	VMC 20.440.030-1
12	Modify industrial district use table, footnote 33, to make it clear that biomass and coal energy generating plants are prohibited in all zoning districts.	VMC 20.440.030-1
13	Modify open space district use table to prohibit all fossil fuel-related uses.	VMC 20.450.030-2
14	Add special standards for Bulk Fossil Fuel Storage and Handling, Cleaner Fuel Storage and Handling, and Small Fossil Fuel or Cleaner Fuel Storage and Distribution uses at VMC 20.895.110 as follows:	VMC 20.895.110 (new)

	• Purpose (environmental protection, reduce impacts from fire/explosion, support reduction in greenhouse gas emissions and promote transition to renewable fuel and energy production) • Allow for non-capacity improvements to all fuel-related facilities as a limited use, to include: maintenance, improvement of safety or security including seismic upgrades, decrease in air or water emissions, etc. Non-capacity improvements shall specify the baseline capacity for the facility. • Expansion of capacity of existing bulk fossil fuel storage and handling facilities would be allowed by up to 15% ONLY if converted to Cleaner Fuels, subject to a conditional use permit, required seismic upgrades, spill prevention and fire response plan, GHG impacts analysis, annual reporting, and proof of financial insurance in case of accidents. • Small Fossil Fuel Storage and Distribution Facilities would be allowed by conditional use permit, subject to compliance with seismic code requirements, approval of comprehensive spill prevention and fire response plans.	

Next Steps

Staff has identified a work plan for next steps following the July 12 workshop and will seek additional stakeholder input on the proposed amendments and issue a SEPA determination during the month of July. In August, staff will brief the City Council and obtain their feedback on the proposed amendments. If no further workshops with the Planning Commission are needed, a public hearing may be scheduled for September 13. A public hearing on the amendments may then be scheduled for the City Council on October 4, and the ordinance, if adopted, would take effect thirty (30) days later. The temporary moratorium is set to expire on November 8, 2022. If an additional workshop with the Planning Commission is needed prior to the September 13 meeting, staff anticipate scheduling this for July 26.

Questions?

Please contact Chad Eiken, CDD Director, at chad.eiken@cityofvancouver.us, or Bryan Snodgrass, Principal Planner, at bryan.snodgrass@cityofvancouver.us.

Proposed Fossil Fuel Use Related Code Changes – Planning Commission Version

Revised July 5, 2022

Editor's Note: Text to be deleted is indicated with ~~strike-throughs~~, and new text is indicated with underlines. For purposes of brevity, this exhibit includes excerpts only of Title 20 VMC chapters proposed to be modified. For example, definitions of terms and development standards of each district which are not proposed to be modified are not shown. Also, there is no significance to the different colors of text, which will be fixed in a final version.

Chapter 20.150
DEFINITIONS

~~*Bulk Crude Storage.* Bulk crude storage and handling facility, means any structure, group of structures, equipment, or device that stores or transfers any naturally occurring liquid petroleum extracted from geological formations beneath the earth's surface which requires further refinement before consumer use, including but not limited to; conventional crude oil, extra heavy oil, and bitumen. The term does not include facilities that store and handle finished products derived from petroleum including but not limited to asphalt.~~

Cleaner Fuels. Liquid or gaseous fuels produced from renewable sources or that have low or no emissions, including the following:

A. Carbon-free fuels that generate no carbon emissions including green hydrogen.

B. Any credit generating fuel under the Washington State Low Carbon Fuel Standard (HB 1091 2021-2022) as determined by the Washington State Department of Ecology.

C. Any biomass renewable fuels approved by the federal Environmental Protection Agency under the federal Renewable Fuel Standard (40 CFR Part 80).

D. Alcohol fuels meeting the requirements of RCW 19.112.010(1) as that statute exists or may hereafter be amended.

E. Biodiesel fuel meeting the requirements of RCW 19.112.010(3), and Renewable Diesel meeting the requirements of RCW 19.112.010(9), as those statutes exist or may hereafter be amended.

F. E85 motor fuel which meets the requirements of RCW 19.112.010(2) exclusively for the propulsion of motor vehicles upon the roads, or RCW 19.112.010(6) for other motors, as those statutes exists or may hereafter be amended.

G. Alternative fuels exclusively for the propulsion of motor vehicles upon the roads, which fuels meet the requirements of RCW 19.112.010(2) as that statute exists or may hereafter be amended. Provided that the restrictions on petroleum including in gaseous form, and petroleum fuel facilities, shall apply to such Alternative fuels and all references to hydrogen in this chapter are limited to green hydrogen.

Petroleum. Crude oil, gases (including natural gas), natural gasoline, and other related hydrocarbons, oil shale, and the products of any of such resources.

Utility Facilities, Major. Those facilities which have a substantial public impact, including but not limited to:

1. Administrative offices and operation centers;
2. Sewage treatment plants and lagoons;
3. Electric generation facilities including biomass ~~and coal energy~~ generating facilities; and
4. Essential public facilities as defined in Chapter 20.855 VMC, Essential Public Facilities.

Chapter 20.160
USE CLASSIFICATIONS

C. *Commercial use types.*

5. *Motor Vehicle Related.*

a. *Motor Vehicle Sales/Rental.* Includes car, light and heavy truck, mobile home, boat and recreational vehicle sales, rental and service.

b. *Motor Vehicle Servicing/Repair.* Free-standing vehicle servicing and repair establishments including quick and general vehicle service, car washes and body shops not an accessory to new vehicle sales.

c. *Vehicle Fuel Sales.* Establishments engaging in the direct to consumer sale of gasoline, diesel fuel, and oil products for cars, trucks, recreational vehicles, and boats.

d. *Electric Vehicle (EV) Basic Charging Station.* A slow to medium level charging station for electric vehicles that is typically accessory to another use, such as single family residences, apartments, and businesses. Level 1 (120 volt AC) is considered slow charging. Level 2 (208 or 240 volt AC) is considered medium charging.

e. *Electric Vehicle (EV) Rapid Charging Station.* An industrial grade electrical outlet that allows for faster charging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540. Such stations are also known as Level 3 facilities and are considered fast or rapid charging (480-volt AC), and are generally available to the public.

f. *Electric Vehicle (EV) Battery Exchange Station.* A facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery. Such exchange stations may use a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.27 RCW.

D. *Industrial use types.*

1. *Industrial Services.* Includes the repair and servicing of industrial and business machinery, equipment and/or products. Examples include welding shops; machine shops; sales, repair, storage, salvage or wrecking of heavy machinery, metal and building materials; towing and vehicle storage; auto and truck salvage and wrecking; heavy truck servicing and repair; tire recapping and retreading; truck stops; building, heating, plumbing or electrical contractors; exterminators; janitorial and building maintenance contractors where the indoor storage of materials is more than incidental to the office use (see subsection (C)(6)(a) of this section); ~~fuel oil distributions; solid fuel yards;~~ laundry, dry-cleaning and carpet cleaning plants; and photo-finishing laboratories.

8. *Major Utility Facilities.* Those facilities which have a substantial public impact, including but not limited to: sewage treatment plants and lagoons; electric generation facilities ~~including biomass and coal energy generation facilities~~; and essential public facilities as defined in Chapter 20.855 VMC, Essential Public Facilities.

9. *Bulk Fossil Fuel Storage and Handling Facility***.** Bulk fossil fuel storage and handling facility means any structure, group of structures, equipment, or device that stores or transfers any material derived from prehistoric organic matter and used to generate energy, including but not limited to; petroleum and petroleum products, coal, and natural gases, including without limitation methane, propane, and butane. The term does not include facilities that store and handle finished products derived from fossil fuels including but not limited to asphalt, plastics, fertilizers, paints, and denatured ethanol.

10. *Cleaner Fuels Storage and Handling Facility.* Means any structure, group of structures, equipment or device previously classified as bulk fossil fuel storage and handling that is converted to store or transfers any material derived from cleaner fuels, as defined in VMC 20.150.

11. *Small Fossil Fuel or Cleaner Fuel Storage and Distribution Facilities.* Means local distribution gas storage tanks with individual storage capacities of 30,000 gallons or less and cumulative storage of 60,000 gallons or less. Such tanks store fossil fuels or cleaner fuels

and are either for local distribution to customers or serve as an accessory facility necessary to support an onsite allowed primary commercial, industrial, educational, scientific, or governmental use and do not otherwise meet the definitions of Bulk Fossil Fuel Storage and Handling Facility in D.9, or Vehicle Fuel Sales in C.5.c.

20.400 ZONING DISTRICTS

Chapter 20.410
LOWER DENSITY RESIDENTIAL DISTRICTS

Sections:

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

20.410.010 Purpose.

Preserve and promote neighborhood livability and protect the consumer's choices in housing. The Low-Density Residential Districts are primarily designed to preserve and promote neighborhoods of detached single dwellings at low intensities. Flexibility in housing type is promoted by allowing manufactured homes, duplexes, and planned unit developments under special conditions. Compatible nonresidential development, such as elementary schools,

churches, parks, and child care facilities are permitted at appropriate locations and at an appropriate scale. (Ord. M-3709 § 3, 06/20/2005; Ord. M-3643, 01/26/2004)

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, 01/26/2004)

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) 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, 02/01/2010; Ord. M-3730, Added, 12/19/2005, Sec 9)

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
RESIDENTIAL				
Household Living	P[1]	P[1]	P[1]	P[1]
Group Living	P/X[1]	P/X[1]	P/X[1]	P/X[1]
Home Occupation	L[2]	L[2]	L[2]	L[2]
Medical Center Residential	L[23]	L[23]	L[23]	L[23]
HOUSING TYPES				
Single Dwelling, Attached	L[18]	L[18]	L[18]	L[18]
Single Dwelling, Detached	P	P	P	P
Accessory Dwelling Units	L[4]	L[4]	L[4]	L[4]
Duplexes[22]	L[21]	L[21]	L[21]	L[21]
Multi-Dwelling Units	X	X	X	X
Existing Manufactured Home Developments	L[5]	L[5]	L[5]	L[5]
Designated Manufactured Homes	L/X[19]	L/X[19]	L/X[19]	L/X[19]
New Manufactured Homes	L[20]	L[20]	L[20]	L[20]
CIVIC (Institutional)				
Basic Utilities	C	C	C	C
Colleges	C	C	C	C
Community Centers	X	X	X	X
Community Recreation	C[6]	C[6]	C[6]	C[6]

USE	R-2	R-4	R-6	R-9
Cultural Institutions	P/C [7]	P/C[7]	P/C [7]	P/C [7]
Day Care				
- Family Day Care Home	P[8]	P[8]	P[8]	P[8]
- Child Care Center	L/C[11]	L/C[11]	L/C[11]	L/C[11]
- Adult Day Care	L/C/X[9]	L/C/X[9]	L/C/X[9]	L/C/X[9]
Emergency Services (except ambulance services)	L/C[11]	L/C[11]	L/C[11]	L/C[11]
Ambulance Services	X	X	X	X
Medical Centers	X	X	X	X
Parks/Open Space				
- Neighborhood Parks	P	P	P	P
- Community Parks	P	P	P	P
- Regional Parks	C	C	C	C
- Trails	P	P	P	P
Postal Service	C	C	C	C
Religious Institutions	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]
Social/Fraternal Clubs	X	X	X	X
Transportation Facility	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]
Eating/Drinking Establishments	X	X	X	X

USE	R-2	R-4	R-6	R-9
Entertainment-Oriented				
- Adult Entertainment	X	X	X	X
- Indoor Entertainment	X	X	X	X
- Major Event Entertainment	X	X	X	X
General Retail				
- Sales-Oriented	C[14]	C[14]	C[14]	C[14]
- Personal Services	C[14]	C[14]	C[14]	C[14]
- Repair-Oriented	X	X	X	X
- Bulk Sales	X	X	X	X
- Outdoor Sales	X	X	X	X
Motor Vehicle Related				
- Motor Vehicle Sales/Rental	X	X	X	X
- Motor Vehicle Servicing/Repair	X	X	X	X
- Vehicle Fuel Sales	X	X	X	X
- EV Basic Charging Stations (accessory only)	P	P	P	P
- EV Rapid Charging Stations (accessory only)	P	P	P	P
- EV Battery Exchange Stations	X	X	X	X
Office				
- General	X	X	X	X
- Medical	X	X	X	X
- Extended	X	X	X	X

USE	R-2	R-4	R-6	R-9
Non-Accessory Parking	X	X	X	X
Self-Service Storage	X	X	X	X
Marina	C	C	C	C
INDUSTRIAL				
Bulk Fossil Fuel Storage and Handling Facilities	X	X	X	X
Cleaner Fuel Storage and Handling Facilities	X	X	X	X
Small Fossil Fuel Fuel Storage and Distribution Facilities	X	X	X	X
Industrial Services	X	X	X	X
Manufacturing and Production	X	X	X	X
Railroad Yards	X	X	X	X
Research and Development	X	X	X	X
Warehouse/Freight Movement	X	X	X	X
Wholesale Sales	X	X	X	X
Waste-Related	X	X	X	X
Major Utility Facilities	X	X	X	X
OTHER				
Agriculture/Horticulture	P	P	P	P
Airport/Airpark	X	X	X	X
Animal Kennels/Shelters	X	X	X	X
Cemeteries	C[15]	C[15]	C[15]	C[15]
Detention & Post Detention Facilities	X	X	X	X

USE	R-2	R-4	R-6	R-9
Dog Day Care	X	X	X	X
Heliports	X	X	X	X
Recreational or Medical Marijuana Facilities	X	X	X	X
Medical Marijuana Cooperatives	X	X	X	X
Mining	X	X	X	X
Rail Lines/Utility Corridors	P	P	P	P
Temporary Uses	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]

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 *Repealed by M-4289.*

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, VMC 20.910.050, Zero Lot Line Developments, and Chapter 20.920 VMC, Infill Development Standards.

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.

