

EXHIBIT B

AMENDED VANCOUVER MUNICIPAL CODE SECTIONS

(see underlines)

Amend VMC Table 20.130.040-1 as follows:

20.130.040 Amendments to Map and Text

Table 20.130.040-1. COMPREHENSIVE PLAN AND CORRESPONDING ZONING DISTRICT DESIGNATIONS

Comprehensive Plan Designation	Corresponding Zoning Districts
Urban Lower Density	R-2 (2 du/ac) ² R-4 (4 du/ac) ² R-6 (6 du/ac) R-9 (9 du/ac)
Urban Higher Density	R-18 (18 du/ac) R-22 (22 du/ac) R-30 (30 du/ac) R-35 (35 du/ac) MX Mixed Use
Commercial and Mixed Use	CN Neighborhood Commercial CC Community Commercial CG General Commercial CX City Center WX Waterfront Mixed Use CPX Vancouver Central Park RGX Riverview Gateway (1) MX Mixed Use <u>HX The Heights</u>

Comprehensive Plan Designation	Corresponding Zoning Districts
Industrial	OCI Office Commercial Industrial ECX – Employment Center Mixed-Use IL Light Industrial IH Heavy Industrial A Airport
Open Space	GW Greenway NA Natural Area P Park
Public Facility	All Zones

1 RGX Riverview Gateway is also consistent with Low Density and High Density Residential, and Industrial Comprehensive Plan designations.

2 In accordance with VMC [20.410.025\(B\)\(5\)](#), No vacant or underutilized land areas (per Vacant Buildable Lands Model criteria) within the City shall be rezoned R-2 or R-4 for new residential development. Land use and zoning designations for residential lands being annexed into the City shall be converted to City designations in accordance with VMC [20.230.030](#).

Amend VMC 20.430.020(H) as follows:

20.430.020 Listing of Zoning Districts

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

Amend VMC Table 20.430.030-1 as follows:

20.430.030 Uses

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	<u>P</u> ⁸
Group Living	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷		P ⁶	P	<u>P</u>
Home Occupation	L ¹⁰	L ¹⁰	L ¹⁰	L ¹⁰	L ¹⁰		L ¹⁰	L ¹⁰	<u>L</u> ¹⁰
HOUSING TYPES									
Single Dwelling Units, Attached	L ⁴	L ⁴	L ⁴	L ⁴²	L ⁴		P ⁶	P	<u>L</u> ⁴
Single Dwelling Units, Detached	X	X	X	X	X		P ⁶	P	<u>X</u>
Accessory Dwelling Units	X	X	X	X	X		P ⁶	P	<u>P</u>
Duplexes	L ⁴	L ⁴	L ⁴	L ⁴²	L ⁴		P ⁶	P	<u>X</u>
Multi-Dwelling Units	L ⁴	L ⁴	L ⁴	L ⁴²	L ⁴		P ⁶	P	<u>L</u> ⁴
Existing Manufactured Home Development	X	X	X	X	X		X	X	<u>X</u>
Designated Manufactured Home	X	X	X	X	X		X	X	<u>X</u>
New Manufactured Home	X	X	X	X	X		X	X	<u>X</u>

USE	CN	CC	CG	CX	WX	CPX ₁	MX ²	RGX ⁴⁴	HX ⁵¹
Affordable Housing Projects	X	L ⁸	L ⁸	L ⁸	L ⁸	L ⁸	L ⁸	L ⁸	<u>P</u>
CIVIC (Institutional)									
Basic Utilities	C	C	C	P	C		C	C	<u>C</u>
Colleges	X	C	C	P	C		P	P	<u>P</u>
Community Centers	X	C	C	C	C		C	C	<u>C</u>
Community Recreation	X	L ¹¹	L ¹¹	L ¹¹	L ¹¹		L ¹¹	L ¹¹	<u>L¹¹</u>
Cultural Institutions	L ¹⁹	P	P	P	P		P	P	<u>P</u>
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	<u>P/L¹³</u>
- Child Care Center	L ¹³	L ¹³	L ¹³	L ¹³	L ¹³		P/L ¹³	P/L ¹³	<u>P/L¹³</u>
- Adult Day Care	P/C ¹⁴	P	P	P	P		P	P	<u>P</u>
Emergency Services	X	C	P	P	C		P	P	<u>P</u>
Medical Centers	X	C	C	P	C		C	P	<u>C</u>
Parks/Open Space									
- Neighborhood Parks	P	P	P	P	P		P	P	<u>P</u>
- Community Parks	P	P	P	P	P		P	P	<u>P</u>
- Regional Parks	X	P	P	P	P		P	P	<u>P</u>
- Trails	P	P	P	P	P		P	P	<u>P</u>
Postal Service	L ¹⁹	P	P	P	P		P	P	<u>P</u>

