



Downtown Building Footprint Limits Vancouver Planning Commission Workshop April 11, 2023



Bryan Snodgrass
Principal Planner
Community Development Department

Presentation Overview

- Review proposal to eliminate existing VMC 20.630 standards limiting downtown buildings to 12,000 square foot footprints in certain situations
- Identify issues or information needed for May 9 Planning Commission public hearing

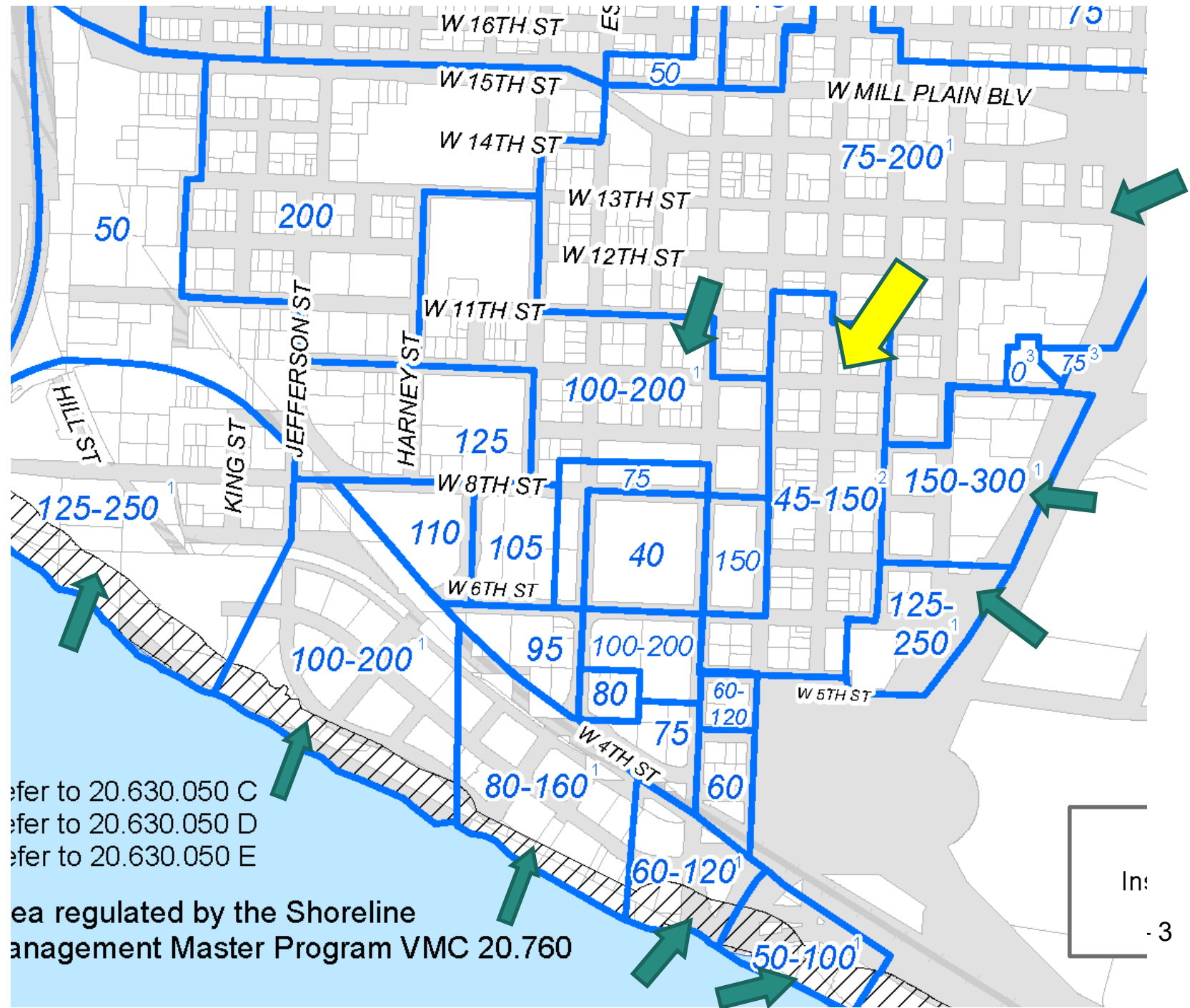


Downtown Building Footprint Limits - - Current Requirements

- VMC 20.630 contains additional standards for downtown beyond the CX zoning code. These include height limits, which for some areas include a lower height that can be achieved outright, and a higher limit that is only allowed conditionally.
- Alongside lower Main Street, any buildings over 100 feet in height must limit building footprints on all floors to 12,000 square feet, about ¼ of most blocks, in order to ensure street level sunlight.
- In other downtown areas with a maximum height range, portions of the upper floors must also limit footprints to 12,000 feet. Applies to lower end plus 50%.

Downtown Building Footprint Limits

- Current Requirements (cont.)



Downtown Building Footprint Limits - Concerns

- Buildings constructed to meet these limitations cannot be realistically added to in the future unless the building is torn down.
- Limits could restrict upper floor housing or office uses, which could serve to activate downtown, support more commercial activities, and add housing units to meet demand and help address the lack of housing supply, an important contributor to the affordability crisis.
- Goal of street level natural light is sound, but in staff's view does not require the existing standards to be achieved.

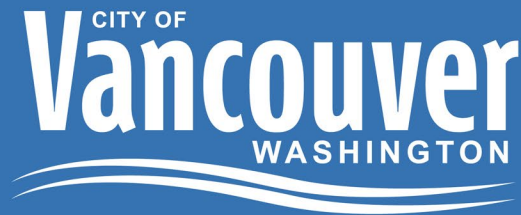
Downtown Building Footprint Limits - Outreach

- Vancouver Downtown Association contacted
- May 9 public hearing



Questions and Discussion

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



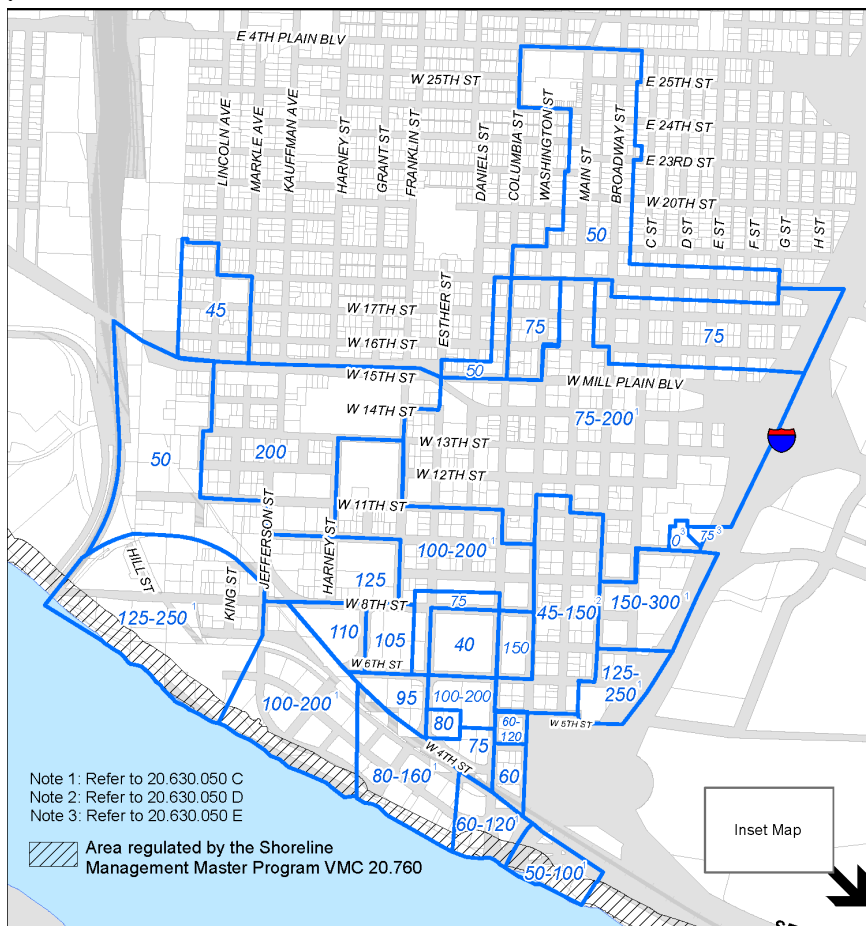
DATE: April 4, 2023

TO: Chair Ledell and Planning Commission members

FROM: Bryan Snodgrass, Principal Planner, Community and Economic Development Department

RE: April 11 workshop review of proposed zoning code text change to eliminate downtown building footprint limitations. Public hearing scheduled for May 9.

VMC 20.630, Downtown District, contains various standards for the function and appearance of downtown buildings. [VMC 20.630.050](#) regulates maximum building heights, with specific maximums indicated in Figure 20.630-4, excerpted below.



For those portions of downtown where height limits are expressed in a range, the lower number may be achieved outright, whereas the high number is only allowed conditionally.

There are also limitations on the size of building footprints. VMC 20.630.050.C.2.c requires footprints of any building floors that are located more than 50% above the lower end of the height range to be limited to 12,000 square feet or less. In the area denoted by footnote 2 in the map, which can generally be described as the blocks on both sides of lower Main Street between 5th and 12th Avenues, all floors of any buildings taller than 100 feet must also be limited to footprints of 12,000 square feet or less, with a stated goal of ensuring sufficient light at street level.

12,000 square feet is slightly more than a quarter of the site of most downtown blocks. The newly constructed building at Block 10, for example, appears to have an upper floor footprint of approximately 37,000 square feet. With increased development interest in downtown in recent years, developers have raised concerns that the footprint limitations restrict building options that cannot be easily corrected in the future. Once a building is constructed that limits its otherwise intended height or uses small footprints on its upper floors, this lost development capacity will not be realistically added to in the future unless the building is torn down. Of particular concern to staff are the limits these regulations effectively impose on upper floor housing construction, which could serve to activate downtown and support more commercial activities, as well as provide additional housing options, in an area well served by infrastructure and services.

While the goal of ensuring adequate street level light is reasonable, it's not clear that the footprint limitations are necessary to achieve it, given that downtown streets are not particularly narrow, and allowed building heights in much of downtown are relatively limited. There is no indication that other concerns drove the creation of downtown building footprint limitations when they were created in the 2004 to 2009 period.

Pending discussion at the April 11 Planning Commission workshop, staff anticipates proposing elimination of the VMC 20.630.050.C.2.c and 20.630.050.D.2 downtown building footprint limitations at the May 9 Commission public hearing. No changes to maximum building heights or other provisions of VMC 20.630 are envisioned. Staff has solicited comment from the Vancouver Downtown Association but have not yet received feedback.

Evergreen and Grand Commercial Corridors Strategy Implementation

Planning Commission
Workshop
April 11, 2023



Becky Coutinho, Associate Planner
Bryan Snodgrass, Principal Planner
Community Development Department

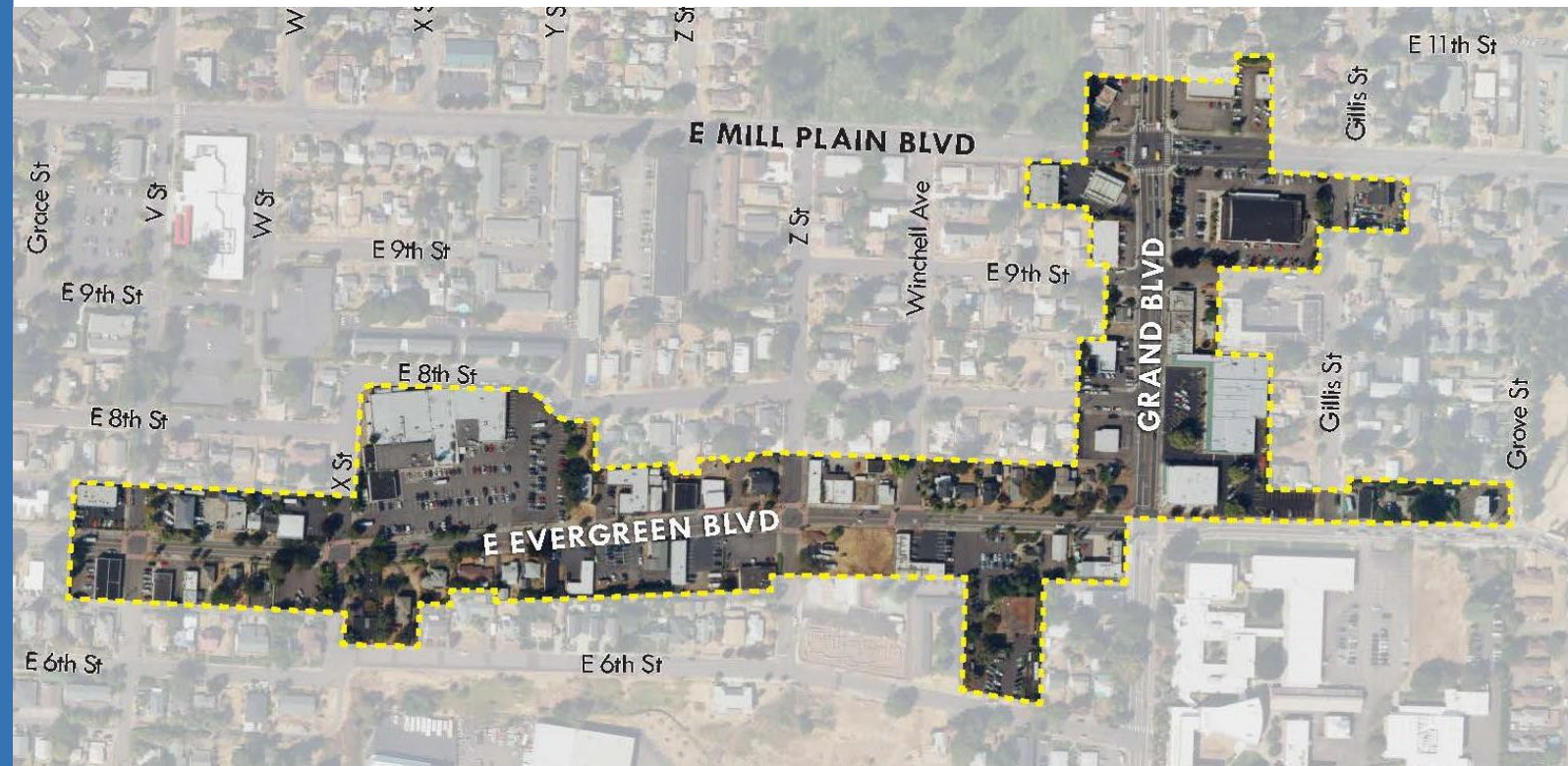
Pauline Ruegg, Senior Associate
Jamin Kimmel, Partner
Cascadia Partners

Agenda

- High level review of the Evergreen and Grand Commercial Corridors Strategy Document
- Presentation from Cascadia Partners
- Next Steps

Evergreen and Grand Commercial Corridors Strategy Document Review

The Evergreen and Grand Commercial Corridors Strategy is a subarea plan for the study area below, and the culmination of the two-year community planning process that evaluated the types of uses that are allowed, regulatory standards for new development, parking and access, the pedestrian environment, and other issues identified by the community and stakeholders.



Evergreen and Grand Commercial Corridors Strategy

VISION

Promote equitable and diverse corridor development that is vibrant, sustainable, and mixed-use.

Foster development that recognizes and builds upon the neighborhood's unique setting, history, culture, and character.

GOALS

LAND USE. Strengthen current businesses while providing an appropriate mix of commercial and residential uses.

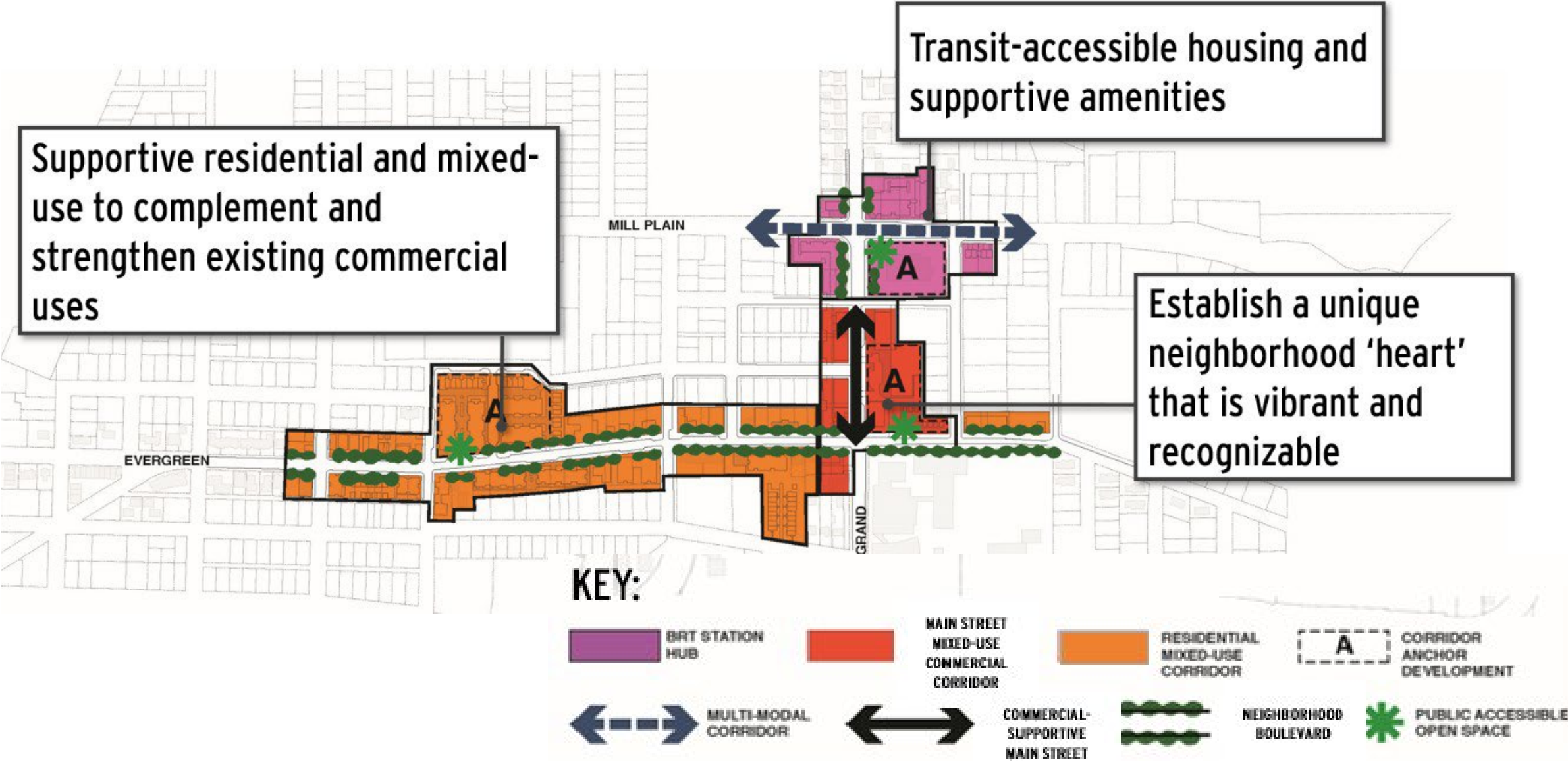
MOBILITY. Establish a balanced multi-modal network of motor vehicle, transit, walking, and biking routes through the corridors.

PARKING. Provide adequate parking to serve existing uses and future development.

URBAN DESIGN. Create public and private spaces that are inclusive, integrated, and contribute positively to the livability of the corridor.

ECONOMIC DEVELOPMENT. Provide ample opportunities for small-scale, locally-owned business to thrive.

Evergreen and Grand Commercial Corridors Strategy Vision



Cascadia Partners Presentation



EVERGREEN AND GRAND

Draft Code Amendments, Design Standards



PLANNING COMMISSION WORK SESSION | 11 APR 2023



AGENDA

01

PROJECT UPDATE

02

DRAFT CODE AMENDMENTS

03

DESIGN STANDARD
CONCEPTS

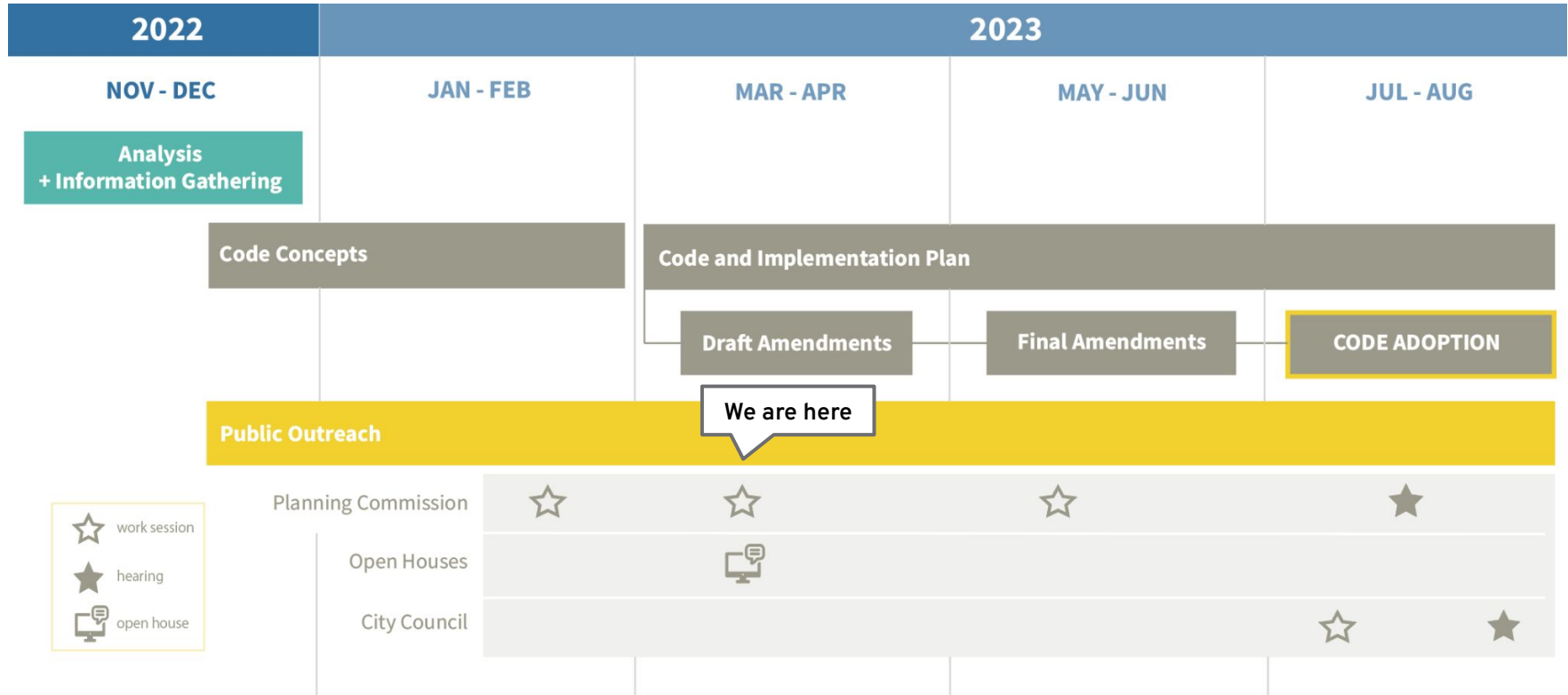
04

NEXT STEPS



EVERGREEN GRAND **PROJECT UPDATES**

PROJECT UPDATE | **TIMELINE**



PROJECT UPDATES | CODE CONCEPTS REVIEW

01

BUILDING HEIGHT

Maintain existing 4-story height limit along Evergreen and western half of Grand. Increase to 5-story along eastern half of Grand near new transit line.

02

BUILDING FORM

Adopt new standards that address the shape and size of new buildings to address concerns about buildings being in character with existing neighborhood.

03

REQUIRED GROUND FLOOR COMMERCIAL

Require ground floor commercial uses only along Grand and allow more flexibility for ground floor residential along Evergreen.

04

PARKING

Reduce parking requirements for commercial uses, do not require for ground floor commercial uses, and further reduce requirements for residential uses

PROJECT UPDATES | WHAT WE HEARD FROM YOU

The Planning Commission shared its thoughts at last work session (Feb 14). We heard:

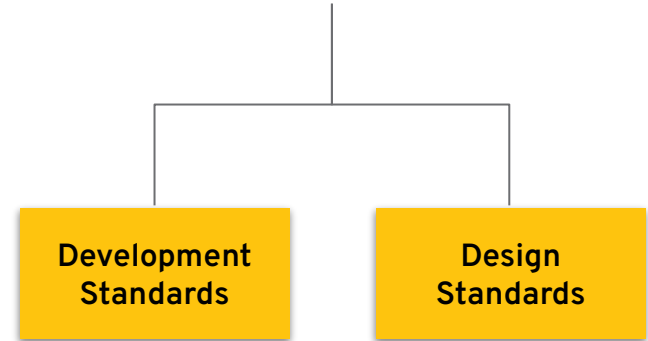
- Open to increasing height limits to 5-stories in certain locations but want **more detail on maximum building length, step downs, and required breaks** to mitigate larger buildings on the Corridor and maintain privacy of residents.
- Be clear on the distinction between **affordable vs. attainable housing** and the role of new building in this Corridor.
- Consider **incentives** to keep existing store frontages to keep district character.
- Open to **reducing parking** but acknowledge the spillover impacts.
- Must **support existing residents and businesses** as well as looking to the future.