(Ord. M-4325 § 3, 2020; Ord. M-4289 § 4, 2019; 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)

Chapter 20.420
HIGHER DENSITY RESIDENTIAL DISTRICTS

Sections:

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

20.420.010 Purpose.

Promote a range of housing choices while preserving neighborhood livability and protecting the consumer's choices in housing. These districts are designed to promote medium- to high-density residential neighborhoods. Housing types include manufactured homes, duplexes, rowhouses, and multi-unit structures. A mix of nonresidential uses, such as professional office and limited commercial, civic, and institutional uses, is permitted outright or conditionally subject to provisions to minimize adverse impacts, if any, on the residential character. However, the encouragement of mixed uses should not result in a predominance of business or commercial uses in areas designated for residential development by the Comprehensive Plan. (Ord. M-3709 § 6, 06/20/2005)

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, 12/03/2012; Ord. M-3922 § 21, 07/06/2009; Ord. M-3730 § 11, 12/19/2005; Ord. M-3663 § 14, 08/02/2004; Ord. M-3643, 01/26/2004)

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, Added, 12/19/2005, Sec 12)

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
RESIDENTIAL				
Household Living	P	P	P	P
Group Living	P	P	P	P
Home Occupation	L[3]	L[3]	L[3]	L[3]

Table 20.420.030-1

Higher Density Districts Use Table

USE	R-18	R-22	R-30	R-35
HOUSING TYPES				
Single Dwelling Units, Attached	P[4]	P[4]	P[4]	X
Single Dwelling Units, Detached	P[4]	P[4]	P[4]	X[5]
Accessory Dwelling Units	P[1]	P[1]	P[1]	P[1]
Duplexes	P[4]	P[4]	P[4]	P[4]
Multi-Dwelling Units	P[4]	P[4]	P[4]	P[4]
Manufactured Home Developments	L[7]	L[7]/X	L[7]/X	L[7]/X
Designated Manufactured Home	L/X[23]	X	X	X
New Manufactured Home	L[23]	X	X	X
CIVIC (Institutional)				
Basic Utilities	C	C	C	C
Colleges	C	C	C	C
Community Centers	C	C	C	C
Community Recreation	C[8]	C[8]	C[8]	C[8]
Cultural Institutions	P/C[9]	P/C[9]	P/C[9]	P
Day Care				
- Family Day Care Home	P/C[10]	P/C[10]	P/C[10]	P/C[10]
- Child Care Center	L/C[14]	L/C[14]	L/C[14]	L/C[14]
- Adult Day Care	P/C[11]	P/C[11]	P/C[11]	P/C[11]
Emergency Services (except ambulance services)	C[12]	C[12]	C[12]	C[12]
Medical Centers	C	C	C	C

Table 20.420.030-1

Higher Density Districts Use Table

USE	R-18	R-22	R-30	R-35
Parks/Open Space				
- Neighborhood Parks	P	P	P	P
- Community Parks	P	P	P	P
- Regional Parks	C	P	P	P
- Trails	P	P	P	P
Postal Service	C	C	C	C
Religious Institutions	L/C[14]	L/C[14]	L/C[14]	L/C[14]
Schools	L/C[14]	L/C[14]	L/C[14]	L/C[14]
Social/Fraternal Clubs	C[6]	C[6]	C[6]	C[6]
Transportation Facility	P/C[15]	P/C[15]	P/C[15]	P/C[15]
COMMERCIAL				
Commercial and Transient Lodging	L/X[16]	L/X[16]	L/X[16]	L/X[16]
Eating/Drinking Establishments	L[17]/X	L[17]/X	L[17]/X	L[17]/X
Entertainment-Oriented				
- Adult Entertainment	X	X	X	X
- Indoor Entertainment	X	X	X	X
- Major Event Entertainment	X	X	X	X
General Retail				
- Sales-Oriented	L[17]/X	L[17]/X	L[17]/X	L[17]/X
- Personal Services	L[17]/X	L[17]/X	L[17]/X	L[17]/X
- Repair-Oriented	X	X	X	X

Table 20.420.030-1

Higher Density Districts Use Table

USE	R-18	R-22	R-30	R-35
- Bulk Sales	X	X	X	X
- Outdoor Sales	X	X	X	X
Motor Vehicle Related				
- Motor Vehicle Sales/Rental	X	X	X	X
- Motor Vehicle Servicing/Repair	X	X	X	X
- Vehicle Fuel Sales	X	X	X	X
- EV Basic Charging Stations (accessory only)	P	P	P	P
- EV Rapid Charging Stations (accessory only)	P	P	P	P
- EV Battery Exchange Stations	X	X	X	X
Office				
- General	L[17]/X	L[17]/X	L[17]/X	L[17]/X
- Medical	L[17]/X	L[17]/X	L[17]/X	L[17]/X
- Extended	X	X	X	X
Self-Service Storage	X	X	X	X
Non-Accessory Parking	X	X	X	X
INDUSTRIAL				
Bulk Fossil Fuel Storage and Handling Facilities	X	X	X	X
Cleaner Fuel Storage and Handling Facilities	X	X	X	X
Small Fossil Fuel Storage and Distribution Facilities	X	X	X	X
Industrial Services	X	X	X	X

Table 20.420.030-1

Higher Density Districts Use Table

USE	R-18	R-22	R-30	R-35
Manufacturing and Production	X	X	X	X
Railroad Yards	X	X	X	X
Research and Development	X	X	X	X
Warehouse/Freight Movement	X	X	X	X
Wholesale Sales	X	X	X	X
Waste-Related	X	X	X	X
Major Utility Facilities	X	X	X	X
OTHER				
Agriculture/Horticulture	P	P	P	P
Airport/Airpark	X	X	X	X
Animal Kennel/Shelters	X	X	X	X
Cemeteries	C[18]	C[18]	C[18]	C[18]
Detention & Post Detention Facilities	X	X	X	X
Dog Day Care	C[19]	C[19]	C[19]	C[19]
Heliports	X[20]	X[20]	X[20]	X[20]
Recreational or Medical Marijuana Facilities	X	X	X	X
Medical Marijuana Cooperatives	X	X	X	X
Mining	X	X	X	X
Rail Lines/Utility Corridors	C	C	C	C
Basic Utilities	P	P	P	P
Temporary Uses	L[21]	L[21]	L[21]	L[21]

Table 20.420.030-1 Higher Density Districts Use Table				
USE	**R-18**	**R-22**	**R-30**	**R-35**
Wireless Communication Facilities	L/C/X[22]	L/C/X[22]	L/C/X[22]	L/C/X[22]

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 *Repealed by M-4289.*

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.

(Ord. M-4223 § 4, 12/04/2017; Ord. M-4187 § 6, 12/05/2016; Ord. M-4105 § 3, 11/17/2014; Ord. M-4071 § 8, 03/03/2014; Ord. M-4066 § 5, 12/16/2013; Effective 01/16/2014; Ord. M-4035 § 3, 12/03/2012; Ord. M-4024 § 7, 09/10/2012; Ord. M-4002 § 6, 12/05/2011; Ord. M-3959 § 25, 07/19/2010; Ord. M-3931 § 12, 11/02/2009; Ord. M-3840 § 20, 08/06/2007; Ord. M-3730 § 13, 12/19/2005; Ord. M-3709 § 7, 06/20/2005; Ord. M-3701 § 15, 05/02/2005; Ord. M-3663 § 15, 08/02/2004; Ord. M-3643, 01/26/2004)

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, 12/03/2012; Ord. M-3730 § 16, 12/19/2005; Ord. M-3698 § 3, 04/03/2005; Ord. M-3643, 01/26/2004)

Chapter 20.430

COMMERCIAL AND MIXED USE DISTRICTS

Sections:

20.430.010 **Purpose.**

20.430.020 **List of Zoning Districts.**

20.430.025 **Commercial Zone Function and Location Criteria.**

20.430.030 **Uses.**

20.430.040 **Development Standards.**

20.430.050 **Special Limitations on Uses.**

20.430.060 **Mixed Use Standards and District.**

20.430.070 *Waterfront Mixed Use (WX) District.*

(Repealed by Ord. M-4289)

20.430.010 Purpose.

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

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

20.430.020 List of Zoning Districts.

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

B. CC: Community Commercial. The CC zoning district is designed to provide for retail goods and services purchased regularly by residents of several nearby neighborhoods. The zone also accommodates offices, institutions and mixed use housing. Because of the limited trade area, there are significant opportunities for walking, bicycle and transit trips that should be encouraged and accommodated through building/site design, landscaping and access.

C. CG: General Commercial. The CG zoning district is designed to allow for a full range of retail, office, mixed use and civic uses with a city-wide to regional trade area. Above ground floor housing is allowed. Some light industrial uses also are allowed, but limited so as not to detract from the predominant commercial character of the district. Development is generally expected to be auto-accommodating given the large service area but trips by alternative modes – walking, cycling and transit – should be encouraged through building/site design, landscaping and access. Because such areas generate more traffic than less-intense commercial zones, such developments should take their primary access from a street with at least the capacity of a Minor Arterial. The CG zoning district was referred to as General Commercial (GC) prior to March 11, 2004.

D. CX: City Center. The CX zoning district is designed to provide for a concentrated mix of retail, office, civic and housing uses in downtown Vancouver. The broad range of allowed uses is intended to promote Vancouver as the commercial, cultural, financial and municipal center of Clark County. Typical uses include, but are not limited to retail sales; hotels/motels; restaurants; professional offices; educational, cultural and civic institutions; public buildings; and

commercial parking. Ground floor residential is allowed with the exception of properties fronting Main Street between Sixth Street and Mill Plain. All of the property that has a CX zoning designation lies within the Downtown Plan District.

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

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

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

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

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

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

4. Maximize efficient use of public facilities and services;

5. Provide a variety of housing types and densities;

6. Reduce the number of automobile trips and encourage alternative modes of transportation; and

7. Create a safe, attractive, and convenient environment for living, working, recreating, and traveling.

H. *HX: Heights District.* The HX zoning district is envisioned as a vibrant neighborhood center that is sustainable, healthy, equitable, accessible and safe, and includes a mix of complementary uses, engaging public open space, diverse housing affordable to a wide range of community members and safe multimodal travel opportunities within the district and to transit and nearby neighborhoods. The purpose of the Heights Mixed Use (HX) Plan district is to implement the vision, goals, and policies of the Heights District Plan, and ensure future development is integrated, cohesive, context sensitive and contributes to the overall district vision. (Ord. M-4341 § 3 (Exh. B), 2021; Ord. M-4289 § 4, 2019; Ord. M-3891 § 4, 2008; Ord. M-3832 § 5, 2007; Ord. M-3730 § 17, 2005; Ord. M-3643, 2004)

20.430.025 Commercial Zone Function and Location Criteria.

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

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

1. Lower Density Residential areas surround the subject site;

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

3. Access is through residential areas or from collector streets

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

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

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

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

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

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

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

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

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

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

3. Areas adjacent to or abutting industrial zones;

4. Areas with physical edges that buffer residential districts, such as changes in residential street or lot layout that orient residential uses away from the commercial site, dense

vegetation or landscaping, topographical features (i.e. ravines, cliffs), and other natural buffers.

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

E. *Additional Commercial Criteria.*

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

2. Proposals to expand or create designated commercial areas shall include a current land use analysis of commercially designated and zoned land in the market area of the proposed site that includes a discussion of why the amount or character of existing commercial lands are inadequate. (Ord. M-3931 § 15, 12/02/2009; Ord. M-3730, Added, 12/19/2005, Sec 18)

20.430.030 Uses.

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

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

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

3. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapters 20.245 and 20.210 VMC, governing conditional uses and decision-making procedures, respectively.

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

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

Table 20.430.030-1. Commercial and Mixed-Use Districts Use Table

USE	CN	CC	CG	CX	WX	CPX[1]	MX[2]	RGX[44]	HX[51]
RESIDENTIAL									
Household Living	L[4]	L[4,8]	L[4,8]	L[42,8]	L[5,8]		P[6,8]	P[8]	P[8]
Group Living	P/C[7]	P/C[7]	P/C[7]	P/C[7]	P/C[7]		P[6]	P	P
Home Occupation	L[10]	L[10]	L[10]	L[10]	L[10]		L[10]	L[10]	L[10]
HOUSING TYPES									
Single Dwelling Units, Attached	L[4]	L[4]	L[4]	L[42]	L[4]		P[6]	P	L[4]
Single Dwelling Units, Detached	X	X	X	X	X		P[6]	P	X
Accessory Dwelling Units	X	X	X	X	X		P[6]	P	P
Duplexes	L[4]	L[4]	L[4]	L[42]	L[4]		P[6]	P	X
Multi-Dwelling Units	L[4]	L[4]	L[4]	L[42]	L[4]		P[6]	P	L[4]
Existing Manufactured Home Development	X	X	X	X	X		X	X	X
Designated Manufactured Home	X	X	X	X	X		X	X	X
New Manufactured Home	X	X	X	X	X		X	X	X
Affordable Housing Projects	X	L[8]	L[8]	L[8]	L[8]	L[8]	L[8]	L[8]	P
CIVIC (Institutional)									
Basic Utilities	C	C	C	P	C		C	C	C
Colleges	X	C	C	P	C		P	P	P
Community Centers	X	C	C	C	C		C	C	C

USE	CN	CC	CG	CX	WX	CPX[1]	MX[2]	RGX[44]	HX[51]
Community Recreation	X	L[11]	L[11]	L[11]	L[11]		L[11]	L[11]	L[11]
Cultural Institutions	L[19]	P	P	P	P		P	P	P
Day Care									
- Family Day Care Home	P/L[13]	P/L[13]	P/L[13]	P/L[13]	P/L[13]		P/L[13]	P/L[13]	P/L[13]
- Child Care Center	L[13]	L[13]	L[13]	L[13]	L[13]		P/L[13]	P/L[13]	P/L[13]
- Adult Day Care	P/C[14]	P	P	P	P		P	P	P
Emergency Services	X	C	P	P	C		P	P	P
Medical Centers	X	C	C	P	C		C	P	C
Parks/Open Space									
- Neighborhood Parks	P	P	P	P	P		P	P	P
- Community Parks	P	P	P	P	P		P	P	P
- Regional Parks	X	P	P	P	P		P	P	P
- Trails	P	P	P	P	P		P	P	P
Postal Service	L[19]	P	P	P	P		P	P	P
Religious Institutions	X	P	P	P	C		P	P	P
Schools (not truck driving schools)	C	P	P	P	P		P	P	P
Social/Fraternal Clubs	C	L[11]	L[11]	L[11]	L[11]		L[11]	L[11]	L[11]
Transportation Facility	P	P	P	P	P		P	P	P
Park & Ride Facilities									
- Surface	X	L[48]	L[48]	X	X	X	X	X	X
- Structure	X	L[48]	L[48]	L[48]	L[48]	L[48]	L[48]	X	L[48]
COMMERCIAL									
Commercial and	X	C	P	P	L[18]/C		L[18]/C	P	L[18]/C

USE	CN	CC	CG	CX	WX	CPX[1]	MX[2]	RGX[44]	HX[51]
Transient Lodging									
Eating/Drinking Establishments	L[19/20]	P	P	P	P		P	P	P
Entertainment-Oriented									
- Adult Entertainment	X	X	L[23]	X	X		X	X	X
- Indoor Entertainment	X	P/L[24]	P/L[24]	P/L[24]	P/L[24]		P/L[24]	P/L[24]	P/L[24]
- Major Event Entertainment	X	X	P	P	C		C	X	C
General Retail									
- Sales-Oriented	L[19]	P	P	P[25]	P		P	P[25], [46]	P
- Personal Services	L[19]	P	P	P	P		P	P	P
- Repair-Oriented	X	P	P	P	X		P	P	P
- Bulk Sales	X	P	P	P	X		P	C	P
- Outdoor Sales	X	C	P/L[26]	P/L[26]	X		P/L[26]	X	P/L[26]
Artisan and Specialty Goods Production	X	L[40]	L[40]	L[40]	X		X	X	L[40],52
Motor Vehicle Related									
- Motor Vehicle Sales/Rental	X	L[27]	P	P	X		C[27]	X, L[45]	X
- Motor Vehicle Servicing/Repair (entirely indoors)	X	L[28]	L[28]	L[28]	X		C[28]	X	X
- Vehicle Fuel Sales	X	L[28]	L[28]	L[28]	C		C[28]	X	X
- EV Basic Charging Stations (accessory and standalone)	P	P	P	P	P		P	P	P