USE	CN	CC	CG	CX	WX	CPX ₁	MX ²	RGX ⁴⁴	HX ⁵¹
Religious Institutions	X	P	P	P	C		P	P	<u>P</u>
Schools (not truck driving schools)	C	P	P	P	P		P	P	<u>P</u>
Social/Fraternal Clubs	C	L ¹¹	L ¹¹	L ¹¹	L ¹¹		L ¹¹	L ¹¹	<u>L¹¹</u>
Transportation Facility	P	P	P	P	P		P	P	<u>P</u>
Park & Ride Facilities									
Surface	X	L ⁴⁸	L ⁴⁸	X	X	X	X	X	<u>X</u>
Structure	X	L ⁴⁸	L ⁴⁸	L ⁴⁸	L ⁴⁸	L ⁴⁸	L ⁴⁸	X	<u>L⁴⁸</u>
COMMERCIAL									
Commercial and Transient Lodging	X	C	P	P	L ¹⁸ /C		L ¹⁸ /C	P	<u>L¹⁸/C</u>
Eating/Drinking Establishments	L ^{19/20}	P	P	P	P		P	P	<u>P</u>
Entertainment-Oriented									
- Adult Entertainment	X	X	L ²³	X	X		X	X	<u>X</u>
- Indoor Entertainment	X	P/L ²⁴	P/L ²⁴	P/L ²⁴	P/L ²⁴		P/L ²⁴	P/L ²⁴	<u>P/L²⁴</u>
- Major Event Entertainment	X	X	P	P	C		C	X	<u>C</u>
General Retail									
- Sales-Oriented	L ¹⁹	P	P	P ²⁵	P		P	P ²⁵ , 46	<u>P</u>
- Personal Services	L ¹⁹	P	P	P	P		P	P	<u>P</u>

USE	CN	CC	CG	CX	WX	CPX ₁	MX ²	RGX ⁴⁴	HX ⁵¹
- Repair-Oriented	X	P	P	P	X		P	P	<u>P</u>
- Bulk Sales	X	P	P	P	X		P	C	<u>P</u>
- Outdoor Sales	X	C	P/L ²⁶	P/L ²⁶	X		P/L ²⁶	X	<u>P/L²⁶</u>
Artisan and Specialty Goods Production	X	L ⁴⁰	L ⁴⁰	L ⁴⁰	X		X	X	<u>L^{40,52}</u>
Motor Vehicle Related									
- Motor Vehicle Sales/Rental	X	L ²⁷	P	P	X		C ²⁷	X, L ⁴⁵	<u>X</u>
- Motor Vehicle Servicing/Repair (entirely indoors)	X	L ²⁸	L ²⁸	L ²⁸	X		C ²⁸	X	<u>X</u>
- Vehicle Fuel Sales	X	L ²⁸	L ²⁸	L ²⁸	C		C ²⁸	X	<u>X</u>
- EV Basic Charging Stations (accessory and standalone)	P	P	P	P	P		P	P	<u>P</u>
- EV Rapid Charging Stations (accessory and standalone)	P	P	P	P	P		P	P	<u>P</u>
-EV Battery Exchange Stations	X	P	P	P	X		X	P	<u>X</u>
Office									
- General	L ¹⁹	P	P	P	P		P	P	<u>P</u>
- Medical	L ¹⁹	P	P	P	P		P	P	<u>P</u>
- Extended	X	P	P	P	X		X	X	<u>X</u>

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	<u>P</u>
Non-Accessory Parking	X	C	C	C ⁴³	C		C	C ⁴³	<u>X</u>
Self-Service Storage	X	P ^{3, 50}	P ⁵⁰	X	X		X	X	<u>X</u>
INDUSTRIAL									
Industrial Services	X	C	C	X	X		X	C	<u>X</u>
Manufacturing and Production	X	C/X ³⁰	P/X ³¹	P/X ⁴¹	X		C/X ³²	P ⁴¹	<u>C/X³</u> ₂
Railroad Yards	X	X	X	X	X	X	X	X	<u>X</u>
Research and Development	X	X	P	C	C		C	P	<u>C</u>
Warehouse/Freight Movement	X	X	X	X	X		X	X	<u>X</u>
Waste-Related	X	X	P ⁴⁷	X	X		X	X	<u>X</u>
Wholesale Sales	X	X	C	C	X		X	X	<u>X</u>
Major Utility Facilities	X	X	X	X	X		X	X	<u>X</u>
OTHER									
Agriculture/Horticulture	X	X	X	X	X		X	X	<u>X</u>
Airport/Airpark	X	X	X	X	X		X	X	<u>X</u>
Animal Kennel/Shelters	X	L ³³	L ³³	X	X		X	X	<u>X</u>
Cemeteries	X	C ³⁴	P ³⁴	C ³⁴	X		C ³⁴	X	<u>C³⁴</u>