PROJECT UPDATES | WORK COMPLETED

- **Refined Code Concepts** based on Planning Commission and staff feedback.
- Held **Public Open House** to share Code Concepts and gather feedback.
- Wrote **draft development standards** as proposed update to the Vancouver Land Use Code.
- Prepared draft **Design Standard Concepts** that respond to the existing character and context of the corridor and promote Strategy goals



Evergreen/Grand Corridor
Overlay District



PROJECT UPDATES | PUBLIC OPEN HOUSE

Evergreen and Grand Commerical Corridors Strategy Implementation



The Evergreen and Grand Commercial Corridors Strategy aims to improve livability, by creating a more walkable neighborhood where local businesses can thrive. The vision of the Strategy is to promote equitable and diverse corridor development that is vibrant, sustainable and mixed use, and to foster development that recognizes and builds upon the neighborhood's unique setting, history and character.

The City is currently considering development code changes to help achieve the strategy's vision, comply with new State laws and better meet current market conditions. **We invite you to [share your feedback](#) below.**

+ About the Strategy

+ Proposed Development Code Concepts



PARKING | DISCUSSION

04 PARKING

Reduce parking requirements for commercial uses, do not require for ground floor commercial uses, and further reduce requirements for residential uses



What aspects of the code concept are most promising?

Are there any aspects of this concept that concern you or need additional explanation?

- Virtual Open House held March 16th
- Community members, residents, and business owners attended
- Shared vision from Corridor Strategy and how Draft Code Concepts could help achieve this vision
- Provided open ended opportunities for feedback and asking questions
- Survey option open online (4 responses to-date)

The public attending generally supported Code Concepts:

- There was **broad support for the goals of the Corridor Strategy** for increasing activity along the corridor even if that means taller and larger buildings.
- Concern was raised about the need to **support redevelopment with a better, safer, and more coherent streetscape** that creates an identity for the Corridor.
- Many questions were asked about policy and programs that could support existing businesses in the area.
- There was acknowledgement of the positive impact that reducing parking demands for projects could bring and support for programs to address and manage overflow parking into residential neighborhoods.



DRAFT
DEVELOPMENT
CODE AMENDMENTS
OVERVIEW

DRAFT AMENDMENTS | OVERVIEW

- Draft development code amendments were prepared based on the Code Concepts.
- Proposed new code language will be adopted as an overlay district in Chapter 20.500.
- Tonight we would like your input on key remaining questions.

Chapter 20.590 **EVERGREEN/GRAND CORRIDOR OVERLAY DISTRICT**

Sections:

20.590.010 Purpose

20.590.020 Applicability

20.590.030 Regulation of Uses

20.590.040 Design and Development Standards

20.590.010 Purpose

- A. Purpose. This chapter establishes standards for the Evergreen/Grand Corridor Overlay District ("Corridor") in order to ensure new development contributes to achieving the goals of the Evergreen/Grand Corridor Strategy ("Strategy") as follows:
1. Strengthen current businesses while providing an appropriate mix of commercial and residential uses.
 2. Establish a balanced, multi-modal network of motor vehicle, transit, walking, and biking routes through the corridors.
 3. Provide adequate parking to serve existing uses and future development.
 4. Create public and private spaces that are inclusive, integrated, and contribute positively to the livability of the corridors.
 5. Provide ample opportunities for small-scale, locally owned businesses to thrive.
- B. This chapter is not intended to prevent continued use, repair or modest expansion of lawfully existing buildings, or to render otherwise lawful development as nonconforming.

20.590.020 Applicability

- A. Establishment of Boundaries. The standards of this chapter apply to properties along Evergreen Boulevard and Grand Boulevard as indicated in Figure 20.590-1.

DRAFT AMENDMENTS | APPLICABILITY

- Most minor modifications of existing buildings are exempt from meeting the standards.
- Expansions/additions to nonresidential use of over 500 square feet are subject to the standards, however:
 - Only apply to the expansion/addition (not the existing building)
 - Do not apply if the expansion/addition is not visible from street.
- Exterior modifications not required to meet all design standards.

Key Question for PC

Do these requirements provide enough flexibility for additions/modifications to existing buildings?

DRAFT AMENDMENTS | USE REGULATIONS

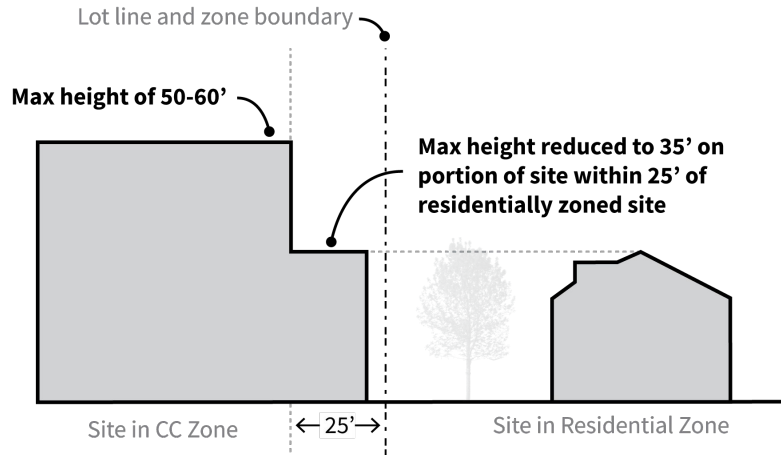
- As with base CC zone, new detached single-family houses are not permitted.
- All other residential uses must meet minimum density of 30 dwelling units/acre.
- Auto-oriented uses, including drive-throughs, will not be permitted. Some existing uses (gas station, auto repair, etc.) non-conforming.
- Existing uses may continue in existing buildings or structures.

Key Question for PC

Do these use regulations achieve the intent of corridor strategy?

DRAFT AMENDMENTS | HEIGHT STEP DOWN

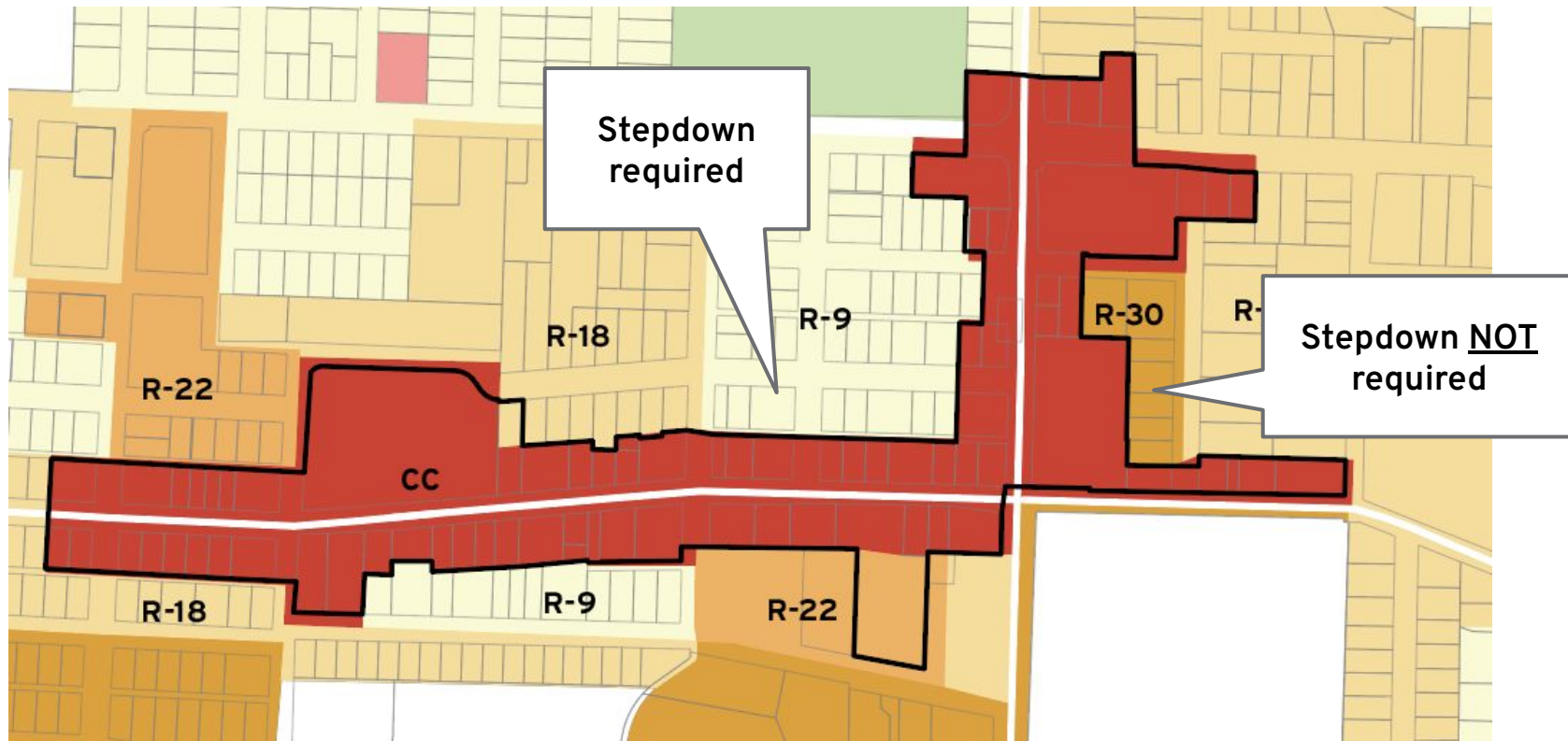
- The rear of buildings abutting to **low density residential zones** will be required to step down to the same maximum height of 35 feet.
- Unlike base zone, **does not apply to high density zones**, which have height limit of 50 feet.



Key Question for PC

Do you have concerns with not requiring step downs adjacent to high density zones?

DRAFT AMENDMENTS | HEIGHT STEP DOWN



DRAFT AMENDMENTS | PARKING

- Minimum requirement for multi-unit dwellings reduced from 0.75 spaces per unit in base zone to 0.5 spaces per unit.
- All commercial uses subject to lowered, uniform requirement of 1 space per 1,000 square feet.
- Ground floor commercial uses in vertical mixed use buildings are exempt from parking requirements. This incentivizes vertical mixed use development.

Key Question for PC

Should the exemption for ground floor commercial uses only apply to vertical mixed use developments?



QUESTIONS?
**DRAFT DEVELOPMENT
CODE AMENDMENTS**



DESIGN STANDARDS
CODE CONCEPTS

DESIGN STANDARDS | CORRIDOR STRATEGY GUIDANCE

- Ensure development contributes to a **strong sense of place, vibrant and safe pedestrian environment, and active public spaces.**
- Orient uses toward Evergreen and Grand Boulevards and create an **‘active edge’**
- Create standards for ground floor residential to ensure **streetfront activation and interest.**



DESIGN STANDARDS | CORRIDOR STRATEGY GUIDANCE

The Corridor Strategy recommends **new standards** for commercial and residential uses to **create a walkable pedestrian environment**

FRONT DOOR ACCESS

Require access to create active edge, reduce front setback to 5 feet from 10 feet to bring building up to frame edge of sidewalk

TRANSPARENCY

Specific percentage of ground floor facade must have windows and doors to provide views to the interiors of buildings and animate the street

COMMERCIAL



RESIDENTIAL



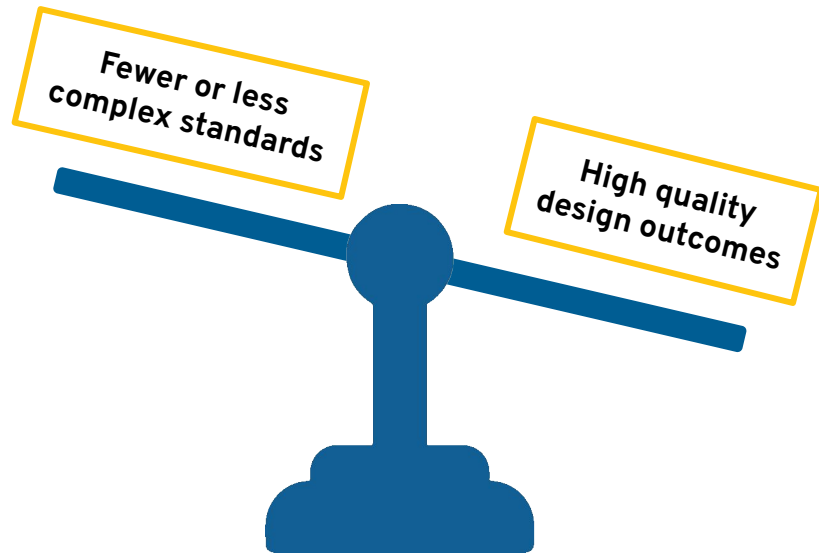
DESIGN STANDARDS | REFINED GOALS

1. Address the ground floor of buildings to create an active street and vibrant pedestrian experience
2. Create residential ground floor design standards that address the unique challenges of creating an active street while preserving resident privacy.
3. Establish a **limited set of design standards** that address overall facade design. Focus primarily on the ground floor and public realm.
4. Emphasize **clear and objective standards** that staff can administer consistently rather than discretionary design guidelines.
5. **Strike a balance** between the number/complexity of standards and encouraging new development in the Corridor

DESIGN STANDARDS | REFINED GOALS

Design standards are a balancing act

- Balance complexity of standards with striving for better design outcomes that achieve Corridor Strategy
- Consider ease of use for both applicants and staff
- In general, developers are less deterred by complexity than they are by uncertainty
- Focus on clear, objective, measurable standards



SUMMARY OF UNIFORM DESIGN STANDARDS

Topics addressed with clear and objective **uniform standards**:

STANDARD

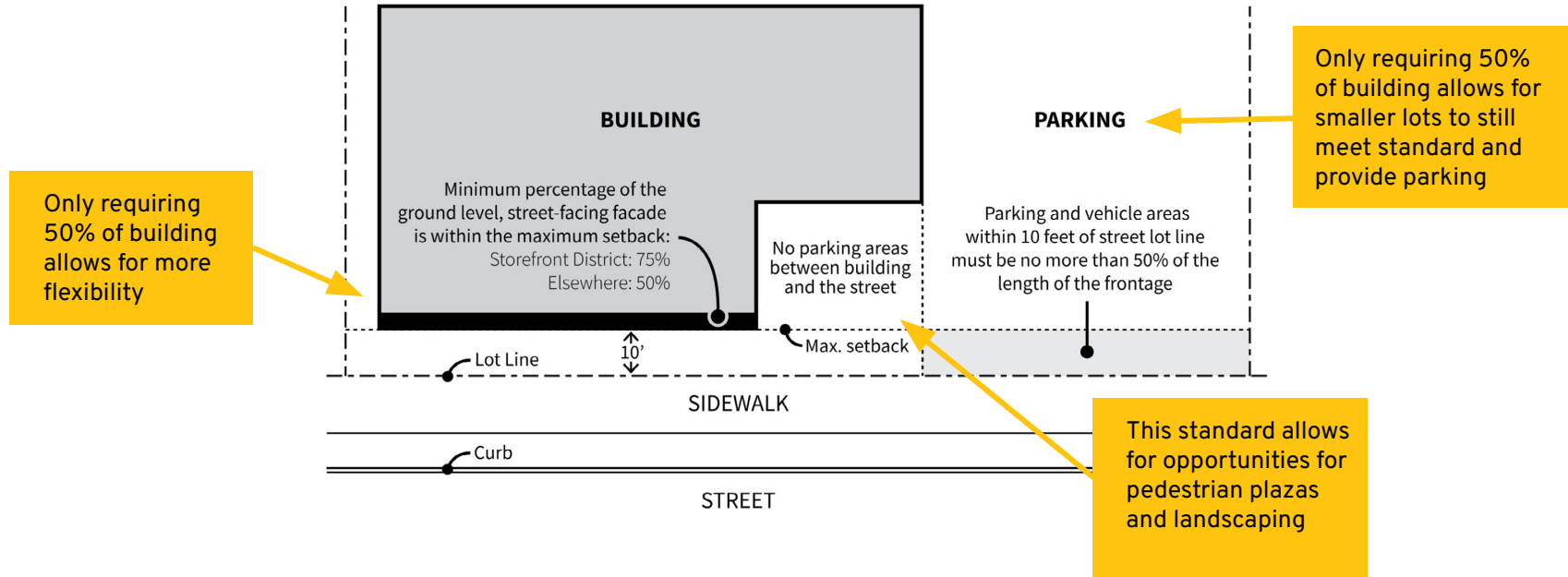
INTENT

- | | |
|---|---|
| ○ Building Orientation | Buildings up along the sidewalk edge |
| ○ Main Entrances | Active ground floors |
| ○ Ground Floor Design - Commercial | Engaging and well designed ground floors that enhance pedestrian experience |
| ○ Ground Floor Design - Residential | Appealing places to live and/or walk by |
| ○ Facade Articulation | Buildings that are human-scaled and interesting |
| ○ Screening and Fences | Screen views of unsightly elements, sense of safety |

DESIGN STANDARDS | BUILDING ORIENTATION

01

- **Build-to-Line:** A minimum of 50% of the street-facing facade of the building must be located within 0-10 feet of the street.



DESIGN STANDARDS | BUILDING ORIENTATION

01

- **Parking Areas:** No more than 50% of the street frontage may be used for vehicle areas. Where parking is adjacent to the street, it must be screened with low wall and/or landscaping.
- **Improvements Between Building and the Street:** Parking not permitted between building and the street. Landscaping or pedestrian plaza required.



DESIGN STANDARDS | MAIN ENTRANCES

02

- **Commercial Uses:** Must provide at least one entrance on Evergreen or Grand. Multiple businesses may share one entrance.
- **Residential Uses:**
 - Minimum 50% of ground floor residential units must have individual entrances.
 - Additional setback and design standards to create a transition from street to private units and activate the street.

Setback
for
residential
units
creates
separation



Separate
entrances
frame the
sidewalk

DESIGN STANDARDS | GROUND FLOOR COMMERCIAL

03

- **Minimum Height:** Ground floor commercial spaces must be 12-15 feet in height.
- **Windows:** Minimum 60% of the ground floor elevation must be windows or other glazed openings.
- **Weather Protection:** A minimum of 25-50% of the width of street-facing facade must include weather protection (awnings, canopies, etc.)



DESIGN STANDARDS | GROUND FLOOR RESIDENTIAL

04

Ground floor residential design requires a different approach than commercial to create a transition from the public to private realm while creating spaces that will be actively used.

- Residential units must be setback 5-10 feet from the ROW.
- Ground floor entrances must have one of the following: hardscape patio, landscaped private open space, raised private open space, raised ground floor, steps to a terrace, etc.
- Must provide either a low wall, railing, or fence (18-24") or landscape screening.



This would **not be allowed** under new standards

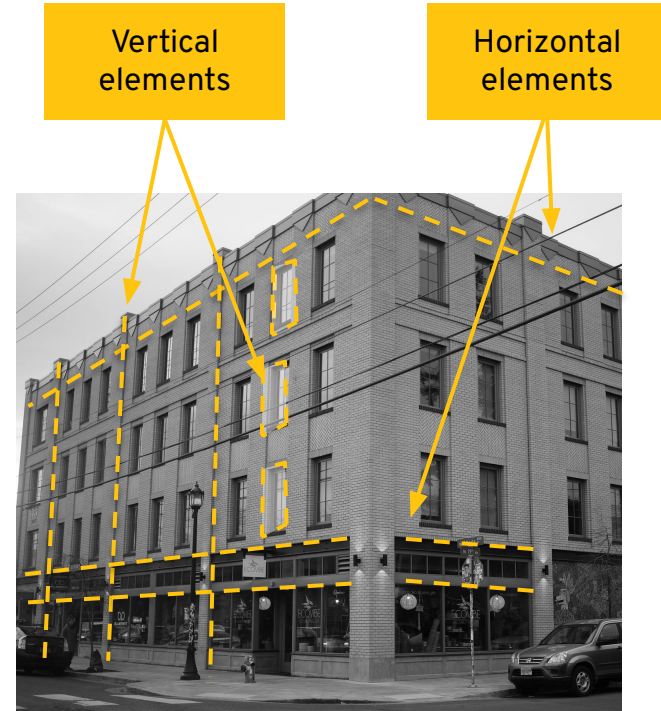


This **would be allowed** under new standards

DESIGN STANDARDS | FACADE ARTICULATION

05

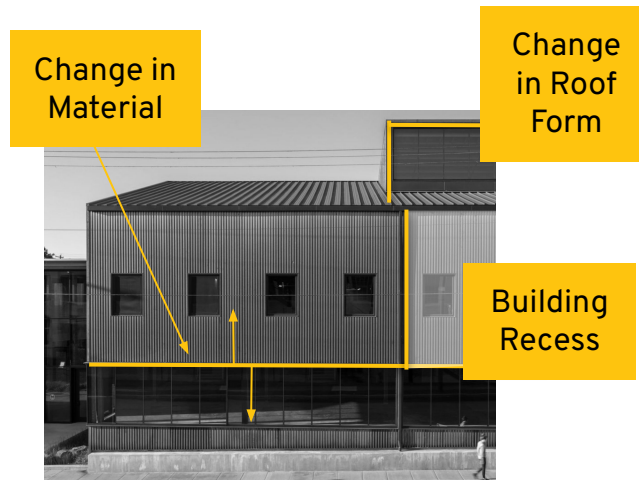
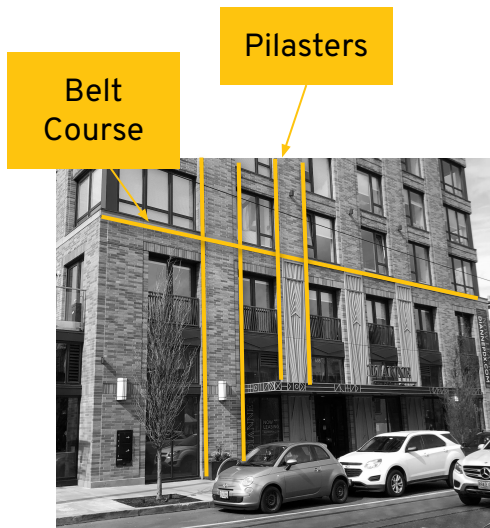
- **Applicability:** Buildings more than 20 feet high. The standard would only apply to larger buildings, not single story commercial buildings.
- **Standard:** Buildings must incorporate **vertical and horizontal** elements that articulate the facade.
- These elements help to divide the mass of the building into a **base, middle, and top** with distinct physical transitions.



DESIGN STANDARDS | FACADE ARTICULATION

05

- This standard **does not dictate architectural style**.
- It requires **details that break up larger facades** so they are interesting to people walking by and contribute to the identify of the Corridor.



DESIGN STANDARDS | SCREENING AND FENCES

06

- **No High Fences/Walls on Street:** Fences, walls, or hedges higher than 3 feet shall be prohibited between the street and the building.
- **Ground Mounted Utilities/Equipment/Waste Receptacles.** New electric meters, gas meters, HVAC equipment, and waste receptacles must be screened from view from the street.
- **Rooftop Utilities/Equipment:** Must be set back at least 15 feet from roof edges on street-facing facades and include screening



QUESTIONS FOR PLANNING COMMISSION

- Are there any design issues or topics that you think are missing?
- Did we strike the right balance of scope/complexity of design standards?
- Are there too many standards or are they too complex for developers to understand or staff to administer?

PROPOSED ADDITIONAL DESIGN STANDARDS

Topics addressed with clear and objective **uniform standards**:

- Building Orientation
- Main Entrances
- Ground Floor Design - Commercial
- Ground Floor Design - Residential Uses
- Facade Articulation
- Screening and Fences

Additional topics addressed with a **points-based system** of requirements:

- Preservation of Older Buildings/Facades
- “Extra” Ground Floor and Public Realm Design Features, such as:
 - Extra Ground Floor Windows
 - Oversized Openings
 - Transit Stop Amenities
 - Pedestrian Plazas
 - Public Seating or Public Art
 - Exterior Lighting

HOW DOES A POINTS-BASED SYSTEM WORK?

- Alternative to restrictive singular design standards or vague design guidelines
- Each development must achieve a minimum number of “points”
- Each design element is assigned a point value, some higher than others
- Each design element is specified with a clear, objective and measurable standard
- Total points and point values can be set to balance overall cost/complexity and encourage certain features and

Example: Minimum 8 points required

Design Standard	Point Value
Public Plaza	3
Public Seating	2
Extra Large Windows	1
Corner Entrance	2
Total	8 

DESIGN STANDARDS | POINTS-BASED SYSTEM EXAMPLE

Extra Plaza Space

3 points

- Provide an outdoor plaza that abuts a sidewalk on a public right-of-way.
- The plaza must be a minimum of 800 square feet with minimum dimensions of 20 feet.
- Fifteen percent of the plaza must be landscaped with a tree for each 100 square feet of landscaping.

