

PLANNING COMMISSION MEETING MINUTES

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

Marjorie Ledell • Steve Schulte • Larry Blaufus • Zachary Pyle
Nena Cavel • Patrick Adigweme • Melissa von Borstel

February 14, 2023

REGULAR MEETING

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

CALL TO ORDER

The February 14, 2023, meeting of the Planning Commission was called to order at 4:30 p.m. by Chair Ledell.

ROLL CALL

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

ADOPTION OF MINUTES

Motion by Commissioner Schulte, second by Vice Chair Pyle, and carried unanimously to adopt the December 13, 2022, minutes. Commissioner Adigweme abstained.

COMMUNICATIONS FROM CHAIR AND STAFF

The Chair welcomed the new Planning Commissioners, Patrick Adigweme and Melissa von Borstel.

Rebecca Kennedy also welcomed the new Commissioners and reminded Commissioners of the annual retreat on February 25, 2023.

WORKSHOP

EVERGREEN AND GRAND COMMERCIAL CORRIDORS STRATEGY IMPLEMENTATION

Becky Coutinho, Associate Planner, and Bryan Snodgrass, Principal Planner, Community Development Department; Pauline Ruegg and Jamin Kimmell, Cascadia Partners

Becky Coutinho presented the adoption process with the Planning Commission and City Council, the goals and visions for the strategy, high level regulatory standards, implementation recommendations, transportation recommendations, and the proposed new code. Pauline Ruegg presented on the current commercial and residential condition of the area and the process to analyze the strategy with existing code. Jamin Kimmell presented a review of the existing allowances for building heights, how the strategy addresses building heights, and an analysis of building height options. The presentation continued to review existing code for bulk and massing and how the strategy addresses this type of code. Staff presented the proposed code for rear step down and maximum building width.

Commission Discussion

- With the rear building step back, how does this affect living space? Staff responded they are trying to find a balance between livability and buildability. One way this was addressed was to allow for greater height on Evergreen and the flexible step down at the rear of the building.
- What is canyoning and is there a quantifiable standard? Staff responded the effect comes from tall buildings close together and was a concern that is addressed in the strategy. Staff addressed that concern with the proposed maximum building width code in addition to building height maximums. The general preferred ratio for width and height is 3:1.
- Does the 10' rear landscape buffer between lots and parking areas apply for all buildings regardless of height? Staff responded that change applies throughout the zone. It could potentially give more space for parking on the site. Whether it's used for parking depends on if the developer meets the minimum parking requirement.
- With the step down, continued concern for privacy of single family homes neighboring multistory residential buildings with balconies. Staff responded that is a situation that could occur today as well, and the recommendation doesn't change that. There is a privacy impact in either situation, but there is not a good code or regulation to address that. That is a tradeoff for a growing corridor with new development. A balcony would protrude 5' to 6' from an upper level, where the step down area at the back of the building protrudes 25'.
- Building standards in the future, looking out 20 years. Staff responded it's a challenge to anticipate the market and cost of construction in the future. It's likely, given consistently increasing construction costs, that it would continue to rise over time. It's prudent for the City to continue to look at how to make new development financially feasible and to maximize the use of the site to get the development that's envisioned.
- What is the overall approach to apply the code to the zone and what would be the process to add adjacent parcels to the existing zone in the future? Staff responded, as of now, the assumption is an overlay zone to implement this. The study area is only focused on community commercial properties. If other properties wanted to be included in the overlay, they would have to change their base zone. This could occur through the Annual Review Program, which provides a mechanism for private property owners to apply for changes to their comprehensive plan and zoning designations.
- Recommendations seem to overly simplify the context sensitive ideas from the strategy document. Staff responded that, in general, the height recommendation is less granular, but is still responding to the existing conditions. There wasn't a strong argument for three story versus four story along Evergreen. For development feasibility, three story buildings would be difficult to make work in a mixed use zone.
- Building length versus lot line coverage, parking under the building, consideration for 100% lot line coverage? Staff responded on a small lot, it's very narrow. Development will be incremental over time and small lots may be combined in the future, but this was the only feasible way to make those lots work. It's not a code recommendation.
- Would the step back approach to height preclude the step down development? Staff responded its probably not logical to build a residential building under the current step back approach.
- What graphics will be available at future community engagement events to give the neighborhood an idea of what to expect? Staff responded they are working on those graphics now and will be simplified from what was shown at the workshop. They will provide more examples from similar and existing developments.

The presentation continued with the existing zoning and corridor strategy ground floor commercial requirements, an analysis of commercial uses for small and large lots, and the code concept for commercial on Grand and Evergreen. Staff reviewed the existing parking code for residential and commercial, the strategy recommendation, an analysis of parking from the strategy document, and the code concept for parking.

Commission Discussion

- How does this project align with plans for the Washington School for the Deaf? Staff responded they consulted with the School during the development of the strategy document. As we move forward, we'll reach out to them again to get their feedback. The strategy document also called for improved pedestrian crossing at 6th Street to serve the School for the Deaf.
- Concern for affordability and feasibility of residential development in this area. Staff responded looking at the current market rents in the area, allowing for taller buildings and less parking drives intensity which should make the price per unit lower. There is an opportunity for better affordability, though it would not provide strictly affordable housing. New construction is not affordable, but in aggregate, over the long term, adding housing to meet demand should produce more stable housing prices.
- Does on-street parking change throughout this process? Staff responded that the focus of this code update is on off-street parking and on-street parking would not change as part of this update.
- Is the recommendation for 1 parking spot per 1,000 square foot for commercial a best practice? Staff responded one reason for that recommendation is based on current rates of parking in a commercial zone. The older requirements are based on parking studies from a long time ago, when access to transit and vehicle ownership was different than current conditions. Those rates are generally too high. Not having specific requirements for specific uses allows for greater flexibility in the future if the type of commercial changes.
- What is the effect of livability on Evergreen without the ground floor commercial requirement? Is there consideration of incentives for ground floor commercial on Evergreen? Staff responded there is a limited amount of demand for retail space in this area. If it's required everywhere, it would likely be overbuilt. It's also worth looking into incentives for commercial and discouraging redevelopment of the existing commercial on Evergreen.
- How do we ensure there is enough parking for residents while also supporting multimodal transportation? Staff responded they don't expect there will be as great of parking demand in this corridor compared to some of the examples from other areas, where there are older apartments that do not have off street parking.
- In public outreach, emphasizing the benefits of these changes to the existing community. Staff agreed this will be important in the outreach process.

COMMUNITY FORUM

No members of the public were present to speak during Community Forum.

ACTION ITEM

ELECTION OF OFFICERS

Rebecca Kennedy opened the floor for nominations for Chair. Commissioner Pyle nominated Commissioner Ledell for Chair. Commissioner Cavel seconded the nomination.

Roll Call Vote

Commissioner Adigweme	Abstain
Commissioner Cavel	Yes
Commissioner Pyle	Yes
Commissioner Blaufus	Yes
Commissioner Schulte	Yes
Commissioner Ledell	Yes

Chair Ledell opened the floor for nominations for Vice Chair. Commissioner Cavel nominated Commissioner Pyle for Vice Chair. Commissioner Schulte seconded the nomination.

Roll Call Vote

Commissioner Adigweme	Abstain
Commissioner Cavel	Yes
Commissioner Pyle	Yes
Commissioner Blaufus	Yes
Commissioner Schulte	Yes
Commissioner Ledell	Yes

WORKSHOP

GROWTH MANAGEMENT ACT (GMA), OPEN PUBLIC MEETINGS (OPMA), AND APPEARANCE OF FAIRNESS TRAINING

Bryan Snodgrass, Principal Planner, Community Development Department; Becky Rude, Assistant City Attorney

Bryan Snodgrass presented an overview of the Washington Growth Management Act, the state's land use planning framework, and local guidance for planning in Vancouver.

Commission Discussion

- Will the bills currently being considered in the Legislature affect the Comprehensive Plan update? Staff responded it will depend on what is passed. We do need to incorporate into the Comprehensive Plan the requirements under HB 1220,, which was passed in a previous session, to accommodate a set number of housing units. HB1110 is of particular importance, as we would likely be subject to it, and it requires us to adopt guidance for compliance within six months.
- Will the Comprehensive Plan Update be formatted similarly to the current one? Staff responded that the details are to be determined but the intent is to make it more accessible and community facing, accompanied by dashboards to show how the City is progressing towards goals over time.
- Define capital facilities. Staff responded capital facilities are brick and mortar services, such as transportation, sewer, water, schools, fire, police.
- What is the relationship between the City and County as we both update the respective Comprehensive Plans? Staff responded that both the City and the County, as well as other cities

in Clark County, are required to conduct periodic updates to the Comprehensive Plans, and that any party can appeal another jurisdiction's plan. There is also a requirement under the Growth Management Act (GMA) that Cities and Counties plans should generally be consistent. We are required within the Urban Growth Area, through a land capacity analysis, to demonstrate that there is room to accommodate population and employment growth.

Becky Rude presented on the Planning Commission organizational framework and associated enabling ordinances and bylaws, the Appearance of Fairness Doctrine, quasi-judicial acts, ex parte communication, doctrine of necessity, conflicts of interest and the code of ethics, the Open Public Meetings Act, and the Public Records Act. The presentation concluded with constitutional law, specifically the takings clause, regulatory taking, exactions, the due process clause, and freedom of speech.

ADJOURNMENT 7:40 P.M.