USE	CN	CC	CG	CX	WX	CPX ₁	MX ²	RGX ⁴⁴	HX ⁵¹
Detention & Post Detention Facilities	X	X	C/X ³⁵	C/X ³⁵	X		X	X	<u>X</u>
Dog Day Care	L ³⁶	L ³⁶	L ³⁶	L ³⁶	L ³⁶		L ³⁶	L ³⁶	<u>L³⁶</u>
Heliports	X	X	X	C ³⁷	C ³⁷		C ³⁷	C ³⁷	<u>C³⁷</u>
Medical Marijuana Cooperatives	X	X	X	X	X		X	X	<u>X</u>
Recreational Marijuana, Production or Processing	X	X	X	X	X		X	X	<u>X</u>
Recreational Marijuana Retail	X	L ⁴⁹	L ⁴⁹	X	X		X	X	<u>L⁴⁹</u>
Mining	X	X	X	X	X		X	C	<u>X</u>
Rail Lines/Utility Corridors	C	P	P	P	C		C	P	<u>C</u>
Temporary Uses	L ²⁶	L ²⁶	L ²⁶	L ²⁶	L ²⁶		L ²⁶	L ²⁶	<u>L²⁶</u>
Wireless Communication Facilities	X	L/C/X ³ ₉	L/C/X ³ ₉	L/C/X ³ ₉	L/C/X ³ ₉		L/C/X ³ ₉	L/C/X ³ ₉	<u>L/X³⁹</u>

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 permits 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](#). **40** Subject to limitations in VMC [20.430.050\(A\)](#). Uses defined in VMC [20.160.020\(C\)\(10\)](#).
- 51** Allowed subject to the provisions of the Heights District Plan Standards, Chapter [20.670](#).

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

Amend VMC Table 20.430.040-1 as follows:

20.430.040 Development Standards

Table 20.430.040-1 Development Standards									
STANDARD	CN	CC	CG	CX**	WX**	CPX* *	MX***	RGX*** *	<u>HX**</u>
Minimum Lot Size	None	None	None	None	None		None	None	<u>None</u>
Minimum Lot Width	None	None	None	None	None		None	None	<u>None</u>
Minimum Lot Depth	None	None	None	None	None		None	None	<u>None</u>
Maximum Lot Coverage	Maximum determined by compliance with screening and buffering standards contained in VMC Tables 20.925.030-1 and 20.925.030-2, stormwater standards, erosion control regulations, and all other applicable development standards.			100%	70%		100%	100%	<u>100%</u>
Minimum Setbacks									
Front yard	See minimum setback	See minimum setback	See minimum setback	None	All 25' except parking lots, 10'		All 10' abutting an R zone;	All 10' abutting an R zone;	<u>None</u>

<p>Table 20.430.040-1</p> <p>Development Standards</p>									
STANDARD	CN	CC	CG	CX**	WX**	CPX* *	MX***	RGX*** *	<u>HX**</u>
	s sharing property line below	s sharing property line below ³	s sharing property line below		and driveways		otherwise, same as abutting zone	otherwise, zero	
Rear yard	See minimum setbacks sharing property line below	See minimum setbacks sharing property line below ³	See minimum setbacks sharing property line below	None	All 25' except parking lots, 10' and driveways		All 10' abutting an R zone; otherwise, same as abutting zone	All 10' abutting an R zone; otherwise, zero	<u>See</u> <u>minimum</u> <u>setbacks</u> <u>sharing</u> <u>property</u> <u>line</u> <u>below</u>
Rear through- street	See minimum setbacks sharing property line below	See minimum setbacks sharing property line below ³	See minimum setbacks sharing property line below	None				None	<u>See</u> <u>minimum</u> <u>setbacks</u> <u>sharing</u> <u>property</u> <u>line</u> <u>below</u>
Side yard	See minimum setbacks	See minimum setbacks	See minimum setbacks	0/5' ⁴	5'			0/5' ⁴	<u>See</u> <u>minimum</u> <u>setbacks</u> <u>ks</u>