Standards look complicated but are objective and measurable, providing certainty for developers



DESIGN STANDARDS | ADDITIONAL DESIGN FEATURES

These are examples of the types of additional design features that are recommended to be required through a points-based system.

15 foot ground floor



Small scale retail spaces



Extra window area



Extra weather protection



Distinct ground floor



Extra plaza space



Transit stop amenities



Public seating



Extra corner feature



Oversized opening



Outdoor recreation area



Public art feature



Pervious paving



Native plants



Corner Entry



WHAT ARE THE ADVANTAGES OF A POINTS-BASED SYSTEM?

Advantages

- Flexibility to achieve design outcomes in different ways
- Clarity and certainty of objective standards for both applicants and staff
- Clear pathway for developers and architects to meet design goals

Disadvantages

- City does not have discretion to reject a design if it meets the objective standard
- Can be complex for applicants and staff, requires tallying points and measuring compliance with quantitative standards

QUESTIONS FOR PLANNING COMMISSION

- Are there unique issues associated with the context of Evergreen/Grand that we need to better respond to?
- If you want to regulate some additional design features beyond the “uniform” standards, which approach do you prefer - points system or design guidelines?



QUESTIONS?
CODE CONCEPTS

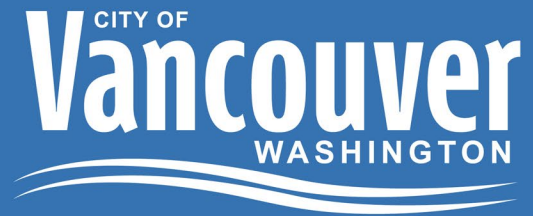
PROJECT | NEXT STEPS

- **Refine draft development standards** and write draft design standards to share at Planning Commission work session **June 13**.
- Develop **draft Implementation Strategy** that identifies other important programs and policies the City can undertake to support the long-term vision for the Corridor.
- Share draft code language for **public feedback** on Vancouver Be Heard project webpage.

Project Next Steps

- Stakeholder engagement through direct outreach to developers, businesses, and online feedback gathering
- Development of implementation strategy
- Planning Commission Workshop in June
- City Council Workshop in July
- Planning Commission Public Hearing in July
- City Council Workshop in August
- City Council Public Hearing in August
- Implementation efforts beyond development code requirements

Thank You



DATE: April 4th, 2023

TO: Chair Ledell and Planning Commission members

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

CC: Rebecca Kennedy, Deputy Director, Community Development Department

RE: April 11 workshop review of Evergreen and Grand Commercial Corridors Strategy Implementation

Introduction

The April 11 workshop is intended to update the Planning Commission on the status of the Evergreen and Grand commercial corridors implementation process. This memorandum includes a recap of the recent and upcoming work intended to result in zoning code changes and various other implementation measures in 2023. This workshop will feature an overview of the draft Evergreen and Grand Overlay district code language, community outreach, and design standards.

Brief Summary of Strategy Document



The Evergreen and Grand Commercial Corridor study area is focused on Grand Blvd. between Mill Plain and Evergreen Blvd., and on Evergreen Blvd. between V and Grove Streets as indicated in the study area map. The area is an emerging small business district with smaller-scale buildings oriented to the street adjacent to established neighborhoods. The desired outcome of the Evergreen and Grand Commercial Corridors Strategy is to enhance the existing commercial corridors, increase walkability, ensure access to services and amenities, establish a balanced multi-modal transportation network, support locally owned businesses, increase housing opportunities, and create public and private spaces that are inclusive and integrated into the community.

The Evergreen and Grand Commercial Corridors Strategy document was adopted by City Council on February 28, 2022, intended to guide future zoning code text changes and other land use, community development and transportation implementation. Implementation efforts began in late 2022 and are ongoing. The Evergreen and Grand Commercial Corridors Strategy can be viewed here: [Commercial Corridors Strategy | City of Vancouver, Washington, USA](#).

Draft Evergreen and Grand Overlay District Language

City staff and project consultant Cascadia Partners presented at the February 14th, 2023, Planning Commission workshop and presented four code concepts:

- 1) Building Height- Maintain existing 4-story height limit along Evergreen and western half of Grand. Increase to 5-story along eastern half of Grand near new transit line.
- 2) Building Form- Adopt new standards that address the shape and size of new buildings to address concerns about buildings being in character with existing neighborhood.
- 3) Required Ground Floor Commercial- Require ground floor commercial uses only along Grand and allow more flexibility for ground floor residential along Evergreen.
- 4) Parking- Reduce parking requirements for commercial uses, do not require for ground floor commercial uses, and further reduce requirements for residential uses

These code concepts have been integrated into draft Evergreen and Grand Overlay District code language (see Attachment A), to apply to the corridor boundaries consistent with the original Strategy Document. The overlay district outlines the types of land uses are permitted in the district and development standards around density, building orientation, building setbacks and buffers, building heights, building massing, and parking.

At the April 11th workshop, staff is seeking to confirm a few specific components of the proposed overlay:

- The proposed standards in the overlay apply to expansions or alternations of any existing building or structures that increase the square footage by more than 25%.

- What should the thresholds be for meeting standards? Is a 25% increase in square footage expansion or alteration enough of a change, that property owners should be required to meet new standards?
- Proposing a minimum density of 30 Dwelling Units per Acre (DUA)
 - Are townhomes and duplexes high enough density to activate the corridor or should they not be permitted?
- As called for in the adopted Strategy, auto-oriented uses, including drive-throughs, will not be permitted, which will make some existing uses (gas station, auto repair, etc.) non-conforming.
 - Are there additional considerations around non-conforming uses that the code should address?
- The rear of buildings abutting to low density residential zones will be required to step down to a maximum height of 35 feet, which is the same maximum height allowed in low density residential zones. This height step-down will not be required on sites adjacent to higher density or commercial zones
 - Are there issues with this recommendation that the code should also address?
- Proposing parking ratio for multi-unit buildings 0.5 spaces per dwelling unit
 - What other policies or programs are needed to support this change?
 - Should the ground floor commercial exemption for providing off-street parking only be applied to multi-story buildings to incentivize this desired urban form?

Community Outreach summary

Following the February Planning Commission meeting, a virtual open house was held on March 16th. Roughly 20 people were in attendance, business owners, developers, and community members. At the open house staff and Cascadia Partners presented the four code concepts and allowed for discussion on each. Overall, there remained a broad support for the goals of the Corridor Strategy, wanting to see the area redevelop even considering that increased activity along the corridor would mean change in the area, including taller buildings and less parking. During the conversations there was a focus of questions asking what other programmatic activities the city planned to do to support the corridor's growth.

In addition to the open house, there was a survey posted on the project BeHeard page. As of the writing of this report, there have been four responses. Below are excerpts from the survey responses:

- *Code changes proposed will likely push residential development along evergreen to replace businesses rather than promote an increasingly walkable neighborhood.*
- *Zoning to go at least 5 stories please. Less parking requirements.*
- *I encourage deeper thought being given to encouraging connections with the Historic Reserve.*
 - *With increasing density at Grand and Evergreen, residents and businesses will benefit from a heightened awareness of a large open space nearby a short distance to the west for recreation and education.*

- *Consider opportunities for the installation of interpretive information on Evergreen between Grand and the Reserve.*
- *Give the inclusion of historical information the same importance as inclusion of public art.*

Design Standards

Objective design standards are proposed in the proposed overlay district code to meet the vision of the Strategy Document, focusing on the ground floor of buildings in an effort to create a vibrant street and pedestrian experience, and to address the unique challenges of creating an active street while preserving resident privacy. The standards are not intended to promote a particular architectural style or aesthetics. Use of objective standards is intended to allow for consistent administration and interpretation as opposed to more discretionary guidelines, with the goal of striking a balance between the number/complexity of standards and encouraging new development in the Corridor.

The proposed requirements have two parts, one a set of objective design standards included in the draft overlay code standards provided with this memorandum, to address the primary issues. A second set of flexible requirements to address additional features presented below for discussion, after which specific proposed code language will be developed for the next Commission workshop.

Design Standards

- Building Orientation
 - *Build-to-Line*: A minimum of 50% of the street-facing facade of the building must be located within 0-10 feet of the street.
 - *Parking Areas*: No more than 50% of the street frontage may be used for vehicle areas. Where parking is adjacent to the street, it must be screened with low wall and/or landscaping.
- Main Entrances
 - *Commercial Uses*: Must provide at least one entrance on either Evergreen or Grand. If on a corner, the entrance must be oriented to the corner.
 - *Residential Uses*:
 - Minimum 50% of ground floor residential units must have individual entrances.
 - Additional setback and design standards to create a transition from street to private units and activate the street.
- Ground Floor Commercial
 - *Minimum Height*: Ground floor commercial spaces must be 12-15 feet in height.
 - *Windows*: Minimum 60% of the ground floor elevation must be windows or other glazed openings.
 - *Weather Protection*: A minimum of 25-50% of the width of street-facing facade must include weather protection (awnings, canopies, etc.)
- Ground Floor Residential
 - Entrances to residential units must be setback 5-10 feet from street.
 - Must provide either a hardscape patio, landscaped private open space, raised private open space (patio, porch, etc) or the dwelling unit must be raised above the street, steps to a terrace, among other design features that create a public private realm.

- Must provide either a transparent low wall or fence (18-24”) or landscape screening.
- Facade Articulation
 - *Applicability*: Buildings more than 20 feet high. The standard would only apply to larger buildings, not single-story commercial buildings.
 - *Standard*: Buildings must incorporate vertical and horizontal elements that articulate the facade.
 - These elements help to divide the mass of the building into a base, middle, and top with distinct physical transitions.
 - This standard does not dictate architectural style.
 - It requires details that break up larger facades, so they are interesting to people walking by and contribute to the identity of the Corridor.
- Screening and Fences
 - *No High Fences/Walls on Street*: Fences, walls, or hedges higher than 3 feet shall be prohibited between the street and the building.
 - *Ground Mounted Utilities/Equipment/Waste Receptacles*. New electric meters, gas meters, HVAC equipment, and waste receptacles must be screened from view from the street.
 - *Rooftop Utilities/Equipment*: must be set back at least 15 feet from roof edges on street-facing facades and include screening

Additional Design Features

These additional design features are components that are more subjective and more challenging to enforce. They can either be enforced through a points-based system or design guidelines. There are advantages and disadvantages to each.

A points-based system offers flexibility for developers and architects to achieve design outcomes in different ways while also providing clarity and certainty of objective standards for both applicants and staff. A points-based system would not give the City discretion to reject a design if it meets the objective standards and can be complex for applicants and staff, requires tallying points and evaluating compliance with quantitative standards.

Alternatively, design guidelines have been implemented at the City and they offer flexibility for developers and architects to achieve design outcomes in different ways, flexibility for staff to influence design, and prevents instances of complying with the “letter” of the standard but not the “intent”. However, design guidelines bring a greater uncertainty of approval for developers, which can deter risk-averse developers, staff may have varying interpretations of the intent/scope of a guideline or whether a specific project meets it, and it can be more difficult to regulate projects consistently over time, may need to rely on institutional knowledge of past decisions.

Below are examples of the types of additional design features that are recommended to be required either through a points-based system or design guidelines:

- Extra plaza space
- Outdoor recreation area
- Small scale retail spaces

- Transit stop amenities
- Public art feature
- Historical markers or features
- Extra window seating
- Public seating
- Pervious paving
- Extra weather protection
- Extra corner feature
- Native plants
- Distinct ground floor
- Oversized openings

Project Next Steps

Staff will return to Planning Commission for another Workshop on June 13th to provide an update on design standards, introduce the implementation strategy, and further community input.

There are City Council Workshops scheduled on July 17th and August 14th.

The Planning Commission Public Hearing is scheduled for July 25th and the City Council Public hearing is tentatively scheduled for August 28th.

Staff Contact

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Attachment(s):

- A. Draft Evergreen and Grand Overlay District code language

Chapter 20.590

EVERGREEN/GRAND CORRIDOR OVERLAY DISTRICT

Sections:

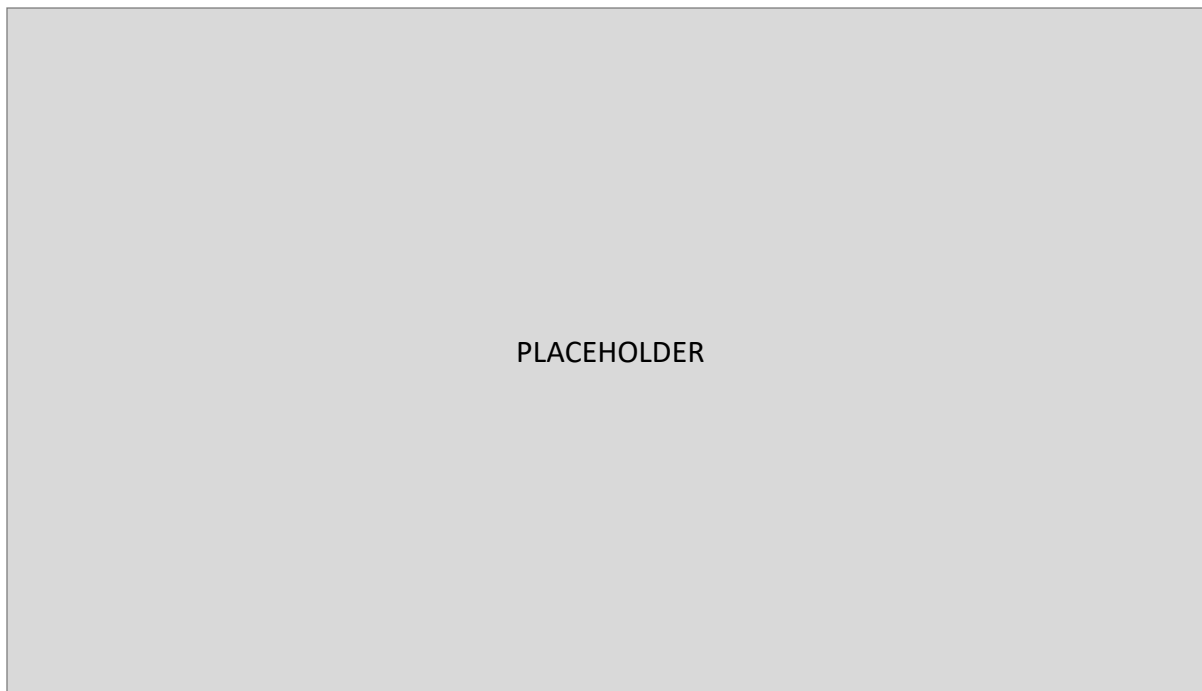
<u>20.590.010</u>	<u>Purpose</u>
<u>20.590.020</u>	<u>Applicability</u>
<u>20.590.030</u>	<u>Regulation of Uses</u>
<u>20.590.040</u>	<u>Development Standards</u>
<u>20.590.050</u>	<u>Design Standards</u>

20.590.010 Purpose

- A. Purpose. This chapter establishes standards for the Evergreen/Grand Corridor Overlay District (“Corridor”) in order to ensure new development contributes to achieving the goals of the Evergreen/Grand Corridor Strategy (“Strategy”) as follows:
1. Strengthen current businesses while providing an appropriate mix of commercial and residential uses.
 2. Establish a balanced, multi-modal network of motor vehicle, transit, walking, and biking routes through the corridors.
 3. Provide adequate parking to serve existing uses and future development.
 4. Create public and private spaces that are inclusive, integrated, and contribute positively to the livability of the corridors.
 5. Provide ample opportunities for small-scale, locally owned businesses to thrive.
- B. This chapter is not intended to prevent continued use, repair or modest expansion of lawfully existing buildings, or to render otherwise lawful development as nonconforming.

20.590.020 Applicability

- A. Establishment of Boundaries. The standards of this chapter apply to properties along Evergreen Boulevard and Grand Boulevard as indicated in Figure 20.590-1.

Figure 20.590-1. Boundaries of the Evergreen/Grand Corridor Overlay District

- B. Relation to Other Standards. These standards shall be in addition to other applicable standards of Vancouver Municipal Code or state law and shall supersede those standards where they conflict.
- C. Types of Development. All projects that involve new construction, modification of the exterior of an existing building or parking lot located within the area defined in Figure 20.590-1 shall be subject to approval by the Planning Official pursuant to this Chapter.
- D. Exemptions: The following activities shall be administratively exempt from complying with these standards
 - 1. Exterior work not visible from the public way;
 - 2. Placement of permanent signs, unless potentially inconsistent with nearby uses;
 - 3. Public art; and
 - 4. Other minor construction such as replacement of doors, windows, awnings, etc., determined by the Planning Official to be exempt.
 - 5. Additions or modifications to single family dwellings and duplexes.
 - 6. Replacements for buildings or structures destroyed by fire or calamity as provided in VMC 20.930.
- E. Nonconforming Development: Existing lawful structures and/or improvements that exist at the effective date of this chapter may be continued so long as it remains otherwise lawful per Section 20.9030.030.B.

- F. Expansions and Alterations to Existing Nonresidential Buildings. The standards of this chapter apply to expansions and alterations to nonresidential buildings that are subject to Site Plan Review. The standards are applicable as follows:
1. Expansions or additions to nonresidential buildings of over 500 square feet that are visible from a public street or public space are required to be in conformance with the standards of this chapter. The standards only apply to the expansion or addition.
 2. Expansions or additions to nonresidential buildings that front the Corridor must not increase the length of street-facing façade that does not conform to the build-to-line standard and must, to the extent feasible, reduce the area dedicated to parking and vehicular circulation between the building and the right-of-way. See Figure 20.590-2.
 3. Exterior alterations or remodels of existing nonresidential buildings that do not conform to the design standards of Section 20.590.050 must improve compliance with these standards where possible, and at a minimum must not increase nonconformance.

Figure 20.590-2. Applying the Build-To-Line Standard to Additions/Expansions



20.590.030 Regulation of Uses

- A. Uses. Uses on properties in the Corridor shall be permitted, conditional, limited, or prohibited as per Table 20.430.030-1 Commercial and Mixed-Use Districts Use Table, with the following exceptions in Table 20.590.030-1.

Table 20.590.030-1. Special Use Regulations for Evergreen/Grand Corridor Overlay District

<u>USE</u>	
Household Living	<u>L</u> ¹

<u>Group Living</u>	<u>L¹</u>
<u>Home Occupation</u>	<u>L^{1, 2}</u>
<u>HOUSING TYPES</u>	
<u>Single Dwelling Units, Attached</u>	<u>L¹</u>
<u>Duplexes</u>	<u>L¹</u>
<u>Multi-Dwelling Units</u>	<u>L¹</u>
<u>Affordable Housing Projects</u>	<u>L^{1, 3}</u>
<u>CIVIC</u>	
<u>Park & Ride Facilities</u>	
<u>-Surface</u>	<u>X</u>
<u>-Structure</u>	<u>X</u>
<u>COMMERCIAL</u>	
<u>Motor Vehicle Related</u>	
<u>- Motor Vehicle Sales/Rental</u>	<u>X</u>
<u>- Motor Vehicle Servicing/Repair</u>	<u>X</u>
<u>- Vehicle Fuel Sales</u>	<u>X</u>
<u>Non-Accessory Parking</u>	<u>X</u>
<u>Self-Service Storage</u>	<u>X</u>

¹ Residential uses are limited in some locations as specified by VMC 20.590.030(B)(1).

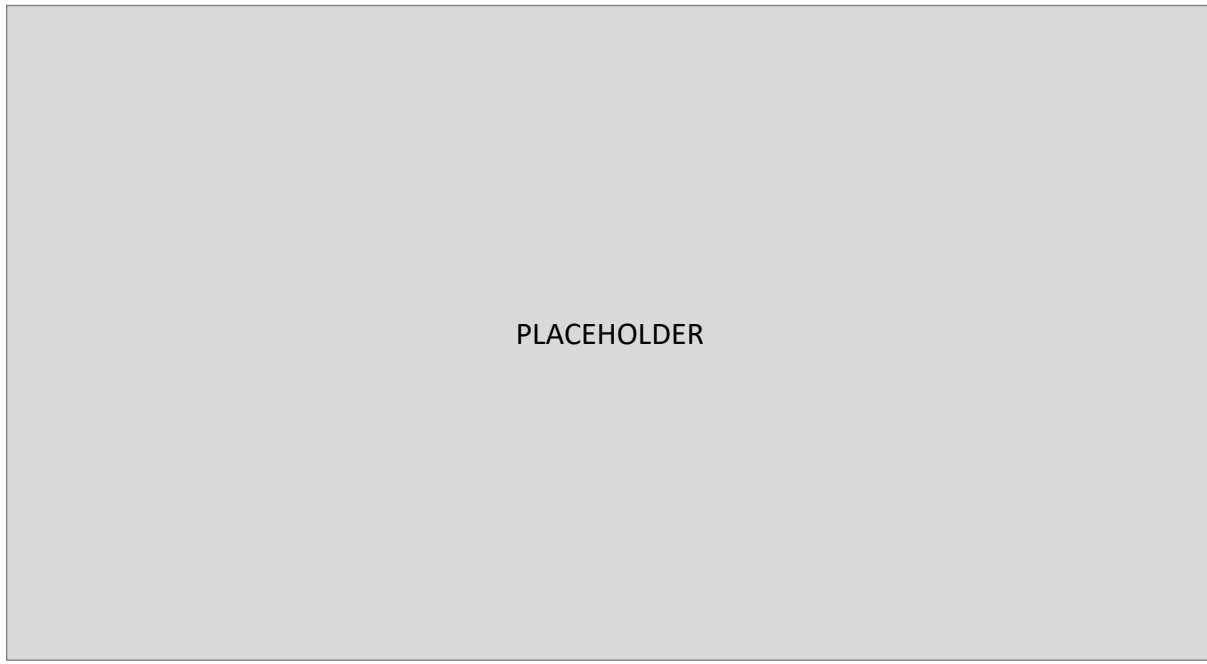
² Subject to the provisions of Chapter 20.860 VMC, Home Occupations.

³ 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.

B. Additional Use Standards.

1. A minimum of 50% of the lineal street front of the ground floor buildings along streets designated in Figure 20.590-3 must be devoted to commercial uses.
2. Drive-through facilities are prohibited on all properties.

C. Existing Uses. Limitations on uses set forth in Section 20.590.030 do not apply to existing uses continuing in existing buildings or structures, or in buildings or structures permitted to be replaced in the event of fire or calamity pursuant, as provided in VMC 20.930.

Figure 20.590-3. Street Frontages Where Residential Uses are Limited**20.590.040 Development Standards**

- A. Minimum Density. Any development that includes residential uses must include a minimum of 30 dwelling units per acre of site area.
- B. Building Orientation
 - 1. Build-to-Line. At least 50 percent of the width of the street-facing façade of the building must be located within five feet of the front lot line.
 - 2. Residential uses. A minimum setback of five feet to a maximum setback of ten feet is permitted for ground-floor residential uses if horizontal transition is provided per [cite design standard section below]
 - 3. Improvements between the building and the street. Off-street parking is not allowed between a building and a street lot line. The land between any building and a street lot line must be landscaped to at least the L1 level (see VMC 20.925) and/or hard surfaced for use by pedestrians.
 - 4. Main Entrance. These standards apply to the primary building(s) on a site (e.g., not to accessory structures).
 - a. Entry Orientation. All buildings must have at least one primary entrance facing the street (i.e., within 45 degrees of the street property line). For multi-tenanted nonresidential buildings, buildings with multiple entrances, or buildings with multiple frontages, only one primary entrance must comply with this standard.
 - b. Walkway Connection. All primary entrances to a building (e.g., tenant entrance, lobby entrance, breezeway entrance, or courtyard entrance) must be connected to the sidewalk by a direct and continuous walkway.