USE	CN	CC	CG	CX	WX	CPX[1]	MX[2]	RGX[44]	HX[51]
- EV Rapid Charging Stations (accessory and standalone)	P	P	P	P	P		P	P	P
-EV Battery Exchange Stations	X	P	P	P	X		X	P	X
Office									
- General	L[19]	P	P	P	P		P	P	P
- Medical	L[19]	P	P	P	P		P	P	P
- Extended	X	P	P	P	X		X	X	X
Marina (See also Chapter 20.760 VMC)	X	P	P	P	P		P	X	P
Non-Accessory Parking	X	C	C	C[43]	C		C	C[43]	X
Self-Service Storage	X	P [3], [50]	P [50]	X	X		X	X	X
INDUSTRIAL									
Bulk Fossil Fuel Storage and Handling Facilities	X	X	X	X	X	X	X	X	X
Cleaner Fuel Storage and Handling Facilities	X	X	X	X	X	X	X	X	X
Small Fossil Fuel Storage and Distribution Facilities	X	X	X	X	X	X	X	X	X
Industrial Services	X	C	C	X	X		X	C	X
Manufacturing and Production	X	C/X[30]	P/X[31]	P/X[41]	X		C/X[32]	P[41]	C/X[32]
Railroad Yards	X	X	X	X	X	X	X	X	X
Research and Development	X	X	P	C	C		C	P	C

USE	CN	CC	CG	CX	WX	CPX[1]	MX[2]	RGX[44]	HX[51]
Warehouse/Freight Movement	X	X	X	X	X		X	X	X
Waste-Related	X	X	P[47]	X	X		X	X	X
Wholesale Sales	X	X	C	C	X		X	X	X
Major Utility Facilities	X	X	X	X	X		X	X	X
OTHER									
Agriculture/Horticulture	X	X	X	X	X		X	X	X
Airport/Airpark	X	X	X	X	X		X	X	X
Animal Kennel/Shelters	X	L[33]	L[33]	X	X		X	X	X
Cemeteries	X	C[34]	P[34]	C[34]	X		C[34]	X	C[34]
Detention & Post Detention Facilities	X	X	C/X[35]	C/X[35]	X		X	X	X
Dog Day Care	L[36]	L[36]	L[36]	L[36]	L[36]		L[36]	L[36]	L[36]
Heliports	X	X	X	C[37]	C[37]		C[37]	C[37]	C[37]
Medical Marijuana Cooperatives	X	X	X	X	X		X	X	X
Recreational Marijuana, Production or Processing	X	X	X	X	X		X	X	X
Recreational Marijuana Retail	X	L[49]	L[49]	X	X		X	X	L[49]
Mining	X	X	X	X	X		X	C	X
Rail Lines/Utility Corridors	C	P	P	P	C		C	P	C
Temporary Uses	L[26]	L[26]	L[26]	L[26]	L[26]		L[26]	L[26]	L[26]
Wireless	X	L/C/X[39]	L/C/X[39]	L/C/X[39]	L/C/X[39]		L/C/X[39]	L/C/X[39]	L/C/X[39]

USE	CN	CC	CG	CX	WX	CPX[1]	MX[2]	RGX[44]	HX[51]
Communication Facilities									

1 Refer to Vancouver Central Park Plan District, Chapter 20.640 VMC.

2 Refer to Mixed Use standards in VMC 20.430.060.

3 A single ground floor caretaker/security/manager residence is allowed if it is an integral part of a mini-storage building.

4 All or part of residential uses must be located above the ground floor of the structure as specified by VMC 20.430.060(B)(2) with exception of Community Commercial (CC) zoned properties fronting Broadway Street and located within the Uptown Village District of the Vancouver City Center Subarea Plan (refer to VMC 20.430.020(B)).

5 Must have a minimum density of 10 dwelling units/net acre.

6 Allowed pursuant to mixed use standards of VMC 20.430.060.

7 Residential Care Homes with six or fewer residents and any required on-site staff permitted by right in housing above the ground floor; all larger group home uses are permitted conditionally.

8 Eligible affordable housing projects must (a) demonstrate eligibility for Washington State Housing Finance Commission Low Income Housing Tax Credits by providing at least 40 percent of units affordable to households at 60 percent of Area Median Income or otherwise as demonstrated eligible for credits; (b) include a guarantee that the threshold is maintained for at least 30 years unless specified longer by the finance commission; and (c) be located on properties whose borders are within 1,000 feet of 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.

9 The language for this footnote has been deleted.

10 Subject to the provisions of Chapter 20.860 VMC, Home Occupations.

11 Subject to provisions of VMC 20.895.040, Community Recreation and Related Facilities.

12 The language for this footnote has been deleted.

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

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

15 The language for this footnote has been deleted.

16 The language for this footnote has been deleted.

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

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

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

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

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

23 Subject to provisions in Chapter 20.820 VMC, Adult Entertainment.

24 Provisions in VMC 20.895.060 apply to Indoor Target Shooting Ranges.

25 Pawnshops allowed in CX and CG Districts only. No more than four pawnshop establishments allowed in the CX District.

26 Subject to provisions in Chapter 20.885 VMC, Temporary Uses.

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

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

29 The language for this footnote has been deleted.

30 Micro-breweries and manufacturing of optical, medical and dental devices, goods, and equipment allowed by conditional use; all others prohibited.

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

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

33 Subject to provisions in VMC 20.895.020, Animal Kennel/Shelters.

34 Subject to provisions in VMC 20.895.030, Cemeteries.

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

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

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

38 The language for this footnote has been deleted.

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

40 Subject to limitations in VMC 20.430.050(A). Uses defined in VMC 20.160.020(C)(10).

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

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

43 Parking structures are permitted outright.

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

45 Motor vehicle rental permitted where ancillary to another use.

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

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

48 See VMC 20.430.040(E), Park and Ride Facility Development Standards.

49 Subject to Chapter 20.884 VMC.

50 Subject to requirements and standards within the Miscellaneous Special Use Standards for Self-Service Storage, pursuant to VMC 20.895.100.

51 Allowed subject to the provisions of the Heights District Plan standards, Chapter 20.670 VMC.

52 Permitted in the HX Plan district where commercial uses are permitted.

(Ord. M-4341 § 3 (Exh. B), 2021; Ord. M-4289 § 4, 2019; Ord. M-4288 § 4, 2019; Ord. M-4255 § 8, 2018; Ord. M-4254 § 3(DD), 2018; Ord. M-4187 § 7, 2016; ACM dated 1/7/2016; Ord. M-4147 § 4, 2015; Ord. M-4071 § 4, 2014; Ord. M-4035 § 4, 2012; Ord. M-4034 § 13, 2012; Ord. M-4024 § 8, 2012; Ord. M-4002 § 7, 2011; Ord.

M-4002 § 7, 2011; Ord. M-3959 § 26, 2010; Ord. M-3931 § 16, 2009; Ord. M-3922 § 22, 2009; Ord. M-3911 § 5, 2009; Ord. M-3891 § 5, 2008; Ord. M-3865 § 3, 2008; Ord. M-3840 § 22, 2007; Ord. M-3832 § 6, 2007; Ord. M-3730 § 19, 2005; Ord. M-3709 § 9, 2005; Ord. M-3701 § 17, 2005; Ord. M-3698 § 5, 2005; Ord. M-3667 § 3, 2004; Ord. M-3663 § 17, 2004; Ord. M-3643, 2004)

Chapter 20.440
INDUSTRIAL DISTRICTS

Sections:

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

20.440.010 Purpose.

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

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

20.440.020 List of Zoning Districts.

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

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

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

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

20.440.025 Industrial Zone Function and Location Criteria.

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

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

1. Areas with existing concentrations of technology-oriented, research and development, and professional service uses or close proximity to major institutions capable of utilizing or supporting new technology-oriented, research and development, and professional service businesses.

2. Existing light or heavy industrial areas which are undergoing a transition to predominantly office and/or mixed commercial and industrial activity.

3. Areas which are underutilized and could provide the type of environment attractive for new technology-oriented, research and development, and professional service office-style development.

4. Areas with access primarily along major highways and arterials, preferably well served by transit.

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

1. Areas that are currently developed with a mix of industrial activity and related or limited commercial uses;

2. Areas that, because of their size, isolation, or separation by another type of zone or major physical barrier (such as a topographic break, major arterial, waterway, or open space) can accommodate more industrial activity without conflicting with the function of nearby commercial and residential activity.

3. Areas with adequate access to the existing and planned arterial street network, such that additional trips generated by increased industrial activity in the area can be

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

4. Large parcels of land with generally flat topography;

5. Adequate water, sewer, and fire protection services are available.

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

1. Areas with suitable water access for marine industrial activity and/or directly served by major freight rail lines serving industrial businesses;

2. A character established by existing industrial uses and related commercial activity including manufacturing use, warehousing, transportation, utilities, and similar activities;

3. Areas that, because of their size, isolation, or separation by a nonresidential zone or major physical barrier (such as a topographic break, major arterial, waterway, or open space) can accommodate more industrial activity without conflicting with the function of nearby commercial and residential activity.

4. Access by roads designed/developed to accommodate heavy load or high volume truck traffic, with minimal mixing with nonindustrial traffic.

5. Large parcels of land with generally flat topography;

6. Adequate water, sewer, and fire protection services are available. (Ord. M-3730, Added, 12/19/2005, Sec 23)

20.440.030 Uses.

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

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

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

3. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapters 20.245 and 20.210 VMC, governing conditional uses and decision-making procedures, respectively.

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

5. Uses may also be subject to restrictions and standards set forth in the Water Resource Protection Ordinance (VMC Title 14).

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

Table 20.440.030-1. Industrial Zoning Districts Use Table

USE	OCI[20]	IL[1]	IH	ECX[27]
RESIDENTIAL				
Household Living	L[2]	L[2]	L[2]	L[28]
Group Living	P[21]/X	X	X	P[21]/X
Home Occupation	L[3]	L[3]	L[3]	L[3]
HOUSING TYPES				
Single Dwelling, Attached	L[2]	X	X	L[28]
Single Dwelling, Detached	X	X	X	X
Accessory Dwelling Units	X	X	X	X
Duplexes	L[2]	X	X	L[28]
Multi-Dwelling Units	L[2]	X	X	L[28]
Existing Manufactured Home Developments	X	X	X	X
Designated Manufactured	X	X	X	X
New Manufactured Homes	X	X	X	X

USE	OCI[20]	IL[1]	IH	ECX[27]
CIVIC (Institutional)				
Basic Utilities	P	P	P	P
Colleges	X	X	X	C
Community Centers	P	X	P	P
Community Recreation	L[24]	P	X	L[24]
Cultural Institutions	X	P	X	P
Day Care				
- Child Care Center	L[4]	L[4]	X	L[4]
- Adult Day Care	P	P	X	P
Emergency Services (except ambulance services)	P	P	P	P
Medical Centers	C	X	X	P
Parks/Open Space				
- Neighborhood Parks	P	P	P	P
- Community Parks	P	P	P	P
- Regional Parks	C	C	C	C
- Trails	P	P	P	P
Postal Service	X	P	P	X
Religious Institutions	X	X	X	X
Schools	X	X	X	X
Social/Fraternal Clubs	X	X	X	X
Transportation Facility	P/X[26]	P	P	P/X[26]
Park and Ride Facilities				
Surface	X	L[31]	L[31]	X

USE	OCI[20]	IL[1]	IH	ECX[27]
Structure	L[31]	L[31]	L[31]	L[31]
COMMERCIAL				
Commercial and Transient Lodging	X	X	X	P
Eating/Drinking Establishments	L	L[5]	L[5]	L[6]
Entertainment-Oriented				
- Adult Entertainment	X	L[7]	L[7]	X
- Indoor Entertainment	X	X	X	X
- Major Event Entertainment	X	X	X	X
Artisan Small Scale Manufacturing	X	X	X	P
General Retail				
- Sales-Oriented	L	L[6]	L/C[6]	L[6]
- Personal Services	L	L[6]	X	L[6]
- Repair-Oriented	L	L[6]	X	L[6]
- Bulk Sales	X	X	X	X
- Outdoor Sales	X	X	P	X
Motor Vehicle Related				
- Motor Vehicle Sales/Rental	X	X	X	X
- Motor Vehicle Servicing/Repair	X	L[8]	L[8]	X
- Vehicle Fuel Sales	X	X	L[8]	L[8, 29]
- EV Basic Charging Stations (accessory and stand-alone)	P	P	P	P
- EV Rapid Charging Stations (accessory and stand-alone)	P	P	P	P

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

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

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

2 In the OCI zone, multifamily housing allowed above ground floor only as specified by VMC 20.430.060(B)(2). In all industrial zones, one caretaker residence permitted per use.

3 Subject to the conditions in Chapter 20.860 VMC, Home Occupations.

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

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

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

7 Subject to provisions in Chapter 20.820 VMC, Adult Entertainment.

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

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

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

11 Electroplating and related uses not permitted.

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

13 Secure Community Transition Facilities as per Chapter 20.150 VMC are prohibited.

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

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

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

17 Subject to provisions in VMC 20.895.020, Kennels/Shelters.

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

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

20 All uses locating the OCI zone shall comply with the special use limitations of VMC 20.440.040(C) and 20.440.050(A). Development agreements in existence on the effective date of the ordinance codified in this section shall control the uses and development standards of the affected properties. In order to protect the

investments made in reliance upon such agreements, improvements made or site plans approved consistence with these agreements shall not be deemed nonconforming.

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

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

23 Prohibited within 200 feet of a residential zone.

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

25 The language for this footnote has been deleted.

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

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

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

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

30 The language for this footnote has been deleted.

31 See VMC 20.430.040(E), Park and Ride Facility Development Standards.

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

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

34 New bulk fossil fuel storage and handling facilities are prohibited. Maintenance and safety improvements to existing bulk fossil fuel storage and handling facilities are allowed subject to compliance with requirements in VMC 20.895.110. Existing bulk fossil fuel storage and handling facilities including vested projects as of [insert date of ordinance], ~~are prohibited to~~ may convert to Cleaner Fuels and as part of such

conversion may expand the amount of storage by up to 15 percent of the baseline capacity subject to a Conditional Use Permit and compliance with the requirements of VMC 20.895.110. .