Marjorie Ledell, Chair

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

Proposed Heights HX Plan District Changes

VANCOUVER
CITY HALL



March 14, 2023

Vancouver Planning Workshop

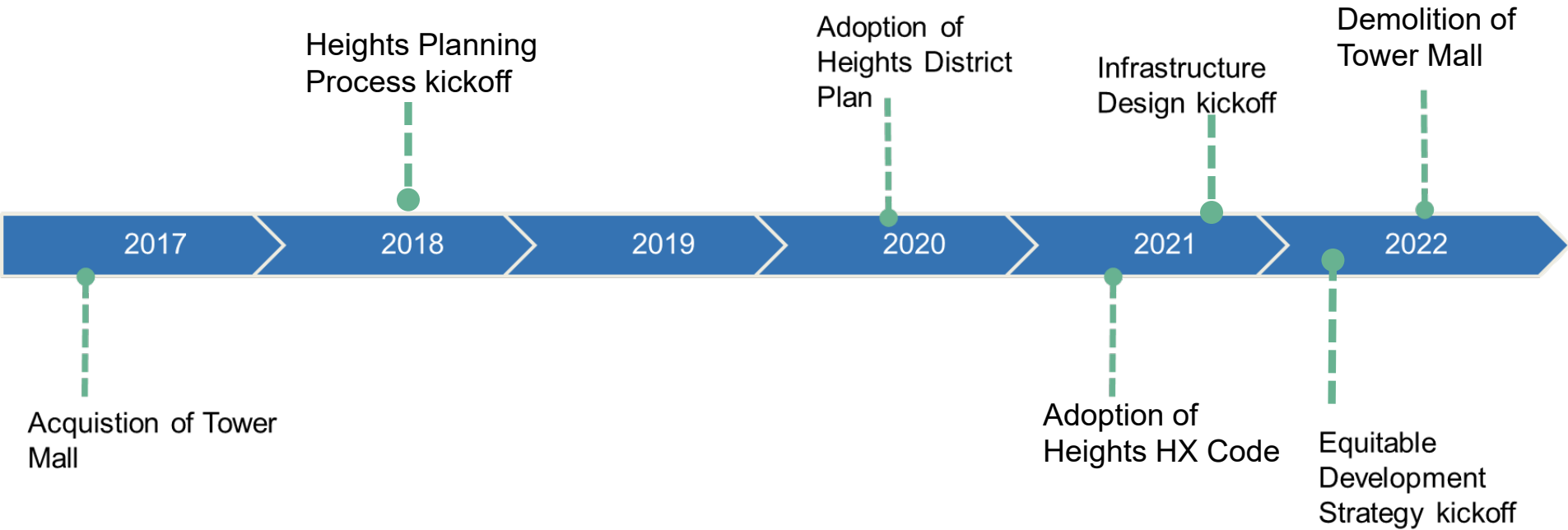
Bryan Snodgrass, Principal Planner, Community
Development

Amy Zoltie, Real Estate Project Manager,
Economic Development

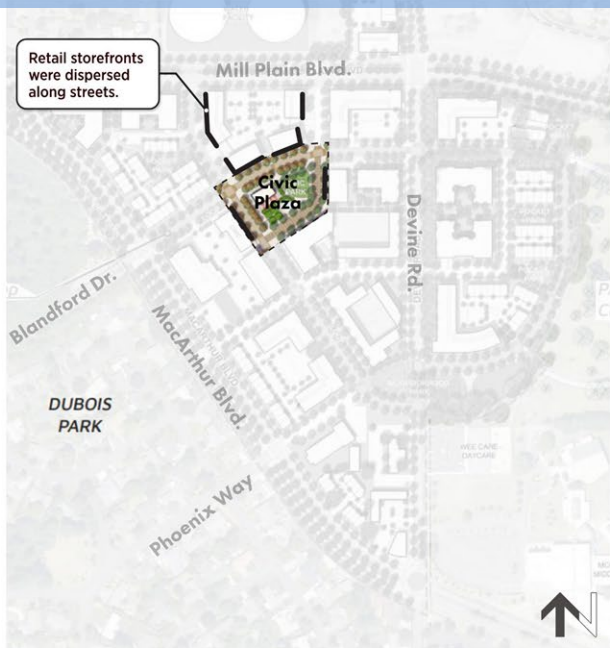
Presentation Overview

- Project history
- Heights District Plan refinements- refinements to Tower Mall Redevelopment Area (TMRA) Plan
- Summary of proposal to modify VMC 20.670 The Heights (HX) Plan District
- Questions & discussion

Project History



TMRA Plan Refinements - Before



Civic Plaza (Before)

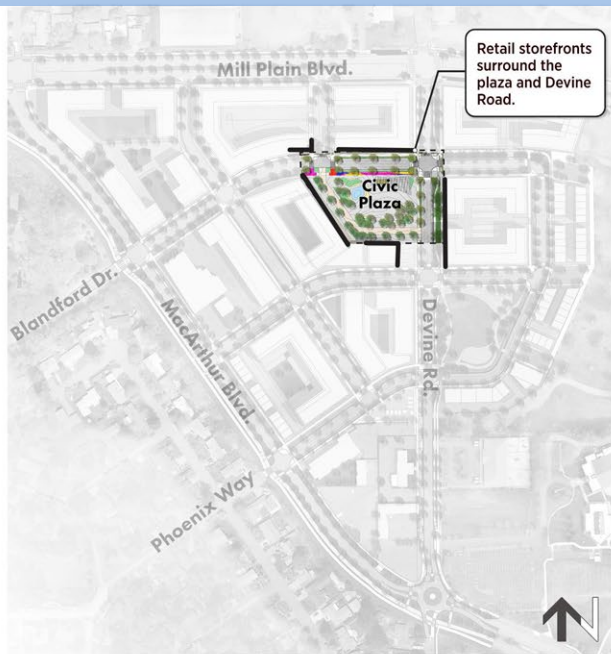


Neighborhood Park (Before)

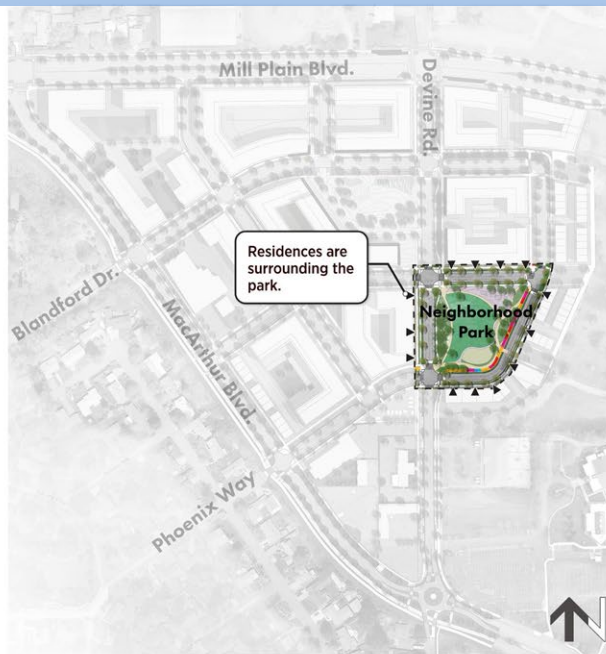


Grand Loop (Before)

TMRA Plan Refinements - After



Civic Plaza (After)
CITY OF
Vancouver
WASHINGTON

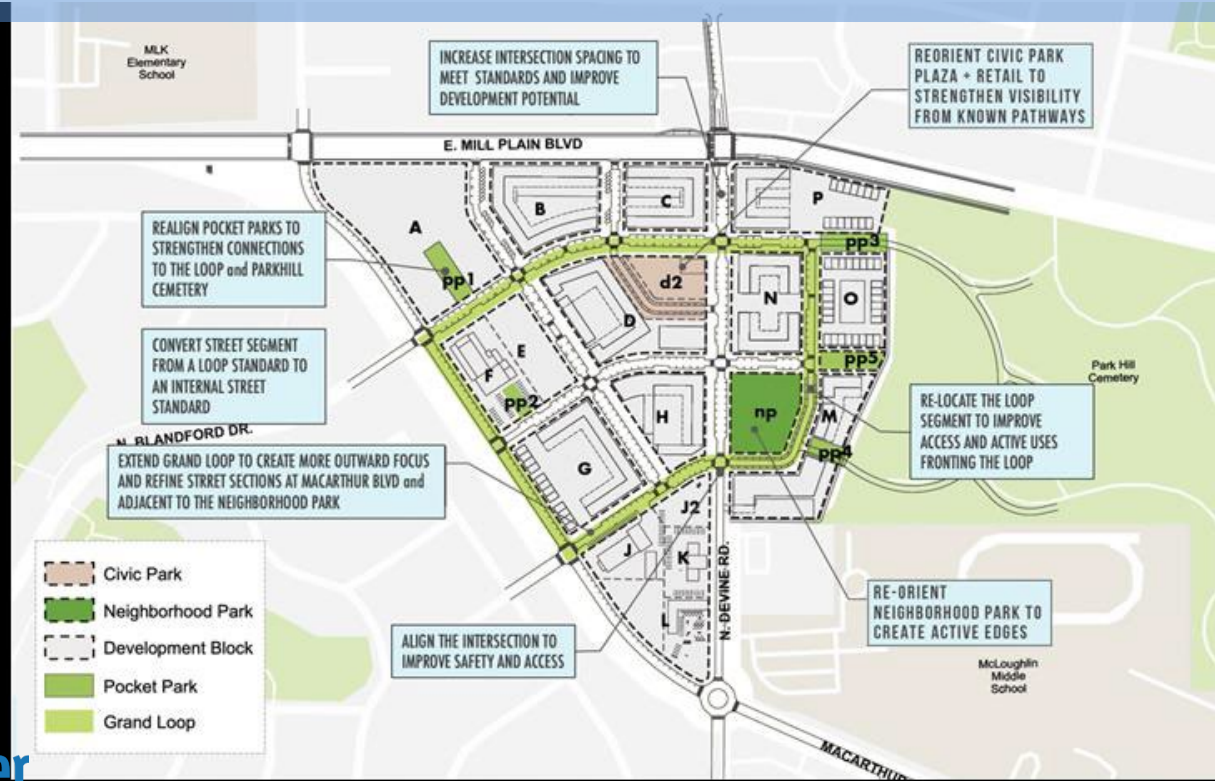


Neighborhood Park (After)



Grand Loop (After)

Revised TMRA Plan



Community Outreach

- Open House
- City Council Workshop
- Commission Presentations
 - CACH
 - TMC
 - PRAC
- Community Stakeholders
- Online surveys



Summary of Proposed Changes

- Update the *Ground Floor Use Map*, Figure 20.670-2 consistent with the Master Plan refinements for street layout and block formation.
- Modify the Ground-Floor Use Regulations by Frontage Type to promote active retail, entertainment, and dining oriented to the Civic Plaza.
- Adjust portions of text to maintain consistency and delete some unclear or non-essential narrative.
- Add a new standard to regulate off-street parking access by limiting vehicle pedestrian, and bicycle conflicts and better promote non-motorized access and use of the Grand Loop.