Table 20.430.040-1 Development Standards									
STANDARD	CN	CC	CG	CX**	WX**	CPX* *	MX***	RGX*** *	<u>HX**</u>
	sharing property line below	sharing property line below ³	sharing property line below						<u>sharing property line below</u>
Street Side yard	See minimum setbacks sharing property line below	See minimum setbacks sharing property line below ³	See minimum setbacks sharing property line below	None	None			None	<u>See minimum setbacks sharing property line below</u>
Between buildings on site	None	None	None	None	None		None	None	<u>None</u>
Maximum Height	35'	50'	None	Refer to Figure 20.630 ⁴	60'		35' – 75' ⁵	35' – 75' ⁶	<u>35'-85'**</u>
Minimum setbacks adjacent to residential district	Pursuant to the screening and buffering standards contained in VMC Tables 20.925.030-1 and 20.925.030-2, plus an additional 1/2 foot for each								

Table 20.430.040-1 Development Standards									
STANDARD	CN	CC	CG	CX**	WX**	CPX* *	MX***	RGX*** *	<u>HX**</u>
	foot the building exceeds 20 feet in height to a maximum setback requirement of 40 feet. Buildings in excess of 20 feet may be stepped.								
Minimum setbacks adjacent to nonresidential districts	Pursuant to screening and buffering standards contained in VMC Tables 20.925.030-1 and 20.925.030-2.								
Minimum Landscaping Requirement (percentage of total net area)	15%	15%	15%	None	20%		15%	15%, unless adjusted through master plan	<u>None</u>

** Subject to additional development standards of 20.600, Plan Districts.

*** Subject to development standards of VMC [20.430.060](#).

**** Subject to development standards of Chapter [20.680](#) VMC, and associated Master Plan Adopted for the area of proposed development. Single-family residential development shall meet the development standards of the R-6 zone, except that the minimum lot size shall be 7,000 square feet and maximum lot size shall be 14,500 square feet. Any changes to platted single-family lots including lot line adjustments, adding new lots or consolidating lots shall comply with the approved master plan and applicable provisions of Chapter [20.680](#) VMC, Riverview Gateway Plan District.

1 Deleted.

2 Commercial condominiums shall have no minimum lot size.

3 Zero setbacks allowed for buildings along Main Street and Broadway between McLoughlin and Fourth Plain.

4 None except when abutting residentially zoned property, when the minimum setback is five feet.

5 In the MX District, maximum building height shall be the same as that of the abutting zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by two feet for every additional foot that a structure is set back from the property line to a maximum height of 75 feet. (For example, where the MX district abuts a residential district with a maximum height of 35 feet, the maximum height in the MX district would be 35 feet for the first 35 feet from the property line. The height may then be increased by two feet for every additional foot the structure or portion of the structure is removed from the property line to a maximum of 75 feet.) Where the abutting zone is MX or OCI, the maximum height shall be 35 feet; however, the height may be increased two feet for every additional foot that a structure is set back from the property line, to a maximum of 75 feet (for example, a building which is set back 10 feet from an abutting MX or OCI property may be 45 feet tall).

6 Maximum heights in the RGX District shall be the same as the MX District as described herein including footnote 5, except where indicated otherwise through Master Plan review and approval pursuant to Chapter [20.680](#) VMC, subject to conditions therein.

Update VMC 20.430.050 as follows:

20.430.050 Special Limitations on Uses

A. CX and HX Zone. The following special use limitations apply within the CX and HX zone.

1. Artisan and Specialty Goods Production uses in CX and HX zone.

a. The Artisan and Specialty Goods Production structure shall not encompass more than ten thousand (10,000) square feet of area. The ten thousand (10,000) square feet total shall include all storage areas associated with the manufacturing operation. These types of uses are limited in size to assure that they will not dominate the commercial area and to limit the potential impacts on residential and commercial uses. Upon application the Planning Official may increase the square feet of area by no more than 20% if it is determined that the additional area will not adversely impact neighboring uses and improvements, and will be consistent with the intent of the CX District and HX District.

b. All activities except loading shall occur within buildings; outdoor storage/repair is prohibited.

c. All Artisan and Specialty Goods Production uses are required to accommodate public viewing or a customer service space as defined below.