35 Subject to requirements and standards within the Miscellaneous Special Use Standards for Self-Service Storage, pursuant to VMC 20.895.100.

36 Subject to compliance with Chapter 20.884 VMC, Marijuana Businesses.

37 Subject to compliance with VMC 20.895.110.

Chapter 20.450
OPEN SPACE DISTRICTS

Sections:

20.450.010 **Purpose.**
20.450.020 **List of Open Space Districts.**
20.450.030 **Uses.**
20.450.040 **Development Standards.**
20.450.050 **Special Provisions for Uses.**

20.450.010 Purpose.

Generally. Open space districts are intended to protect, preserve, conserve, and enhance natural areas, greenways, and parks. Together, the open space districts are intended to provide a full range of passive and active uses as well as environmental protection and enhancement for the future use, understanding, and enjoyment of the City and its residents. (Ord. M-3643, 01/26/2004)

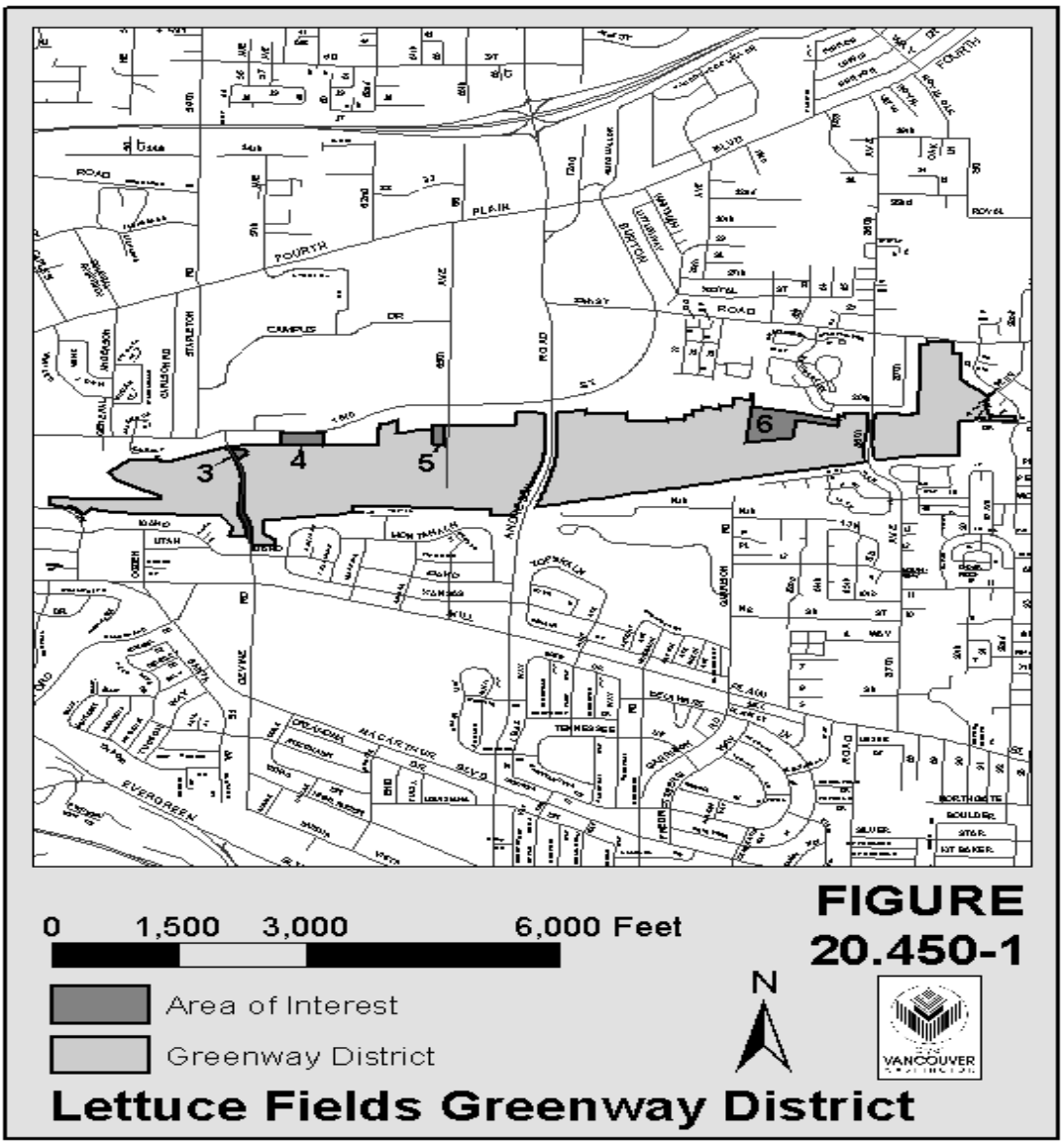
20.450.020 List of Open Space Districts.

A. NA: Natural Areas. The Natural Areas District is intended to protect and preserve properly functioning habitat conditions to support the natural ecosystem of an area. Uses and activities

to maintain and/or enhance the ecosystem and passive uses and activities are appropriate for these areas.

B. GW: Greenway. The Greenway District is intended to preserve, conserve, and enhance natural features to support water quality, habitat, public access, and education, contributing to Vancouver' s quality of life. Passive and low impact, low-intensity uses and activities are appropriate for these areas. The Greenway District consists of a set of greenways. Some are regulated individually to achieve their special purposes.

1. GW-Lettuce Fields Greenway District (Figure 20.450– 1). The Lettuce Fields Greenway District implements the Lettuce Fields Subarea Plan. The Lettuce Fields Greenway District is intended to effect (1) establishment of a continuous greenway throughout the District and the preservation and enhancement of its open space character; (2) enhancement and maintenance of the environmental conditions of the district, including fish and wildlife habitat; (3) provision of physical as well as visual public access to the publicly-owned lands of the district, including development of a pedestrian and bicycle trail connecting to established or planned trails on the east and west; (4) provision of environmental education opportunities; (5) enhanced stormwater and flood plain management; and (6) other passive or low-intensity, low-impact uses which further the public interest as stated in this section.



2. GW-Vancouver Lake Greenway District (Figure 20.450– 2). The Vancouver Lake Greenway District is intended to encourage the preservation of agricultural and wildlife use on land which is suited for agricultural production, and to protect from incompatible uses agricultural areas that are highly valuable seasonal wildlife habitat. The district provides for activities which can be considered accessory only to agricultural, game, or wildlife habitat management, or recreational uses. Nothing in this chapter shall be construed to restrict normal agricultural practices.

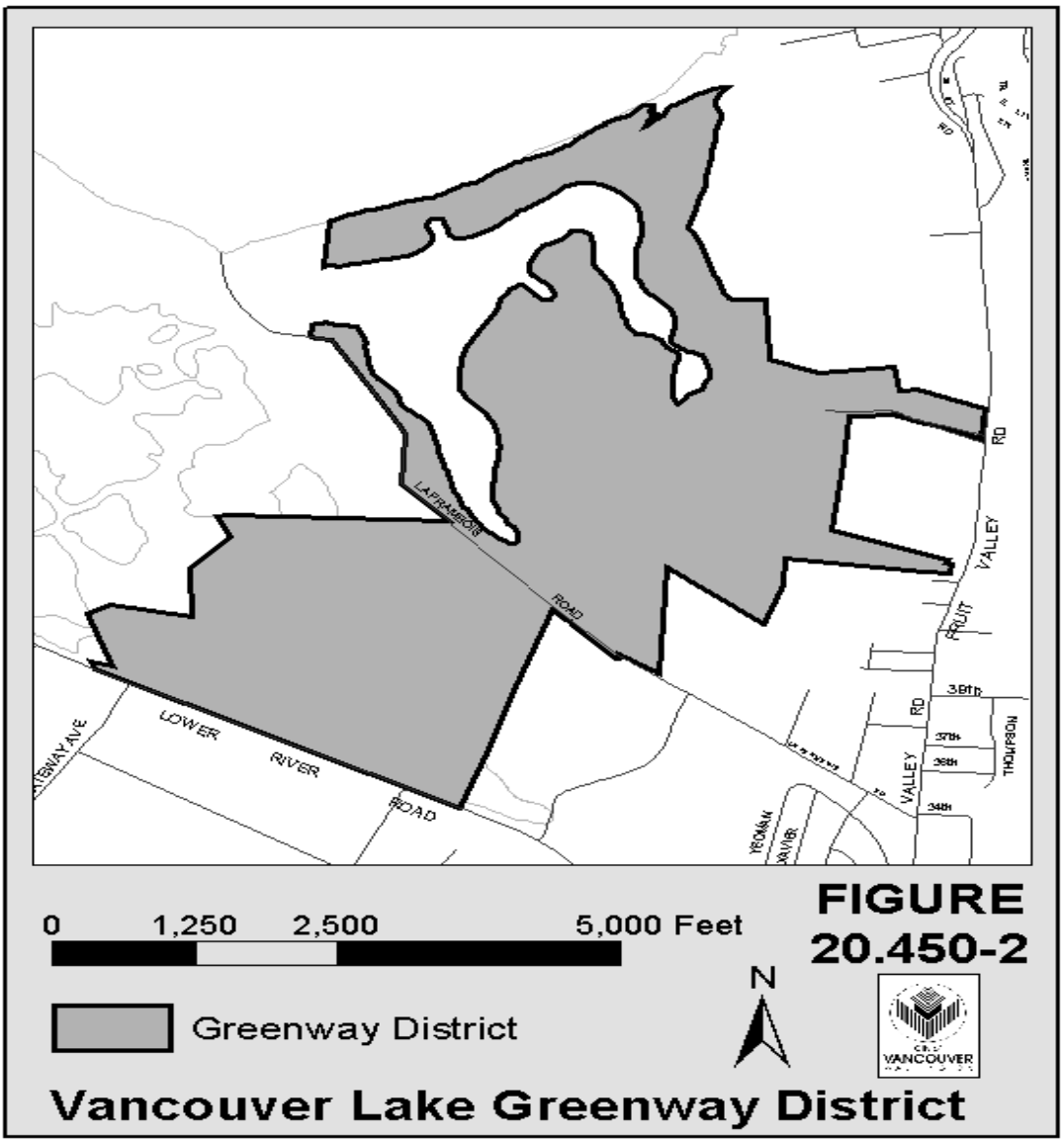


FIGURE 20.450-2

Vancouver Lake Greenway District

3. GW: General Greenway District. The General Greenway District is intended to encourage preservation, conservation, and enhancement of natural areas in dispersed locations outside of the Lettuce Fields Greenway District or the Vancouver Lake Greenway District.

C. *Park.* The Park District is land that has been or is intended to be developed to provide for moderate- to high-intensity recreational activities in addition to passive or low-intensity recreational experiences. Environmental preservation, conservation, and enhancement are also objectives in the development and maintenance of park districts. Park districts will generally

consist of neighborhood, community, and regional parks as defined by the Vancouver Urban Parks, Recreation, and Open Space Plans. (Ord. M-3643, 01/26/2004)

20.450.030 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. Although permitted by right, most of these uses are still subject to the Site Plan Review, as governed by Chapter 20.270 VMC.

2. A limited (L) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions. Most uses also are subject to Site Plan Review, as governed by Chapter 20.270 VMC. If not subject to Site Plan Review, such a use may be subject to a Type I review, per the requirements in VMC 20.210.040.

3. A conditional use (C) is a discretionary use reviewed by the hearings examiner. The approval criteria and approval process are 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 tables.* Lists of permitted, limited, conditional, and prohibited uses in Open Space Districts are presented in Tables 20.450.030-1 and 20.450.030-2. Specialized open space uses and activities are set forth in Table 20.450.030-1. Uses described in the Use Classification section (Chapter 20.160 VMC), are set forth in Table 20.450-2. Special limitations on uses are set forth in VMC 20.450.050.

Table 20.450.030-1

Specialized Open Space Uses/Activities

		Greenway			
USE	**Natural Area**	**Vancouver Lake**	**Lettuce Fields[1]**	**General**	**Park**
OPEN SPACE/ PARKS AND					

Table 20.450.030-1 Specialized Open Space Uses/Activities					
		Greenway			
USE	**Natural Area**	**Vancouver Lake**	**Lettuce Fields[1]**	**General**	**Park**
RECREATION					
Agricultural Related[2]					
- Agriculture[2]	X	L	L[3]	X/ L[4]	L[4]
- Horticulture[2]	X	L	L	X/ L[4]	L[4]
- Silviculture[2]	X	C	L	X/ L[4]	L[4]
- Roadside Agricultural Stands/Sales[2]	X	L	L	X/L[4]	L[4]
- Storage Structures[2]	X	L	L	L[4]	L[4]
- Housing for Agricultural Employees[2]	X	X/C[5]	X	C	X
Environmental Management and Education[2]					
- Environmental Education Activities	P	P	P	P	P
- Environmental Maintenance Projects and Activities	P	P	P	P	P
- Environmental Restoration, Rehabilitation, or Enhancement Projects and Activities	P	P	P	P	P
Fences[2]	X	P	L	P	P
Fill [2]	C	L	L	L	P
Flood Plain and Stormwater Management Projects	C	C	P	P	P
Wetland Banking	C	C	P	P	P
Wetland Mitigation	C	C	P	P	P
Wildlife Habitat	P	P	P	P	P

Table 20.450.030-1 Specialized Open Space Uses/Activities					
		Greenway			
USE	**Natural Area**	**Vancouver Lake**	**Lettuce Fields[1]**	**General**	**Park**
Conservation, Maintenance, Rehabilitation, Restoration, Enhancement, and Education Projects					
Park Facilities					
- Interpretive Stations, Construction and Maintenance[2]	C	P	P	P	P
- Playgrounds	X	X	X	P	P
- Restrooms[2]	C	L	L	L	P
- Neighborhood Parks	X	X	X	P	P
- Community Parks	X	X	X	P	P
- Regional Parks	X	X	X	X	P
Recreational Facilities					
- Passive or Low-Impact, Low-Intensity Uses	P	C[6]	P	P	P
-Moderate or High-Impact, High-Intensity Uses	X	X	X	C	P
Motorized Recreational Equipment including Off-Road Vehicles and All Terrain Vehicles	X[7]	X[7]	X	X[7]	C[7]
- Community Recreation Facilities	X	X	X	X	P
- Trails[2]	L	L	L	L	P
- Parking[2]	C	L	L	L	P
- Informational and Interpretative Signs[2]	P	P	L/X	P	P

1 All uses in the Lettuce Fields Greenway District are subject to the special provisions for uses in VMC 20.450.050(A).

2 The use is allowed (P, L, or C) subject to all applicable development standards set forth in VMC 20.450.040.

3 Agricultural practices existing on or before April 19, 2001, may continue. New agricultural uses must meet the standards of VMC 20.450.040.

4 Permitted uses of this classification or type are limited to those in existence on the date this ordinance was effective.