C. *Building Setbacks and Buffer Landscaping.*

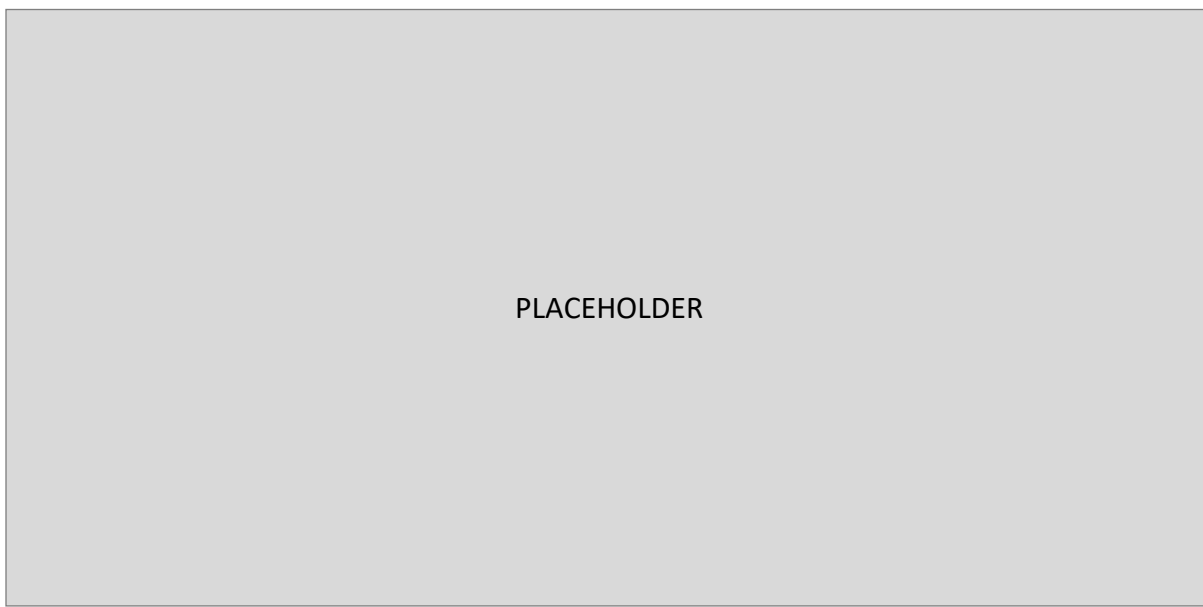
1. *Front Yard or Street Side Yard.* No front or street-side yard setback is required except for residential uses as provided in 20.590.040(B). Buildings must meet the build-to-line standard of VMC 20.590.040(B)(1).
2. *Side or Rear Yard.*
 - a. *Abutting a Residential Zone.* Minimum building setback of 10 feet. Parking or open space areas may be placed within the setback. A 5-foot buffer that is landscaped to the L4 High Wall standard (see VMC 20.925) is required.
 - b. *Abutting a Commercial or Mixed-Use Zone.* No side or rear yard setback required.

D. *Building Height*

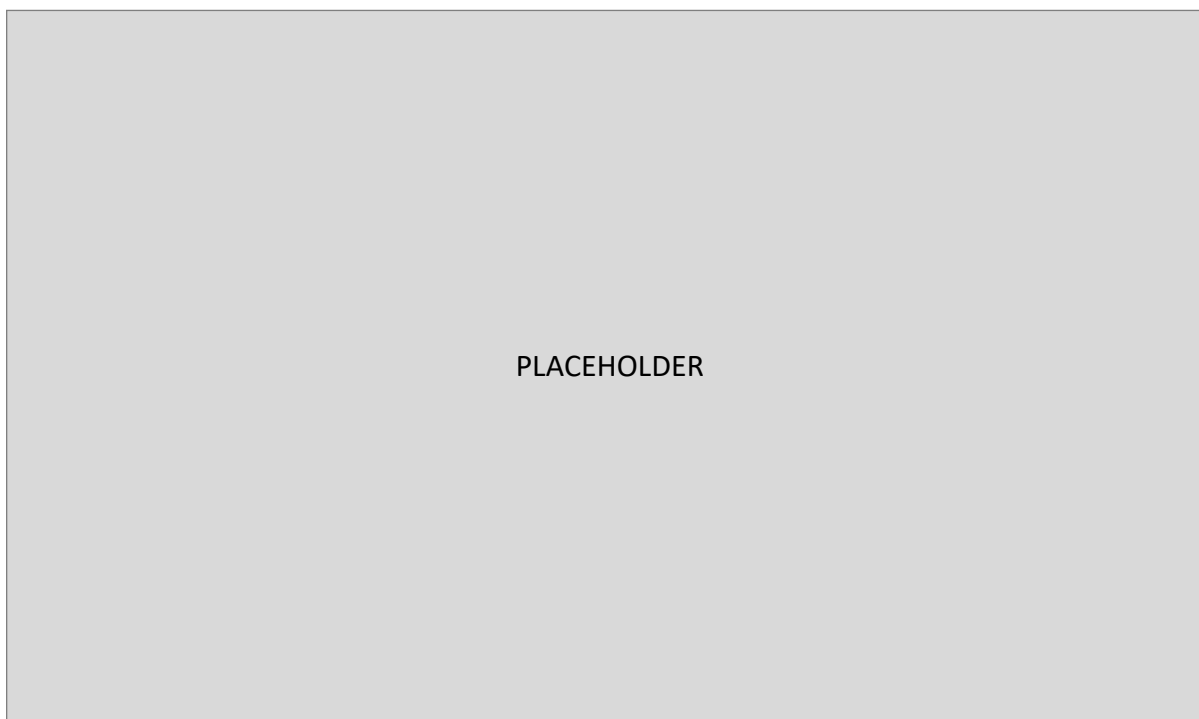
1. *Maximum Height.* Maximum building height varies by location as provided in Figure 20.590-4.
2. *Height Step Down.* Buildings must be stepped down to create a transition to adjacent residential zones with lower maximum building heights:
 - a. *Sites with property lines that abut residential zones for less than a five-foot length are exempt from these standards.*
 - b. *Within 25 feet of a Lower Density Residential Zone, the building may be no higher than 35 feet. See Figure 20.590-5.*
 - c. *No height step down is required on the portion of a site adjacent to a Higher Density Residential Zone or Commercial and Mixed Use Zone.*

Figure 20.590-4. Maximum Building Height

PLACEHOLDER

Figure 20.590-5. Height Step Down**E. Building Massing**

1. **Maximum Building Length.** The maximum building length for the portion of a building located within 12' of the street lot line is 100'. This standard is met if two buildings are entirely separated, or when one building includes a recess that is at least 12 feet in length and 12 feet in depth (see Figure 20.590-6).

Figure 20.590-6. Maximum Building Length

2. Façade Articulation.

- a. Applicability. The standard applies to the street-facing elevations of buildings more than 20 feet high.
- b. Standard. Buildings must incorporate vertical and horizontal articulation and divide the vertical mass of the building into a base, middle, and top using distinct physical transitions.
 - i. Base: The ground level of the building must be articulated using at least one of the following elements:
 - a. Materials that are different than upper stories
 - b. Awning or canopy line
 - c. Molding, belt course or other horizontally articulated transition piece that makes ground floor distinguishable from upper floors floors.
 - d. Transom windows
 - ii. Middle: The middle of the building must be articulated using at least one of the following elements:
 - a. Recesses or extensions a minimum depth of two feet
 - b. Vertically oriented windows
 - c. Pilasters that project from the façade
 - iii. Top: The top of the building must be articulated using at least one of the following elements:
 - a. Cornice that is a minimum of eight inches tall and projects a minimum of three inches beyond the façade of the façade
 - b. Change in material
 - c. Upper-level setback
 - d. A roof overhang that is a minimum of eight inches beyond the face of the façade
 - e. Change in roof form

F. Parking

- 1. Parking and loading requirements shall be as specified in VMC 20.945, with the following exceptions for properties in the Corridor:
 - a. Market Rate Multifamily Dwelling Units: 0.5 spaces per dwelling unit.
 - b. Housing for Low-Income Households Earning Under 60% Median Area Income: 0.5 spaces per dwelling unit.
 - c. All Commercial Uses permitted in the CC zone: 1 space/1,000 gross square feet.

2. Commercial uses on the ground floor of a mixed-use building that includes residential uses are exempt from minimum off-street parking requirements in Table 20.590.040.(F)(1)(c).

20.590.050 Design Standards

[PLACEHOLDER – see Design Standards Code Concepts slide presentation]



Short-Term Rental Regulations Planning Commission Public Hearing April 11, 2023



Jason Nortz
Development Review Manager

Becky Coutinho
Associate Long Range Planner

William Cooley
Community Engagement Manager

Agenda

- Project Timeline
- Existing Conditions
- Community Outreach
- Proposed Development Code
- Council Direction
- Planning Commission Direction
- Planning Commission Vote
- Next Steps

Short-Term Rentals: Project Timeline



Short-Term Rentals: Existing Conditions

- Range of 250 to 400 short-term rentals are operating in the City of Vancouver, spread throughout
- Short-term rentals represent 0.45% of Vancouver's 83,900 estimated housing units
 - Out of the 260 ADUs registered with the City, 11 or 2.9% are STRs
- Short-term rentals are increasing steadily in Vancouver, but still low relative to larger cities.



Short-Term Rentals: Community Outreach

- Community survey: 783 responses
- Short-term rental host survey: Sent to 300 operators, 85 responses
- Online comment box: responses ongoing
- Conducted small group conversations with short-term rental operators & hosts, short-term rental users, hotel industry, tourism industry, real estate agents, and housing advocates

Short-Term Rentals: Proposed Development Code

- Developed from best practice research, comparison jurisdictions, community and stakeholder feedback, and City Council and Planning Commission direction
- Regulations that respond to the level of activity currently happening in the City
- Intended to strike a balance between community need for housing and individuals' property rights and the financial stability that additional revenue generated from STRs can provide

Short-Term Rentals: Proposed Development Code

- Residential dwelling units may be used for short term rental use for stays fewer than thirty consecutive days
- Allowed in all residential and commercial zones, and the OCI and ECX industrial zones as a limited use subject to 20.835
- Must be located within a legally established dwelling unit, not permitted in not be operated outdoors, in an accessory structure, in a recreational vehicle, or in any other non-residential structure.
- Not allowed in properties that are receiving a tax exemption through the City's Multi Family Tax Exemption (MFTE) program

Short-Term Rentals: Proposed Development Code

- Must register with WA State Department of Revenue
- Must follow all relevant short-term rental provisions listed in the Revised Code of Washington, Chapter 64.37 and Consumer Safety measures listed in 67.37.030.
- Must provide proof of valid liability insurance in accordance with provisions of the RCW

Short-Term Rentals: Proposed Development Code

- Short-Term Rentals must not generate more than what is associated with a residential use of:
 - Noise
 - Glare
 - Dust
 - Smoke
 - Order
 - Trash

Short-Term Rentals: Proposed Development Code

- Must obtain a City of Vancouver business license
- Must obtain a Short-Term Rental permit
 - Permit renewal requirement at the end of this pilot period
 - Permit will expire if property ownership changes
- Must notify property owners abutting and adjacent to the proposed STR
- Must provide an affidavit of mailing to neighbors

Short-Term Rentals: Proposed Development Code

- Neighborhood courtesy notice must include:
 - Address of STR
 - Number of bedrooms to be rented to overnight guests
 - Maximum Guests
 - City of Vancouver business license number
 - Contact information for the owner
 - A way for neighbors to notify the owner/operator if there are issues occurring immediately

Short-Term Rentals: Proposed Development Code

- Failure of the owner or authorized agent or local contact of a short-term rental to meet the standards contained herein shall be subject to the enforcement provisions contained in 22.02.020 VMC including:
 - Correction Notice
 - Notice of Civil Violation and Order
 - Inspection at the discretion of the City's Building Official
 - Order to Revoke Permit

Short-Term Rentals: Planning Commission Direction

- Directed staff to look into requiring permit renewal after 24 months, then decide if annual renewal necessary
- Provide clear code compliance process for complaints
- Continue to monitor STR environment to determine if further regulations may be needed
- Provide clear implementation steps

Short-Term Rentals: Council Direction

- Return to Council at 12 months and 24 months after regulations would be adopted with updates
- Establish goals for STR program during 24 month period
- Get clarify from STR platforms what recourse the City has for STRs that are operating illegally in any way
- Explore if permit fees could apply to the affordable housing fund or housing production
- Clarify that a new permit application and fee are required each time a unit has a new owner/operator, even if it has previously been operated as an STR prior to transfer/sale of the property

Staff Recommendation 4.11.23 Public Hearing

- Planning Commission recommend to City Council that they adopt new Short-Term Rental regulations based on the findings and conclusions outlined in the staff report and presentation at the April 11, 2023 Planning Commission public hearing.

Short-Term Rentals: Continued Public Outreach

- BeHeard page updated to include proposed regulations:
cityofvancouver.us/str
- Community survey and comment box posted on BeHeard page
- Small group conversations with stakeholder groups, hosts, neighborhood associations, service providers, housing advocates, community members, tourism industry

Short-Term Rentals: Next Steps

- City Council Public Hearing for adoption of regulations to be scheduled
- Notification letter and email to STR operators that permits are now required, will include link to operator packet
- Ongoing monitoring and reporting back to Planning Commission and Council

Thank You

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William Cooley, Community Engagement Manager, City Manager's Office

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PLANNING COMMISSION

HEARING DATE: 4/11/2023

TO: Chair Ledell and Planning Commission Members

CC: Chad Eiken, Director, Community Development Department
Rebecca Kennedy, Deputy Director, Community Development Department

FROM: Jason Nortz, Development Review Manager, Community Development Department
Becky Coutinho, Associate Planner, Community Development Department
William Cooley, Community Engagement Manager, City Manager's Office

SUBJECT: **Proposed Short-Term Rentals Regulations and Text Amendments**

Report Date: 4/4/2023

Hearing Date: 4/11/2023

Proposal: Updates to VMC Title 20, Land Use and Development Code, regarding the regulation of short-term rentals

Location: Citywide

**Proponent/
Applicant:** Community Development Department

City Staff: Jason Nortz, Development Review Manager; Becky Coutinho, Associate Planner; William Cooley, Community Engagement Manager

Recommendation: Adoption of ordinance amending VMC 20.150, VMC 20.160, VMC 20.210, 20.410, VMC 20.420, VMC 20.430, VMC 20.440, and VMC 20.835 to add regulations for short-term rentals.

I. PRIOR COMMISSION AND COUNCIL REVIEW:

The Planning Commission has held 2 public workshops on the proposed code changes, on September 13, 2022, and March 14, 2023. City Council had two public workshops on June 27th, 2022, and April 3rd, 2023, and also discussed it as part of the Housing Code Changes Workshop on September 20th, 2021.

II. BACKGROUND AND REVIEW PROCESS:

Project Timeline

On September 20th, 2021, staff presented to the City Council on a batch of housing code changes, which included short-term rentals (STRs). It was determined short-term rentals

needed to be separated out from the other housing code changes, and a separate planning process began. The City enlisted the services of Host Compliance, a platform of Granicus.

In February of 2022, the City began reaching out to owners of known STRs to advise them of the existing restrictions and to invite their participation in a broader community engagement process around STRs. Between March and June 2022, the project team led an extensive outreach campaign consisting of two community wide surveys and several small group conversations.

Development of code language to regulate short-term rentals began in October of 2022 and was finalized in February 2023. In addition to the Planning Commission workshops, staff presented at two City Council workshops, on June 27, 2022, and April 3rd, 2023.

Existing Conditions

A short-term rental is defined as a residential property or portion of a residential property (room, guesthouse, ADU, etc.) that is available to rent for stays of less than 30 days. This includes rentals available on websites such as Airbnb and VRBO. Within the last decade, the popularity of STRs has increased dramatically as a substitute for (or preferred option to) traditional lodging like hotel rooms across many jurisdictions in the county. This increase has not been as dramatic in Vancouver as other cities, but the number of STRs here has risen over time.

Currently, the City's Land Use and Development Code, VMC Title 20, does not allow STRs in residential zones except as expressly authorized under the bed-and-breakfast provisions of VMC 20.830. A bed-and-breakfast also provides an alternative form of lodging for visitors who prefer a residential setting. The Development Code considers bed-and-breakfast establishments as Commercial and Transient Lodging, which includes uses such as hotels, motels, and homeless shelters where stays are typically less than 30 days. Bed-and-breakfast establishments, which envision a host in residence with guests and the provision of food in conjunction with lodging, don't capture the typical Airbnb-type STR arrangement that has emerged in recent years. Staff believes creating separate short-term rental regulations is required to properly govern this type of land use.

The overview of the short-term rental landscape as of April 1st, 2023, includes:

- There are approximately 375 STR units in the City of Vancouver
- Short-term rentals represent approximately 0.45% of Vancouver's approximately 83,900 residential units
- 85% of STRs are in single family homes, 14% in multi-family homes, with the remaining 1% undetermined
- 87% of STRs rent out an entire home, rather than a room or portion of an occupied home
- 30% of STRs are 3-bedroom rentals, 30% are 2-bedroom rentals, 24% are 1-bedroom rentals, 6% are 5 or more-bedroom rentals, and 10% are unknown
- The median nightly rental rate is \$118
- Geographically, STRs are spread throughout the City with a modest concentration in downtown and west side neighborhoods
- Approximately 75% of STRs are advertised through Airbnb with the remaining quarter listed through Expedia/VRBO and other platforms

The City continues to monitor the number of short-term rental units through the online platform HostCompliance, provided by the project consultant Granicus. Host Compliance is an industry leader in STR monitoring and compliance and was able to provide a comprehensive list of all current STRs located in the City, including parcel and owner information. In addition, Host Compliance now provides the City with ongoing monthly updates on the current number of rentals in the City, including location, property type, room type, average duration of stay and rental platform(s) used.

Outreach

In February 2022, the City began communicating with owners of known STRs to advise them of the existing restrictions and to invite their participation in a broader community engagement process around STRs. The intent of the City's outreach was to alert operators to the current situation of noncompliance with existing code, bring awareness to the City's efforts to determine the extent to which STRs should be regulated, and invite existing STR operators into that process. Between March and June 2022, the project team engaged in an extensive outreach campaign consisting of two community-wide surveys and several small group conversations. The specific intent of this effort was to learn more about community experiences, attitudes, concerns, and ideas related to STRs in Vancouver.

The City conducted an online community survey from February 3 to March 6, 2022 using the City's BeHeard Vancouver website. A total of 783 community members took the STR survey. The responses were varied, with most respondents being in favor of allowing short-term rentals with regulations, including a majority of respondents (55.8%) saying they would like to see the City allow STRs with regulations. 23.6% said that they would like to see the City allow STRs with no regulations; 19.4% said that they would like to see STRs banned in all circumstances. When respondents were asked where STRs should be allowed, 70% of community responses would allow STRs in single-family homes; 69.5% would allow in Accessory Dwelling Units (ADUs); 36.30% would allow in apartments, 40.70% would allow in mobile or manufactured homes; 56.72% would allow in townhomes; 53.75% in condominiums. 18.48% of respondents said that STRs should not be allowed anywhere. Note that for this question respondents were allowed to choose more than one answer.

Since March 2022, 85 community members have also shared their thoughts about STRs through an online comment box on the City's BeHeard Vancouver website. The responses received are both in favor and against of regulations STRs.

The City also conducted small group conversations with housing advocates, short-term rental hosts and operators, hotel and tourism industry professionals, small business owners, real estate agents, and housing advocates including Evergreen Habitat for Humanity, Council for the Homeless, and Fourth Plain Forward. The housing advocates noted that STRs pose a real threat by removing housing stock from the market. While the City may not have thousands of units, any unit being taken of the market for a vacation home instead of a permanent residence is exacerbating the affordable housing crisis. The hotel and tourism industry felt STRs should be required to have the same inspections and regulations as hotels, including requirements related to the federal Occupational Safety and Health Administration (OSHA), fire life and safety inspections, electrical, plumbing, ADA, and the state tourism office. Participants expressed concern that allowing too many STRs in any given neighborhood

could have a lasting impact on the community, citing the potential impacts of a transition from a fully residential neighborhood to one that has businesses operating in it. Short-term rental hosts offered why they chose to operate a STR, including many who said it provided supplemental income that is used to pay for mortgages, provide retirement income, pay medical bills and other monthly expenses, and in general increases disposable income. Hosts shared that they feel STRs bring a value, asset, and benefit to the City & local economy.

Council and Planning Commission Direction

City Council directed staff to develop changes to VMC Title 20 Land Use and Development Regulations that would allow STRs as a permitted use in residential zones subject to a defined permit process and appropriate standards. Council also asked staff take a closer look at implementing regulations that pay specific attention to:

Policy Consideration	Council & PC comments	Staff Response	Proposed Approach
Owner occupancy requirement	General opposition to such a requirement	Studied owner occupancy requirement but did not include due to challenges with monitoring, enforcement, and legal concerns	Not currently included in proposed regulations
Lodging tax collection	Ensure that lodging taxes are being collected and remitted by the rental platform to the City	The City received approximately \$140k in lodging taxes generated from short term rentals in 2022. City lodging tax is set at 4%	Continue to work with legal and finance to monitor appropriate collection.
Life/Safety inspection standards	Want standards without being overly burdensome	Mirroring building code regulations – not proposing to automatically retire building inspections for short-term rentals, but retain the option to inspect any STR at the Building Official's discretion	STRs required to meet state and local health, safety, and building code regulations; language located in code and operator packet
Impacts to housing availability	City Council and Planning Commission both expressed concerns regarding STRs impact to the housing stock in Vancouver	Current impact to Vancouver housing market is minimal; however, staff will continue to monitor for impacts to housing availability during the proposed pilot period, and will share this data with Council to determine if additional regulations are necessary	Proposed code language excludes STRs from any development receiving the Multifamily Tax Exemption incentive
Changes to Bed & Breakfast regulations	Update bed & breakfast regulations to ensure clarity and fairness with any STR regulations	Staff believe current regulations are adequate, but will review as part of the Comprehensive Plan and Title 20 Update, when more information from the pilot period is available	Not included in draft code

On March 14, 2023, staff presented a draft of potential regulations for STRs to the Planning Commission as a workshop item. Planning Commission was supportive of the proposed regulations. The Planning Commission asked staff to consider the following items:

- Requiring STR permits to be renewed after 24 months
- Ongoing compliance monitoring to ensure all STRs have COV STR permit
- Define code compliance process for STR violations
- Consider requiring inspections for all new STR permit applicants
- Create an operator packet for all new STR applications

In response, staff will be monitoring and reporting permit findings at 12 and 24 months and requiring permit renewal at 24 months. The data collected via the city permit and provided by Host Compliance will be used to monitor all STRs and ensure they are operating legally. The short-term rental application now includes the process for responding to code violations. As of this report, staff is not recommending inspecting all new permitted STRs, as the influx of new permits would be administratively burdensome, and we do not inspect other existing residential units regularly. The proposed regulations do maintain the ability of the City to inspect any STR at the discretion of the City's Building Official, and there are examples from other jurisdictions that can inform how and when we may pursue STR inspections. And lastly, staff has created and updated the operator packet in alignment with discussion at the last Planning Commission workshop on this topic (attachments C-F).

City Council also provided additional direction at a workshop on April 3, 2023, which included the following:

- Return to Council with updates on the process after one year and again at 24 months
- Establish goals for the STR program during 24-month period
- Get clarity from STR platforms what recourse the City has for STRs that are operating illegally in any way, in addition to local remedies like revoking permits and code enforcement
- Explore if permit fees could apply to the affordable housing fund or housing production
- Clarify that a new permit application and fee are required each time a unit has a new owner/operator, even if it has previously been operated as an STR prior to transfer/sale of the property

Regulations

Following feedback from City Council and Planning Commission as well as community feedback and comparative jurisdiction research, staff has prepared draft code language to regulate short-term rentals (Attachments A and B). The regulations are a response to the level of activity currently seen in the short-term rental market in Vancouver and the intent of the regulation is to strike a balance between community housing needs with individual property rights and the financial stability that additional revenue generated from STRs can provide.

The proposed regulations would allow short-term rentals in all residential and commercial zones, and in two industrial zones (OCI and ECX) as a limited use that must follow regulations in new code section 20.835. STRs must register with the Washington State Department of Revenue. STRs must follow all relevant short-term rental provisions listed in the Revised Code of Washington, [Chapter 64.37](#) and Consumer Safety measures listed in [67.37.030](#).

Short-term rentals must obtain a City of Vancouver business license. The regulations create a short-term rental permit with a one-time \$250 fee. Staff is proposing to review the performance of the permitting system after a 24-month monitoring period and require permit renewal as part of the transition from the pilot program to a permanent regulatory structure. In order to obtain a permit an applicant would need to provide an affidavit showing proof of mailing a letter of notification to property owners abutting and adjacent to the proposed short-term rental, copy of liability insurance for the rental property, and a completed permit application including the signed acknowledgement by the owner stating that the short-term rental will comply with the required standards in 20.835.050 VMC and allowing the City to inspect the premises in accordance with [VMC 17.08](#). A STR permit would expire if property ownership changes.

Please refer to Attachment A and B for the full proposed code language. In addition to the development of regulations, staff has created an Operator Packet that would provide detailed information to STR operators, including an updated FAQ, good neighbor fact sheet, short-term rental permit application, and neighbor notification letter (see Attachments C-F). The FAQ is meant to serve as a resource to educate STR operators and the broader public on the City's policies and how to handle issues. The good neighbor fact sheet is a resource for short-term rental operators, hosts, and guests, outlining the regulations around noise, parking, fire safety, garbage, and overall guest responsibilities. The permit application requires short-term rentals to comply with all standards in required standards in 20.835.050 VMC, include their City of Vancouver business license number and short-term permit number in all advertising, and register any short-term rental business with the City. The notification letter is meant to serve as a template letter that short-term rental operators can use to notify neighbors of their operations. The letter provides a way for neighbors to notify the owner/operator directly if/when issues occur, as a first option for resolution.