Ground Floor Uses

VMC 20.670.030 Regulations of Uses

B. Ground Floor Use Regulation by Frontage Type

1. Commercial frontage:

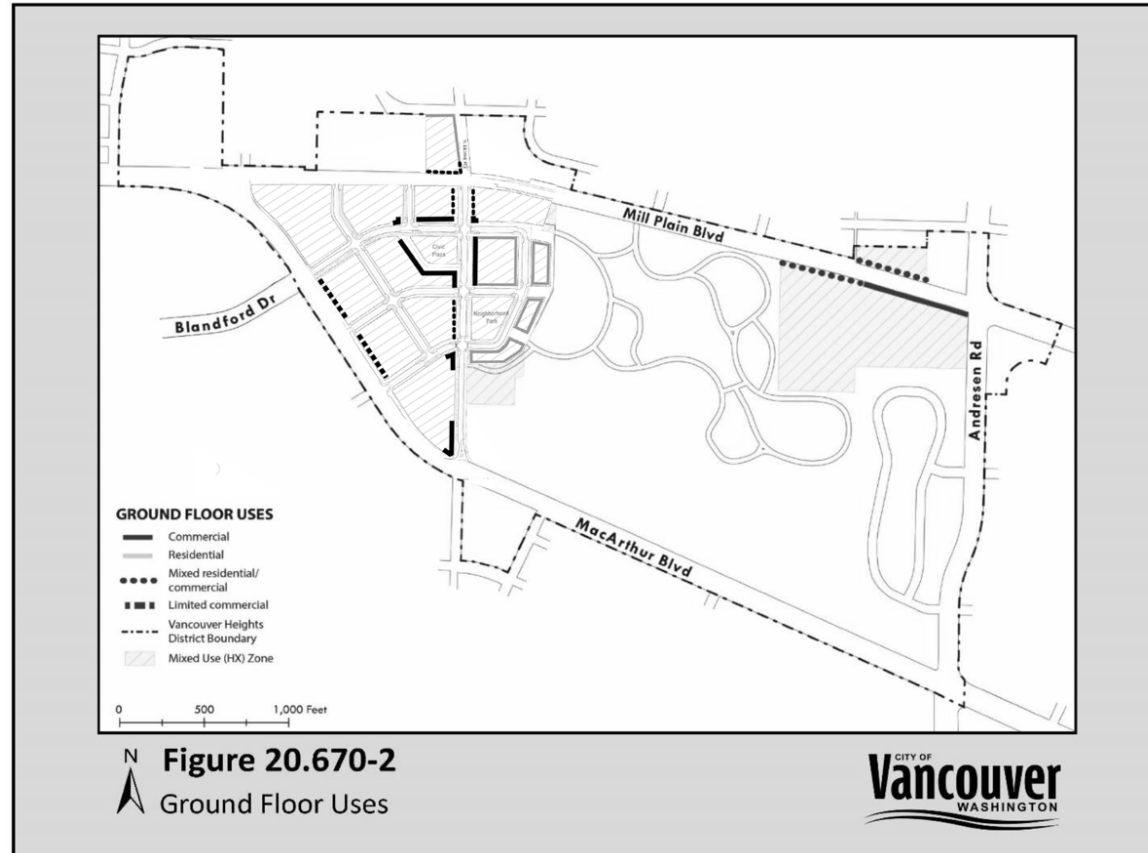
~~a. All commercial uses, except office uses allowed.~~

a. Only the following commercial uses are allowed—sales-oriented retail; eating, drinking and entertainment establishments; fitness center and community center.

~~a. Residential~~ uses prohibited except residential lobbies and entrances associated with upper story residential uses are allowed but limited to 25% of the total length of the street frontage

b. Residential and office uses prohibited except lobbies and entrances associated with upper story-uses are allowed but limited to 25% of the total length of the street frontage

Revised Ground Floor Uses Map



Massing Changes

VMC 20.670.040

A. MASSING AND SCALE

Ground floor plane. For buildings five stories and above, the maximum ground floor plate area shall not exceed 16,000 square feet. An option to this standard is to demonstrate significant massing breaks in the building façade to include ~~recessed~~ breaks ~~(minimum of 20 feet in length and depth)~~ and ground plane openings as pedestrian connections.

Building Entry Changes

VMC 20.670.040

B. MODULATION AND FAÇADE ARTICULATION

4. Building entry. Main entrances shall be easily identifiable through the use of building articulation and modulation. **Avoid** ~~recessed doorways to provide high visibility from the public way.~~

Roof Form Changes

VMC 20.670.040

D. ROOF FORMS

1. *Roof lines.* The length of any continuous flat roofline shall not exceed more than **165 feet** ~~100 feet~~ without modulation. **The**
~~minimum modulation for roof lines is 3 feet.~~

Limited Access Standard

-  Vehicle access to parking or loading areas prohibited
-  Required building frontage
-  Vehicle access to parking restricted to a single curb-cut along frontage



Heights HX Plan District Changes - 14

Next Steps

- **Council Workshop April 10, 2023**
- **Planning Commission and Council public hearings to be scheduled**

Questions and Discussion

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

Amy Zoltie, Real Estate Project Manager, Economic Development
amy.zoltie@cityofvancouver.us, 360-305-1909

DATE: March 2, 2023

TO: Chair Ledell and Planning Commission members

CC: Rebecca Kennedy, Deputy Director Community Development,
rebecca.kennedy@cityofvancouver.us

FROM: Bryan Snodgrass, Principal Planner, Community Development
Greg Turner, Land Use Manager, Community Development
Amy Zoltie, Real Estate Project Manager, [Economic Prosperity & Housing](#)

RE: **March 14 workshop review of proposed Heights HX Plan District changes**

Background

The Heights Mixed Use (HX) Plan District was adopted in 2021 following City Council's approval of the Heights District Master Plan in 2020 and after a lengthy community planning process that started with the acquisition of the Tower Mall property in 2017. The Heights District is envisioned as a vibrant 15-minute walkable neighborhood that is safe, accessible, equitable and sustainable, and includes a variety of amenities such as a civic plaza, neighborhood park, linear park spanning almost a mile looping around the district (Grand Loop), mixed-income housing, a variety of commercial space to offer entertainment and services to the community and multimodal travel opportunities throughout the district.

Since the adoption of the HX code, the City team has been working to advance the next phases of plan implementation. The City entered into a contract with urban design firm, First Forty Feet (FFF) to refine the layout of the district and design the infrastructure. FFF reviewed the Plan recommendations for the Tower Mall Redevelopment Area (TMRA) and recommended a suite of refinements to ensure future development meets the Plan goals and intent, which require several updates to the HX code.

Summary of Proposed Plan Refinements and Code Changes

Proposed refinements to the Tower Mall Redevelopment Area (TMRA) Plan include the following:

- Relocation of the Civic Plaza east to front Devine Road and be visible from the Mill Plain Boulevard, thus improving both access and visibility to this major public gathering area. As a

Heights HX Plan District Changes

March 2, 2023

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major attractor, the Civic Plaza is an opportunity to promote ground-floor uses to create a retail, dining, and entertainment destination and a focus for activity in the district.

- Realignment and extension of the Grand Loop to promote its identity and increased use by connecting to the Greenbelt Park and planned walk and bike facilities along MacArthur Boulevard.
- Relocation of the Neighborhood Park to promote increased visibility, use and function and a clear and identifiable “entry gateway” to the Grand Loop. Future development provides active edge uses surrounding the park and increase the value of redevelopment properties.

The revised plan and notations of the changes is shown below.



The project team has engaged the community in reviewing and providing feedback on the proposed plan changes. These include an open house hosted on October 6, 2022; a workshop with City Council on November 28, 2022; presentations to the Culture, Arts and Heritage Commission on November 15, 2022, the Transportation and Mobility Commission on December 6, 2022, and the Parks and Recreation Advisory Committee on January 18, 2023; as well as one-on-one conversations with community stakeholders and online surveys through the project’s BeHeard page. There was no public opposition to the changes.

Proposed code changes will amend VMC 20.670 to align with refinements to the Tower Mall Redevelopment Area (TMRA) Plan as detailed above.

These modifications include:

Heights HX Plan District Changes

March 2, 2023

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- Update the *Ground Floor Use Map*, Figure 20.670-2 consistent with the Master Plan refinements for street layout and block formation.
- Modify the Ground-Floor Use Regulations by Frontage Type to promote active retail, entertainment, and dining oriented to the Civic Plaza.
- Adjust portions of text to maintain consistency and delete some unclear or non-essential narrative.
- Add new standards to regulate off-street parking access by limiting vehicle, pedestrian, and bicycle conflicts and better promote non-motorized access and use of the Grand Loop.

Attachment A is a tracked changes copy of VMC 20.670 to identify the proposed changes.

These recommendations are in line with the Heights District vision of creating a vibrant and engaging neighborhood center and ensures private development executes this vision.

Next Steps

Staff anticipates returning to Planning Commission for a public hearing pending Council review at an April 10 workshop. Future Planning Commission and Council public hearings have not yet been scheduled.

Staff Contact Information

- Amy Zoltie, Real Estate Project Manager, amy.stewart@cityofvancouver.us, 360-305-1909
- Bryan Snodgrass, Principal Planner, bryan.snodgrass@cityofvancouver.us, 360-487-7946
- Greg Turner, Land Use Manager, greg.turner@cityofvancouver.us, 360-487-7883

Attachments

A. RECOMMENDED MODIFICATIONS to VMC 20.670, THE HEIGHTS PLAN DISTRICT

Attachment A: RECOMMENDED MODIFICATIONS to VMC 20.670, THE HEIGHTS PLAN DISTRICT

CHAPTER 20.670 THE HEIGHTS (HX) PLAN DISTRICT

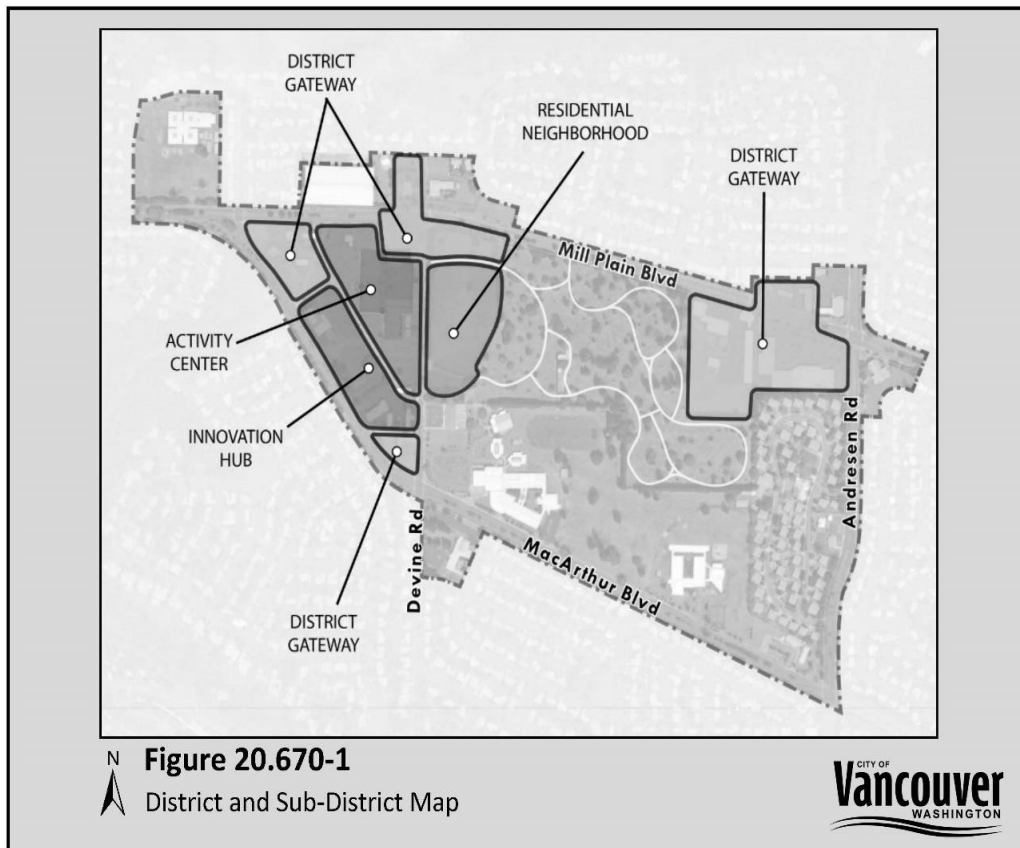
20.670.010 Purpose

The Heights District is envisioned as a vibrant neighborhood center that is sustainable, healthy, equitable, accessible and safe, and includes a mix of complementary uses, engaging public open space, diverse housing affordable to a wide range of community members and safe multimodal travel opportunities within the district and to transit and nearby neighborhoods. The purpose of the Heights Mixed Use (HX) Plan District is to implement the vision, goals, and policies of the Heights District Plan, and ensure future development is integrated, cohesive, context sensitive and contributes to the overall District Vision.