5 The prohibition on housing for agricultural employees in the Vancouver Lake Greenway District does not include a prohibition for a caretaker residence (see Table 20.450.030-2).

6 Subject to the development standards in VMC 20.450.040(D)(2).

7 Not including motorized boats where permitted on Vancouver Lake and the Columbia River.

Table 20.450.030-2
Permitted, Limited, Conditional and Prohibited
Uses in Open Space District

		Greenway			
USE	**Natural Area**	**Vancouver Lake**	**Lettuce Fields[2]**	**General**	**Park[1]**
RESIDENTIAL					
Household Living	X	X/L[3]	X/L[3]	X/L[3]	X/L[3]
Group Living	X	X	X	X	X
Home Occupation	X	X	X	X	X
HOUSING TYPES					
Single Dwelling, Attached	X	X	X	X	X
Single Dwelling, Detached	X	X/L[3]	X/L[3]	X/L[3]	X/L[3]
Accessory Dwelling Units	X	X	X	X	X
Duplexes	X	X	X	X	X
Multi-Dwelling Units	X	X	X	X	X

Table 20.450.030-2

Permitted, Limited, Conditional and Prohibited

Uses in Open Space District

		Greenway			
USE	**Natural Area**	**Vancouver Lake**	**Lettuce Fields[2]**	**General**	**Park[1]**
Existing Manufactured Home Development	X	X	X	X	X
Designated Manufactured Home	X	X	X	X	X
New Manufactured Home	X	X	X	X	X
CIVIC (Institutional)					
Colleges	X	X	X	X	X
Community Centers	X	X	X	X	X
Community Recreation	X	X	X	X	P
Cultural Institutions	X	X	X	X	P
Day Care					
Family Day Care Home	X	L[4]	X	X	P
Child Care Center	X	C[4]	X	X	X
- Adult Day Care	X	C	X	X	P
Emergency Services	X	X	X	X	X
Medical Centers	X	X	X	X	X
Postal Service	X	X	X	X	X
Religious Institutions	X	X	X	X	X
Schools	X	C	X	X	P
Social/Fraternal Clubs	X	X	X	X	X

Table 20.450.030-2

Permitted, Limited, Conditional and Prohibited

Uses in Open Space District

		Greenway			
USE	**Natural Area**	**Vancouver Lake**	**Lettuce Fields[2]**	**General**	**Park[1]**
COMMERCIAL					
Commercial and Transient Lodging	X	X	X	X	X
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	X	X	X	X	X
- Personal Services	X	X	X	X	X
- 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

Table 20.450.030-2

Permitted, Limited, Conditional and Prohibited

Uses in Open Space District

		Greenway			
USE	**Natural Area**	**Vancouver Lake**	**Lettuce Fields[2]**	**General**	**Park[1]**
- Electric Vehicle Re-charging Station	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	X	X	X	X	X
INDUSTRIAL					
Bulk Fossil Fuel Storage and Handling Facilities	X	X	X	X	X
Cleaner Fuel Storage and Handling Facilities	X	X	X	X	X
Small Fossil Fuel Storage and Distribution Facilities	X	X	X	X	X
Industrial Services	X	X	X	X	X
Manufacturing and Production	X	X	X	X	X
Railroad Yards	X	X	X	X	X
Research and Development	X	X	X	X	X

Table 20.450.030-2

Permitted, Limited, Conditional and Prohibited

Uses in Open Space District

		Greenway			
USE	**Natural Area**	**Vancouver Lake**	**Lettuce Fields[2]**	**General**	**Park[1]**
Warehouse/Freight Movement	X	X	X	X	X
Wholesale Sales	X	X	X	X	X
Waste-Related	X	X	X	X	X
OTHER					
Airport/Airpark	X	X	X	X	X
Animal Kennels/Shelters	X	X	X	X	X
Cemeteries	X	X	X	X	C[5]
Detention Facilities	X	X	X	X	X
Dog Day Care	X	X	X	X	X
Heliports	X	X	X	X	X
Landfills, Sanitary	X	X	X	X	X
Mining	X	X	X	X	X
Public Facilities and Utilities					
- Essential Utilities	X	P	L[6]	L[7]	L[7]
- Major Utilities	X	X	X/C[6]	C	C
- – Essential Public Facilities	X	X	C[6]	C	C
- – Other Major Utilities	X	X	X	C	C
- Minor Utilities	X	C	L[6]	C[7]	C[7]
- Public Utility Corridors	X	C	C[6]	C	C

Table 20.450.030-2 Permitted, Limited, Conditional and Prohibited Uses in Open Space District					
		Greenway			
USE	**Natural Area**	**Vancouver Lake**	**Lettuce Fields[2]**	**General**	**Park[1]**
- Transportation Facilities	X	C	C[8]/X	C	C
Rail Lines	X	X	X	C	C
Recreational or Medical Marijuana Facilities	X	X	X	X	X
Temporary Uses	X	X	X	X	X
Wireless Communication Facilities	X	C/L[9]	X	C[10]	C

1 Parks shall be developed in accordance with the standards set forth in VMC 20.450.040.

2 All uses in the Lettuce Fields Greenway District are subject to the special provisions for uses in VMC 20.450.050(A).

3 Caretaker residence or existing dwellings are permitted. In the Lettuce Fields Greenway District, only existing dwellings are permitted. New dwellings, including guest houses, accessory dwelling units, bed and breakfast establishments, etc. are prohibited. In the Vancouver Lake Greenway District, single-family dwellings require a minimum of 160 acres each.

4 Family day care homes for no more than 12 children are permitted when licensed by the state. Family day care homes and child care centers (13 or more children) must meet the standards outlined in Chapter 20.840 VMC.

5 Subject to the provisions of VMC 20.895.030, Cemeteries.

6 Subject to the development standards of VMC 20.450.040(B)(5).

7 Plans for the construction or extension of essential utility services are to be reviewed and approved by development review staff. Utilities shall be installed underground or screened as to not be visible within the Greenway or Park. No septic fields are allowed.

8 Only transit stops and shelters and bicycle parking integrated with automobile parking at trailheads are permitted by conditional use. Other transportation facilities are prohibited.

9 Permitted subject to the requirements of Chapter 20.890 VMC.

10 Permitted only as co-location and through the conditional use process.

(Ord. M-4071 § 6, 03/03/2014; Ord. M-3709 § 11, 06/20/2005; Ord. M-3643, 01/26/2004)

Chapter 20.895
MISCELLANEOUS SPECIAL USE STANDARDS

Sections:

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

20.895.010 Purpose.

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

20.895.110 Fossil Fuel or Cleaner Fuel Storage and Handling

A. Purpose. The purpose of these standards is to minimize the risk of spill or discharge of fuels into groundwater or the waters of the state; to avoid and minimize impacts to nearby properties from fire or explosion; to support a reduction in greenhouse gas emissions and a transition to renewable fuel and energy production consistent with Federal, state and local targets; and to protect and preserve fish and wildlife habitat areas to ensure viable Tribal fisheries consistent with Treaty fishing rights.

B. Applicability. The standards in this section apply to:

1. Bulk Fossil Fuel Storage and Handling Facility

2. Cleaner Fuel Storage and Handling Facility

3. Small Fossil Fuel or Cleaner Fuel Storage and Distribution Facilities

C. Standards – Non-Capacity Improvements. The City may approve activities or structures for one or more of the following purposes as a limited use, provided there is no increase in baseline capacity:

1. Maintenance.

2. Improvement of the safety or security of the infrastructure, including seismic upgrades.

3. Decrease in air or water emissions.

4. Allow the facility infrastructure or buildings to meet new regulatory requirements.

5. Addition of accessory structures or activities that do not add to the baseline capacity of the facility.

The applicant for non-capacity improvements shall specify the baseline capacity for the facility as of the date of this ordinance per subsection E.2 below.

D. Standards for New or Expanded Small Fossil Fuel or Cleaner Fuel Storage and Distribution Facilities

1. The applicant shall document the existing baseline, and any proposed additional storage capacity and the fuel type(s) to be stored. Documentation shall be consistent with subsection E.2 below.

2. The Planning Official shall require seismic upgrades to existing facilities as a condition of the land use permit.

3. The applicant shall obtain approval of comprehensive spill prevention and fire response plans to the satisfaction of the Planning Official and Fire Marshal.

E. Standards for Bulk Fossil Fuel Storage and Handling Facilities – New or Capacity Expansion

1. New Facilities. New Bulk Fossil Fuel Storage and Handling Facilities are prohibited, regardless of size.

2. Baseline Established. The baseline for storage, transportation, and transshipment facilities is established by the following information available as of (insert the adoption date of this ordinance). Storage baseline capacity shall be established using Washington Department of Ecology industrial section permits and oil spill prevention plans or other verifiable documentation. Transshipment and transportation facility baseline is established through the most recent spill prevention plans approved by the Department of Ecology or where a local permit documenting such facilities has been approved more recently. If an existing facility does not have an established refining or storage baseline from a past industrial section permit or spill prevention plan, the baseline must be established as part of a permit application.

3. Expansion of Bulk Fossil Fuel Storage and Handling Facilities is allowed up to 15 percent increase above the baseline capacity if converted to Cleaner Fuels, as defined by VMC 20.150 Definitions, and subject to the requirements of Section F below.

F. Standards for Cleaner Fuels Storage and Handling Facilities – New or Expansion.

1. New Cleaner Fuels Storage and Handling Facilities are prohibited in all districts.

2. Existing Bulk Fossil Fuel Storage and Handling Facilities may be converted to Cleaner Fuels as defined by VMC 20.150 Definitions as a limited use, subject to the requirements of subsections 3 b, c, and d below.

3. Existing Bulk Fossil Fuel Storage and Handling facilities converted to Cleaner Fuels may be expanded, subject to approval of a conditional use permit and compliance with the following criteria:

a. Total or partial conversion of an existing fossil fuel storage and handling to cleaner fuel infrastructure is allowed. If a facility is converted the facility may be increased by up to 15 percent above the baseline capacity.

b. If a fossil fuel storage and handling facility is partially or fully converted to cleaner fuel infrastructure that portion shall not be later used for storage, transportation, or transshipment of petroleum-based fossil fuels.

c. Restrictions on petroleum including in gaseous form, and petroleum fuel facilities, shall apply to such alternative fuels that are defined as Cleaner Fuels in VMC 20.150, and all references to hydrogen are limited to green hydrogen.

d. The applicant shall provide a comprehensive spill prevention plan and fire response plan to the satisfaction of the Planning Official and Fire Marshal.

e. Seismic upgrades pursuant to current building code requirements shall be made to any existing fuel storage facilities.

f. GHG Assessment: Greenhouse gas emissions impacts shall be assessed for expanded facilities. The proponent is responsible to provide an expert evaluation by a qualified professional to the satisfaction of the Planning Official. The evaluation shall document baseline lifecycle greenhouse gas emissions from the facility, net increases in lifecycle greenhouse gas emissions, and mitigation of greenhouse gas emission increases. Lifecycle emissions shall be quantified as defined in 42 U.S. Code § 7545. The Planning Official shall require mitigation to address the project's direct greenhouse gas emissions and may require mitigation to address the project's indirect emissions. The assessment shall address mitigation, which may include, but is not limited to the one or more of following: onsite efficiency improvements, carbon capture and storage, purchase of carbon offsets from any carbon registry approved by the Vancouver Land Use Department or state agency, implementation of strategies in Vancouver's Climate Action Plan, or other measures approved by the Planning Official. The mitigation may concurrently satisfy any other requirements imposed by county, state or federal

governments. Mitigation shall be made conditions of approval, and shall be specific, identifiable, quantifiable, permanent; enforceable; and verifiable.

g. Financial Assurance in Case of Accidents. To ensure applicants are able to mitigate the consequences of accidents, proof of financial assurance (such as trust funds, letters of credit, insurance, self-insurance, financial tests, corporate guarantees, payment bonds or performance bonds) shall be provided sufficient to comply with the financial responsibility requirements set forth in any State and federal law applicable to their proposed project. If the applicant relies on an insurance policy for compliance with a State or federal financial assurance requirement, the applicant must add the City of Vancouver as an additional insured as a condition of permit issuance.

h. Annual Report. The applicant shall provide annual report to the Planning Official of the following:

i. A description of on-site storage capacity including the number of tanks, tank volumes, and products.

ii. The number of vessel transfers of fuel, both inbound and outbound from the site, the type and quantity of products transferred, and the product destination.

iii. The number of rail cars transporting fuels, both to and from the site, including a description of the product, volume, and destination.

iv. The number of trucks transporting fuels, both to and from the site, including a description of the product, volume, and destination.

v. Other Baseline monitoring. On an annual basis, the Planning Official will evaluate information from the U.S. Energy Information Administration, WA Department of Ecology, Southwest Washington Clean Air Agency, as well as from local permits, to ensure compliance with the requirements herein.