Implementation

If adopted, staff recommends that the regulations be "tested" for a 24-month pilot period to assess their effectiveness and determine what changes may be needed. During this time, STR counts will be collected through the City permitting process in addition to the monthly report received from the City's consultant Host Compliance, a subcompany of Granicus. A City Council public hearing has not yet been scheduled but is anticipated in summer 2023. If the proposed regulations or modified regulations are adopted, staff would return to Council within a year to provide an update, and again at the 24-month mark to determine if the permitting process or development standards need any refinements. As directed by Council, during the pilot period staff will explore options for potentially adding an affordable housing fee to the STR permit to help mitigate impacts to housing availability, if there needs to be an annual or biannual renewal fee for a short-term rental permit to ensure cost-recovery and if yes determine what the renewal fee would be, and if any additional restrictions should be added to the operation of short-term rentals.

Following adoption current short-term rentals operating in the City of Vancouver will be notified of these regulations and be directed to follow the permitting process.

III. SUMMARY OF ISSUE/APPLICANT PROPOSAL:

(Note: Full text can be found in Exhibits A and B)

- A. Amend VMC 20.150.040E Definitions to add a new definition for Short-Term Rental and Short-Term Rental Operator.
- B. Amend VMC 20.160.020 Use Classifications to add a new definition for Short-Term Rental.
- C. Amend VMC 20.210.030 Exempt Activities to add Short-Term Rental permits.
- D. Amend VMC 20.410.30-1 Lower-Density Residential Districts Use Table to add Short-Term Rental as a limited use in all zones subject to the provisions in Chapter 20.835 VMC Short-Term Rentals.
- E. Amend VMC 20.420.30-1 Higher-Density Residential Districts Use Table to add Short-Term Rental as a limited use in all zones subject to the provisions in Chapter 20.835 VMC Short-Term Rentals.
- F. Amend VMC 20.430.30-1 Commercial and Mixed-Use Districts Use Table to add Short-Term Rental as a limited use in all zones subject to the provisions in Chapter 20.835 VMC Short-Term Rentals.
- G. Amend VMC 20.440.30-1 Industrial Zoning Districts Use Table to add Short-Term Rental as a limited use in the OCI and ECX zone districts subject to the provisions in Chapter 20.835 VMC Short-Term Rentals and as a prohibited use in IL and IH zones.
- H. Create VMC 20.835 Short-Term Rentals.

IV. REVIEW CRITERIA AND FINDINGS:

Applicable Zoning Code Standards:

Section 20.285.070 Comprehensive Plan or Zoning Code Text Amendments

- A. Text amendments to the Comprehensive Plan or VMC Title 20 zoning standards shall demonstrate the following:
 - 1. The proposal is consistent with the applicable provisions of the Vancouver Strategic Plan and Comprehensive Plan; and
 - 2. The proposed change is necessary to further the public interest based on present needs and conditions.

Applicable Strategic Plan Policies:

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

Goal 9. Build the strongest, most resilient economy in the region.

Applicable Comprehensive Plan Policies:

CD-6 Neighborhood livability. Maintain and facilitate development of stable, multi-use neighborhoods that contain a compatible mix of housing, jobs, stores, and open and public spaces in a well-planned, safe pedestrian environment.

EC-8 Small business support. Support the growth of new and expanding small business through efficient permitting, incentives, and communication.

Applicable State Policies:

Pursuant to the State Environmental Policy Act (SEPA) and WAC 197-11, the City of Vancouver as lead agency has determined that the proposed Short-Term Rental Regulations will not have a probable significant adverse impact on the environment. A Determination of Nonsignificance (DNS) was published on March 24, 2023, in the Columbian with a 14-day comment period, which expired on April 7, 2023. Copies were emailed to state and local agencies, media representatives, concerned citizens whose names were on the master SEPA list, stakeholders, and neighborhood associations.

V. RECOMMENDED ACTION:

Based on the findings in this report, staff recommends the Planning Commission recommend that the City Council adopt the zoning code changes addressed in Exhibit A and Exhibit B.

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Becky Coutinho, Associate Long Range Planner, (360) 487-7899
William Cooley, Community Engagement Manager, (360) 642-0718

Attachments:

Exhibit A	Draft Short-Term Rental Regulations
Exhibit B	Title 20 Amendments
Exhibit C	Good Neighbor Handout
Exhibit D	Short-Term Rental FAQs
Exhibit E	Short-Term Rental Permit Application
Exhibit F	Short-Term Rental Template Neighbor Notification Letter
Exhibit G	Washington Short-Term Rental Comparisons
Exhibit H	SEPA Determination of Nonsignificance (DNS)
Exhibit I	SEPA Checklist
Exhibit J	Link to April 3 rd City Council Workshop materials: Coversheet (novusagenda.com)
Exhibit K	Link to April 3 rd City Council Workshop recording: Vancouver City Council Workshop Clark/Vancouver Television (cvtv.org)



To request other formats, please contact:
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Chapter 20.835

SHORT-TERM RENTALS

20.835.010 Purpose

This chapter provides the requirements and standards under which residential dwelling units may be used for short term rental use for stays fewer than thirty consecutive days. The regulations are intended to allow for a more efficient use of certain types of residential structures, while keeping them primarily in residential use and retaining neighborhood character. The regulations also provide an alternative form of lodging for visitors who prefer a residential setting.

20.835.020 Applicability

Short-term rentals shall be a limited use in certain zoning districts within legally established dwelling units.

20.835.030 Licenses Required & Permit Approval

Short-term rental businesses are required to be registered with Washington State Department of Revenue, and obtain a City of Vancouver business license.

Short-term rentals shall be processed through a Short-Term Rental permit application, subject to the development standards listed below. A Short-Term Rental permit will expire if the property ownership changes.

20.835.040 Standards

The following standards are required for the operation of a short-term rental. Failure to comply with any or all the following development standards will result in the revocation of a Short-Term Rental permit.

1. *Regulations.* Short-Term Rentals must meet all applicable state and local health, safety and building code regulations such as fire and smoke protections, egress and accessibility, and structural design, as well as applicable provisions of the Washington Administrative Code (WAC) and the Revised Code of Washington (RCW).
2. *Off-Site Impacts.* Short-Term Rentals shall not generate measurable levels at the property line of dust, smoke, odor, glare, or noise beyond those associated with a residential use. The Short-Term Rental shall not generate solid waste in volume or type not normally associated with a residential use.
3. *Limitations.*
 - a. Short-Term Rentals are permitted within a legally established dwelling unit. Short Term Rentals shall not be operated outdoors, in an accessory structure, in a recreational vehicle, or in any other non-residential structure.
 - b. Short-Term Rentals are not permitted in any dwelling unit or building that has received approval under the City's Multi-Family Tax Exemption (MFTE) program ([Chapter 3.22 VMC, as now existing or hereafter amended](#)). This limitation does not apply after the MFTE program exemption period has ended.

4. *Liability Insurance.* Short-Term Rentals must have current, valid liability insurance in accordance with requirements of RCW 64.37.050 as now existing or hereafter amended.
5. *Notification.* Prior to the City application process for a Short-Term Rental, the owner must provide a courtesy notice regarding the Short-Term Rental to all property owners abutting or adjacent to the proposed Short-Term Rental. The Notification must include a description of the operation, number of bedrooms to be rented to overnight guests and contact information for the owner or operator by phone.

20.835.050 Submission Requirements

- A. *Application – Fees.* The applicant must submit a completed application form as prescribed by the planning official with the applicable fee per Chapter 20.180 VMC.
- B. *Required Information.*
 1. Affidavit of mailing showing proof of mailing of Notification to property owners abutting and adjacent to the proposed Short-Term Rental.
 2. Copy of Liability Insurance for the rental property.
 3. Acknowledgment by the owner stating that the Short-Term Rental will continuously comply with the required standards in 20.835.050 VMC and allowing the City to inspect the premises in accordance with VMC 17.08

20.835.060 Violations

- A. It is unlawful to rent, offer for rent, or advertise for rent a dwelling unit located on any property with the City as a Short-Term Rental without a permit and license authorizing such use issued and approved in the manner required by this chapter.
- B. Failure of the owner or authorized agent or local contact of a Short-Term Rental to meet the standards contained herein shall be subject to the enforcement provisions contained in 22.02.020 VMC

20.150.040E Meanings of Specific Words and Terms Q through T.

Qualified Professional. A person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC [365-195-905\(4\)](#).

A. *Urban Forestry.* Qualified professionals in urban forestry must have academic and field experience that makes them competent in urban forestry. This may include arborists certified by the International Society of Arboriculture or foresters certified by the Society of American Foresters. Qualified professionals in urban forestry must possess the ability to evaluate the health and hazard potential of existing trees, and the ability to prescribe appropriate measures necessary for the preservation of trees during land development.

B. *Critical Areas.* Qualified professionals in critical areas must have obtained a BS or BA or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology or a related field, and two years of related work experience. In addition:

1. A qualified professional for frequently flooded areas or a geologic hazard must be a registered professional engineer, geologist, engineering geologist or hydrogeologist licensed in the State of Washington with experience in the analyses required for the relevant hazard(s). For frequently flooded areas, a qualified professional may also be an architect where provided by state or federal law.
2. A qualified professional for wetlands must have a minimum of five years experience in wetland science including experience preparing wetland reports for review by regulatory agencies.

Reasonably Funded. A mitigation measure or other transportation system improvement scheduled for completion and designated as funded upon adoption of the most recent version of the Six-Year Street Plan.

Reasonably Safe from Flooding. Development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, “reasonably safe from flooding” means that the lowest floor is at least two feet above the highest adjacent grade.

Recreational Vehicle. A vehicle which is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light-duty truck, and designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regional Industry. An industrial or commercial land use which provides significant community-wide or regional economic benefit through the creation of new economic growth and employment opportunity.

Regional Public Facility. A land use which is designed to serve the needs of the community or region affected by the impact(s) of development. Regional Public Facilities include: airports, colleges, hospitals, regional parks or community centers.

Regulatory Flood. The flood used to define the outer boundary lines of the Flood Fringe. The 100-year flood will be the regulatory flood for the purposes of regulations contained in this title, but a lesser or greater flood limit may be set in any ordinance applying FF (Flood Fringe) or FW (Floodway) zoning to any land. The regulatory flood shall be based upon Flood Insurance Rate Maps (FIRMs) provided by the Federal Insurance Administration (FIA).

Remodel. An internal or external modification to an existing building or structure that does not increase the site coverage.

Remove or Removal. The act of removing a tree by digging up, cutting down or any act which causes a tree to die, significantly impacts its natural growing condition and/or results in diminished environmental benefits or a hazard tree: including but not limited to, damage inflicted on the root system by machinery, storage of material or soil compaction, changing the ground level in the area of the tree's root system, damage inflicted on the tree permitting infections or infestation, excessive pruning, paving with concrete, asphalt or other impervious material within the drip-line or any other action deemed harmful to the tree.

Residential Care Home. Any state or federally approved dwelling used as a residence for the care or rehabilitation of dependent children, the elderly, and the physically and/or mentally handicapped. Residential care homes shall provide care for six or fewer residents.

Residential Care Center. Any state or federally approved facility, other than a clinic, used as a residence for the care or rehabilitation of dependent children, the elderly, and the physically

and/or mentally handicapped. Residential care centers shall provide care to seven or more residents.

Restoration. Measures taken to restore an altered or damaged natural feature including:

- A. Active steps taken to restore damaged critical areas or their buffers to the functioning condition that existed prior to an unauthorized alteration; and
- B. Actions performed to reestablish structural and functional characteristics of the critical area that have been lost by alteration, past management activities, or catastrophic events. See also wetland creation, re-establishment, and rehabilitation.

Right-of-Way, Public. The property held by the city or other governmental jurisdiction for existing and/or future public access including land occupied or intended to be occupied by a street, crosswalk, pedestrian and bike paths, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, street trees or other special use. The usage of the term right-of-way for land division purposes shall mean that every right-of-way hereafter established and shown on a plat or map is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.

Riparian area. The area adjacent to aquatic systems with flowing water (e.g., rivers, perennial or intermittent streams, seeps, springs) that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other. Riparian areas are defined differently in and for the purposes of the Vancouver Shoreline Management Master Program.

Riparian Management Area and Riparian Buffer. The regulated areas that include the land from the ordinary high water mark to a specified distance as measured horizontally in each direction. The Riparian Management Area is adjacent to the lake, stream or river, and the Riparian Buffer is adjacent to the Riparian Management Area. See Figure 20.740-1 at VMC [20.740.110\(A\)](#) or Figure 20.170.030-6 at VMC [20.170.030\(I\)](#).

Road. Means the same as street.

Roof. The exterior surface and its supporting structure on the top of a building.

Roof Line. The uppermost line of the roof of a building or, in the case of an extended facade, the uppermost height of said facade.

Runway. A defined area at an airport designed and constructed to accommodate the landing and takeoff of aircraft along its length.

Satellite Earth Station. The facilities used for reception and processing of programming services from a satellite prior to transfer to terrestrial distribution systems or for processing of programming and services from a terrestrial source before transmission via satellite.

School. An institution primarily engaged in academic instruction for all or part of the K through 12 educational program, public, parochial or private, and recognized or approved as such by the state. A school may also include the following uses: common accessory uses such as associated meeting rooms, auditoriums, athletic facilities and support facilities related to school district operations (e.g., offices, kitchens, counseling centers, head start, childcare, adult education, and family support centers) except for transportation, warehouse/storage, and maintenance facilities.

School, Pre. An institution primarily in child training and academic instruction prior to the mandatory first grade.

School, Specialized Instructional. An institution providing instruction and training in a specific service, art, dance, driving, and music. Includes vocation or trade such as business, real estate, travel, auto machinery repair, welding, and skill center.

Search Ring. Regarding wireless communications facilities, a geographic area identified by the communications service provider as necessary within which to locate a wireless facility or to enhance or expand its service.

Secure Community Transition Facility. A residential facility for persons civilly committed and conditionally released from a total confinement facility, operated by the Secretary of Washington Social and Health Services or under contract with the secretary pursuant to RCW [71.09.020\(10\)](#) as described in RCW [71.09.250](#) or as amended.

Sensitive Areas. For the purposes of Chapter [20.770](#) VMC Tree, Vegetation, and Soil Conservation, this includes streams, geologically hazardous areas, fish and wildlife habitat areas, wetlands, and their associated buffers.

Sensitive Resources. Any of the following types of sensitive areas and resources or cultural resources, when properly identified, designated or recorded as such by the applicable local, state or federal regulations:

1. Known archaeological and historical sites (to be recorded with the state);
2. Fish and Wildlife Habitat Conservation Areas (as identified in VMC [20.740.110](#));
3. Frequently Flooded Areas (as identified in VMC [20.740.120](#));
4. Geological Hazard Areas (as identified in VMC [20.740.130](#));
5. Wetlands (as identified in VMC [20.740.140](#)); and
6. Tree tracts, set aside for the preservation of tree groves, as defined in VMC [20.770](#) and approved by the city's Urban Forester; and
7. Riparian areas, as identified in the Vancouver Shoreline Management Master Program.
8. Natural soils and native vegetation preserved as part of a low impact development.

SEPA. State Environmental Policy Act, as amended.

SEPA Rules. Chapter [197-11](#) WAC, as adopted, revised, and amended by Ecology.

Service Area. A geographic area described in the city capital facilities plan in which a defined set of public facilities provides service to development within the area, provided, that the service area for schools shall be the applicable school district. Service areas may be separately described for each type of public facility.

Serviceable. For the purposes of 20.775 VMC, Wetland and Water Bodies Protection, serviceable means presently usable.

Setback. The minimum allowable horizontal distance from a given point or line of reference, such as a property line, to the nearest vertical wall or other element of a building or structure or edge of vehicle parking area as defined herein. Where a sidewalk or private roadway is placed in an easement, the setback shall be measured from the back of sidewalk or edge of easement if there is no sidewalk.

Sexually-Oriented Adult Arcade and Sexually Oriented Adult Arcade Premises. Any premises on which any sexually-oriented adult arcade device is located and to which patrons, customers, and/or members of the public are admitted.

Sexually-Oriented Adult Arcade Device. Also known as panorama, preview, picture arcade, or peep show, any device which, for payment of a fee, membership fee or other charge, is used to

exhibit or display a picture, view, film, videotape or videodisc, live show or other graphic display of specified anatomical areas. All such devices are denominated under this ordinance by the term sexually-oriented adult arcade device.

Sexually-Oriented Adult Entertainment. Any entertainment conducted in a public place of amusement where such entertainment involves a person appearing or performing in a state of nudity, as defined herein.

Sexually-Oriented Adult Entertainment Premises. Any premises to which the public, patrons or members are invited or admitted and wherein an entertainer provides sexually-oriented adult entertainment on a regular basis and as a substantial part of the business operation.

Shorelines of the State. Shorelines as defined in the Shoreline Management Master Program.

Short Plat. A map or representation of a short subdivision.

Short-Term Rental. A dwelling unit or individual rooms within a dwelling unit that are rented to a guest(s) by a short-term rental operator for fewer than 30 consecutive days. A short-term rental is not considered a hotel, motel or bed and breakfast.

Short-Term Rental Operator. Any person who receives payment for owning or operating a dwelling unit, or portion thereof, as a short-term rental unit.

Sidewalk. A facility made of concrete or other approved material for the conveyance of pedestrians usually adjacent to a street or between streets.

Sign. Any structure, device, advertisement, advertising device or visual representation intended to advertise, identify or communicate information to attract the attention of the public for any reason.

Sign Area. Means the entire area of a sign on which graphics, letters, figures, symbols, trademarks and/or text is to be placed, excluding sign structure, architectural embellishments and framework. Sign area is calculated by measuring the perimeter enclosing the extreme limits of the module or sign face containing the graphics, letters, figures, symbols, trademarks, and/or text; provided, however, the area of any sign using individual letters, numbers or symbols with a canopy, awning or wall as the background, without added decoration or change in the canopy, awning or wall, shall be the area within the shortest line drawn to include all letters, design and tubing which are a part of the sign or structure. For illuminated awnings the

area shall be limited to the area within the shortest line drawn to include all copy and graphics, excluding illuminated areas outside of these lines.

Sign, Awning. A sign attached to or incorporated into an awning.

Sign, Billboard. An outdoor advertising structure, 12 foot by 25 foot or larger, designed and constructed to carry posters.

Sign, Business Complex. A sign which is typically free-standing and is designed to identify multiple businesses in a business complex.

Sign, Canopy. A sign attached to or incorporated into a canopy.

Sign, Commercial. Any sign that advertises a product, service, entertainment or commodity sold or offered on the premises where it is located.

Sign, Complex. (Auto Dealership Plan District). A sign with the purpose of identifying the area and/or containing more than one manufacturers brand.

Sign, Construction. A temporary sign giving the name or names of principal contractors, architects, lending institutions, or other persons or firms responsible for construction on the site where the sign is located, together with other related information.

Sign, Directional. A sign designed and erected solely for the purpose of traffic or pedestrian direction, and which is placed on the property to which or on which the public is directed.

Sign, Electronic Message Center (EMC). Electronic message center (EMC) means an electrically activated sign whose message content, either in whole or in part, may be changed by means of electronic programming.

Sign, Elevation. Regarding sign regulations, the portion of any building exterior enclosing the applicant's place of business, measured horizontally by width of occupancy and vertically by height of occupancy on the street building frontage. In the case of a single-story building, vertical height of occupancy is measured to the eave or parapet line. For partial occupancy in a multi-story building, vertical height of occupancy is measured from floor line to floor line.

Sign Face. Means the portion of the sign on which the graphics, letters, figures, symbols, trademark or text is placed.

Sign, Fascia. A flat sign which projects less than one foot from the face or wall of the building, including parapet, upon which it is affixed, painted or attached, running parallel for its whole length to the face or wall of the building, and which does not extend beyond the horizontal width of such building.

Sign, Flashing. Any sign which contains an intermittent or flashing light source or which includes the illusion of intermittent or flashing light by means of animation or an externally-mounted intermittent light source. Time and temperature signs are excluded from this definition. For the purpose of this Title, EMC's (consistent with the standards of VMC Section [20.960.060](#) I and Section [20.960.070](#) I) shall not be considered flashing signs.

Sign, Franchise. (Auto Dealership Plan District). A sign that identifies the manufacturers brand and/or name.

Sign, Free Standing. (Pole Signs and Monument Signs). A sign that is not attached to a building and is erected on a frame connected to the ground. Pole signs and monument signs are specific types of freestanding signs. A freestanding sign does not include a portable sign.

Sign Height. The vertical distance measured from grade at the point of support to the top of the sign or the sign's structure.

Sign Maintenance. The repair or refurbishment of a sign, sign structure or any part of each.

Sign, Marquee. A sign attached to or incorporated into a marquee.

Sign, Messages Without a Cabinet, Area of. The area of any single geometric shape which encompasses all lettering and/or graphic message.

Sign, Monument. Means a sign and supporting structure which is attached to the ground and has similar top and bottom dimensions and is constructed as a solid structure or one which gives the appearance of a continuous and unbroken mass, with no separations between the sign and the base.

Sign, Multi-faced. A sign with more than one face. These types of signs shall be considered one (1) sign for the purpose of determining the number of signs allowed.

Sign, NIT. A measurement of brightness used to rate luminous displays. NIT is expressed in "candelas per square meter".

Sign, Official. Means the same as Public-Sector Sign.

Sign, Off-Premises. A third-party sign that advertises goods, products, services or facilities or directs persons to a location different from where the sign is installed.

Sign, On-Premises. A sign which carries only advertisement strictly incidental to a lawful use of the premises on which it is located, including signs or sign devices indicating the business transacted, services rendered, goods sold or produced on the premises, name of the business, and name of the person, firm or corporation occupying the premises.

Sign, Pole. A sign that is supported permanently upon the ground by poles or braces and not attached to any building.

Sign, Political Campaign. Any temporary sign which displays the name and/or picture of an individual seeking election or appointment to a public office or which pertains to a forthcoming public election or referendum or which advocates political views or policies.

Sign, Portable – Permanent. Permanent portable signs shall be defined as “onsite” signs placed in the right-of-way along the business frontage and on the same side of the street of the building or establishment which it advertises. Permanent portable signs shall be meant for continuous display during the hours the business is open and shall have the primary purpose of identifying the business.

Sign, Portable – Temporary. Temporary portable signs shall be defined as “off-site” signs placed in the right-of-way advertising an approved business or use. Temporary portable signs shall be displayed during the hours the business is open and shall have the sole purpose of identifying the business or providing directions.

Sign, Private Non-Commercial. Any sign under 6 square feet that does not advertise a product, service, entertainment, or commodity sold or offered on the premises where it is located.

Sign, Projecting. Shall mean any sign other than a wall sign, which is attached to or projects 12 inches or more from a structure or building face or wall.

Sign, Public-Sector. Any sign erected by any federal, state, county or city governmental agency or at the direction of any such governmental agency or court.

Sign, Public Service Information. A sign that provides general public service information to the public such as time, date, temperature, weather or directional information.

Sign, Reader Board. A sign constructed for the placing of advertising messages, which messages are changeable by use of manually removable or electrically changeable letters.

Sign, Rooftop. A sign erected upon the roof of a building, the entire face of which is situated above the roof line of the building to which it is attached, and which is wholly or partially supported by said building.

Sign, Rotating. A sign, any portion of which moves or is movable by any mechanical manner.

Sign, Secondary. A second free-standing sign on a given frontage in excess of 300 linear feet.

Sign, Sidewalk. A portable sign, typically in the shape of an inverted V, with two sign boards attached to each other at the top of the sign; also known as a sandwich board or A-frame sign. Each board shall be considered a separate sign face for purposes of determining allowable area of sign.

Sign, Temporary. Any sign that is not permanently installed or affixed to any sign structure or building, and not displayed for longer than 30 consecutive calendar days. In the case of construction project signs, they may be maintained for the duration of construction.

Sign, Time and Temperature. Means the same as Public Service Information Sign.

Sign, Vehicle. Any sign attached to or placed on a parked vehicle or trailer used principally for advertising purposes, rather than transportation, but excluding signs relating to the sale, lease, or rental of the vehicle or trailer and excluding signs which identify a firm or its product on a vehicle operated during the normal course of business.

Sign, Video. A sign providing information in both a horizontal and vertical format (as opposed to linear), through use of pixel and sub-pixel technology having the capacity to create continuously changing sign copy in a full spectrum of colors and light intensities.

Sign, Wall. Means the same as Painted Wall or Wall Graphic.

Sign, Window. Any sign affixed to (or painted on) the inside or outside of a window and intended to be viewed from the exterior of the structure.

Single Impact. An individual incidence of noise, actually measured in decibels, which may be heard on a property and which may be greater or lesser than the Ldn value, which is derived from the logarithmic averaging of single impacts within a period of time.

Significance. A quality of a property which helps one understand the history of the local area, state or nation by illuminating the local, statewide or nationwide impact of the events or persons associated with the property or its architectural type or style in information potential. The local area may be as large as Clark County or Southwest Washington or as small as a neighborhood. Local significance may apply to a property that illustrates a theme that is important to one or more localities; state significance to a theme important to the history of the state; and national significance to property of exceptional value in representing or illustrating an important theme in the history of the nation.