1. Public viewing shall be accomplished with windows or glass doors covering at least 25% of the front of the building face abutting the street or indoor lobby wall, allowing direct views of manufacturing, openings between the display or lobby area and manufacturing/work space may be reduced below 25% where fire rated separation requirements restrict opening size as determined by the planning official, or;
 2. A customer service space includes, a showroom, tasting room, restaurant, or retail space.
- d. Drive-through facilities are prohibited.

Amend VMC 20.770.080A as follows:

20.770.080 Tree Density Requirement

A. *Minimum tree density requirement established.* The required minimum tree density is 30 tree units per acre for new development; 30 tree units per acre of site disturbance for commercial, industrial and multiple-family (more than four units) development; and 200 tree units for Conversion Option Harvest Forest Practices. For properties within the City Center and HX Districts, the minimum tree density does not apply.

Amend VMC 20.850.020.C as follows:

20.850 Dog Day Care

20.850.020 Approval Process

C. *Commercial and Industrial Zoning Districts.* Dog Day Care uses are limited uses in the commercial zones (CN, CC, CG, CX, WX, HX and MX) and industrial zones (OCI, IL and IH), subject to the development standards contained in Section [20.850.030](#) below. Dog day care is a prohibited use in the Vancouver Central Park Plan District (CPX).

Amend VMC 20.850.030.C as follows:

20.850.030 Development Standards

C. *Commercial zoning districts.* A Dog Day Care facility is permitted as a Type I limited use in the CN, CC, CG, CX, WX, HX and MX zoning districts subject to the procedural requirements of VMC 20.210 Decision-Making Procedures. Such a facility in one of these zoning districts shall satisfy the following requirements in addition to those in Subsection A above:

1. Maximum of 40 dogs on the premises.
2. Minimum setback requirements shall be consistent with the standards of the CN, CC, CG, CX, WX, HX and MX unless the Dog Day Care facility abuts a residential district, in which case the setback shall be 50'. The setback requirements of this section do not apply if all activity is contained indoors.
3. Provide on-site indoor play area when located within the City Center (CX), Waterfront (WX), The Heights (HX) and Mixed Use (MX) districts. Outdoor play areas are not permitted in the (CX), (WX), (HX) or (MX) districts.
4. Hours of operation: 6 a.m. to 10 p.m.

Amend VMC 20.890.060.C as follows:

20.890.060 Additional Development Standards by Zoning District

C. In commercial districts. Wireless communications facilities in commercial districts, (i.e., CN, CC, CG, CX, HX and WX) are regulated as follows:

1. Lattice tower support structures are prohibited on the site of attached and detached single-family dwellings, and otherwise require a conditional use permit on the site of all other uses. Lattice tower support structures are prohibited in the HX district.
2. Monopole support structures are prohibited on the site of existing attached and detached single-family uses in all commercial districts and within the HX district.
3. Monopole support structures are permitted in CN districts, on the roof of multi-family and nonresidential uses, if the criteria in [20.890.040\(Q\)](#) VMC for replacement are met.
4. Monopole support structures and their associated accessory equipment structures and antennae otherwise require a conditional use permit in the CN, CC, CG, CX, WX and A districts. Monopole support structures and their accessory equipment structures and antennae are not permitted in the HX district. Furthermore, within the Airport Height Overlay District the provisions of VMC [20.570](#) for Pearson Airpark shall apply.
5. Antennae are prohibited on attached and detached single-family dwellings. Antennae and micro-cell facilities are permitted on multi-family residential dwellings and nonresidential structures within such districts subject to the general development standards of Section [20.890.040](#) VMC.

Amend VMC Table 20.890.130-1 as follows:

20.890.130 Summary Table

Table 20.890.130-1 Wireless Summary Table										
	Monopole (New) On				Replace with Monopole ¹		Attached Antenna On			Height
Zone District	Lattice Tower	SF	MF	N/RES	MF	N/RES	SF	MF	N/RES	
R-2 – 9	X	X	X	X	X	X	X	C	C ⁴	-
R-18 – 35	X	X	X	X	X	X	X	C	C ⁴	35
CN	C	X	C	C	P	P	X	P	P	35
CC	C	X	C	C	P	P	X	P	P	50
CG	C	X	C	C	P	P	X	P	P	-
CX	C	X	C	C	C	C	X	P	P	See Note ⁵
MX	C	C	C	C	C	C	X	P	P	65*
WX	C	C	C	C	C	C	X	P	P	60 ⁵
<u>HX</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>See Note⁵</u>
OCI	C	C	C	C	P	P	X	P	P	72
IL	P	X	P	P	P	P	X	P	P	45 ⁵
IH	P	X	P	P	P	P	X	P	P	-
NA	C	C	C	C	P	P	X	C	P	35
GW/VL GW/LF	C	C	C	C	P	P	X	C	P	See Note ⁵