Fall 2022 Comprehensive Plan and Zoning Amendments

CITY OF Vancouver WASHINGTON

July 12, 2022

Vancouver Planning Commission Workshop

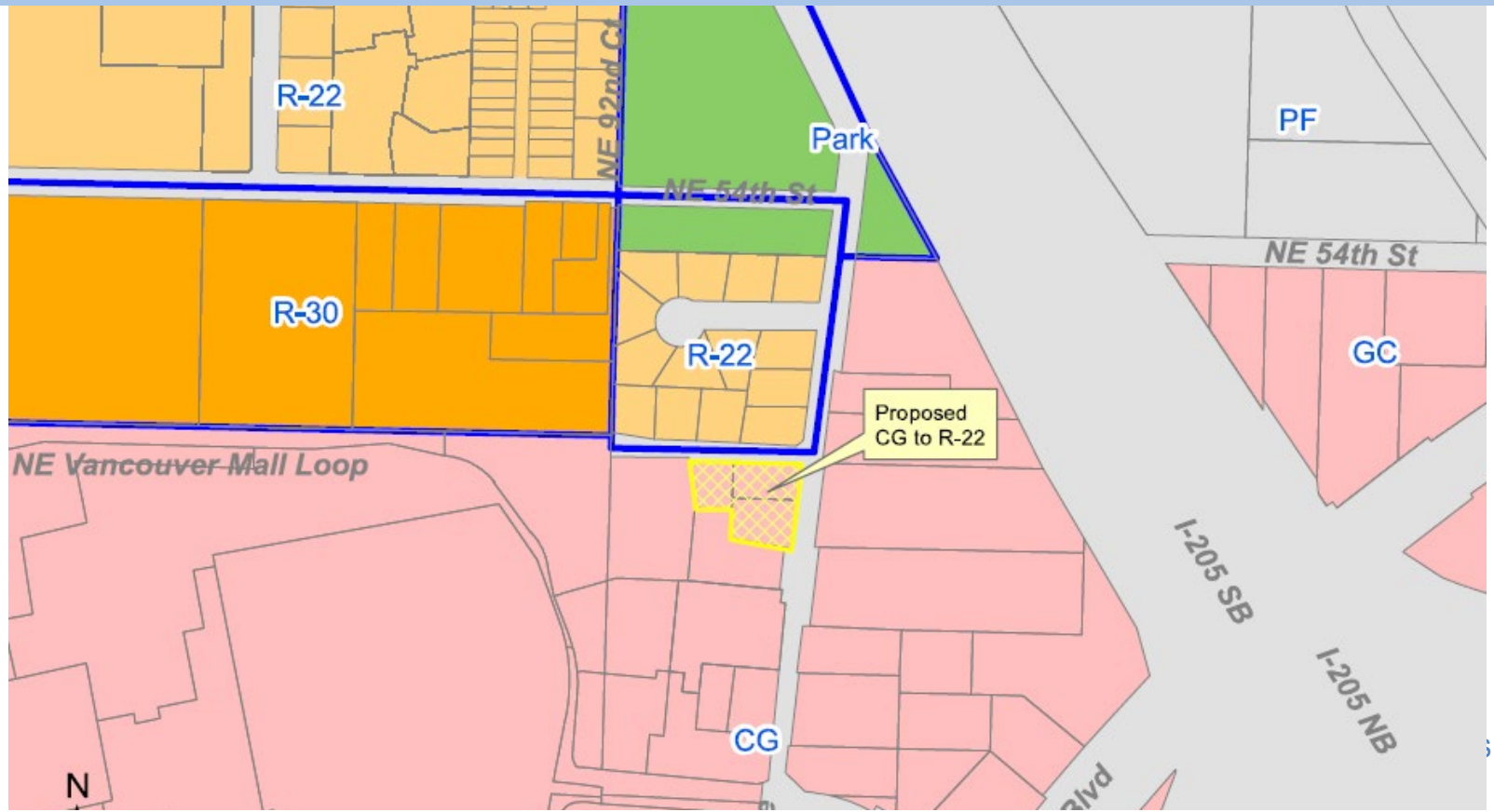
Bryan Snodgrass, Principal Planner, Community Development Department

Presentation Overview

- Staff presentation and overview of four Comprehensive Plan and zoning map designation change requests, one Comprehensive Plan text change, and 14 zoning text changes. Pause for questions and discussion after each.
- Commission questions and identification of issues or additional information needed prior to September 13 workshop, and public hearings not yet scheduled.

Stutesman – CG to R-22 near Van Mall

Stutesman – Vicinity Zoning

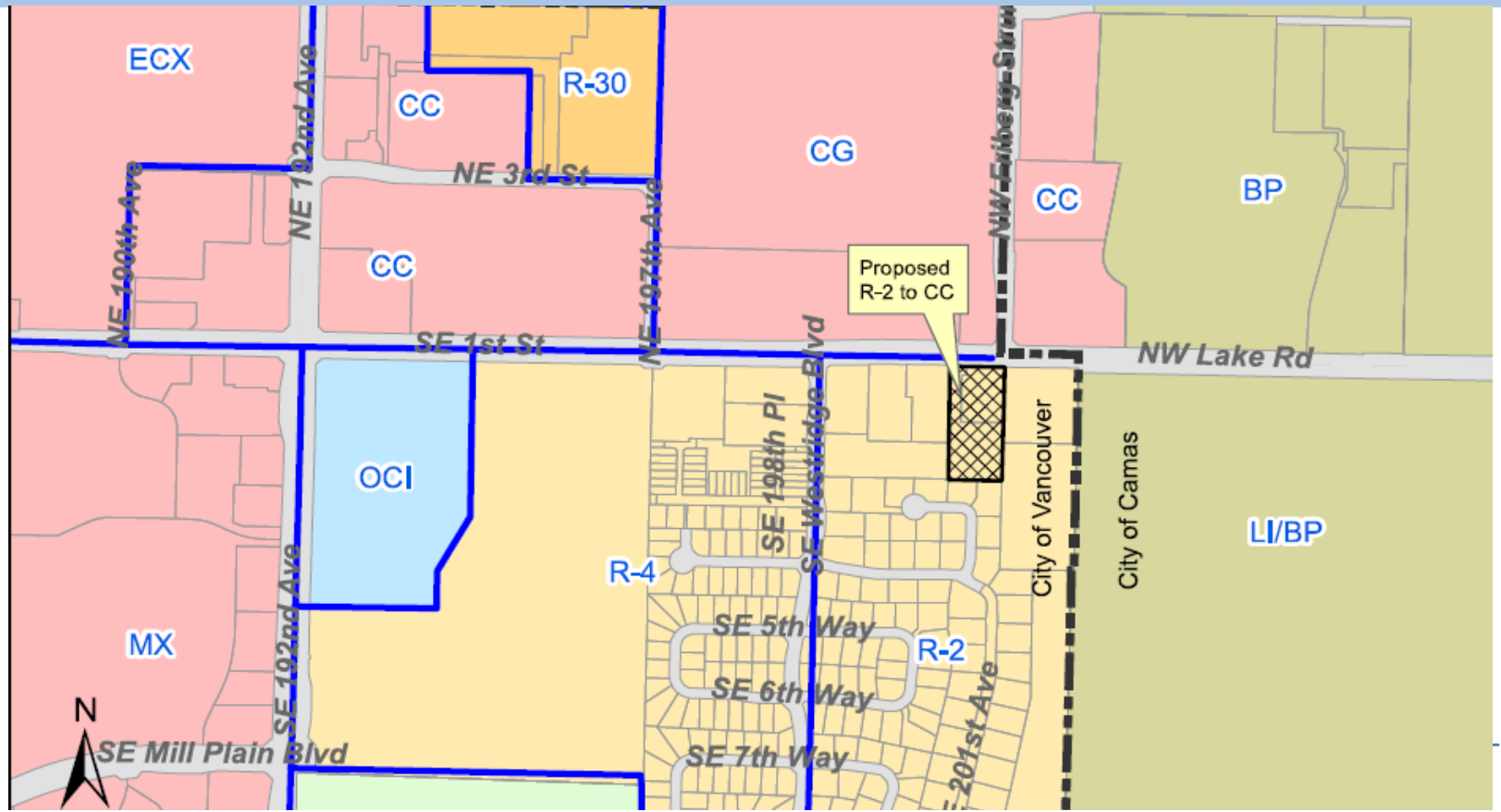


Stutesman - Background

- Located at transition point between residential and commercial zoning districts
- Applicant envisions future development of 11 market rate townhomes
- Proposal site contains three existing mobile homes
- Probable key issues include site's commercial viability and residential implications of existing and proposed zoning

Schwartz – R-2 to CC in east Vancouver

Schwartz – Vicinity Zoning

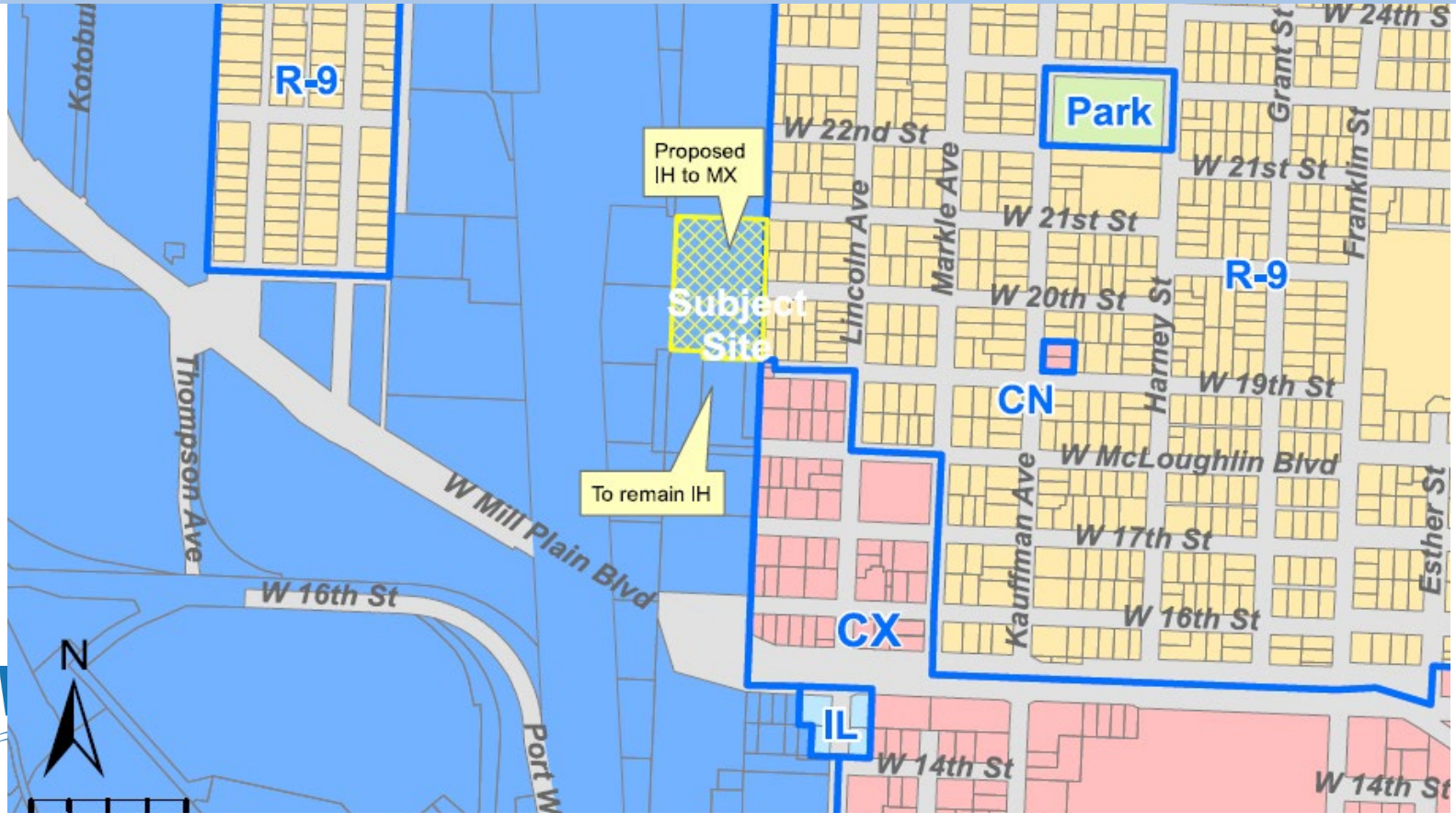


Schwartz - Background

- Located within a larger block of R-2 zoning on south side of 1st Street on Camas border
- Rezone site contains two single family homes and outbuildings
- Application indicates existing home business in northern home would be expanded to include entire structure if rezone approved
- Probable key issues include implications for future development of surrounding R-2 properties

SRHV – IH to MX in Hough Neighborhood

SRHV – Vicinity Zoning

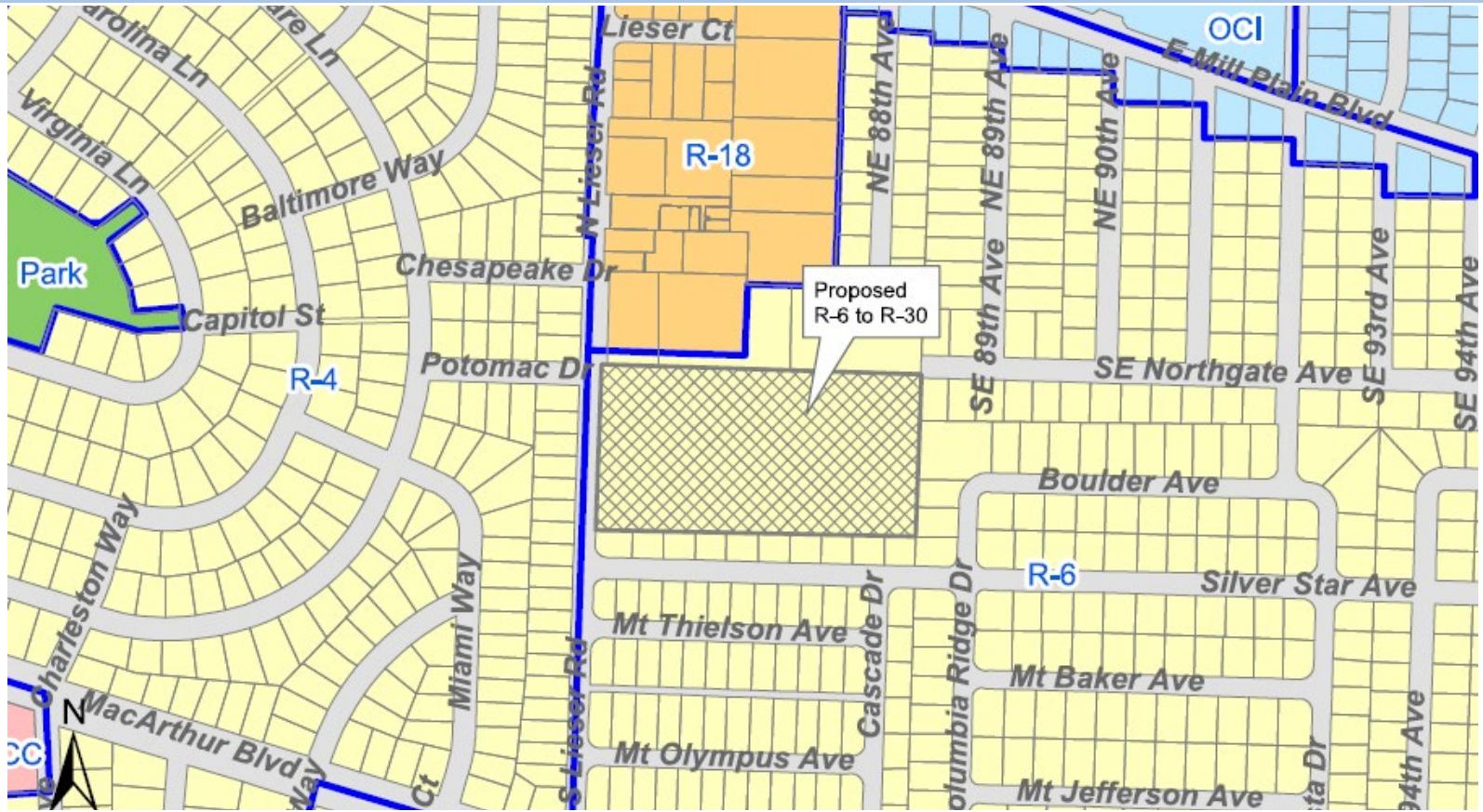


SRHV - Background

- Located in transition area between residential neighborhood, and railroad track and industrial properties
- Site contains large stand of Oregon White Oak trees triggering protection under VMC 20.740, Critical Areas Protection
- Application envisions future development of mixed-use buildings with residential above commercial or office, but does not include a conceptual site plan
- Probably key issues include comparison of site's industrial and mixed-use development viability and extent that trees can be retained.