20.670.020 Applicability

These standards apply to the properties within the subdistrict areas shown on Figure 20.670-1. 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

Figure 20.670-1. District and Sub-District Map (No change)



20.670.030 Regulation of Uses

A. Uses are allowed as specified in Table 20.430.030-1 and as shown in Figure 20.670-2, subject to standards and guidelines for The Heights District established in this Chapter.

B. *Ground Floor Use Regulation by Frontage Type.* Ground floor uses shall be regulated by Frontage Type as shown in Figure 20.670-2.

1. Commercial frontage:

- a. ~~All commercial uses, except office uses allowed~~

RECOMMENDATION

a. Only the following commercial uses are allowed—sales-oriented retail; eating, drinking and entertainment establishments; fitness center and community center.

- b. ~~Residential~~ uses prohibited except residential lobbies and entrances associated with upper story residential uses are allowed but limited to 25% of the total length of the street frontage

RECOMMENDATION

b. Residential and office uses prohibited except lobbies and entrances associated with upper story uses are allowed but limited to 25% of the total length of the street frontage

- c. Institutional uses prohibited (No change)

2. Residential frontage: (No Change)

- a. Residential uses allowed
b. Commercial and institutional uses are prohibited

3. Mixed Residential/Commercial frontage: (No Change)

- a. Commercial uses allowed
b. Residential uses allowed but limited to no more than 50% of the total length of street frontage
c. Institutional uses prohibited

4. Limited Commercial frontage: (No Change)

- a. Residential uses allowed
b. Commercial uses allowed but limited to no more than 25% of the total length of street frontage
c. Institutional uses prohibited

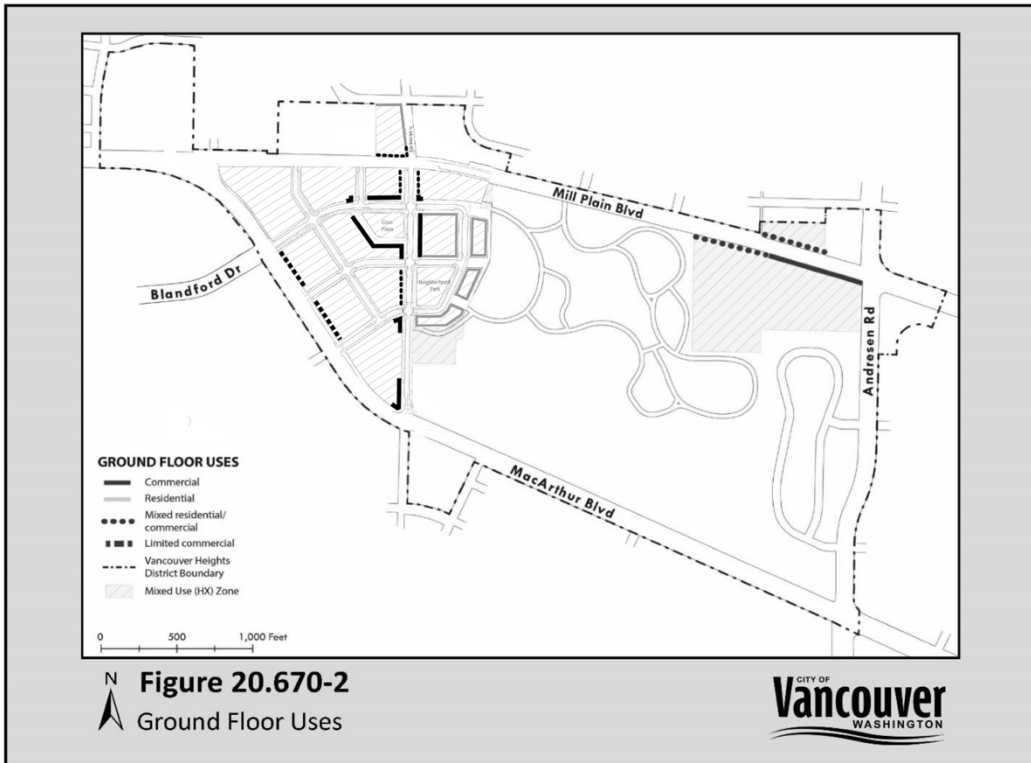
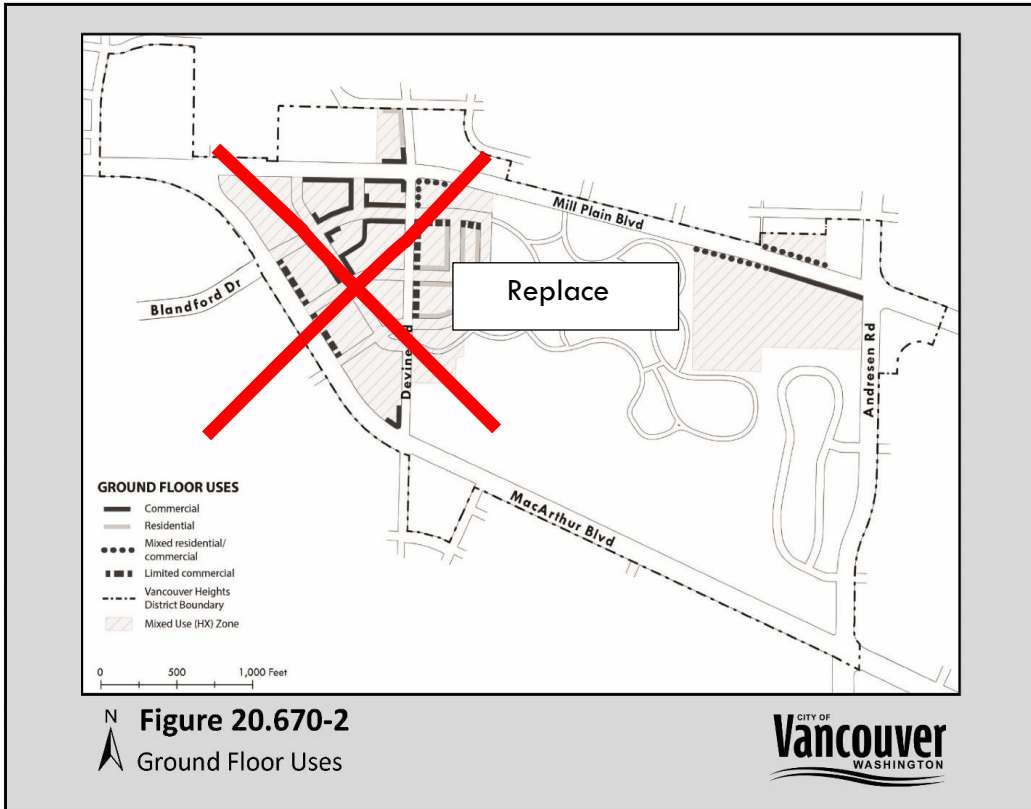


Figure 20.670-2. Ground Floor Use Map



C. Live/work uses and standards.

Live/Work. A commercial space where residential and commercial uses are combined and where the dwelling unit is the principal residence of the business operator/proprietor.

1. Uses.

- a. Live/work uses are permitted where commercial uses are permitted in the District Gateway and Innovation Hub sub-districts of the HX District.
- b. The following commercial uses are prohibited in live/work units.
 1. Any use not permitted in the HX District, as specified in Table 20.430.030-1;
 2. The retail sale of food and/or beverages with customers arriving on-site. This does not include online (Internet) sales, mail order, or off-site catering preparation;
 3. Entertainment, drinking, and public eating establishments;
 4. Veterinary services, including grooming and boarding, and the breeding or care of animals for hire or for sale;
 5. Businesses that involves the use of prescription drugs.
- c. A live/work unit is allowed instead of, or in addition to, a home occupation.
- d. The residential and the commercial space must be occupied by the same tenant, and no portion of the live/work unit may be rented or sold separately.

2. Standards.

- a. The commercial use may occupy a maximum of 50 percent of the unit floor area.
- b. Residential uses are permitted above, to the side, or in back of the commercial use, provided that there is internal access between the residential and commercial uses;
- c. Signage intended to promote on-site commercial uses shall be restricted to two square foot signs permanently affixed to door or wall of the commercial use;
- d. No more than one employee (excluding residents of the dwelling unit) shall work or report to work on the premises, and the employment of any persons who do not reside in the live/work unit shall comply with all applicable building code requirements;
- e. Off-site impacts of the commercial use, such noise, glare, and vibration, shall be subject to City performance standards in VMC 20.935.030; and
- f. Explosive, toxic, combustible, or flammable materials in excess of what is allowed incidental to permitted residential uses shall not be stored or used on the premises.

20.670.040 Design and Development Standards

A. MASSING AND SCALE

1. *Minimum Density.* The minimum residential densities in Table 20.670.040-1 shall apply in the HX District.

Table 20.670.040-1. Minimum Residential Density

Sub-District	Minimum Density
Activity Center	75 dwelling units/acre
Residential Neighborhood	45 dwelling units/acre
Innovation Hub	30 dwelling units/acre
District Gateway	30 dwelling units/acre

2. *Building Heights.* The building height standards in Table 20.670.040-2 shall apply in the HX District.