Single Room Occupancy (SRO). Occupancy by a single individual of a unit that contains no sanitary facilities or food preparation facilities or contains either but not both types of facilities.

Site. Any plot or parcel of land or combination of contiguous lots or parcels of land.

Six-Year Street Plan. That portion of the city's Capital Facilities Plan which inventories planned street and road construction and improvement, and which designates such construction projects and improvements as funded or nonfunded.

Slope. The deviation of a surface from horizontal, usually expressed in percent or degrees.

SMA. The State Shoreline Management Act of 1971, as amended.

Soft Armoring Techniques. Techniques that apply the principles of the biological, ecological, and soils sciences and structural engineering to build structures which, using live plant materials as a main structural component, stabilize the soil against erosion, sedimentation, and flooding. Also referred to as "bioengineering techniques."

Sound Transmission Reduction. Reduction of sound or noise from unit to unit utilizing the standards of the City Adopted Building Code(s).

Special Provisions. Street construction requirements peculiar to a special project that are not otherwise thoroughly or satisfactorily detailed and set forth in the standard specifications or standard plans.

Special Valuation Tax Incentive Program. The local option program that makes available to property owners a special tax valuation for rehabilitation of historic register properties under which the assessed value of an eligible historic property is determined at a rate that excludes, for up to ten years, the actual cost of the rehabilitation.

Specified Anatomical Areas. Regarding Adult Businesses, less than completely and opaquely covered: human genitals, pubic region, buttock and female breast below a point immediately above the top of the areola; and human male genitals in a discernibly turgid state even if completely and opaquely covered.

Specified Sexual Activities. Regarding Adult Businesses, human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse or sodomy; and fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

Standard Industrial Classification (SIC). A classification pursuant to the Standard Industrial Classification Manual issued by the United States Office of Management and Budget. This system was replaced by the North American Industrial Classification System (NAICS).

Start of Construction. The start of permanent construction or substantial improvement activity on a site within 180 days of the issuance of a building permit. Permanent construction activities include the pouring of slab or footings, the installation of pilings, construction of columns or any work beyond site preparation, excavation, setting of temporary forms or the placement of accessory buildings; or the placement of a manufactured home on a foundation. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

Stealth Design. A wireless communications facility's support structure, antennae or accessory equipment structure that is designed to blend in with the existing physical environment, and reduce visual impacts to the extent possible.

Storage, Open. Storage of property outside of a fully enclosed building.

Storage Space. Sufficient space, either in individual dwelling units or common storage rooms, to provide adequate, secure, and convenient storage for items owned by building tenants.

Stormwater. Stormwater is that portion of precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, pipes and other features of a

stormwater drainage system into a defined surface waterbody or a constructed infiltration facility.

Stormwater Conveyance. Parts of a stormwater facility (such as pipes, culverts, swales, etc.) that are constructed specifically to transport water from one point to another. See Stormwater Facility.

Stormwater Facility. A constructed component of a stormwater drainage system, designed or constructed to perform a particular function or multiple functions. Stormwater facilities include, but are not limited to, pipes, swales, ditches, culverts, street gutters, detention ponds, retention ponds, constructed wetlands, infiltration devices, catch basins, oil/water separators, biofiltration swales, bioretention, permeable pavement, and vegetated roofs.

Stormwater Manual. Stormwater Manual means the Stormwater Management Manual for Western Washington, which is the 5-volume technical manual prepared by the Washington State Department of Ecology Water Quality Program, December 2014, Publication No. 14-10-055 (a revision of Publication No. 12-10-030), 5 volumes, and as hereafter amended.

Stormwater Permit. Stormwater Permit means the City of Vancouver's National Pollutant Discharge Elimination System (NPDES) Western Washington Phase II Municipal Stormwater Permit issued August 1, 2013, which was modified, Effective January 16, 2014, by the Washington State Department of Ecology, and as hereafter amended or reissued.

Story. That portion of a building between the surface of any floor and the surface of the next floor above it; or, if there is no floor above it, the space between such floor and ceiling.

Stream. Water contained within a channel, either perennial or intermittent, and classified according to WAC [222-16-030](#) or WAC [222-16-031](#). Streams also include natural watercourses modified by humans. Streams do not include drainage ditches which are not modifications of natural watercourses.

Street. A private or public way designed primarily for vehicular traffic. It includes the terms road, highway, avenue, boulevard, thoroughfare, or other traffic way, and usually includes improvements, including curbs, sidewalks, and street pavement within the right-of-way.

Street Frontage. The linear frontage of a parcel of property abutting a single public street.

Street Functional Classification System. The adopted hierarchy of street use as it relates to volume, speed, regional, area-wide, and local characteristics.

Street, Private. A thoroughfare that is privately owned providing a means of access to a property or properties.

Street, Public. A thoroughfare or right-of-way dedicated, deeded, condemned or otherwise acquired by the public for use as such, other than an alley, which affords the principal means of access to abutting property including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare.

Structure. Anything constructed or built, any edifice, building of any kind or any piece of work artificially built-up or composed of parts joined together in some definite manner, which requires location on the ground or is attached to something having a location on the ground, including swimming pools, wading pools and covered patios, excepting outdoor areas such as paved areas, walks, tennis courts and similar recreation areas. For the purposes of VMC [20.740.120](#), Frequently Flooded Areas, a structure is a walled and roofed building, or a gas or liquid storage tank that is principally above ground.

Subdivision. The division or re-division of land into ten or more lots for the purpose of sale, lease or transfer of ownership. The term subdivision also applies to an area or tract of land that has been subdivided.

Subdivision, Short. The division, re-division or partition of land into nine or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership.

Substantial Damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

Substantial Disturbance. Disturbance such that little or no useful archaeological data could be obtained.

Substantial Improvement. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either:

1. Before the improvement or repair is started; or
2. If the structure has been damaged and is being restored, before the damage occurred.

“Substantial improvement” is considered to occur at the start of construction. “Substantial improvement” does not include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Substantial Noise Impact. Exterior noise levels greater than Ldn 65, which impact necessitates special sound insulation to produce noise levels of 45 Ldn or less within the interior of a residential structure.

Survey, Archaeological. Regarding archaeological resource protection, a procedure by which an archaeologist makes a determination of the presence or absence of an archaeological site in a disturbance area, a preliminary assessment of the site’s potential significance, and a recommendation for further evaluation, avoidance, mitigation or recovery of resources in compliance with the provisions of [20.710](#) VMC.

System Development Charge (SDC). The connection fee charged so that the property upon which it is imposed will pay its equitable share of the costs of water-sewer system facilities which are system-wide in nature and are not site-specific needs, including such property’s equitable share of the amount required to upgrade such system to meet the demands imposed by the development.

System Improvements. Public facilities that are included in the capital facilities plan and are designed to provide service areas within the community at large, in contrast to project improvements.

Telecommuting. The use of telephones, computers or other similar technology to permit an affected employee to work at home or at a location closer to home than the affected employer’s principal worksite.

Temporary. A period not to exceed one year except as otherwise provided in this title.

Tenant Improvements. Construction improvements typically made to the interior of a nonresidential building to fit the building to a particular tenant's needs, or to create separate tenant spaces. Typically it involves such things as adding or removing walls, ceilings and doors; re-wiring for electrical outlets and lighting; and providing plumbing, sprinklers, counters and walk-in coolers, often as part of a separate lease space in a building.

Through-Ventilation. The encouragement of natural cross-ventilation.

Total Developable Land (TDL). That portion of the subject property remaining once sensitive areas are subtracted from the total acreage of a property or collection of properties proposed for development.

Tract. A piece of land set aside in a separate area for dedication to the public, a homeowner's association, or other entity, (e.g., open space, recreational facilities, and tree preservation) wetland or other sensitive lands.

Traffic Study. A study of traffic behavior by a licensed engineer.

Transit. A multiple-occupant vehicle operated on a for-hire, shared-ride basis, including bus, ferry, rail, shared-ride taxi, shuttle bus or vanpool.

Transit Facility. A development provided by a public transportation provider, which is designed to aid or encourage community use or multi-modal public transportation system, such as bus and van/carpools.

Transitional Surfaces. An area extending outward at 90 degree angles to an airport's runway centerline at a slope of seven feet horizontally for each foot vertically.

Transitional Zone. The areas beneath the transitional surfaces.

Transplant. The relocation of a tree from one place to another on the same property.

Tree. Any self-supporting perennial woody plant that matures at a height greater than 26 feet and is generally referred to in the nursery and landscape industry as a tree.

Tree Farm. See Commercial Nursery.

Tree, Hazard. Any tree with a combination of structural defect and/or disease and a proximity to persons or property which makes it subject to a high probability of failure, as recommended by a qualified arborist.

Tree, Mitigation. A tree planted and retained to achieve the required tree density for a parcel or to replace a tree removed in violation of city ordinance.

Tree, Nuisance. A tree that is causing physical damage to property or has been damaged by past maintenance practices, and for which horticultural practices cannot correct the problem.

Tree Preservation. The retention of a tree or trees during and after construction.

Tree, Specimen. A tree that has been given greater than standard tree density value by the planning official through the evaluation process.

Tree, Street. A tree located within a street right-of-way or street tree easement, adjacent to public or private streets, including undeveloped areas.

Tree Tract. A separate deeded tract of land, specifically set aside for the preservation and/or planting of trees. Stormwater retention/detention facilities, sensitive areas, and other common areas may be considered tree tracts if they currently support the growth of trees.

Tree Unit. A unit of measurement based upon the size of the tree as set forth in Chapter [20.770](#) VMC, Tree, Vegetation, and Soil Conservation.

Tree, Vegetation and Soil Plan. A plan that contains specific information pertaining to the protection of healthy soil, and the preservation, and planting of trees and native vegetation pursuant to Chapter [20.770](#) VMC, Tree, Vegetation, and Soil Conservation.

Tree, Vegetation and Soil Protection Area (TVSPA). A separate tract of land, which may or may not be deeded as such, specifically set aside for the preservation of healthy soils and the preservation or planting of existing and/or native vegetation and trees. Stormwater retention/detention facilities, critical area buffers and other common areas may be considered TVSPA if they currently or are improved to an extent where they can support healthy soils and the growth of native vegetation and trees. The purpose of these areas for preserving healthy soils, preserving and/or planting native vegetation and trees is stated on the face of the plat when applicable.

Tribe or Tribes. Regarding Archaeological Preservation, any federally-recognized or other local Native American government organization which may consider the site to be of historic or cultural significance.

Truck, Heavy. Trucks, including truck tractors and similar vehicles, with two or more rear axles.

Truck, Light. Trucks and similar vehicles with single rear axles and single rear wheels.

Truck, Medium. Trucks and similar vehicles other than truck tractors with single rear axles and dual rear wheels. Truck tractors are in the Heavy Truck category. (Ord. M-4325 § 3, 2020; Ord. M-4179 § 65, 2016; Ord. M-4034 § 2, 2012)

The Vancouver Municipal Code is current through Ordinance M-4392, passed November 21, 2022.

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

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

City Telephone: (360) 487-8711

[Code Publishing Company](#)

20.160.020 Listing of Use Classifications.

A. Residential use types.

1. *Household Living.* Living facilities for small groups (households) of people who are related or unrelated, featuring self-contained units including facilities for cooking, eating, sleeping, and hygiene. Tenancy is longer than 30 calendar days. Household structures include single-family detached and attached dwellings; duplexes; multi-family dwellings; and modular and manufactured housing units. Most types of senior housing, (e.g., congregate care or assisted living) are considered to be household living if residents live in self-contained units, even if there are also shared facilities within the building. The maximum number of people who may reside in any given dwelling unit shall be determined by the city adopted building code.
2. *Group Living.* Living facilities for groups of individuals that include at least one person residing on the site who is responsible for supervising, managing, monitoring and/or providing care, training or treatment of residents. Larger group living facilities may also be characterized by shared facilities for eating, hygiene and/or recreation. Examples include nursing/convalescent homes, residential care homes or centers; single-room occupancy (SROs) facilities; sororities/fraternities and convents/monasteries. Tenancy is typically 30 days or more. Excludes detention and post-detention facilities (see subsection [\(E\)\(5\)](#) of this section, Detention and Post-Detention Facilities).
3. *Home Occupation.* Commercial, office or other economic activity wholly contained within the residence or accessory building within which it is located, and is clearly subordinate to the primary residential use.
4. *Medical Center Residential.* Extended stay facilities and medical center uses that typically occur in a residential setting, if approved through a Public Facilities Master Plan pursuant to Chapter [20.268](#) VMC. Examples include extended stay housing for employees and patient families and midwifery practices that occur in a single-family residential scaled structure. Maximum occupancy and other parameters may be determined through the master plan review process.
5. *Short-Term Rental.* A dwelling unit or individual rooms within a dwelling unit that are rented to a guest(s) by a short-term rental operator for fewer than thirty consecutive days.

B. *Civic use types.*

1. *Basic Utilities.* Unstaffed community infrastructure, including but not limited to water tanks, sewer pump stations, telephone exchanges, and electric power substations. Excludes facilities that include offices, service centers and/or material storage (See subsection [\(C\)\(6\)](#) of this section, Office, and subsection [\(D\)\(1\)](#) of this section, Industrial Services).
2. *Colleges.* Institutions of higher education. Accessory uses may include classrooms, laboratories, theaters, auditoriums, libraries, dormitories, eating facilities, bookstores, other small-scale retail, general offices, and parking. Excludes private, profit-making trade, and vocational schools (see subsection [\(C\)\(4\)\(b\)](#) of this section, Personal Services). Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.
3. *Community Centers.* Public, private, and nonprofit social, resource and multi-purpose facilities that are open to the public for free or fee (including membership fees). Examples include: community centers; senior centers; homeless day centers. Accessory uses may include offices, food preparation and service, child care, laundry facilities, showers, health assessments, classrooms and related activities.
4. *Community Recreation.* Public, private, and nonprofit recreational, social and multi-purpose facilities that are open to the public for free or fee (including membership fees). Examples include: health/fitness clubs; indoor or outdoor tennis/racquetball and soccer clubs and other sports fields; indoor/outdoor swimming pools; boat launches; golf courses, and shooting ranges. Accessory uses may include clubhouses, pro shops, offices, locker rooms, restaurants/delis/concession stands, child care facilities, restrooms, maintenance facilities, and parking. Excludes such facilities when collocated in a public park (see subsection [\(B\)\(9\)](#) of this section, Parks/Open Space); and certain types of indoor recreational facilities (see subsection [\(C\)\(3\)\(b\)](#) of this section, Indoor Entertainment).
5. *Cultural Institutions.* Public or nonprofit cultural facilities including libraries, museums, historic sites, and galleries.
6. *Day Care.*
 - a. *Child Care.* As defined by the Revised Code of Washington (RCW) State Statute:

i. *Family Child Day Care Home*. A facility where a person regularly providing care during part of the 24-hour day to 12 or fewer children in the family abode of the person or persons under whose direct care the children are placed.

ii. *Child Care Center*. A person or agency that provides care for 13 or more children during part of the 24-hour day.

b. *Adult Day Care*. Provision of daytime services, including respite, recreational, social and therapeutic activities, to disabled and/or elderly adults in a group setting.

Categories include:

i. *Residential Adult Day Care*. Provision of adult day care services for six or fewer handicapped and/or elderly adults, with or without compensation, in the home of the provider.

ii. *Institutional Adult Day Care*. Provision of adult day care services for seven or more handicapped and/or elderly adults either in a residential or institutional, e.g., nursing home, setting.

7. *Emergency Services*. Public safety facilities including police and fire stations, and emergency communications, but not including ambulance services.

8. *Medical Centers*. Facilities providing inpatient, outpatient, emergency, and related ancillary services to the sick and infirm, including drug and alcohol treatment. Usually developed in campus setting. Accessory uses may include diagnostic and treatment facilities; laboratories; surgical suites; kitchen/food service facilities; laundry; housekeeping and maintenance facilities; administrative offices; and parking. Medical centers may also include free-standing offices for hospital-based and/or private-practice physicians and other allied health care professionals; these medical office buildings are regulated as offices. (see subsection [\(C\)\(6\)\(b\)](#) of this section) Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.

9. *Parks/Open Space*. Lands that are maintained in a natural state and/or developed that are designed for public active and passive recreation. Examples include parks, public squares, recreational trails and nature preserves. Does not include areas in active

cultivation (see subsection [\(E\)\(1\)](#) of this section, Agriculture/Horticulture); or cemeteries (subsection [\(E\)\(4\)](#) of this section, Cemeteries).

- a. *Neighborhood parks.* Small parks usually no greater than five acres designed to serve the immediate neighborhood. Access is on foot or bicycle with little or no on-site parking provided. Accessory uses may include low-impact outdoor playing/practice fields (without associated parking), playgrounds, sports courts, picnic areas, educational/interpretive facilities, walking/jogging paths, restrooms, and seating areas. May collocate with schools.
- b. *Community parks.* Larger parks typically 15 acres or larger designed to serve a larger geographic area than a neighborhood park. Access is on foot and by bicycle, transit, and vehicle. May contain one or more Community Recreation uses as defined in subsection [\(B\)\(4\)](#) of this section. Other accessory uses may include walking/jogging trails; picnic shelters; outdoor performance facilities; off-leash dog, bicycle, and skateboard parks; sports courts, community gardens; bicycle, pedestrian, and transit amenities; educational/interpretive facilities; viewpoints; concessions; restrooms; caretaker and maintenance facilities; and parking. May collocate with schools.
- c. *Regional parks.* Any park greater than 100 acres designed to serve regional needs. Accessory uses include any of the facilities found in neighborhood and community parks.
- d. *Trails.* Publicly accessible walking, jogging or bike trails that extend beyond the boundaries of a single subdivision or development project. Accessory uses may include signage/maps; interpretive centers; viewpoints; and trailhead facility, restrooms, and parking. Does not include trails or portions of trails created as part of Neighborhood, Community and Regional Parks.

10. *Postal Service.* Refers to postal services and processing as traditionally operated by the U.S. Postal Service. Such facilities include customer sales, mail sorting, and fleet truck storage. Excludes profit-making parcel post or mail services (see subsection [\(C\)\(4\)\(b\)](#) of this section, General Retail, Personal Services).

11. *Religious Institutions.* Permanent places of religious worship that may include related accessory uses that are clearly incidental and secondary to religious worship, congregation, and teaching such as administrative offices; child care centers/pre-schools; classrooms for

religious instruction; auditoriums; social halls; rectories; and gymnasiums, playgrounds and other recreational facilities. May include on-site functions related to ministry to the poor such as emergency overnight shelter, food service, group meals and food and clothing pantries.

12. *Schools*. Public and private pre-school, kindergarten, elementary, middle, and high schools. Accessory uses include administrative offices; classrooms and laboratories; kitchen/cafeterias; auditoriums; gymnasium, swimming pools; playing fields and related indoor and outdoor physical education facilities; and storage and maintenance facilities. The programs and activities of other public and nonprofit organizations including those associated with adult education, after-school care, recreation and social services may collocate in a school facility. Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.

13. *Social/Fraternal and Clubs/Lodges*. Nonprofit organizations with social, philanthropic and/or recreational functions and activities.

14. *Transportation Facilities*. Bus, trolley, street car; light and heavy rail transit stops and stations; water taxi and ferry stations; and accessory bicycle parking. Excludes airports (see subsection [\(E\)\(2\)](#) of this section, Airports/Airparks); public streets and sidewalks; and heavy and light rail maintenance/switching yards (see subsection [\(D\)\(3\)](#) of this section, Railroad Yards); and heliports (see subsection [\(E\)\(7\)](#) of this section, Heliports). Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.

15. *Park & Ride Facilities*. Park & Ride facilities means parking facilities that serve motorists transferring to or from urban public transportation vehicles or private car-pool vehicles.

C. *Commercial use types*.

1. *Commercial and Transient Lodging*. Residential facilities such as hotels, motels, rooming houses, bed-and-breakfast establishments, and homeless shelters where tenancy is typically less than one month. May include accessory meeting, convention facilities, and food preparation and service.

2. *Eating and Drinking Establishments.* Establishments that sell prepared food and beverages for consumption on site or take-away including restaurants, delicatessens, bars, taverns, brew pubs, espresso bars, and group meal service.

3. *Entertainment-Oriented.*

a. *Adult Entertainment.* Facilities including adult motion picture theaters; adult video/book stores; and topless, bottomless, and nude dance halls which include materials and activities characterized or distinguished by an emphasis on matters depicting specified sexual activities or anatomical areas.

b. *Indoor Entertainment.* Commercial indoor facilities such as bowling alleys, arcades, trampoline or bounce house facilities, shooting ranges, movie, and live performance theaters.

c. *Major Event Entertainment.* Facilities such as auditoriums, stadiums, arenas, amphitheaters, convention centers, and race tracks which provide athletic, cultural or entertainment events and exhibits for large groups generally exceeding 1,000 spectators.

4. *General Retail.*

a. *Sales-Oriented.* Establishments which provide consumer-oriented sales, leasing and rental of consumer, home and business goods including art; art supplies; bicycles; clothing; dry goods; electronic equipment; fabric; gifts; groceries; hardware; household products; jewelry; pets and pet products; pharmaceuticals; plant; printed materials; stationery; videos; and clothing and food pantries. Excludes large-scale consumer products (see subsection [\(C\)\(4\)\(d\)](#) of this section, Bulk Sales); and those sold primarily outdoors (see subsection [\(C\)\(4\)\(e\)](#) of this section, Outdoor Sales).

b. *Personal Services.* Establishments which provide consumer services such as banks and credit unions; barber and beauty shops; automated teller machines (ATMs) and related automated vending facilities; pet grooming; laundromats and dry cleaners; copy centers; photographic studios; specialized instructional schools; trade/vocational schools; massage therapy; acupuncture; and mortuaries.

c. *Repair-Oriented.* Establishments which engage in the repair of consumer and business goods including television and radios; bicycles; clocks; jewelry; guns; small

appliances and office equipment; tailors and seamstresses; shoe repair; locksmiths; and upholsterers.

d. *Bulk Sales*. Establishments which engage in the sales, leasing and rental of bulky items requiring extensive interior space for display including furniture, large appliances, and home improvement sales.

e. *Outdoor Sales*. Establishments that engage in sales requiring outdoor display and/or storage including lumberyards and nurseries.

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 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.

6. *Office.*

a. *General Office.* Government, business and professional offices that operate during typical weekday hours. Examples include local, regional, state, and federal offices and agencies; veterinary clinics; medical and dental laboratories; blood collection centers; offices for attorneys, architects, accountants, engineers, stockbrokers, real estate agents, mortgage bankers, insurance brokers, and other consultants; headquarters offices; sales offices; radio, and television studios. Also includes painting, landscaping, building and janitorial contractors where the indoor storage of materials and equipment are incidental to the office use. If this storage exceeds 50 percent of occupied space, such uses are classified as Industrial Services (see subsection [\(D\)\(1\)](#) of this section). Offices that are part of and are located within a firm in another use category are considered accessory to the firm's primary activity. Also excludes medical office and related facilities (see subsection [\(C\)\(6\)\(b\)](#) of this section).

b. *Medical Office.* Offices for physicians, dentists, chiropractors, and allied health care professionals; free-standing outpatient health care facilities; urgency clinics; naturopathic, and homeopathic facilities; and home health organizations that provide on-site services to patients and that generally operate during typical peak weekday hours.

c. *Extended Office.* Offices that operate during nontraditional hours including evenings, nights, and weekends. Examples include taxis and other vehicles for hire, funeral homes and accessory crematoria, telemarketing/service centers and internet communication centers. Accessory uses may include fleet vehicle parking, communication switching and other equipment and limited storage of goods.

7. *Non-Accessory Parking.* Any private or public vehicle and bicycle parking, either paid or free, which is not accessory to a primary use. Includes public and private parking structures and lots; and free-standing fleet vehicle parking lots.

8. *Self-Service Storage.* Commercial operations that provide rental of storage space to the public. The storage areas are designed to allow private access by the tenant for storing or removing personal property. These facilities do not include outdoor storage or moving and

storage companies where there is no individual storage or where employees are primary movers of the goods to be stored (see subsection [\(D\)\(5\)](#) of this section, Warehouse/Freight Movement). No tenant may use a self-service storage facility for residential purposes. Self-service storage is synonymous with self-service storage facility and mini-storage.

9. *Marina*. A facility that provides secure moorings for recreational or commercial boats.

10. *Artisan and Specialty Goods Production*. Small scale businesses that manufacture artisan goods or specialty foods. Small manufacturing production aims at direct sales rather than the wholesale market. This small-scale manufacturing use is intended to be allowed where compatible with the commercial and residential fabric of the city center. An allowance for public viewing or customer service space is required with artisan and specialty goods production. This use category includes the following uses: Sugar and confectionary, fruit and vegetable preserving and specialty foods, bakeries and tortilla manufacturing; artisan leather, glass, cutlery, hand tools, wood, paper, ceramic, textile and yarn products; microbreweries, microdistilleries, and wineries. Refer to Commercial and Mixed-Use Districts Use Table 20.430.030-1 and Special Limitations on Uses, VMC [20.430.050](#).