Lieser School Redevelopment – R-6 to R-30 in Vancouver Heights

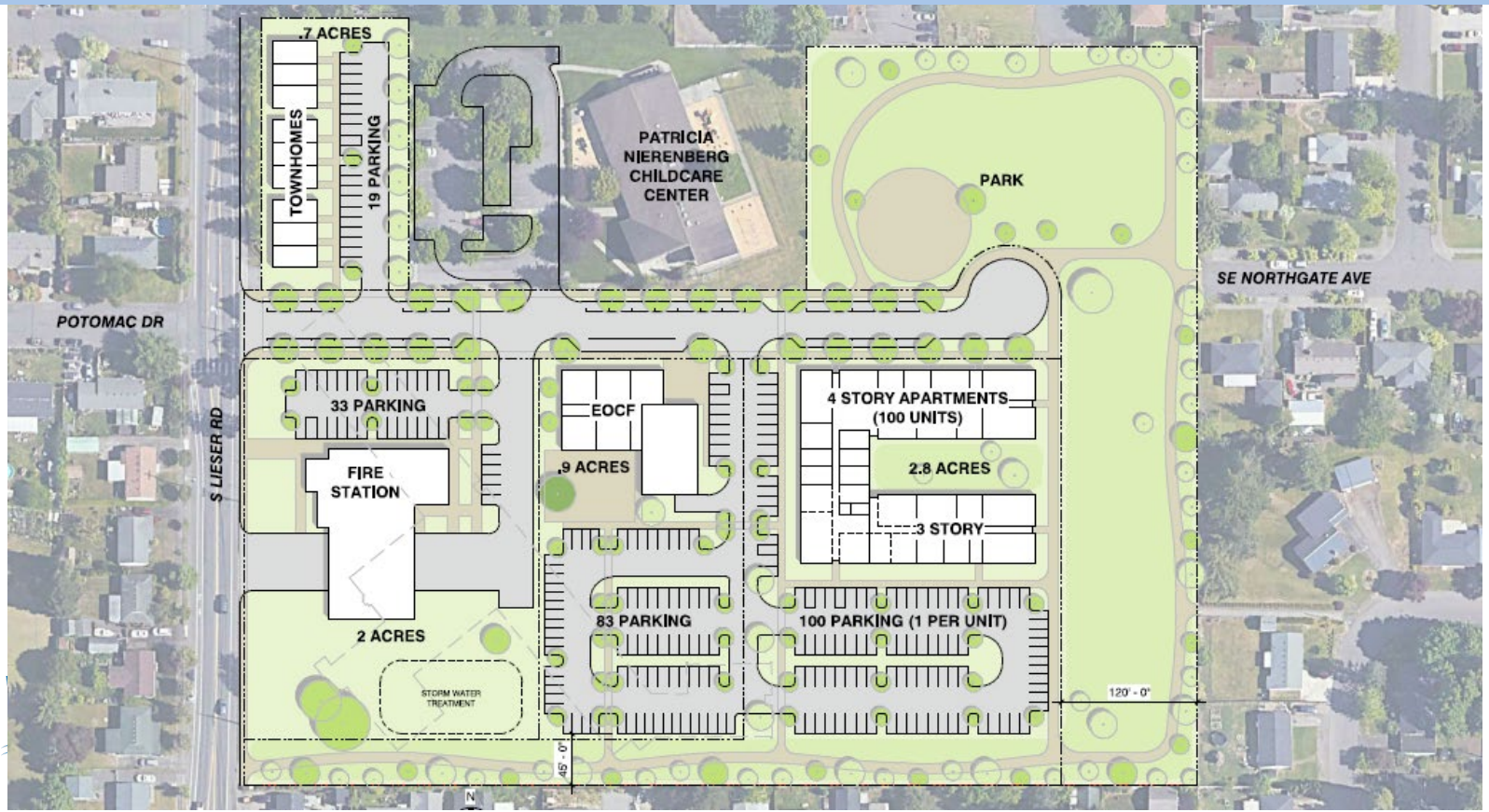
Lieser School Redevelopment – Vicinity Zoning



Lieser School Redevelopment - Background

- Rezone proposal part of a larger redevelopment including properties to the north also owned by applicant Vancouver Housing Authority not proposed for rezone. Redevelopment includes replacement fire station, enhanced park, approximately 10 townhomes and 90-100 affordable rental apartment units, new Educational Opportunities for Children and Families (EOCF) facility including childcare, offices, and a commercial kitchen.
- City of Vancouver is co-sponsor of rezone proposal
- VHA and project team has already engaged in community outreach

Lieser School Redevelopment – Potential Future Site Plan



Comprehensive Plan and related Zoning text change

- The City of Vancouver on behalf of the Battleground, Camas and Vancouver School Districts is proposing adopting new 6-year District capital facilities plans by reference as part of the Comprehensive Plan
- Updated School Impact Fees in VMC 20.915 also proposed:

School District	Single-Family	Multi-Family
Battle Ground	~~$6,397~~ $10,760	~~$2,285~~ $3,845
Camas	~~$5,371~~ $6,650	~~$5,371~~ $6,650
Vancouver	~~$2,880~~ $2,786 {est.}	~~$2,381~~ $2.486 {est.}

Zoning Code Text Changes

- 20.503, Central Park Overlay – Delete provisions unique to area precluding redevelopment
- 20.410, Lower Density Residential Districts and 20.927, Narrow Lot Standards – Add solid waster related provisions
- 20.885, Temporary Uses – Clarify and shorten existing standards
- 20.960, Commercial District Standards – Address signs on top of multi-story buildings
- 20.150, Residential Care Homes, and 20.860, Adult Care Homes – update definition to allow up to 8 persons rather than current 6, consistent with state guidance

Zoning Code Text Changes (cont.)

- 20.150, Definitions – Add a senior housing definition
- 20.670, Heights District – Limit first floor 16-foot height minimum to commercial uses, not residential
- 20.320, Subdivisions – Delete sales history requirements, correct reference and typo
- 20.710, Archaeological Resources – Update Map
- 20.150, Definitions; 20.920, Infill Standards; 20.790, SEPA; 20.570, Airport Overlay; Various – Correct definitions and references

2022 Plan/Zone Amendments – Next Steps

- September 13 Planning Commission workshop
- Planning Commission public hearing to be scheduled
- Future Council workshops and hearings to be scheduled

Questions and Discussion

- Bryan Snodgrass, Principal Planner, Community and Economic Development Department
- bryan.snodgrass@cityofvancouver.us, 360-487-7946

CITY OF Vancouver WASHINGTON

CITY OF Vancouver WASHINGTON

MEMORANDUM

DATE: July 5, 2022

TO: Chair Ledell and Planning Commission members

FROM: Bryan Snodgrass, Principal Planner, Community Development Department

RE: July 12 initial workshop review of fall 2022 Comprehensive Plan and zoning code map and text changes

---

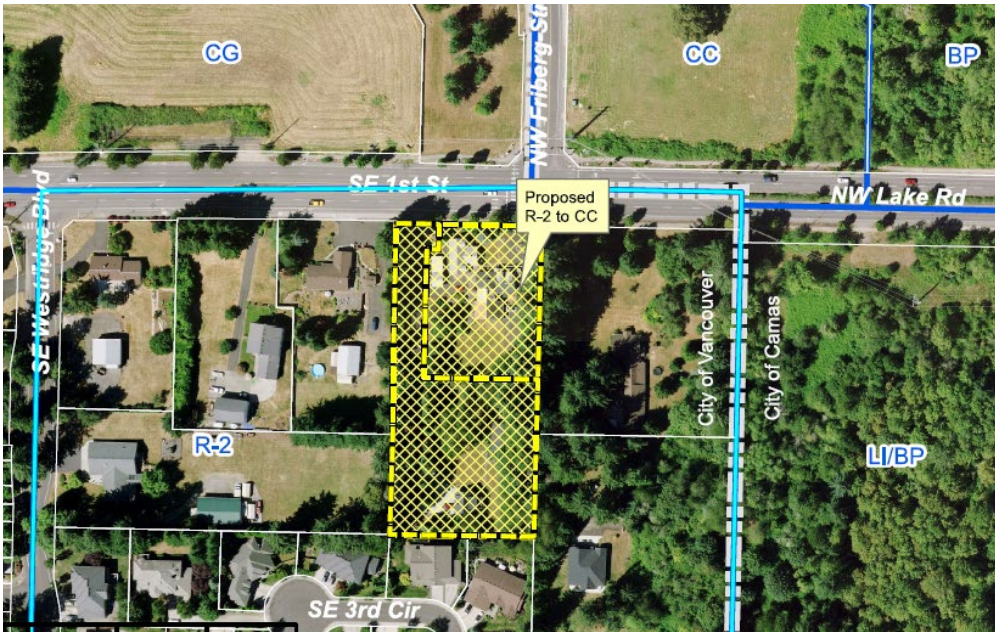
At the July 12 workshop staff will introduce 2022 proposals for Comprehensive Plan and zoning map and text changes. The workshop is intended to allow initial discussion and identification of issues, with a more detailed workshop review on September 13. Public hearings have not yet been scheduled. Under state law Comprehensive Plan changes- map or text- must be reviewed generally concurrently to evaluate cumulative impacts, but zoning map or text changes can be considered at any time. This year's items consist of four Comprehensive Plan and zoning map changes submitted by property owners, one Comprehensive Plan text change, and 14 zoning code text changes.

Comprehensive Plan and zoning map changes (4)

1. Stutesman – Commercial/CG to Urban High Density/R-22 on three parcels encompassing 0.8 acres in the Vancouver Mall Neighborhood

The property is surrounded by commercial buildings immediately abutting to the west and south zoned CG, storage buildings to the east across NE 94th Avenue also zoned CG, and single family homes to the north across NE 52nd Street zoned R-22. The applicant indicates future development of 11 townhomes is envisioned if the rezone is approved, to be priced at market rates but below current area median levels. A conceptual future site plan is not included with the application. The site is currently occupied by three mobile homes and one single family home. Issues likely to be considered in the staff recommendation and public hearing are viability of the site for commercial development under current zoning, and weighing future residential development including displacement of existing site residents against the benefits of a net gain in housing units.

2. Schwartz – Urban Low Density/R-2 to Commercial/CC on two parcels encompassing 2.1acres in east Vancouver

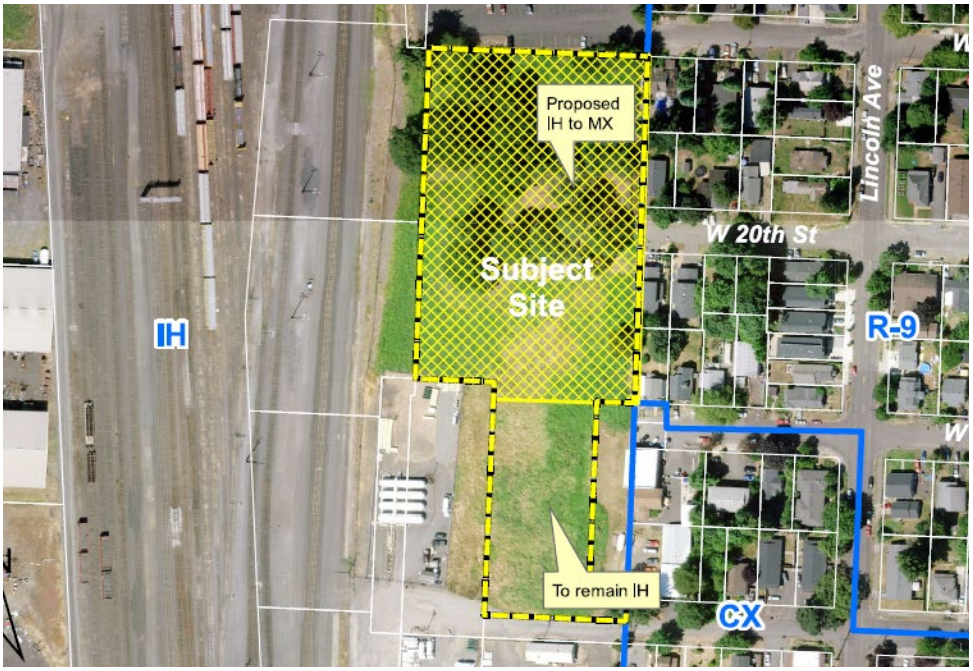


The proposal site currently contains two single family homes, as well as detached garages and sheds. Although rezoning to a commercial designation could allow the existing residences to be replaced with new commercial development, the applicant indicates the intent of the rezone is to allow an existing home-based business in the northern residence to occupy the full structure.

The property is surrounded to the east and west by large lot single family homes zoned R-2 Low Density Residential. To the south are 10,000 square foot single family homesites also zoned R-2. North of the site across SE 1st Avenue is an undeveloped part of the larger existing Union High School campus, zoned for Public Facilities (PF). North and east of the proposal site in the City of Camas is undeveloped property zoned CC, that was recently approved for a food truck use.

Issues anticipated to be addressed in the staff recommendation and public hearings are whether the current R-2 zoning designation should be converted to a higher density residential zone rather than the commercial zoning proposed, and the impacts of future commercial development on the proposal site to current and future development on abutting large lot residences.

3. SRHV – Industrial/IH to Commercial/MX on a portion of a parcel encompassing 2.8 acres in in the Hough neighborhood



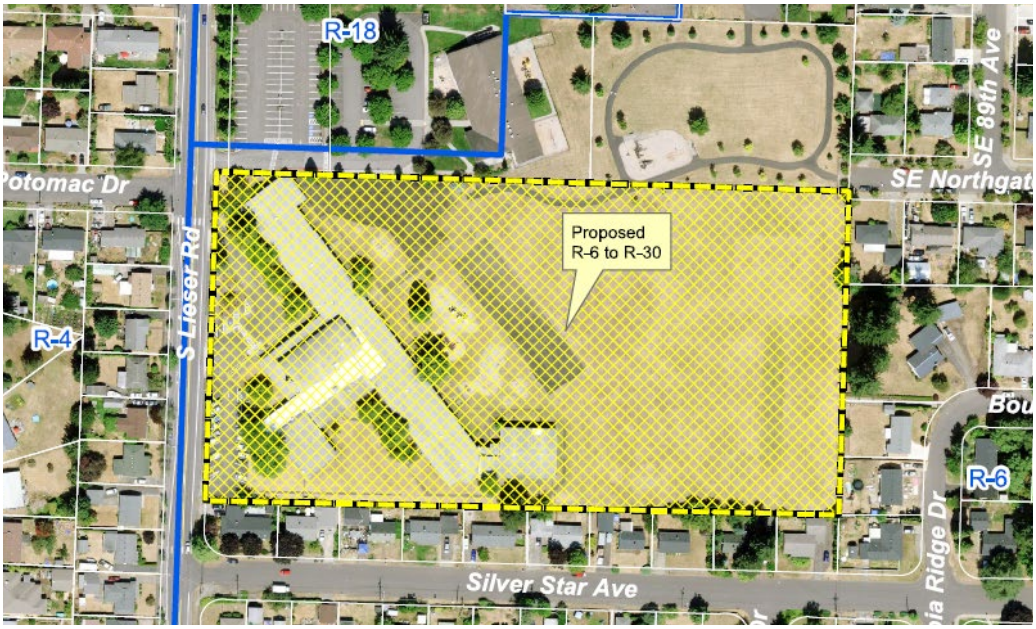
The proposal would change the northern approximately 2.8 acres of an undeveloped 4-acre property from Industrial/IH to Commercial/MX. The southern 1.2 acres are proposed to remain Commercial/IH. The northern portion of the property proposed for rezoning contains approximately 24 Oregon White Oak trees, a protected species.