Table 20.670.040-2 Maximum Building Heights

Sub-District	Maximum Height
Activity Center	Maximum of 85 feet
Residential Neighborhood	Maximum of 85 feet
Innovation Hub	Maximum of 50 feet
District Gateway	Maximum of 50 feet not abutting residentially zoned properties
Sub-District	Maximum Height
	Maximum of 40 feet abutting residentially zoned properties
	Maximum of 35 feet fronting Idaho Street

Note: For the Heights District, abutting is defined as sharing a property line with residentially zoned property

3. *Height exceptions.* In addition to the height exceptions allowed by VMC 20.910.030, maximum height limitations set forth in this Chapter and elsewhere in this Title shall apply to the following in the HX District:
- Parapets and railings. Parapets and rooftop railings may extend 4 feet above the maximum height limit;

- b. Walls or fences located between individual rooftop decks may extend 6 feet above the maximum height limit if the wall or fence is set back at least 4 feet from the edges of the roof;
 - c. Rooftop mechanical equipment, any required screening for the mechanical equipment, and stairwell enclosures that provide rooftop access may extend above the maximum height limit as follows, with the requirement that the equipment and enclosures must be set back at least 15 feet from roof edges on street-facing facades:
 - 1. Elevator mechanical equipment may extend up to 16 feet above the maximum height limit; and
 - 2. Other mechanical equipment, required screening, and stairwell enclosures may extend up to 10 feet above the maximum height limit.
 - d. Roof-mounted solar energy production equipment may extend up to 3 feet above the maximum height limit; and
 - e. Wind energy production equipment may extend up to 30 feet above the maximum height limit.
- 4. *Building step downs and transitions.* In the District Gateway sub-district, building heights shall be reduced to a maximum of 40 feet within 60 feet of a shared property line with residential uses, and a maximum of 35 feet within 140 feet of Idaho Street.
 - 5. *Building facades.* Building facades shall not exceed 165 feet in length without an intervening break.
 - 6. *Build to Line.*
 - a. Building shall comply with the provisions of VMC 20.630.020 that describe building lines provisions for street frontages except no portion of the structure shall extend into the right of way except as specified in VMC 20.670.040.E.2. Residential uses may include setbacks per VMC 20.670.040.C.2.
 - b. Setbacks for pedestrian amenities. Setbacks up to 20 feet for up to 50% of the building frontage is allowed if the setback is used for a walkway, plaza, courtyard, or other pedestrian-oriented amenity or public space.
 - 7. *Ground floor plane.* For buildings five stories and above, the maximum ground floor plate area shall not exceed 16,000 square feet. An option to this standard is to demonstrate significant massing breaks in the building façade to include recessed breaks (minimum of 20 feet in length and depth) and ground plane openings as pedestrian connections.

B. MODULATION AND FAÇADE ARTICULATION

- 1. *Ground floor transparency.* Buildings with ground floor commercial uses visible from the public way or public areas such parks and other publicly accessible space shall have a minimum 75% ground level façade transparency between 2 feet and 8 feet above sidewalk grade.
- 2. *Ground floor to floor height.* The ground floor of buildings shall have a minimum of 16 feet building floor to floor height.

3. *Modulation.* A minimum building modulation along the façade shall be one foot in depth and the minimum width shall be five feet.

4. *Building entry.* Main entrances shall be easily identifiable through the use of building articulation and modulation. ~~Avoid recessed doorways to provide high visibility from the public way.~~

C. ENTRANCES

1. *Ground floor level.* Ground floor residential uses shall be elevated above the sidewalk grade a minimum of 2 feet 6 inches to create privacy adjacent to the public realm. For these units, ensure an alternate access point that is accessible (as required by the Building Code)

2. *Entryways.* Ground floor residential entrances shall be setback from the property line a minimum of 6 feet and a maximum of 10 feet to ensure privacy from the public realm. Porches, patios, private spaces allowed within the setback.

3. *Recessed ground floor level.* Recessed ground floors shall be restricted to one level height, except at main entrances.

4. *Vehicle entries.* For mixed use residential and commercial buildings requiring vehicular garage entrances, the garage opening shall be setback from the building frontage a minimum of six feet. Adhere to all required visual sight setbacks.

5. *Townhome Garage Parking.* A minimum of 3-foot setback shall be applied for alleyway garage or tuck under parking.

D. ROOF FORMS

1. *Roof lines.* The length of any continuous flat roofline shall not exceed more than ~~100 feet~~ 165 feet without modulation. ~~The minimum modulation for roof lines is 3 feet.~~

2. *Roof Materials.* Roof materials shall meet the minimum SRI (solar reflectance index) standards to reduce urban heat gain. Inappropriate materials such as wood singles, cement tiles and plastic slate and shingles shall be discouraged.

3. *Roof Top Projections.* Elevator cores, stair projections, solar panels and mechanical equipment shall be incorporated into the architecture of the building with consistent building materials. See VMC 20.670.040(A)(3) for provisions regarding height, setbacks, and screening of roof top features.

4. *Roof Decks.* Accessible roof decks shall provide safety setback standards from the roof edge and mechanical equipment as required.

E. SECONDARY ARCHITECTURAL FEATURES

1. *Visual Interest.* Add visual depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design.

2. *Encroachment.* A building's enclosed occupiable space shall not encroach into the right-of-way, with the exception of bay windows or balconies. Bay windows and balconies shall not extend more than 4 feet into the right-of-way and 30% of width of residential units or 50% of the width of hospitality units.

3. *Weather Protection.* Overhead weather protection shall be provided along all streets with a minimum clear height of 10 feet and maximum clear height of 15 feet

consistent with the provisions of VMC 20.630.030 except in instances where the pedestrian amenities articulated in section A.6.b of this chapter are utilized.

4. *Pedestrian oriented features.* At least 75% of the width of any new or reconstructed ground-level building wall facing a street shall be devoted to pedestrian-oriented features or material variation, pedestrian entrances and/or windows affording views into retail, storefront, office or lobby space.

5. *Blank walls.* Continuous blank walls shall not exceed 15 feet in length. Where blank walls are present, incorporate a range of design approaches such as green walls, façade articulation, art or other approved applications to create interest at the adjacent pedestrian area.

F. MATERIALS AND COLORS

1. *Prohibited materials.* The following are prohibited exterior building materials: plastic laminate, glossy or large expanses of acrylic or plexiglass, pegboard, mirror, highly polished or plated metals (except as a trim), mirrored glass, fabric or paper wall coverings, plywood or particle board, sheet or modular vinyl, shingles, shakes and horizontal lap siding.

2. *Mechanical equipment.* Mechanical equipment and above grade utilities shall be located or screened with quality materials to minimize visual impact on the public right-of-way.

RECOMMENDED LIMITED ACCESS STANDARD:

The following standard is recommended for restricting vehicular access to off-street parking and loading areas to promote safe and comfortable pedestrian access to the Heights District' Grand Loop, Civic Plaza and multimodal access along Mill Plain Boulevard.

Staff should determine the most appropriate location for this standard as part of the HX Zone or alternatively in the T-08 Series

Limited Access Frontages.

Vehicular access to development sites is prohibited along key frontages, where indicated, to reduce conflicts between automobiles and pedestrians and promote a safe and pleasant experience for walking. Vehicular access is restricted to one-curb-cut per block frontage where indicated.



Proposed Burnt Bridge Creek West Zoning Map Designation Change

VANCOUVER
CITY HALL



March 14, 2023

Vancouver Planning Workshop

Bryan Snodgrass, Principal Planner, Community
Development

Presentation Overview

- Proposal review – Standalone rezone from OCI to IL in order to allow future development of 275,000 square foot warehouse in northern portion of 33-acre property at 6103 NE 152nd Avenue
- Citywide Warehouse Moratorium Background
- Questions & discussion to identify issues or information to address at April 11 Planning Commission public hearing

BBC West rezone proposal – OCI to IL on 33 acres



CITY OF
Vancouver
WASHINGTON



Application

- Standalone rezone proposals must be more consistent than existing zoning with the City Strategic and Comprehensive Plans, and must demonstrate a change in circumstances. They are not subject to Annual Review timing limits.
- Application argues the proposal offers more flexibility to meet overall industrial goals, will provide 200-300 jobs and help meet current consumer needs, and will provide fiscal benefits

Warehouse Moratorium

- Citywide moratorium adopted December 2022 with amendments to prohibit development of new warehouse facilities of 250,000 square feet or more, with exceptions for Port of Vancouver facilities, and for any warehouses that exclusively store goods intended for the traded sector.
- Scheduled to expire in June 2023, with one-six month extension envisioned to December 2023.

Warehouse Moratorium - Rationale

- Rapid recent increase nationally and locally in very large warehouse development associated with E-commerce. Vancouver currently reviewing eight warehouse proposals totaling over 3 million building square feet, on lands encompassing approximately 14% of citywide long-term industrial supply.
- Concerns over efficient use of land, traffic, climate, and other impacts

Warehouse Moratorium – Rationale (cont.)

- Size and scale of current warehouse development not anticipated when IL zones established.
- Acknowledgement that warehousing important for consumer shopping.
- Future permanent City regulations do not anticipate prohibition, but potentially provisions for appropriate locations, mitigation of impacts, requirements to allow adaptive reuse, or other considerations not currently in City code.

Next Steps

- April 11 Planning Commission public hearing. Staff anticipates recommending denial of rezone as premature given existing moratorium, and pending economic analysis as part of Comprehensive Plan update.
- Council review not yet scheduled

Questions and Discussion

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



Short-Term Rental Draft Regulations Planning Commission Workshop March 14, 2023



Jason Nortz

Development Review Manager

Becky Coutinho

Associate Long Range Planner

Agenda

- Project Background
 - Project Timeline
 - Where are we now?
 - Outreach Summary
- Regulatory Research
- Council & Planning Commission Direction
- Draft Regulations
- Next Steps

Short-Term Rentals: Project Timeline



Short-Term Rentals: Where We are Now?

- Short-term rentals: stays of less than 30 days
- Currently no short-term rental ordinance
- Not permitted in any residential zone
- Complaints remain low, but do receive inquiries weekly

Major Short-Term Rental Platforms Include:



Short-Term Rentals: Where We are Now?

- Range of 250 to 400 short-term rentals are operating in the City of Vancouver
- Short-term rentals represent an 0.4% of Vancouver's 83,868 estimated housing units
 - Out of the 260 ADUs registered with the City, 11 or 4.2% are STRs
- Short-term rentals are increasing steadily in Vancouver, but still low relative to larger cities.



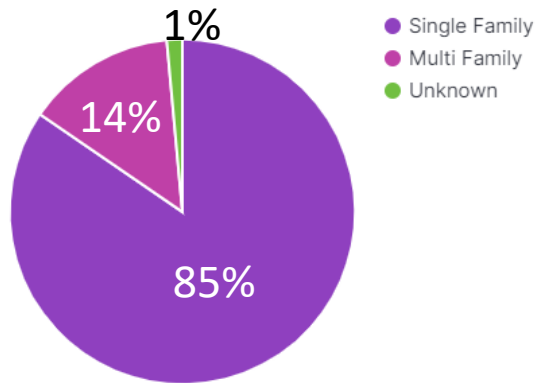
Short-Term Rentals: Where We are Now?

As of February 22, 2023...