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.

2. *Manufacturing and Production*. Includes production, processing, assembling, packaging or treatment of semi-finished or finished products from raw materials or previously prepared materials or components. Manufacturing production is intended for the wholesale market rather than for direct sales.

3. *Railroad Yards*. A terminus of several light or heavy railroad lines where the loading, unloading, transshipment, switching, maintenance, and storage of rail cars is undertaken.

4. *Research and Development.* Facility featuring a mix of uses including office, research laboratories, and prototype manufacturing. If the use contains no on-site manufacturing component, then it is considered General Office (see subsection [\(C\)\(6\)\(a\)](#) of this section).
5. *Warehouse/Freight Movement.* Uses involved in the storage and movement of large quantities of materials or products indoors and/or outdoors; associated with significant truck and/or rail traffic. Examples include free-standing warehouses associated with retail furniture or appliance outlets; household moving and general freight storage; food banks; cold storage plants/frozen food lockers; weapon and ammunition storage; major wholesale distribution centers; truck, marine and air freight terminals and dispatch centers; bus barns; grain terminals; and stockpiling of sand, gravel, bark dust or other aggregate and landscaping materials.
6. *Waste-Related.* Uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the composting of organic material. Examples include: recycling/garbage transfer stations; landfills; composting, energy recovery and sewage treatment plants; and hazardous waste handling and transfer facilities that do not treat or dispose of hazardous waste, as that term is defined in the Code of Federal Regulations, Title [40](#), Part 261. Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act. Hazardous waste or disposal facilities are not included in this classification and are therefore not permitted in the city of Vancouver.
7. *Wholesale Sales.* Involves sales, leasing or rental of equipment or products primarily intended for industrial, institutional or commercial businesses. Businesses may or may not be open to the general public, but sales to the general public are limited. Examples include the sale or rental of machinery, equipment, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures; mail order houses; and wholesalers of food, clothing, auto parts, and building hardware.
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 generating facilities; and essential public facilities as defined in Chapter [20.855](#) VMC, Essential Public Facilities.

E. *Other use types.*

1. *Agriculture/Horticulture.* Open areas devoted to the raising of fruits, vegetable, nuts, nursery stock and/or flowers, including community gardens; may include on-site sales of products grown on the site. Excludes nurseries (see subsection [\(C\)\(4\)\(e\)](#) of this section, Outdoor Sales).
2. *Airports/Airparks.* Includes aircraft runways, landing strips and uses supporting airport operations such as control towers, hangars, and fuel storage facilities. Also includes uses incidental to airports such as aerial mapping; air cargo warehousing and distribution, airport pilot training schools; aircraft sales and repair; aviation clubs and museums; and public transportation transfer areas. Such a facility that has “regional” or “state-wide” significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.
3. *Animal Kennel/Shelters.* Animal kennel and shelter facilities for the overnight boarding of dogs, cats and other domestic pets. Excludes dog day care (see subsection [\(E\)\(6\)](#) of this section, Dog Day Care); and veterinary clinics (see subsection [\(C\)\(6\)\(a\)](#) of this section, General Offices).
4. *Cemeteries.* Facilities for storing human remains. Accessory uses may include chapels, mortuaries, crematoria, mausoleums, administrative offices, maintenance facilities, and parking.
5. *Detention and Post-Detention Facilities.* Uses which have the characteristics of Group Living but are devoted to the housing, training and supervision of those under judicial detention. Examples include prisons; jails; probation centers; juvenile detention homes; and related post-incarceration and half-way houses. Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.
6. *Dog Day Care.* Dog Day Care shall mean any premises containing four or more dogs, which are five months or older, where these domestic animals are dropped off and picked up daily for temporary care on site and where they may be groomed, trained, exercised, and socialized, but are not kept or boarded overnight, bred, sold or let for hire. Excludes Animal Kennel/Shelters (see subsection [\(E\)\(3\)](#) of this section, Animal Kennel/Shelters).

7. *Heliports*. Public or private facilities designed for the landing, departure, storage, and fueling of helicopters.
8. *Mining*. Uses that mine or extract mineral or aggregate resources from the ground for off-site use. Accessory uses may include storage, rock crushing, sorting, and transfer facilities.
9. *Rail Lines/Utility Corridors*. The regional corridors in public or private ownership dedicated for use by rail lines; above-grade or underground power or communication lines; water, sewer and storm sewer lines or similar services.
10. Temporary Uses
11. *Wireless Communication Facilities*. Includes publicly and privately owned towers and related transmitting equipment for television; FM/AM radio; cellular and two-way radio and microwave transmission; and related ancillary equipment buildings. Does not include radio/television transmission facilities that are part of the public safety network (see subsection [\(B\)\(7\)](#) of this section, Emergency Services). Does not include amateur (ham) radio antennas or towers. (Ord. M-4187 § 3, 12/05/2016; Ord. M-4103 § 4, 11/17/2014; Ord. M-4024 § 5, 09/10/2012; Ord. M-4002 § 4, 12/05/2011; Ord. M-3959 § 4, 07/19/2010; Ord. M-3931, Amended, 11/19/2009; Ord. M-3931 § 1, 11/02/2009; Ord. M-3922 § 3, 07/06/2009; Ord. M-3847 § 2, 11/19/2007; Ord. M-3832 § 2, 06/18/2007; Ord. M-3701 § 3, 05/02/2005; Ord. M-3663 § 3, 08/02/2004; Ord. M-3643, 01/26/2004)

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20.210.030 Exempt Activities.

A. *Exemptions.* Unless specified elsewhere in this title, the following development activities are exempt from the procedural requirements of this chapter:

1. Landscaping or landscape alterations, unless such landscaping or alterations would require a permit or approval pursuant to this title or modify or violate an approved plan, plat or a condition of approval of a prior permit. In such instance of modification, the permit shall be processed as a modification of the prior permit under Section [20.210.140](#) VMC, a plat alteration or other applicable procedure.
2. Normal or emergency repair or maintenance of public or private buildings, structures, landscaping or utilities.
3. A change of any legally-established use except if the change of use requires an increase in the number of parking spaces provided, requires a conditional use permit under Chapter [20.245](#), requires Type I or Type II site plan approval under Chapter [20.270](#) VMC, Site Plan Review, or is otherwise classified in this title as a Type I, II, III or IV action.
4. Building permits required pursuant to the City Adopted Building Code for construction not requiring a development application under Title [20](#).
5. On-site utility permits not obtained in conjunction with a specific development application, including but not limited to sewer hook-ups, water hook-ups, right-of-way permits, grading permits, and fire department permits.
6. Home occupation permits.
7. Sign permits.
8. Approval of escrow agreements/accounts.
9. All developments and buildings that are engaged in agriculture as defined in Chapter [20.160](#) VMC, Use Classifications.
10. Interior remodeling and tenant improvements unless site plan review is triggered under Section [20.270.020\(C\)](#) or [\(D\)](#).

11. Independent archaeological predeterminations or surveys not associated with a development application.

12. Short-Term Rental permits

B. *Other regulations apply.* Exemptions in (A) above are subject to all other applicable standards and requirements of the Vancouver Municipal Code. (Ord. M-3692 § 12, 02/28/2005; Ord. M-3643, 01/26/2004)

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20.410.030 Uses.

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

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

B. *Use table.* A list of permitted, limited, conditional, and prohibited uses in low-density residential districts is presented in Table 20.410.030-1.

Table 20.410.030-1. Lower-Density Residential Districts Use Table

USE	R-2	R-4	R-6	R-9	R-17
RESIDENTIAL					
Household Living	P ¹	P ¹	P ¹	P ¹	P ¹
Group Living	P/X ¹	P/X ¹	P/X ¹	P/X ¹	P/X ¹
Home Occupation	L ²	L ²	L ²	L ²	L ²
Medical Center Residential	L ²³	L ²³	L ²³	L ²³	L ²³
Short-Term Rental	L²⁶	L²⁶	L²⁶	L²⁶	L²⁶
HOUSING TYPES					
Single Dwellings, Attached	L ¹⁸	L ¹⁸	L ¹⁸	L ¹⁸	L ¹⁸
Single Dwellings, Detached	P	P	P	P	P

USE	R-2	R-4	R-6	R-9	R-17
Accessory Dwelling Units	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴
Duplexes ²²	L ²¹	L ²¹	L ²¹	L ²¹	L ²⁴
Multi-Dwelling Units	X	X	X	X	L ²⁴
Existing Manufactured Home Developments	L ⁵	L ⁵	L ⁵	L ⁵	L ⁵
Designated Manufactured Homes	L/X ¹⁹	L/X ¹⁹	L/X ¹⁹	L/X ¹⁹	L/X ¹⁹
New Manufactured Homes	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰
Cottage Cluster Housing	p ²⁵	p ²⁵	p ²⁵	p ²⁵	X
CIVIC (Institutional)					
Basic Utilities	C	C	C	C	C
Colleges	C	C	C	C	C
Community Centers	X	X	X	X	X
Community Recreation	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶
Cultural Institutions	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷
Day Care					
– Family Day Care Homes	p ⁸	p ⁸	p ⁸	p ⁸	p ⁸
– Child Care Centers	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹
– Adult Day Care	L/C/X ⁹	L/C/X ⁹	L/C/X ⁹	L/C/X ⁹	L/C/X ⁹
Emergency Services (except ambulance services)	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹
Ambulance Services	X	X	X	X	X
Medical Centers	X	X	X	X	X
Parks/Open Space					

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

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

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

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

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

3 *Reserved for future use.*

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

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

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

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

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

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

25 Pursuant to Chapter [20.950](#) VMC, Cottage Cluster Housing.

[26 Subject to the provisions in Chapter 20.835 VMC, Short-Term Rentals](#)

(Ord. M-4377 § 2(a), 2022; 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)

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20.420.030 Uses.

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

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

B. *Use table.* A list of permitted, limited, conditional, and prohibited uses in higher-density residential zones is presented in Table 20.420.030-1.

Table 20.420.030-1. Higher-Density Districts Use Table

USE	R-18	R-22	R-30	R-35	R-50
RESIDENTIAL					
Household Living	P	P	P	P	P
Group Living	P	P	P	P	P
Home Occupations	L ³	L ³	L ³	L ³	L ³
Short-term rentals	L²⁶	L²⁶	L²⁶	L²⁶	L²⁶
HOUSING TYPES					
Single Dwelling Units, Attached	p ^{4, 25}	p ^{4, 25}	p ^{4, 25}	X	X
Single Dwelling Units, Detached	p ^{4, 25}	p ^{4, 25}	p ^{4, 25}	X ⁵	X ⁵

USE	R-18	R-22	R-30	R-35	R-50
Accessory Dwelling Units	P ¹	P ¹	P ¹	P ¹	P ^{1, 24}
Duplexes	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴
Multi-Dwelling Units	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴
Manufactured Home Developments	L ⁷	L ⁷ /X	L ⁷ /X	L ⁷ /X	L ⁷ /X
Designated Manufactured Homes	L/X ²³	X	X	X	X
New Manufactured Homes	L ²³	X	X	X	X
CIVIC (Institutional)					
Basic Utilities	C	C	C	C	C
Colleges	C	C	C	C	C
Community Centers	C	C	C	C	C
Community Recreation	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸
Cultural Institutions	P/C ⁹	P/C ⁹	P/C ⁹	P	P
Day Care					
- Family Day Care Homes	P/C ¹⁰	P/C ¹⁰	P/C ¹⁰	P/C ¹⁰	P/C ¹⁰
- Child Care Centers	L/C ¹⁴	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	P/C ¹¹
Emergency Services (except ambulance services)	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²
Medical Centers	C	C	C	C	C
Parks/Open Space					
- Neighborhood Parks	P	P	P	P	P
- Community Parks	P	P	P	P	P

USE	R-18	R-22	R-30	R-35	R-50
- Regional Parks	C	P	P	P	P
- Trails	P	P	P	P	P
Postal Service	C	C	C	C	C
Religious Institutions	L/C ¹⁴	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	L/C ¹⁴
Social/Fraternal Clubs	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶
Transportation Facilities	P/C ¹⁵	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	L/X ¹⁶
Eating/Drinking Establishments	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /X	L ¹⁷ /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	L ¹⁷ /X	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	L ¹⁷ /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

USE	R-18	R-22	R-30	R-35	R-50
- Motor Vehicle Servicing/Repair	X	X	X	X	X
- Vehicle Fuel Sales	X	X	X	X	X
- EV Basic Charging Stations (accessory only)	P	P	P	P	P
- EV Rapid Charging Stations (accessory only)	P	P	P	P	P
- EV Battery Exchange Stations	X	X	X	X	X
Offices					
- General	L ¹⁷ /X	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	L ¹⁷ /X
- Extended	X	X	X	X	X
Self-Service Storage	X	X	X	X	X
Nonaccessory Parking	X	X	X	X	X
INDUSTRIAL					
Industrial Services	X	X	X	X	X
Manufacturing and Production	X	X	X	X	X
Railroad Yards	X	X	X	X	X
Research and Development	X	X	X	X	X
Warehouses/Freight Movement	X	X	X	X	X
Wholesale Sales	X	X	X	X	X
Waste-Related	X	X	X	X	X

USE	R-18	R-22	R-30	R-35	R-50
Major Utility Facilities	X	X	X	X	X
OTHER					
Agriculture/Horticulture	P	P	P	P	P
Airports/Airparks	X	X	X	X	X
Animal Kennels/Shelters	X	X	X	X	X
Cemeteries	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸
Detention & Post Detention Facilities	X	X	X	X	X
Dog Day Care	C ¹⁹	C ¹⁹	C ¹⁹	C ¹⁹	C ¹⁹
Heliports	X ²⁰	X ²⁰	X ²⁰	X ²⁰	X ²⁰
Recreational or Medical Marijuana Facilities	X	X	X	X	X
Medical Marijuana Cooperatives	X	X	X	X	X
Mining	X	X	X	X	X
Rail Lines/Utility Corridors	C	C	C	C	C
Basic Utilities	P	P	P	P	P
Temporary Uses	L ²¹	L ²¹	L ²¹	L ²¹	L ²¹
Wireless Communication Facilities	L/C/X ²²	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 Centers, and be subject to Type II review pursuant to VMC [20.210.050](#).

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

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

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

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

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

20 Except as an accessory to a medical center.

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

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

23 A “designated manufactured home” is exempt from the development standards of VMC [20.420.050\(G\)](#) and may continue to exist and expand. An existing unit may be replaced or may be relocated either to an approved manufactured home development or an approved manufactured home subdivision. After July 1, 2005, only “new manufactured homes” that also meet the “designated manufactured home” criteria will be permitted on individual lots not part of an existing approved manufacturing home development or manufactured home subdivision, except that a new manufactured home placed on an individual lot after July 1, 2005, may be relocated as permitted by this title if within five years of the date of the original placement.

24 Permitted only as existing nonconforming uses.

25 Subject to provisions in Chapter [20.410](#) VMC applying to the R-17 zoning district.

26 Subject to the provisions in Chapter 20.835 Short-Term Rentals

(Ord. M-4377 § 2(b), 2022; Ord. M-4289 § 4, 2019; Ord. M-4255 § 7, 2018; Ord. M-4254 § 3(CC), 2018; Ord. M-4223 § 4, 2017; Ord. M-4187 § 6, 2016; Ord. M-4105 § 3, 2014; Ord. M-4071 § 8, 2014; Ord. M-4066 § 5, 2013; Ord. M-4035 § 3, 2012; Ord. M-4024 § 7, 2012; Ord. M-4002 § 6, 2011; Ord. M-3959 § 25, 2010; Ord. M-3931 § 12, 2009; Ord. M-3840 § 20, 2007; Ord. M-3730 § 13, 2005; Ord. M-3709 § 7, 2005; Ord. M-3701 § 15, 2005; Ord. M-3663 § 15, 2004; Ord. M-3643, 2004)

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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
Short-Term Rentals	L⁵⁵	L⁵⁵	L⁵⁵	L⁵⁵	L⁵⁵		L⁵⁵	L⁵⁵	L⁵⁵
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

USE	CN	CC	CG	CX	WX	CPX ¹	MX ²	RGX ⁴⁴	HX ⁵¹
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
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

USE	CN	CC	CG	CX	WX	CPX ¹	MX ²	RGX ⁴⁴	HX ⁵¹
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 Transient Lodging	X	C	P	P	L ¹⁸ /C		L ¹⁸ /C	P	L ¹⁸ /C
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

USE	CN	CC	CG	CX	WX	CPX ¹	MX ²	RGX ⁴⁴	HX ⁵¹
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 ⁵³	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
- 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	P	X

USE	CN	CC	CG	CX	WX	CPX ¹	MX ²	RGX ⁴⁴	HX ⁵¹
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									
Industrial Services	X	C	C	X	X		X	C/P ⁵⁴	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
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

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

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.

53 Bulk sales are permitted outright on lots 10 through 15 of the HQ Master Plan (west end of Fishers Quarry area) only. All other areas are conditional.

54 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 and photo-finishing laboratories are permitted outright on lots 10 through 15 of the HQ Master Plan (west end of Fishers Quarry area).

55 Subject to the provisions in Chapter 20.835 Short-Term Rentals

(Ord. M-4374 § 2, 2022; 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)

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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
Short-Term Rentals	L³⁷	X	X	L³⁷
HOUSING TYPES				
Single Dwelling, Attached	L ²	X	X	L ²⁸

USE	OCI ²⁰	IL ¹	IH	ECX ²⁷
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
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

USE	OCI ²⁰	IL ¹	IH	ECX ²⁷
- 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
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

USE	OCI ²⁰	IL ¹	IH	ECX ²⁷
- 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
- 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 Crude Oil Storage and Handling Facilities	X ³⁴	X ³⁴	X ³⁴	X ³⁴
Petroleum/Oil Refineries	X	X	X	X

USE	OCI ²⁰	IL ¹	IH	ECX ²⁷
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
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 consistent with these agreements shall not be deemed nonconforming.
- 21** Existing legally established group living uses are permitted. New group living is prohibited.
- 22** Ten-day hazardous waste handling and transfer facilities, excluding facilities handling radioactive or high explosive materials, are allowed, provided such facilities: (a) do not repackage waste (except as necessary to address damaged or improper packaging); (b) are located at least 200 feet from any residential zoning district; and (c) do not store hazardous wastes (except for “universal wastes,” as that term is defined in Code of Federal Regulations, Title [40](#), Part 273) for more than 10 days.
- 23** Prohibited within 200 feet of a residential zone.
- 24** Subject to provisions of VMC [20.895.040](#), Community Recreation and Related Facilities.
- 25** The language for this footnote has been deleted.
- 26** Transportation facilities are permitted except for large or land-intensive facilities such as water taxi and ferry stations.
- 27** All uses locating in the ECX zone shall comply with Chapter [20.690](#) VMC, Section 30 Employment Center Plan District. Development agreements in existence on the effective date of this ordinance shall control the uses and development standards of the affected properties, unless property owners choose differently as provided under VMC [20.690.030](#). In order to protect the investments made in reliance upon such agreements, improvements made or site plans approved consistent with these agreements shall not be deemed nonconforming.
- 28** In the ECX zone, multi-family housing is allowed above ground floor only; and one caretaker residence permitted per use.
- 29** Vehicle fuel sales is limited to one operation within the Section 30 Plan District
- 30** The language for this footnote has been deleted.
- 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 Biomass and coal energy 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 Santa Fe Railroad tracks.

34 Existing bulk crude oil storage facilities including vested projects as of July 18, 2016, are prohibited to expand the amount of crude oil storage.

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 the provisions contained in Chapter 20.835 VMC, Short Term Rentals

(Ord. M-4354 § 3(G), 2021; Ord. M-4325 § 3, 2020; Ord. M-4289 § 4, 2019; Ord. M-4288 § 5, 2019; Ord. M-4255 § 9, 2018; Ord. M-4254 § 3(FF), 2018; Ord. M-4187 § 8, 2016; Ord. M-4170 §§ 3, 4, 2016; Ord. M-4147, 2015; Ord. M-4071 § 5, 2014; Ord. M-4057 § 2, 2013; Ord. M-4035 § 5, 2012; Ord. M-4034 § 15, 2012; Ord. M-4024 § 9, 2012; Ord. M-4002 § 8, 2011; Ord. M-3959 § 28, 2010; Ord. M-3931 § 16, 2009; Ord. M-3930 § 7, 2009; Ord. M-3922 § 25, 2009)

Code reviser's note: Ord. M-4147, Amended, 12/07/2015, Effective 01/07/2016 AMC Correction; ACM, Amended, 12/02/2009, Renumber footnote 31; ACM M-3874, Amended, 03/19/2008, Footnote 22 was changed. Deleted other references.

The Vancouver Municipal Code is current through Ordinance M-4392, passed November 21, 2022.

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

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

City Telephone: (360) 487-8711

[Code Publishing Company](#)

SHORT-TERM RENTAL GOOD NEIGHBOR GUIDELINES

The following Good Neighbor Guidelines were created to educate Short-Term Rental operators and guests on the importance of being a good neighbor.

24-HOUR CONTACT INFORMATION: If at any time you have questions or concerns about your stay, please call the 24-hour contact number listed in your rental agreement and posted in the unit. The local non-emergency police contact may be reached at 311. In the event of an emergency, please call 911.

GENERAL RESPECT FOR NEIGHBORS: Please remember you are within a neighborhood. Respect your neighbors and their property; be kind and use common courtesy.

NOISE AND DISTURBANCE: Please respect your neighbor's right to quiet enjoyment of their home and property. Loud noises that create public disturbance are prohibited.

PARKING & TRAFFIC SAFETY: Do not block driveways, sidewalks, alleys, mailboxes or fire hydrants. Drive slowly and watch for pedestrians and children playing.

FIRE SAFETY: Familiarize yourself with the location of the fire extinguisher(s) and fire exits posted in the unit. **PETS:** If allowed, promptly clean-up after your pet, prevent excessive and prolonged barking, and keep pet from roaming the neighborhood. Control aggressive pets, and abide by local leash laws. Store pet food indoors and in a secure location, to reduce the likelihood of pest problems.

MAINTENANCE AND GARBAGE DISPOSAL: Be sure to pick up after yourself, and keep the property clean, presentable, and free of trash. Place trash and recycling in the designated containers on-site.

EVENTS NOT PERMITTED: Commercial events such as weddings, banquets, parties, charitable fundraising, or other gatherings are not allowed.

TENANT/GUEST RESPONSIBILITY: Approved guests and visitors are expected to follow the Good Neighbor Guidelines. Refer to your rental agreement for additional terms and restrictions.

Short-Term Rental FAQ

What is a short-term rental?

A dwelling unit or individual rooms within a dwelling unit that are rented to a guest(s) by a short-term rental operator for fewer than 30 consecutive days. A short-term rental is not considered a hotel, motel or bed and breakfast.

Where are short-term rentals permitted?

Short-term rentals are permitted within a legally established dwelling unit.

Do I need to notify my neighboring property owners that I will be using my dwelling as a short-term rental?

Prior the short-term rental application to the City, the owner shall provide a courtesy notice regarding the short-term rental to all property owners abutting or adjacent to the proposed short-term rental. The notification shall include a description of the operation, number of bedrooms to be rented to overnight guests and contact information for the owner or operator by phone.

How do I obtain a permit?

A short-term rental permit is required from the City of Vancouver. Please contact the City of Vancouver for the short-term permit application form. The submittal items include:

- An affidavit of mailing showing proof a letter describing the proposed short-term rental was sent to abutting and adjacent property owners
- Copy of liability insurance
- Acknowledgement in writing that the short-term rental shall comply with the required standards in VMC 20.835.050.
- Application fee

How can I prevent complaints being lodged with the City about my short-term rental?

By ensuring that the short-term rental does not generate measurable levels at the property line dust, smoke, odor or glare or noise beyond those associated with a residential use. Additionally, by abiding by the short-term rental good neighbor policy.

What will the City do if they receive a complaint regarding a short-term rental?

The City will investigate the complaint and determine if a violation has occurred. The City will then respond in concert with the seriousness and severity of the violation and may use one or a combination of the enforcement mechanisms including correction notices, notice of violation and an order to revoke the permit.