North of the rezone site is the Hood Packaging warehouse on an approximately 10-acre site zoned IH. To the west is the BNSF railroad zoned IH. East are single family homes zoned R-9. South of the rezone site is the portion of the subject property proposed to remain IH. Abutting that are small industrial uses zoned IH.

The application indicates that future development of mixed-use buildings with residential over first floor office or commercial uses is anticipated, and retention of the majority of trees. A conceptual site plan or tree retention plan has not been submitted. Future road access would likely be through West 20th or 19th Streets to the west of the site.

Issues anticipated in the staff recommendation and public hearings are the viability of the site for industrial development, and implications for the Oregon White Oak tree stand under the existing zoning compared to the proposal.

4. Lieser School Site Redevelopment – Urban Low Density/R-6 to Urban High Density/R-30 on an 8.4-acre parcel in the Vancouver Heights neighborhood.



The proposal by the Vancouver Housing Authority, which owns the property, would change the 8.4-acre Lieser School site from R-6 to R-30 as part of a larger site redevelopment that would provide a replacement fire station 3, a refreshed park, approximately 10 townhomes and 90-100 affordable rental housing units, and a new Educational Opportunities for Children and Families (EOCF) facility that includes childcare, offices, and a commercial kitchen. The Comprehensive Plan and zone map change is needed to allow the proposed multi-family housing.

The City of Vancouver is a co-sponsor of the rezone application because the site redevelopment involves fire and park facility improvements, and in keeping with Community Development Department policy of sponsoring rezones which provide for affordable housing and are consistent with rezone criteria. The Vancouver Housing Authority and Salazar Architects have already conducted substantial outreach with the surrounding community and Vancouver Heights Neighborhood Association in regards to the rezone proposal and larger site redevelopment plan. Information has also been provided through the City of Vancouver Be Heard site.

Comprehensive Plan and related Zoning Code Text Change (1)

The City of Vancouver, on behalf of the Battle Ground, Camas, and Vancouver School Districts, is proposing to adopt updated district 6-year capital facilities plans by reference into the City Comprehensive Plan Appendix E, and to make related updates to School Impact Fees (SIF) in VMC 20.915.

The SIF changes to be reflected in City code are:

School District	Single-Family	Multi-Family
Battle Ground	~~$6,397~~ $10,760	~~$2,285~~ $3,845
Camas	~~$5,371~~ $6,650	~~$5,371~~ $6,650
Vancouver	~~$2,880~~ $2,786 {est.}	~~$2,381~~ $2.486 {est.}

Vancouver School District SIF changes are estimated, pending final VSD Board adoptions scheduled for July 12. No changes are proposed to the Evergreen School District Capital Facilities Plan or School Impact Fees, which are currently $6,432 per single family unit and $3,753 per multi-family unit.

Zoning Code Text Changes (14)

Code Section	Issue/Action
1. Central Park Overlay 20.503	Eliminate chapter, which only has two longstanding provisions which are unique to Central Park and inconsistent with the City Comprehensive Plan and Growth Management Act. One places unique limits on the rebuilding of multi-family or non-residential uses, and the other prevents any residential remodels or redevelopments which add to the total number of neighborhood housing units.
2. Lower Density Residential Districts 20.410, and Narrow Lot Standards, 20.927	To better facilitate solid waste disposal, update standards for alley access and maneuverability, and for streetfront solid waste container storage
3. Temporary Uses 20.885	Temporary Uses – Clarify and shorten existing standards
4. 20.960.060 Commercial District Signs	Incorporate portions of the sign elevation definition into the sign code chapter to clearly address signs located at the top of multistory buildings
5. Definitions of Residential Care Home, 20.150.040E and Adult Care Home 20.860.020.B.10.c	Update Residential Care Home and Adult Care Home definitions referencing 6 or fewer persons, to up to 8 persons, to be consistent with state WAC guidance
6. Definitions 20.150.. 040A	Add a senior housing definition. Code currently is silent, except for a reference in school impact fee to 62 years.
7. Heights Plan District 20.670.040(B)(2)	Limit current requirement in the Heights District for 16-foot heigh ground floor building heights to apply to commercial uses, not residential.
8. Subdivision requirements, 20.320.030.B.4.g 20.320.070.C.1.-foc Technical Standards	Delete sales history submittal requirement, update department reference, fix typo
9. Archaelogical Resources 20.710.020	Correct outdated map to align Levels A and B categories with State levels and mapping
10. Definitions 20.150.040A	Update definition of abutting to eliminate reference to adjacent
11. Infill Development Standards	Correct inaccurate transportation code cross reference

20.920.060	
12. SEPA 20.790.630	Correct inaccurate cross reference
13. 20.570 Airport Height Overlay	Correct inaccurate reference
14. Various Title 20 Locations	Correct outdated references to Community and Economic Development Department; change to Community Development Department

.

From: Cathryn Chudy
To: Planning Commission
Cc: Eiken, Chad; Snodgrass, Bryan
Subject: ACE Coalition Initial Comments on Draft Fossil Fuel Facilities Proposed Code Changes
Date: Monday, July 11, 2022 6:22:52 PM
Attachments: ACE Comments to Planning Commission_Fossil Fuel Ordinance_July 2022.pdf

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.

Vancouver Planning Commissioners, City Staff and BERK Consulting,

Please see attached comments on behalf of the Alliance for Community Engagement SWWA (ACE), submitted for the **"Updates to Fossil Fuel Storage Regulations" Workshop on Tuesday, July 12, 2022.**

Thank you,

Cathryn Chudy, on behalf of ACE

July 12, 2022

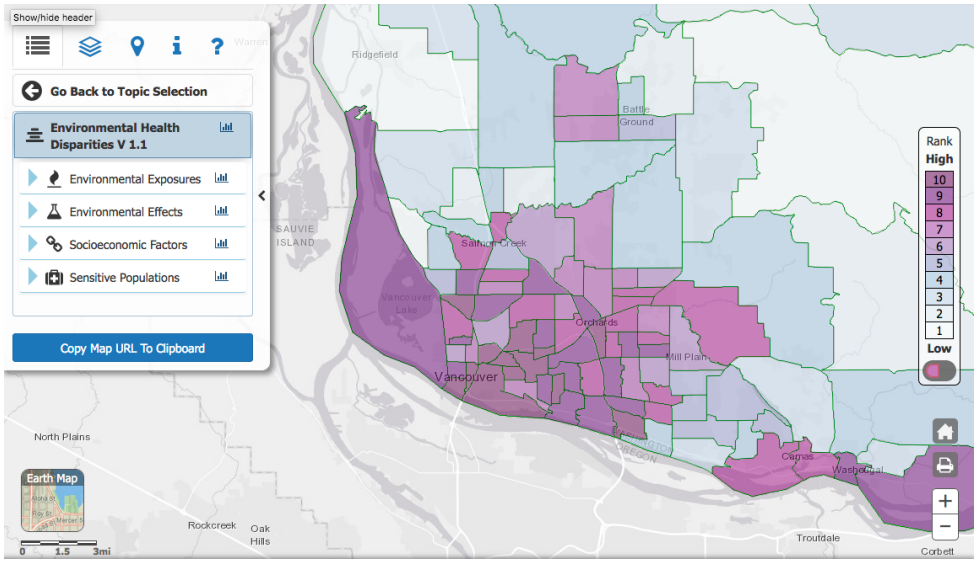
To:
City of Vancouver Planning Commission
Chad Eiken, CDD Director
Bryan Snodgrass, Principal Planner, CDD
Lisa Grueter and Jason Hennessy, BERK Consulting

Subject: ACE Coalition Initial Comments on Draft Fossil Fuel Facilities Proposed Code Changes

Hello Commissioners and Staff,

Thank you for your ongoing work to develop a permanent, targeted ordinance against new or expanded bulk fossil fuel infrastructure in Vancouver. The draft code changes developed by staff based on years of Council direction and intent expressed in the current fossil fuel moratorium represent an important step forward for Vancouver in protecting community health and safety from fossil fuel facilities.

Communities of color and low-income communities in Vancouver already experience some of the most significant environmental health disparities in Washington, which would only be exacerbated by any new or expanded fossil fuel facilities.[1] The proposed ordinance would improve air quality and equity, and increase resilience across Vancouver.



Source: Washington Environmental Health Disparities Map. July 2022.

Specifically, we support the prohibition of new bulk fossil fuel storage and handling facilities, and the limited and conditional allowance for expansions only for the purpose of cleaner fuels and with strong special use requirements including seismic upgrades, spill prevention and fire response plans, and financial assurance. The requirements to establish capacity baselines and report annually on storage and transport, as well as the clear prohibition

[1] Washington Department of Health. Environmental Health Disparities Map. https://fortress.wa.gov/doh/wtnibl/WTNIBL/. Accessed 7.11.2022.

on conversion back to fossil fuel uses, are also strong and necessary accountability mechanisms in the code.

However, we also request additional clarifications and assurances from staff on the following issues to ensure the draft code achieves its intent to protect community health and safety from expanded fossil fuel transport, storage, and handling in Vancouver:

- **Volumetric threshold:** While the draft code uses a two million gallon threshold, other communities across Washington enacting similar protections have utilized a one million gallon threshold in defining a significant facility. Vancouver should similarly adopt a one million gallon threshold to ensure the regulations also cover the Tidewater facility, which under the current regulation could potentially expand roughly 50% before being subject to fossil fuel capacity restrictions and new special use standards.

- **Petrochemicals:** How would the proposed code changes treat new or expanded facility petrochemical proposals similar to the recently proposed—and now canceled—Kalama methanol refinery, which was purportedly for plastics production but clearly had the potential to produce fracked gas-based methanol for fuel.[2] The Bulk Fossil Fuel Storage and Handling Facility definition exempts "facilities that store and handle finished products derived from fossil fuels including but not limited to asphalt, plastics, fertilizers, paints, and denatured ethanol." Fracked gas-to-methanol refineries pose many of the same health and safety risks as traditional refineries, produce methanol for fuel use, and should be clearly prohibited in the adopted ordinance. Similarly ammonia, which has been traditionally considered a fertilizer, is increasingly being used as a fuel.[3] Vancouver should consider the local health and safety impacts, as well as end use, of this product in the local permitting process.

- **Cleaner fuels definition:** The proposed cleaner fuels definition introduces ambiguity for fossil fuel-based alternative fuels that could fall under both the definition of "petroleum" and "cleaner fuels" in the draft code. Chapter 20.150 Definitions, Cleaner Fuels, section G. clarifies that, *"restrictions on petroleum including in gaseous form, and petroleum fuel facilities, shall apply to such Alternative fuels and all references to hydrogen in this chapter are limited to green hydrogen."* What is the effect of this clarification on the regulation of storage and transport of liquid fuels, including LNG and LPG, which could fall under both the definition of "petroleum" in the code and the definition of Alternative Fuels under RCW 19.112.010(2)? We also recommend the petroleum definition be amended to specifically include fracked-gas based methanol, and that the cleaner fuel definition specify that "green hydrogen" refers specifically to electrolytic hydrogen produced using renewable electricity.

A strong bulk fossil fuel ordinance should protect community safety and health, without loopholes that allow for unnecessary expansions or changes of use that create new health, safety, or environmental impacts. We are encouraged by the strong draft code and urge the Planning Commission to move this ordinance forward without delay. Thank you for your work in securing a healthier, safer and more equitable future for Vancouver.

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[2] Molly Soloman, OPB, *Controversial Kalama Methanol Plant May Be Misleading Public, Regulators*, https://www.opb.org/news/article/methanol-plant-kalama-fossil-fuel-china/.
[3] https://oilprice.com/Alternative-Energy/Renewable-Energy/The-Green-Ammonia-Boom-Is-Coming.html

Sincerely,

Cathryn Chudy
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Dan Serres
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Columbia Riverkeeper
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From: ssilvey643@aol.com
To: Planning Commission
Subject: comments for July 12 meeting
Date: Tuesday, July 12, 2022 7:34:23 AM

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.

PlanningCommission@cityofvancouver.us

Sirs:

Climate action plan,

One thing that many forget is how little we are, meaning that action by a few effect the economic benefit of many. I implore the group to look at the big picture in that when due to action it becomes un- economical for people they lose jobs, and jobs means taxes and fewer taxes mean cuts in government.

Further how many people live in our city? How is it that since we do not live in a bubble, your effects going to work? When 7 billion other people are not under your control? These people can do as they please for their economic benefit while some in this community can feel good by proclaiming false promises.

That said:

Slide 4: what is base line? What is population of baseline, thus with increase, is this 100% but have no base line so who knows? False data....

Slide 5: so you want to set history? Do you have enough jobs in the community to support the community or is our quality of life to go backwards?

Slide 12: this is wrong per EPA, I see no agriculture, and other contributors, especially outside influence such as shipping, and mills.

Why it appears that slides are missing and out of order, there is no substance real data in them. It is as if someone lives in a bubble and this is all you think of, and not looking at bigger picture, going all electric when in fact you have groups wanted to eliminate dams, and that WA does not give green points to dams and power generated. Where does it come from? And batteries, has anyone really looked at that cost and effect to environment or is it that it is not in your backyard so you do not care and thus again promote a false sense of dong good.

City Building code:

As for the change to city zoning code and so forth since the planning department has limited parking for residence is that listed and set to be legally signed when properties change hands, so all know they have no parking, and that the city does not value ones time.

Fall 2022 amendments:

So when the school is gone and higher density housing goes in, is there a place for children to walk to school, or are these now bused, adding to climate effect?

Fossil fuels,

When the actions prevent constructions and new plants to transport and distribute it harms all. Again why is it that some think they live in a bubble, the action or preventing a cleaner burning coal to move though the city, or building of new beneficent refinery prevent the economic benefit and overall benefit to the environment. As I have stated, we do not live in a bubble and last time I was out winds comes from the Ocean, and the rest of world is across those oceans, thus contributing to our air.

Steven Silvey

Vancouver, WA