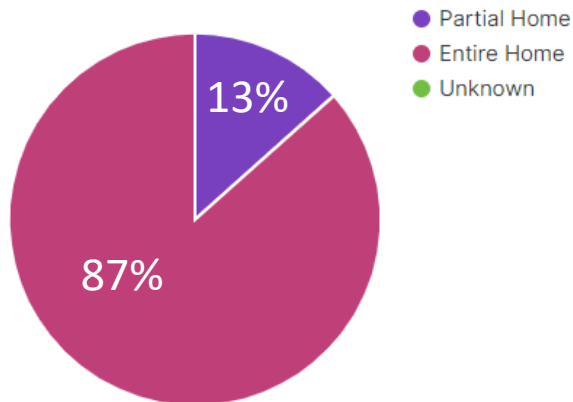
358

Total Short Term Rental Units

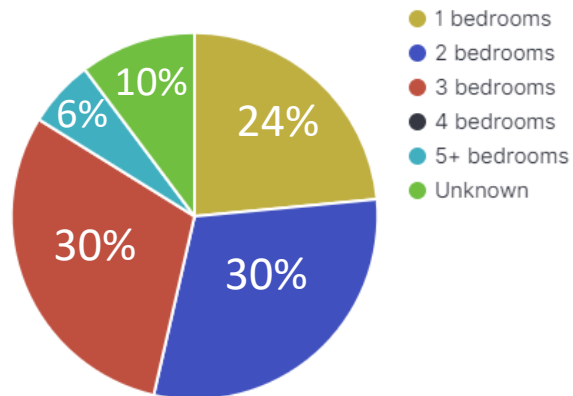
Property type ⓘ



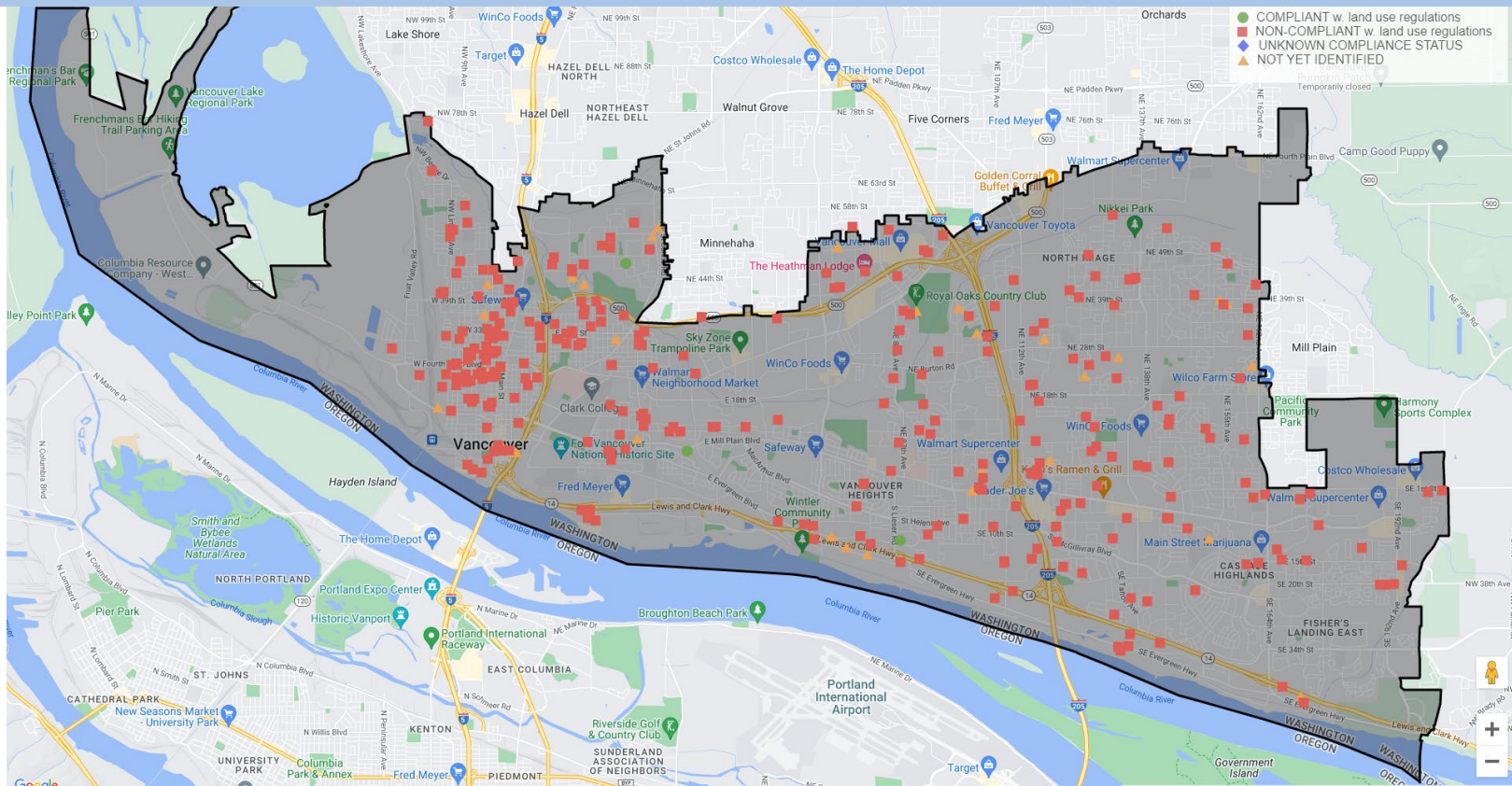
Room Type ⓘ



Bedrooms ⓘ



Short-Term Rentals: Where We are Now?



Short-Term Rentals: Outreach Summary

- Community survey: 783 responses
 - 56% of respondents would allow short-term rentals with regulations, 24% would allow short-term rentals with no regulations, and 20% would ban all short-term rentals
- Short-term rental host survey: Sent to 300 operators, 85 responses
 - 80% of respondents operate one short-term rental, 11 % operate two short-term rentals, and 6% operate 5 or more short-term rentals
- Online comment box: responses ongoing

Short-Term Rentals: Outreach Summary

- Conducted small group conversations with:
 - Short-term rental operators & hosts
 - Short-term rental users
 - Hotel industry
 - Tourism industry
 - Real estate agents
 - Housing advocates

Short-Term Rentals: Regulatory Research

- Looked at primarily WA jurisdictions:
 - Seattle
 - Spokane
 - Tacoma
 - Bellevue
 - Bellingham
 - Kent
 - Renton
 - Olympia
 - Everett
 - Skamania County

Short-Term Rentals: Regulatory Research

- Overall Trends:
 - Range of license fees, some require annual renewal
 - Most permit in all residential zones
 - Most have maximum of 30 days
 - Regulations to mitigate traffic, parking, trash, and noise
 - Regulations to support building safety
 - Ensure collection of taxes

Council & Planning Commission Direction

Policy Consideration	Council & PC comments	Staff Response	Code Regulation
Owner occupancy requirement	Mixed support and opposition of such a requirement	Considered having owner occupancy requirement if renting one room in the home, but did not include due to challenges with monitoring, enforcement, and legal concerns	Not included in draft code
Lodging tax collection	Want to ensure that lodging taxes are being collected and remitted to the City	The City received approximately \$140k in short term rental taxes in 2022. City lodging tax is set at 4%	No action needed
Life/Safety inspection standards	Council brought up concern at June workshop, want standards without being over burdensome	Mirroring building code regulations – not suggesting specific building inspections for short-term rentals	Addressed in code by requiring STRs to meet state and local health, safety, and building code regulations

Council & Planning Commission Direction

Policy Consideration	Council & PC comments	Staff Response	Code Regulation
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 supply small however, if number of STRs continues to grow could be an issue. Staff will continue to monitor numbers. City goals support significantly increase in housing stock, which will mitigate negative impacts from STRs	Not included in draft code fully, but code does exclude STRs in units receiving the Multi-Family Tax Exemption
Changes to Bed & Breakfast regulations	Update bed & breakfast regulations ensure clarity and fairness with any STR regulations	Staff will examine during the upcoming Comprehensive Plan and Title 20 update	Not included in draft code

Draft Short-Term Rental Land Use Definition

- **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.

Draft Short-Term Rental Land Use Classification

- Listed as a residential use type
- 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.
- Short-term rental permits are exempt from section 20.210 of the Development code

Draft Short-Term Rental Land Use Classification

- Short-term rentals are allowed in the following zones:
 - Low density residential: All zones
 - High Density residential: All zones
 - Commercial: All zones
 - Industrial: OCI, ECX
- In all districts short-term rentals are limited uses that must follow regulations in new code section 20.835

Draft Short-Term Rental Regulations: 20.835

- Short-term rental use for fewer than thirty consecutive days
- Must register with WA State Department of Revenue and obtain a city of Vancouver business license if the business license threshold is met
- Must obtain a Short-Term Rental permit, one time \$250 fee

Draft Short-Term Rental Permit Requirements

- 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 the provisions of WAC and RCW
- Must not generate measurable levels at the property line of dust, smoke, odor or glare or noise beyond those associated with a residential use. The short-term rental shall not generate solid waste in volume or type which is not normally associated with a residential use

Draft Short-Term Rental Permit Requirements

- Only permitted within a legally established dwelling unit
- Shall not be operated outdoors, in an accessory structure, in a recreational vehicle or any other non-residential structure
- Short-term rentals are not permitted in any dwelling unit or building that has received approval under the city's multifamily tax exemption program
- Must provide proof of valid liability insurance in accordance with provisions of the RCW

Draft Short-Term Rental Permit Requirements

- Must provide a courtesy notice regarding the short-term rental to all property owners abutting or adjacent to the proposed short-term rental. Notice must include:
 - Description of the operation
 - Number of bedrooms to be rented to overnight guests
 - Contact information for the owner or operator by phone

Draft Short-Term Rental Permit Approval Criteria

- Affidavit of mailing showing proof of mailing of letter of notification to property owners abutting and adjacent to the proposed short-term rental
- Copy of Liability Insurance for the rental property
- Acknowledgement by the owner stating that the short-term rental shall comply with the required standards in 20.835.050 VMC and allowing the City to inspect the premises as needed

Draft Short-Term Rental Violations

- Unlawful to operate without a permit
- 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

Discussion

Questions for the Planning Commission

- Comments on how staff incorporated City Council and Planning Commission input
- Overall thoughts on regulations
- Additional items could be regulated in the future:
 - Require annual renewal fee
 - Limit number of STRs in specific zones, areas, neighborhoods, unit types
 - Must provide proof of primary residency
 - Limit the number of STRs an operator or company can own

Short-Term Rentals: Next Steps

- City Council Workshop on April 3rd
- Outreach with community members and stakeholders with draft code language
- Planning Commission Public Hearing
- City Council Public Hearing

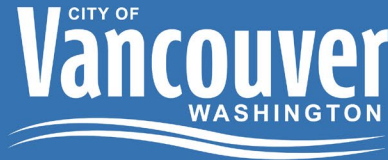
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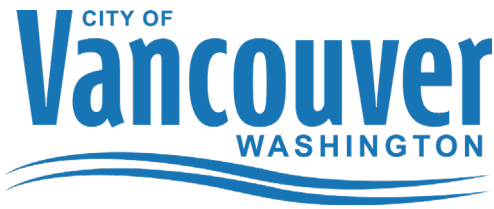
Jason Nortz, Development Review Manager, Community Development Department

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Becky Coutinho, Associate Long Range Planner, Community Development Department

Becky.coutinho@cityofvancouver.us





MEMORANDUM

DATE: March 6, 2023

TO: Chair Ledell and Planning Commission Members

CC: Rebecca Kennedy, Deputy Director, Community Development Department

FROM: Jason Nortz, Development Review Manager, Community Development Department
Becky Coutinho, Associate Long Range Planner, Community Development Department

RE: **Proposed Short-Term Rentals Regulations and Text Amendments- March 14 Workshop**

Intent

This workshop is intended to provide the Planning Commission with an update on efforts to develop new regulations for short-term rentals (STRs) in the City of Vancouver, including draft proposed regulations for your review and feedback.