City of Vancouver

Short-Term Rental Permit Application

Part 1 – Operations Information

Operator Name: _____

Rental Site Address: _____

City/State/Zip: _____

Platforms listed on: _____

Property Owner Name (if different from above): _____

Property Owner Address (if different from above): _____

City/State/Zip: _____

Phone Number(s): (work) _____ (other) _____

Email Address: _____

UBI or WA State Sales Tax Number (where sales tax will be paid): _____

Expiration _____

City of Vancouver Business License Number: _____

Expiration _____

Part 2 – Requirements for rental property permit:

- ☐ Copy of Vancouver Business License (instructions found at this [link](#))
- ☐ Copy of Washington State Business License (instructions found at this [link](#))
- ☐ Copy of Liability Insurance for the rental property
- ☐ Copy of neighbor notification letter
- ☐ Affidavit of mailing to property owners abutting and adjacent to the proposed short-term rental, and those properties across the street
- ☐ List of all addresses that will receive or received the notification letter
- ☐ Complete Short-Term Rental Permit Application

☐ Payment for Permit Fee \$250

☐ Signed acknowledgment applicant and owner will abide by all City regulations and State laws listed in this application

Part 3 –

Please identify the structure type of the short-term rental:

☐ Single Family House ☐ Condominium ☐ Duplex ☐ Multifamily Unit

☐ Attached Accessory Dwelling Unit ☐ Detached Accessory Dwelling Unit

☐ Mixed Use

Please identify total number of bedrooms in the dwelling unit: _____

Please identify space to be rented:

☐ Entire Unit ☐ Single Bedroom ☐ Two Bedrooms ☐ Three or more Bedrooms

Is each bedroom located on the floor of a dwelling unit that is equipped with a functioning carbon monoxide alarm, and does each bedroom have a smoke alarm that is interconnected with a smoke detector in an adjacent hallway?

☐ Yes

☐ No

Has the dwelling unit or building received approval under the City's multi-family tax exemption program? ***If yes, the dwelling unit is not eligible to become a short-term rental.***

☐ Yes

☐ No

Part 4 – Responsibility Statements, please initial

_____ I have reviewed, in its entirety, the short-term rental program information

_____ I will not operate a short-term rental business without being registered with the City of Vancouver

_____ I will comply with all relevant short-term rental provisions listed in the Revised Code of Washington, [Chapter 64.37](#) and Consumer Safety measures listed in [67.37.030](#)

_____ I attest the short-term rental identified in this application shall comply with the required standards in 20.835.050 VMC

_____ I will include my City of Vancouver business license number and short-term permit number in all advertising

_____ I will allow the City to inspect the premises in accordance with [VMC 17.08](#)

_____ I understand that failure to comply with applicable regulatory standards may result in the code enforcement process identified in [VMC 22.020.20](#):

- 1) Correction Notice
- 2) Notice of Civil Violation and Order
- 3) Order to Revoke Permit

Applicant Signature

Date

Owner Signature

Date

Dear Neighbor,

I am sending you this letter to notify you and all my surrounding neighbors that I am renting my home as a short-term rental. The property is located at:

Address: _____

Number of rooms being rented: _____ Maximum number of guests: _____

City of Vancouver Business License Number: _____

Short-term renters are people who rent a home for 30 days or less. I am obtaining a permit through the City of Vancouver for this activity.

I do not expect there to be any problems with any of my renters, as I will be monitoring all rental activity. However, should you encounter any disruptive behavior coming from my property, I encourage you to reach out to me or my secondary contact so we can resolve the issue.

Here is our contact information:

Primary contact name _____

Phone number _____

Email _____

Secondary contact name _____

Phone number _____

Email _____

I encourage you to visit the City of Vancouver's website, below, which contains information regarding short-term renting, including how to notify the City about any issues.

City of Vancouver short-term rental website: cityofvancouver.us/str

Best regards,

Short-term rental operator

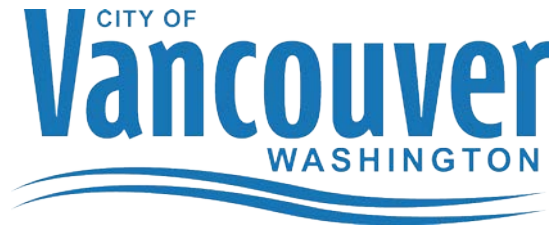
Property owner

Summary of large/mid-size Washington cities

	Fees if applicable	Frequency of use	Parking or noise provisions	Other requirements
Seattle				
Allowed in structures established as dwelling units, but NOT RVs, tents, garages, boats, floating residences, live-work units, and caretaker's quarters. Allow "legacy units"- those that were rented prior to Sept 30 2017 to operate in Downtown Urban Core, First Hill/Capitol Hill Urban Center	Seattle business license tax certificate and a Short-term rental operator's license (\$75 per unit)	Not mentioned	Not mentioned	As a general rule, Short term operators can only operate two units- one being the primary residence and the other can be in any dwelling unit owned by operator.
Spokane				
Permitted in all residential zones	Application fee \$150 and Renewal fee of \$100 every year; Liability insurance; Spokane Business License	May only be rented up to 30 days	Follows Spokane municipal code 17c.230- Minimum ratio is 1 stall per 1,000 gross square feet of floor area	Total number of guests per bedroom is 2; Must maintain a guest log
Tacoma				
Renting 1-2 rooms allowed within all single family districts; Renting 3-9 rooms requires CUP in R-3, R-4L, R-4, R-5, RCX, and NRX Districts (these are generally residential districts that allow duplex, triplex, and multifamily dwellings).	Business license	Guests may only stay up to 30 days	Not mentioned	Must live in home if renting rooms or separate unit such as ADU. If renting the entire home, operator not required to live on site.
Bellevue				
Single family districts allowed but MUST be owner-occupied- this is considered a boarding housing. Non owner occupied is considered a rooming house which is not allowed in single family zones.	Business license; Home occupation permit	Not mentioned	Not mentioned	Term used is "transient lodging or room rental". Max of two rooms for rental and maximum of two lodgers/renters.

Attachment E

Kent				
Permitted in all residential zones	Business license, \$51; state lodging tax, 1% on overnight stay	Stay is limited to 30 consecutive nights	Not mentioned.	Owner must live at the home being rented at least six months per year.
Renton				
Doesn't specify	Business license \$125	Stay must be less than 30 continuous days.	Additional parking for guests, pursuant to Title IV RMC, one additional space is required if unit is owner-occupied.	Applies only to those who advertise through an online market place, uses a property manager, engages in renting unit more than three times a year. Must be owner occupied.



March 24, 2023 - SEPA Determination of Non-Significance (DNS) for a proposed zoning code text change amending VMC Title 20 to include definitions and use classification for short-term rentals, introduce regulations for short-term rentals and allows short-term rentals in certain zoning districts as a limited use.

Contact: Jason Nortz, Development Manager, Vancouver Community Development Department (360 487-7844), jason.nortz@cityofvancouver.us The City of Vancouver, lead agency, has reviewed the Environmental Checklist as required by WAC 197-11-330(1), pursuant to the State Environmental Policy Act (SEPA), and determined that the proposals will not have a probable significant adverse impact on the environment. Under the authority of WAC 197-11-330(1) and 197-11-350, this Notice of Determination of Non-Significance (DNS) has been issued. A SEPA checklist and background information are available from City staff. Pursuant to WAC 197-11-340, comments ***on this SEPA determination*** will be received until **5:00 p.m., April 7, 2023**. Procedural appeals to the SEPA determination must be filed in writing within 14 calendar days following the end of the comment period. A City Council decision of the SEPA procedural appeal shall be final and not subject to further administrative appeal. Substantive SEPA appeals shall be filed in writing within 14 calendar days of the issuance of Councils decision.

A handwritten signature in blue ink, appearing to read "Jm. Nortz".

March 24, 2023

Name

Date

WAC 197-11-960: SEPA ENVIRONMENTAL CHECKLIST

TEXT CHANGE REQUEST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

A. BACKGROUND

- 1. Name of proposed project, if applicable:** Short-Term Rental Regulations and Text Amendments
- 2. Name and contact information of applicants:** Jason Nortz, Development Review Manager, Community Development Department, jason.nortz@cityofvancouver.us.
- 3. Date checklist prepared:** March 23, 2023
- 4. Agency requesting checklist:** City of Vancouver, WA
- 5. Proposed timing or schedule (including phasing, if applicable)** An upcoming hybrid in-person and virtual public hearing before the Vancouver Planning Commission for this item is scheduled for April 11, 2023, at 6:30 p.m. Planning Commission scheduling, materials and remote access information for the public hearing is available on the Commisison [website](#). City Council public hearings and additional workshops have not yet been scheduled.
- 6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** N/A
- 7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** N/A
- 8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.** None known.
- 9. List any government approvals or permits that will be needed for your proposal, if known.** The Zoning Code text change will be reviewed by the Planning Commission, which will forward a recommendation to Vancouver City Council.
- 10. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain**

WAC 197-11-960: SEPA ENVIRONMENTAL CHECKLIST

aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal would amend Title 20 to include a definition and use classification for short-term rentals, introduce regulations for short-term rentals and allows short-term rentals in certain zoning districts as a limited use.

11. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. Applicable city wide

B. ENVIRONMENTAL ELEMENTS

1. EARTH: Not Applicable to Non-Project Actions

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____ Does Not Apply

b. What is the steepest slope on the site (approximate percent slope)? Does Not Apply

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Does Not Apply

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Does Not Apply

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. Does Not Apply

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Does Not Apply

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Does Not Apply

h. Proposed measures to reduce or
Does Not Apply

2. AIR: Not Applicable to Non-Project Actions

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Does Not Apply

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Does Not Apply

WAC 197-11-960: SEPA ENVIRONMENTAL CHECKLIST

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:** Does Not Apply

3. WATER: Not Applicable to Non-Project Actions

a. **Surface Water:** Not Applicable to Non-Project Actions

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.** Does Not Apply
- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.** Does Not Apply
- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.** Does Not Apply
- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.** Does Not Apply
- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** Does Not Apply
- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.** Does Not Apply

b. **Ground Water:** Not Applicable to Non-Project Actions

- 1) **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.** Does Not Apply
- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.** Does Not Apply

c. **Water runoff (including stormwater):** Not Applicable to Non-Project Actions

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.** Does Not Apply
- 2) **Could waste materials enter ground or surface waters? If so, generally describe.** Does Not Apply
- 3) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** Does Not Apply

d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:** Not Applicable to Non-Project Actions

4. PLANTS: Not Applicable to Non-Project Actions

WAC 197-11-960: SEPA ENVIRONMENTAL CHECKLIST

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation Does Not Apply

b. What kind and amount of vegetation will be removed or altered? Does Not Apply

c. List threatened and endangered species known to be on or near the site. Does Not Apply

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Does Not Apply

e. List all noxious weeds and invasive species known to be on or near the site. Does Not Apply

5. **ANIMALS:** Not Applicable to Non-Project Actions

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: Does Not Apply

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. Does Not Apply

c. Is the site part of a migration route? If so, explain. Does Not Apply

d. Proposed measures to preserve or enhance wildlife, if any: Does Not Apply

e. List any invasive animal species known to be on or near the site. Does Not Apply

6. **ENERGY & NATURAL RESOURCES:** Not Applicable to Non-Project Actions

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Does Not Apply

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Does Not Apply

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: Does Not Apply

7. **ENVIRONMENTAL HEALTH:** Not Applicable to Non-Project Actions

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. Does Not Apply

WAC 197-11-960: SEPA ENVIRONMENTAL CHECKLIST

Describe any known or possible contamination at the site from present or past uses. Does Not Apply

1) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. Does Not Apply

2) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. Does Not Apply

3) Describe special emergency services that might be required. Does Not Apply

4) Proposed measures to reduce or control environmental health hazards, if any: Does Not Apply

b. Noise: Not Applicable to Non-Project Actions

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Does Not Apply

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site. Does Not Apply

3) Proposed measures to reduce or control noise impacts, if any: Does Not Apply

8. LAND AND SHORELINE USE: Not Applicable to Non-Project Actions

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Does Not Apply

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? Does Not Apply

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: Does Not Apply

c. Describe any structures on the site. Does Not Apply

d. Will any structures be demolished? If so, what? Does Not Apply

e. What is the current zoning classification of the site? Does Not Apply

f. What is the current comprehensive plan designation of the site? Does Not Apply

g. If applicable, what is the current shoreline master program designation of the site? Does Not Apply

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. Does Not Apply

i. Approximately how many people would reside or work in the completed project? Does Not Apply

j. Approximately how many people would the completed project displace? Does Not Apply

k. Proposed measures to avoid or reduce displacement impacts, if any: Does not apply

WAC 197-11-960: SEPA ENVIRONMENTAL CHECKLIST

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:** Does Not Apply
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:** Does Not Apply

9. HOUSING: Not Applicable to Non-Project Actions

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** Does Not Apply
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** Does Not Apply
- c. Proposed measures to reduce or control housing impacts, if any:** Does Not Apply

10. AESTHETICS: Not Applicable to Non-Project Actions

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?** Does Not Apply
- b. What views in the immediate vicinity would be altered or obstructed?** Does Not Apply
- c. Proposed measures to reduce or control aesthetic impacts, if any:** Does Not Apply

11. LIGHT & GLARE: Not Applicable to Non-Project Actions

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?** Does Not Apply
- b. Could light or glare from the finished project be a safety hazard or interfere with views?**
Does Not Apply
- c. What existing off-site sources of light or glare may affect your proposal?** Does Not Apply
- d. Proposed measures to reduce or control light and glare impacts, if any:** Does Not Apply

12. RECREATION: Not Applicable to Non-Project Actions

- a. What designated and informal recreational opportunities are in the immediate vicinity?**
Does Not Apply
- b. Would the proposed project displace any existing recreational uses? If so, describe.**
Does Not Apply
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:** Does Not Apply

13. HISTORIC & CULTURAL PRESERVATION: Not Applicable to Non-Project Actions

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.** Does Not Apply
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.** Does Not Apply
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the**

WAC 197-11-960: SEPA ENVIRONMENTAL CHECKLIST

department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. Does Not Apply

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. Does Not Apply

14. TRANSPORTATION: Not Applicable to Non-Project Actions

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Does Not Apply
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Does Not Apply
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Does Not Apply
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). Does Not Apply
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. Does Not Apply
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Does Not Apply
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. Does Not Apply
- h. Proposed measures to reduce or control transportation impacts, if any: Does Not Apply

15. PUBLIC SERVICES: Not Applicable to Non-Project Actions

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. N/A
- b. Proposed measures to reduce or control direct impacts on public services, if any. Does N/A

16. UTILITIES: Not Applicable to Non-Project Actions

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____ Does Not Apply
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Does Not Apply

C. Signature

WAC 197-11-960: SEPA ENVIRONMENTAL CHECKLIST

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee Jason Nortz

Position and Agency/Organization

Development Review Manager, City of Vancouver Community Development Department

Date Submitted: March 24, 2023

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or reuse of toxic or hazardous substances; or production of noise?

The proposed text changes would not increase discharges, emissions, or releases.

Proposed measures to avoid or reduce such increases are: N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

See response #1

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Does not apply.

3. How would the proposal be likely to deplete energy or natural resources?

See response #1

Proposed measures to protect or conserve energy and natural resources are:

Does not apply.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

See response #1

WAC 197-11-960: SEPA ENVIRONMENTAL CHECKLIST

Proposed measures to protect such resources or to avoid or reduce impacts are:

Does not apply.

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans**

See response #1

Proposed measures to avoid or reduce shoreline and land use impacts are:

Does not apply.

- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

See response #1

Proposed measures to reduce or respond to such demand(s) are:

Does not apply.

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposed text change does not conflict with local, state or federal laws or requirements for the protection of the environment.

From: [Sharon Marble](#)
To: [Planning Commission](#)
Subject: Citizen Communication - Short-term rentals
Date: Monday, April 10, 2023 10:40:52 PM
Attachments: [image001.png](#)

You don't often get email from sharonmarble@comcast.net. [Learn why this is important](#)

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Comments for the April 11, Public Hearing from Sharon & Robert Marble – 721 NE Pinebrook Avenue
360-448-1991, sharonmarble@comcast.net

Living in a unique wooded 52-acre residential HOA, we find it very unsettling that we have three Airbnbs in our midst. They do not fit the cohesiveness of our neighborhood. The visitors do not know the boundaries/rules of the HOA. They are strangers in our midst.

There is added traffic and noise at odd hours, searching for the Airbnbs, with guests moving in and out with their luggage, slamming car doors etc. Some of the visitors seem to be oblivious to the fact that they are in a residential neighborhood and that quiet hours are 10:00 pm to 8 am.

Summer appears to be the worst for large noisy gatherings and unruly visitors. Parking is at a premium on the narrow streets and at times a hinderance to emergency vehicles. We have an aged community and firetrucks and ambulances need access.

We are glad to see that it appears the City is finally going to have Regulations and fees regarding Short-Term Rentals. Thank you. Not everyone is going to be happy with the end results.

We feel short-term rentals devalue the neighboring homes. Residential neighborhoods zoned as such should remain residential.

From: [Wes](#)
To: [Planning Commission](#)
Subject: Planning Commission 4/11/23 Public Hearing: Short Term Rental Comments
Date: Tuesday, April 11, 2023 9:51:20 AM

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Hello and thank you for your time,

While I have attended past hearings to make comments in person related to Short Term Rentals in Vancouver, I am unable to attend today due to work conflicts. I would greatly appreciate your attention to the concerns below that my wife and I have, thank you:

My name is Wes, my wife and son and I have lived in Vancouver and owned a home since 2009. We had never complained to the city in our lives, nor commented in a public forum, until a short-term rental opened up next door. Our experience with and concern over STR's have prompted us to put together comments for this forum, and for each STR planning meeting in this process.

Our only home, that we have been working decades to pay for, is in a residentially zoned neighborhood where families and children live and play. Recently, the home next door to us began operating as an illegal short-term rental. We have had to file a complaint to the city about guest behavior. Our home is now worth less if we choose to sell, as no-one wants to live next to an STR, not even STR owners.

Another has begun operating up the street, prompting further complaints to the city from other neighbors, one has indeed moved away. There are now 2 STRs in a ten house stretch on our street, and that's while STR's are still illegal under the current code.

Reading this commission's materials and current status, it seems the majority of communication and input through this process has been focused on STR owners/operators themselves - **those who stand to profit** - or a survey of the general public, the vast majority of whom do not live near an STR. This commission should focus on input from those who are directly experiencing the negative impacts that STR's have on a neighborhood. These insights can and should serve as a warning.

Existing code requiring an on-site owner was created for valid reasons. It has always ensured that homes and homeowners, and the qualities that make Vancouver's neighborhoods great, are protected. It has also helped ensure that Vancouver's neighborhoods have available home supply that families can rent or buy if they choose to reside here. **THOSE REASONS STILL EXIST.**

Given the nightly rates STR's can charge, and the lack of leases & resident protections, they are ***much*** more lucrative and profitable than renting long-term to families, or even selling a home.

Our major concern is that if current existing code requiring owner/operators to reside on-site is not fully enforced, or, even worse done away with, then commercialized chain STR businesses will grow exponentially in Vancouver's great residential neighborhoods.

This will lead to a decrease in the quality of life in our neighborhoods, it has already done so in ours. Families and children will live and play next to rotating groups of strange visitors with no vested interest in the community.

Available housing supply will drop as existing STR owners open the max number allowed, and new STR owners begin their own new commercialized chain businesses. Affordability of remaining homes on the market will suffer. Sky-high rents will increase further as supply drops. Local hospitality businesses and their employees will be undercut by STR's that employ no-one and do not contribute the proper taxes that help support the communities they are exploiting.

The commission's survey and study numbers and data regarding existing STR's only captures the present status, those operating while still illegal under code. But today is only the tip of the iceberg. Please make plans and draft regulations accordingly. Please keep the requirement of owner-operators on-site in these new regulations, for the exact same reasons that requirement was already on the books. Do not let large tech corporations and illegal businesses convince you that their profit is more important than our community. Do not change a code that is meant to protect Vancouver's neighborhoods and homeowners. Thank you.

Wes & Meladie Cartwright



Chair, Marjorie Ledell, Chair
Commissioner, Steve Schulte
Commissioner, Larry Blaufus
Commissioner, Zachary Pyle, Vice Chair
Commissioner, Nena Cavel
Commissioner, Patrick Adigweme
Commissioner, Melissa von Borstel

Concerning Short Term Rental Policy in the City of Vancouver:

Dear, Chair Ledell & Fellow Commissioners

The City of Vancouver stands to benefit from the current direction staff and the commission has taken in the draft code and regulations in front of you. Short term rentals provide a unique and, in some cases, necessary option, for those choosing to stay in the City of Vancouver. Guests with groups, families, travel nurses, contract workers both blue and white collar, prospective residents, and a multitude of other reasons constitute why people choose to lodge in short term rentals. Short term rentals benefit the local economy and tourism, providing lodging options in various parts of the city. 91% of short-term rental operators in the city operate 1-2 properties. This alludes to the fact that many of these operators are residents, some of which staff and others have already heard from. These operators inevitably invest back into our community. Also, keep in mind that 87% of short-term rental listings in the City of Vancouver lease the entire home. Consumers desire the privacy and comfort level of short-term rentals, something that some other lodging options cannot provide.

Operators want to come into compliance and be treated just like other lodging options. Operators will need a valid permit tied to the property, proof of liability insurance, provide

notice to neighbors, all necessary licenses, and the city will capture the 4% Washington State lodging tax. The tax revenue collected will go back into promoting tourism within the City of Vancouver.

We commend the work both the commission and staff have contributed. Under the current proposal, the City of Vancouver will be able to benefit from the unique spaces, guests, and operators that contribute to the vibrant fabric of our community, while at the same time, providing the means for neighbors to be involved as stakeholders to identify and stop bad actors. It is important to note that this won't be the final touch point on this topic moving forward. As mentioned by staff, these policies before you are the first step, and in 24 months both this commission and council will have another opportunity to review and potentially modify policy, if deemed necessary.

Our members facilitate the dream of homeownership throughout Clark County and Southwest Washington. Homeownership is one of, if not the best, way to build generational wealth. Short term rentals represent another avenue for families and homeowners invested in our community to build generational wealth by providing unique spaces for those visiting our vibrant and thriving city!

Sincerely,

Justin Wood

Government Affairs Director

Clark County Association of Realtors®



From: aateppo@icloud.com
To: [Planning Commission](#)
Subject: Short term rentals
Date: Tuesday, April 11, 2023 3:24:33 PM

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I am in support of as I have now been operating one for 15 months.

I just listened to the April 3rd planning commission meeting and even though this is not in by the dead line I would still like to make a couple of points.

1. We are not going to solve the housing crisis on the backs of STRs. STRs are 300 or 86,000 housing units! The council has pointed out this is only 0.4% of the total market. Even if every single STR went for sale or converted to an LTR **the numbers just do not support any appreciable difference in rental affordability** in any reasonable mathematical calculation. Do the math, average rent in Vancouver is \$1,710 per month adding the STRs to the market at 0.4% at the most may result in the average coming to \$1,703 based on increased supply. If you want more affordable housing change zoning and permits and making it easier for developers to build units.

2. Mayor McEnerny-Ogle says she wants more restrictions! and that there are plenty of hotels to handle the tourists in town. She may be a bit out of touch as most families coming to town cannot afford to rent 3 or 4 hotel rooms to accommodate their needs. Families who come to visit Vancouver want a place they can all be together to sleep and eat meals and that they can afford. Almost all of the families that utilize my STR are groups of 6 to 8 and they are here to see extended family for things like weddings, graduations, baptisms, reunions, or holidays. They are not "tourists." What about the people who already live in Vancouver who like to have their friends and relatives come to town for family reunions, weddings, graduations etc? When my daughter was married I was glad that there were STRs operating because the traditional hotel simple does not offer the same type of accommodations as a nice single house STR. Livability of an area goes both ways. STRs not only allow visitors to come experience the area but also makes it conducive for families already living here to have affordable accommodations to come and visit. How about some balance for the people who already live here. STRs are not an impending blight on this community.

3. Mayor McEnerny-Ogle also said that the STRs could be LTRs. Does she forget that Rent increases were frozen during the Eviction Moratorium, effective February 29, 2020 to June 30, 2021??? When the government makes edicts like this no wonder there are housing shortages. As a mom and pop operation I couldn't have survived that if my LTR decided not to pay rent during an eviction moratorium. STRs are well taken care of. They have to be well maintained because no one will rent them. I can go through the neighborhoods and easily spot LTRs that have garbage and hoarding and pet problems.

4. Ty Stober preposed an extra tax on STRs!!! Are you kidding me? Why? Just to spite STRs? It makes no sense. STRs should pay the going occupancy taxes,,,,, but pay more??? What is he trying to fix? STRs are mostly mom and pops here who want to have some flexibility to use

their property for family and friends at times as well as to be able to pay for the expensive and always rising property taxes here.

5. Proposals made to the planning commission seem reasonable about occupancy taxes, notifying neighbors, getting a business license, being a good neighbor etc. There is no need to be heavy handed here as this only seems to be a thing of “we should be regulating this” not necessarily because it’s a problem.

6. Finally property rights. I have stated before. I have owned my second house for 15 years. My mom lived there for about 11 of those until she passed. Then some of my children have lived there off and on since. I’ve had a place for friends to come and stay. Now I STR because I still want to have it for family occasions and still be able to pay for the expenses of the property. As long as it is not creating a nuisance in the neighborhood I don’t see a problem. I don’t why the city council feels they have a right to place onerous restrictions on me forcing me to either LTR or sell. **Zero point four percent !!!! Not 10% not 15% not 20% but 0.4% is what we are talking about here.**

Thank you

Cordially

Arnie Teppo