Background

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 sites 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 room 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.

Staff previously provided an update to the Planning Commission on September 13, 2022, and to City Council on June 27, 2022 and, as part of the Housing Code Changes Workshop, on September 9, 2021. Council directed staff to develop a regulatory response that could allow STRs as a permitted use in residential zones subject to a defined permit process. Planning Commission raised concerns regarding the concentration of short-term rentals in one area of the city, the importance of ongoing compliance monitoring and enforcement of regulations, and for staff to continue tracking the total number of STRs Citywide. Throughout this process staff has conducted

best practice research looking at regulations in comparable jurisdictions, including several in Washington, and conducted thorough outreach with local short-term rental owners and operators, short-term rental users, those living near short-term rentals, various stakeholders including the tourism industry, hotel industry, real estate agents, and housing advocates.

Financial Implications of Short-Term Rentals

Any owner of an STR in Washington State is required to obtain a state business license and to register with the Washington Department of Revenue. Per RCW 64.37.020, STR operators must remit all applicable local, state, and federal taxes unless the platform does this on the operator's behalf. This includes occupancy, sales, lodging, and other taxes, fees, and assessments to which an owner or operator of a hotel or bed and breakfast is subject in the jurisdiction in which the STR is located. If the STR platform collects an occupancy, sales, lodging, and other tax, fee, or assessment to which an STR operator is subject on behalf of such operator, the platform must remit such tax to the appropriate authorities. Locally, the City of Vancouver requires businesses generating more than \$12,000 in annual revenue to obtain a business license. Data provided by the City Department of Financial and Management Services indicates that approximately 40 business license holders operating STRs paid lodging tax in 2021, and in 2022 The City received approximately \$140k from short-term rental taxes. While short-term rentals are not an expressly allowed land use in the City of Vancouver, STR platforms are collecting the tax and remitting to the State which in turn remits back to the City.

The City has exercised its full authority to implement lodging taxes through [VMC 5.99](#). The tax rate is set at 4%, which consists of the base 2% rate that is a credit against the state tax pursuant to [RCW 67.28.180-.1801](#) and the special/additional 2% rate that is authorized by [RCW 67.28.181](#). One additional lodging related revenue item that is under discussion is seeking an increase to the local tourism promotion fee authorized by RCW 35.101 from \$2 to \$4-5 per room per night. However, this would only apply to businesses with 40 or more rooms (i.e., more traditional hotels/motels) and would likely not implicate Airbnb.

Vancouver Short-Term Rental Data

The overview of the short-term rental landscape as of February 2023 includes the following data:

- There are approximately 358 STR units in the City of Vancouver
- Short-term rentals represent approximately 0.4% 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. Respondents were allowed to choose more than one answer and 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.

Since March 2022, 51 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 an online survey of STR hosts from February 3 to March 6, 2022. City staff shared a link to the survey with 300 STR hosts using direct mail. A total of 85 STR hosts completed the survey. 79.73% of respondents operate one STR; 10.81% operate two STRs; a small number of respondents 5.41% operate 5 or more STRs. STR operators were asked what they would do if they were no longer legally allowed to operate a STR. 45.95% responded they would rent to a long-term tenant; 45.95 would sell the property; 27.03% would keep it vacant and maintain ownership as an investment property; 16.22% would invite a friend or family member to move in; and 14.86% would make the property their primary residence. Respondents were allowed to choose more than one option.

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

Short-Term Rental Proposed Regulations

March 14, 2023

Page 4 of 6

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.

Regulatory Environment

Government regulations of short-term rentals overall are still evolving. The Washington Municipal Research Service Center lists the cities of Seattle, Tacoma, Kirkland, Spokane, Bellingham, Leavenworth, Olympia, Ilwaco, Poulsbo, Clyde Hill, Walla Walla, and Westport as having or developing STR regulations as of 2017. Cities have cited collection of taxes, mitigation of traffic, parking and noise, and compliance with safety standards faced by other lodging as reasons for implementing STR regulations. Larger cities have also cited the need to retain more housing stock for long-term rental opportunities to address affordability concerns.

Please refer to Attachment E for additional information on how other Washington cities are currently regulating STRs.

Key Regulatory considerations

While creating the draft regulations, staff considered key policy issues raised by City Council and Planning Commission. The below chart serves as a summary of these topics and how staff responded.

Policy Consideration	Council & PC comments	Staff Response	Code Regulation
Owner occupancy requirement	Mixed support and opposition of such a requirement	Considered having owner occupancy requirement if renting one room in the home but did not to include due to challenges with monitoring, enforcement, and legal concerns	Not included in draft code
Lodging tax collection	Want to ensure that lodging taxes are being collected and remitted to the City	The City received approximately \$140k in short term rental taxes in 2022. City lodging tax is set at 4%	No action needed
Life/Safety inspection standards	Council brought up concern at June workshop, want standards without being over burdensome	Mirroring building code regulations – not suggesting specific building inspections for short-term rentals	Addressed in code by requiring STRs to meet state and local health, safety, and building code regulations
Impacts to housing availability	City Council and Planning Commission both expressed	Current impact to Vancouver housing supply small, however	Not included in draft code fully, but code

Short-Term Rental Proposed Regulations

March 14, 2023

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	concerns regarding STRs impact to the housing stock in Vancouver	if number of STRs continues to grow could be an issue. Staff will continue to monitor numbers. City goals support significantly increase in housing stock, which will mitigate negative impacts from STRs	does exclude STRs in units receiving the Multi-Family Tax Exemption
Changes to Bed & Breakfast regulations	Update bed & breakfast regulations to ensure clarity and fairness with any STR regulations	Staff will examine during the upcoming Comprehensive Plan and Title 20 Update	Not included in draft code

Draft Code

Following direction from City Council and Planning Commission as well as community feedback and comparative jurisdiction research, staff has compiled draft code language to regulate short-term rentals. The regulations allow short-term rentals in all residential and commercial zones, and in 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 and obtain a City of Vancouver business license if the business license annual revenue threshold is met. The regulations create a short-term rental permit with a onetime \$250 fee. In order to obtain a permit an applicant would need to provide and affidavit showing proof of mailing of 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 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 as needed.

Please refer to Attachments A and B for the full proposed code language. In addition to the development of regulations, staff has created an updated FAQ and good neighbor factsheet that will be made available to the public (see Attachments C and D). The FAQ is meant to serve as a resource to educate the public on the City's policies and how to handle issues. The good neighbor factsheet is a resource for short-term rental operators, hosts, and guests, outlining the regulations around noise, parking, fire safety, garbage, and overall guest responsibilities.

Review Criteria

Any proposed text changes shall be reviewed by the Planning Commission as outlined in the review criteria below.

Vancouver Municipal Code 20.285.070 provides the approval criteria for 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 applicable policies of the Vancouver strategic plan and comprehensive plan; and
 2. The proposal is necessary to further the public interest based on present needs and conditions.

Short-Term Rental Proposed Regulations

March 14, 2023

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Next Steps

Following the March 14, 2023, Planning Commission workshop and April 3, 2023 City Council workshop, the project team will review and integrate feedback and implement any changes to the draft regulations. Staff will then conduct further outreach to the community and stakeholders with the proposed code language. A Planning Commission public hearing is tentatively scheduled for April 11, 2023. A City Council public hearing has not yet been scheduled.

Staff Contacts:

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Jason.Nortz@cityofvancouver.us

Becky Coutinho, Associate Long Range Planner, Community Development Department, 360-487-7899

Becky.Coutinho@cityofvancouver.us

Attachment(s):

- A. Draft Short-Term Rental Regulations
- B. Title 20 Amendments
- C. Good Neighbor Handout
- D. Short-Term Rental FAQs
- E. Washington Short-Term Rental Comparisons



To request other formats, please contact:
Department
(360) 487-8602 | WA Relay: 711

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 if the business license threshold is met.

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. Acknowledgement 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 as needed.

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)

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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)

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

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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.

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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.

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.

From: [Jean M. Avery](#)
To: [Planning Commission](#)
Cc: [City Council](#)
Subject: Please deny 152nd Ave. warehouse
Date: Thursday, March 9, 2023 4:49:12 PM

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To: Planning Commission

Please follow the City staff's recommendation:

Please deny this proposal until there is a complete review under the Warehouse Moratorium.

In addition, please be certain that such warehouse(s) do not degrade the Burnt Bridge Creek Watershed.

Thank you,
Jean M. Avery
Vancouver

From: [Heidi Cody](#)
To: [Planning Commission](#)
Cc: [Eiken, Chad](#); [Snodgrass, Bryan](#); [Coutinho, Becky](#); [Cathryn Chudy](#)
Subject: ACE letter to Planning Commission for meeting 3.14.23
Date: Monday, March 13, 2023 1:01:39 PM
Attachments: [3.13.23 ACE PC warehousezonechange.pdf](#)

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Hello Planning Commission and City Staff,

Attached please find a letter from Alliance for Community Engagement (ACE) in support of the City denying a rezoning for a warehouse, until the Warehouse Moratorium Ordinance process is complete.

ACE supports the City's Warehouse Moratorium Ordinance. Thank you for your consideration and your continued work on this important issue.

Sincerely,
Heidi Cody and Cathryn Chudy

--

Co-Director | Alliance for Community Engagement SWWA
Strategic Coordinator for SWWA | Stand Up to Oil Coalition
Sparkle with #climatetoothpaste. I do. climatetoothpaste.com #greennewdeal

March 13, 2023

City of Vancouver Planning Commission

Dear Planning Commission,

Our Alliance for Community Engagement (ACE) is a coalition of environmental and social justice organizations that advocate for strong, equitable climate policy in Vancouver and Clark County. ACE supports City Staff's likely recommendation to deny approval of the Burnt Bridge Creek West Rezone application, pending completion of the overall review of applications for large warehouses pursuant to the City's Warehouse Moratorium.

These large warehouses will affect land use, climate and public health, safety and livability in all of our city, especially in neighborhoods already overburdened by air pollution, traffic congestion and noise.

Seven out of eight warehouses that exceed the 250,000 sq. ft. threshold set by the Moratorium are already vested and moving forward. Development, real estate and economic interest groups have claimed short and long term "benefits" of large warehouses and warned of "unintended consequences" from the Moratorium that could cause Vancouver's economic well-being to suffer. Our ACE coalition believes the Moratorium is necessary to consider all aspects of rezoning to allow this project to go forward. There may be unconsidered consequences of allowing unconditional permitting of warehouses in IL (light industrial) zones. It is especially troubling to convert land zoned for OCI (office, commercial and industrial) to IL, which would permit a warehouse, when the effects of so many large warehouses are unknown.

Whether the requested rezone is consistent with Vancouver's Comprehensive Plan needs to be considered. More than just business and economic factors are at stake. The City must consider the health, safety and well-being of all residents in our community, especially those most likely to be adversely affected. The City should also consider the rezoning's impact on the environmental goals embedded in the Climate Action Framework.

The cumulative effects of multiple warehouses on the neighborhoods where they will be located must be understood and addressed. The permitting pause allowed by the Moratorium provides City staff the time to do the research and community outreach necessary to understand potential impacts and concerns, and make recommendations to City Council for protective code changes going forward.

We urge you to deny this application because it is premature. Thank you for your consideration.

Sincerely,

Alliance for Community Engagement (ACE)

From: Cheri Thomas
To: Planning Commission
Subject: Citizen Communication - Airbnb Policies
Date: Sunday, March 12, 2023 2:57:48 PM

[You don't often get email from cheri@nwhomestyles.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Esteemed Planning Commission Members,

We have a neighbor who own two homes in our neighborhood and they are both being used as Airbnb's. The owners DO NOT LIVE in either of the two homes. The MAJOR issue is the parking of all the vehicles for the Airbnb guests. They have converted dining rooms and garages into living spaces and a hair salon and they have up to 18 Airbnb guests every day. We are very concerned that they have not pulled permits on any of the conversions and I doubt if the contractor is/was licensed. The Airbnb guests park on the grass, sidewalks, even in front of our driveway and most disturbing, they park in "Fire Lanes". Our neighborhood have at least 18 Airbnb guests cars parked any given day/night in the Fire Lane.

And when the Fire Department comes out to give tickets, Airbnb guests will park on the grass for a few days until a new crew of guests come in and it starts over again. It's like two working motels in an exceedingly small residential footprint without regard residents of the neighborhood safety and property values.

There are times where it is very difficult to leave our street due to the cars parked everywhere blocking our view of oncoming traffic. Also, they have 1 trash can for the two properties and we have had their Airbnb guests put trash in our trash can behind our closed latched gate on private property. It's been alarming and very challenging.

Frankly, we have no problem with Airbnbs in general as long as they are complying with city codes/permitting/guidelines. Without them, it's the Wild West out here and our neighborhood is a clear example.

I look forward to the city working towards policies regarding them,

Much appreciated!

Cheri Thomas
4218 NE 136th Ave



From: [Peter Condyles](#)
To: [Planning Commission](#)
Subject: Burnt Creek West Rezone
Date: Monday, March 13, 2023 4:13:59 PM
Attachments: [3-13 Burnt Creek West Rezone Letter.pdf](#)

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Good afternoon,

Please see the attached letter for the Planning Commission regarding the Burnt Creek West rezone.

Thanks!

PETER CONDYLES, SENIOR PROJECT MANAGER
[TOYER STRATEGIC ADVISORS, INC.](#)
10519 20th ST SE, SUITE 3
LAKE STEVENS, WA 98258
425-501-6578
[toyerstrategic.com](#)



TOYER STRATEGIC ADVISORS, INC.

10519 20th ST SE, SUITE 3

LAKE STEVENS, WA 98258

toyerstrategic.com

March 13, 2023

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

Dear Commissioners,

Our firm represents Panattoni Development Corp, applicant for a rezone at 6103 NE 152nd Ave, Vancouver, WA, 98682, parcel number 159112000.

The applicant seeks a standalone rezone from Office Commercial Industrial to Light Industrial, which is not connected to any project or other specific proposal. Because of this we do not believe that this rezone needs to wait on the resolution of the warehousing moratorium that the City Council is currently considering, because development would occur in accordance with the code at the time of project application in the future which may be the moratorium at its current size restraint or some other future code.

Further we would like to note that the site plan that was submitted with the rezone application was a requirement to be considered a complete application. This conceptual site plan shows the largest building on the site but is not a specific proposed use at this time. Panattoni will work with the city while developing a final site plan once there is an application for the same. Our client views the Light Industrial zone as the best place for attracting an end user that is in the marketplace to create new jobs for the Vancouver area. As is stands now, the zoning is holding this site back from being an economic development asset to the city.

We encourage the Planning Commission to move forward with this rezone, and not wait for the City Council to finish their work on the warehousing moratorium as the two items are separate issues.

If you have any questions, please feel free to reach out.

Sincerely,

Peter Condyles
Senior Project Manager, Toyer Strategic Advisors

From: ssilvey643@aol.com
To: [Planning Commission](#)
Subject: Planning commission comments
Date: Tuesday, March 14, 2023 8:54:48 AM

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To the city planners,

Do any of you actually live within Vancouver City limits?

If so do you use public transport or walk to work?

Heights project:

In the new heights development project are you placing story poles on site to show the actual heights of the buildings, or using containers stacked to the height to show residents what they shall see? Are you going to stack containers for the buildings and walks to show the canyon effects?

Since the heights are to be mixed, work live, what jobs shall they create since in one memo the live work arrangement can only be up to 50% but the list of what is not allowed conflicts with what is stated as to eating and entertainment? Is this to mean there is eating establishments but in other building not deemed work live. As work live does not allow walk up business per your rules what is allowed. It appears no retail. Also since they can employ only up to one person outside of those whom live in unit, what is the economic gain to the city? Where is the parking, or is the bus line going to run more frequent, or it is not and a person's time is not important.

Other:

Since it appears building permits are not required on private property and or that in reviewing building of projects that certain permits were omitted and or not acquired, what is the recourse for resident of this city besides filing law suits?

When in fact a city inspector does not inspect a building to meet code, per the permit issued, and that results in damage to the building what steps does the citizen have? Is the city liable or that inspector listed on said permit, who? Is the homeowner to

deconstruct said building to make sure all did their job properly and to code and then rebuild it?

Is the occupancy permit issued by the city a legal document? If so where does one go to enforce said document when in fact folks within the city do not wish to get involved, and one can spend years talking and getting various answers or none at all.

Since in fact the city employ's a diversity person what is the planning and building department make up and what categories do they list, is it made up of residents, non-residents, race, political bent, religion, etc al....

The reason for the questions is that there has to be trust in not only elected officials but also those whom are working for the city, whom basically when working for a government agency need to put their personal opinions and political bent aside and do their job.

When in fact they put their politics into the job, and decisions, all loose, and corruption takes a foot hold, resulting in the fact that they cannot be trusted, and views such as they must be being paid off arise in conversations. Making excuses for why this or that does not exist, is itself an example of this. And if that is the case then a 2 way street exist.

TA

Steven Silvey

PO BOX 5216

Vancouver WA 98668

From: [Wes](#)
To: [Planning Commission](#)
Subject: Planning Commission 3/14/23, Written comments on Short Term Rentals workshop
Date: Tuesday, March 14, 2023 11:20:45 AM

You don't often get email from cartwrightwes@hotmail.com. [Learn why this is important](#)

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

My name is Wes, my wife and son and I have lived in Vancouver and owned a home since 2009.

We live next door to a property that is now an illegally-operating, cheap motel, with no staff on site, being rented out at a nightly rate to strangers over the internet. We've experienced and complained to the city about noise, drunk people at our door, guests parking all over, cigarette butts, and direct loss in value of our home should we sell, because no-one - including STR operators - wants to live next door to an STR.

Another has opened just up the street, prompting further complaints to the city from homeowners, one even moved away. The owners of the property next door have continued to convert additional homes into STRs. There are now 2 STRs in a ten house stretch, and that's while STR's are still illegal under the law.

Our major concern is that if current existing law requiring owner/operators to reside on-site is not enforced, or even worse done away with, then this scourge of commercialized chain STR businesses will grow exponentially in the city of Vancouver. The number operating today exist while operators know they are illegal, but don't care because there is no enforcement.

From reading this commission's materials through this process, it appears that the majority of communication and input through this process has been STR owner/operators themselves (those who stand to profit) and the general public at large, 90% of which do not live near and STR. The commission should take in, group together, and focus on input from those who are experiencing what STR's do to a neighborhood.

Existing code requiring on-site own/operator exists for a very important reason, to protect residential neighborhoods and homeowners. Nothing has changed here other than an internet app facilitating a large number of people intentionally breaking this law at the same time, knowing there is no enforcement.

If the city does not enforce this law, or if the city gives a green light to operate, then commercialized chain STR businesses will increase exponentially. Please make plans and regulations accordingly. Today is the tip of the iceberg. Please enforce the current law requiring owner-operators on-site. Do not let large tech companies, and their waves of illegal businesses, convince you to change a law that is meant to protect Vancouver's neighborhoods and homeowners. Thank you.

Wes & Meladie Cartwright

(360)823-9229

From: [Emm Moore](#)
To: [Planning Commission](#)
Subject: Short term rentals
Date: Tuesday, March 14, 2023 12:10:57 PM

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I am a property owner of multiple LTR's and a past owner of one STR downtown. I also live in the city limits. Not sure why the city employees feel we need regulations now. There have been STR's for 10+ years. I heard on one meeting it was due to reports of parties in STR's?

How many reports were given for parties/noise at LTR's in that same time or even owner occupied homes??

Airbnb has VERY strict policy on parties and will ban guests AND hosts from the platform.

My neighbors appreciated my Airbnb- sending visiting friends and families. It was one of the nicest maintained homes on the block(had to be w/reviews).

How many complaints for safety for STR's?

How many of you have actually stayed in an STR that are making these decisions?

I've since closed my Airbnb as have many others because they are often a headache and not always lucrative. It's supply and demand. Many new hosts don't realize how much work it is.

Some do gooders complain that they take our housing for others. Seems there are apt bldgs going up everywhere...?! But 200 or so STR's are causing a problem?

I think this is all about \$\$'s and control.

If there are regulations input they should mostly be decided by hosts input not city employees.

Thank you

Marianne

Sent from my iPhone