Table 20.890.130-1 Wireless Summary Table										
	Monopole (New) On				Replace with Monopole¹		Attached Antenna On			Height
Zone District	Lattice Tower	SF	MF	N/RES	MF	N/RES	SF	MF	N/RES	
CPX/H ²	X	X	X	X	X	X	X	X	X	See Note ²
CPX ³	X	X	X	X	X	X	X	X	P	See Note ²

1 Replacement of an existing pole, light standard, telecommunications pole or other pole-like structure by a monopole of the same or less height, and not more than twice the same circumference of the pole being replaced. (20.890.040(Q) VMC)

2 Vancouver Central Park Plan District VMC [20.640.040](#), Historic Reserve Conservation District.

3 Vancouver Central Park Plan District, VMC [20.640.050](#), Education and Recreation Conservation District, or VMC [20.640.060](#) Social & Health Services Conservation District, as applicable.

4 Subject to [20.890.060](#) (A)(3) VMC and [20.890.060](#) (B)(3) VMC.

5 See underlying zoning district for further clarification.

Key:

P – Permitted (subject to development standards)

C – Conditional Use

X – Prohibited

Additional Notes:

Collocation on an existing, legally established wireless support structure is permitted in all districts.

All new support structures over 100 feet in height require a Conditional Use Permit.

Amend VMC Table 20.925.030-1 as follows:

20.925.030 General Provisions.

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

Table 20.925.030-1. Minimum Landscaping and Buffer Setback Standards

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

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

Zoning of Proposed Development (Buffer width is the setback for the commercial and industrial zoning districts)													
Required street trees and parking area landscaping do not count towards these requirements except as allowed by the street tree and parking code sections.		Lower Density Residential ³		Higher Density Residential ³		Commercial and Mixed Use ¹		Industrial ¹					
		R-2, R-4, R-6, R-9		R-18, R-22, R-30, R-35		CN, CC, CG, <u>HX</u> & MX only		OCI		IL A		IH	
Zoning Of Land Abutting Development Site		Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street
Commercial and Mixed Use	CN, CC, CG, MX	L1 10-ft	L3 5-ft	L2 10-ft	L3 5-ft	L2 10-ft	L1 ² 0-5 ft	L2 5-ft	L1 ² 0-5 ft	L2 10-ft	L3 5-ft	L2 10-ft	L3 10-ft
	Industrial	L1 10-ft	L3 5-ft	L1 10-ft	L3 5-ft	L2 10-ft	L1 ² 0-5 ft	L2 5-ft	L1 ² 0-5 ft	L2 10-ft	L3 5-ft	L2 10-ft	L3 10-ft
	IL, A,	L1	L3	L2	L3	L2	L2	L2	L1 ²	L2	L1	L2	L3

Zoning of Proposed Development (Buffer width is the setback for the commercial and industrial zoning districts)													
Required street trees and parking area landscaping do not count towards these requirements except as allowed by the street tree and parking code sections.		Lower Density Residential ³		Higher Density Residential ³		Commercial and Mixed Use ¹		Industrial ¹					
		R-2, R-4, R-6, R-9		R-18, R-22, R-30, R-35		CN, CC, CG, <u>HX</u> & MX only		OCI		IL A		IH	
Zoning Of Land Abutting Development Site		Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street
		10-ft	5-ft	10-ft	5-ft	10-ft	5-ft	5-ft	0-5 ft	10-ft	5-ft	10-ft	10-ft
	IH	L1 10-ft	L3 5-ft	L2 10-ft	L3 5-ft	L2 5-ft	L3 5-ft	L2 5-ft	L3 5-ft	L2 10-ft	L3 10-ft	L2 10-ft	L1 ² 0-5 ft
Resource (County)	FR-80, FR-40,	L1 10-ft	L3 50-ft	L2 10-ft	L3 50-ft	L2 10-ft	L2 5 ft	L2 5-ft	L3 10-ft	L2 10-ft	L1 5-ft	L2 10-ft	L3 10-ft

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

1 Zero lot line developments shall comply with the standards and requirements of VMC [20.910.050](#).

2 If building is to be built on the property line there is no required buffer for that portion of the site.

3 Applies to multi-family site plan applications and the perimeter of land divisions not to individual single-family lot developments.

4 In case of conflict with yard, setback, landscape, screening, or buffer standards specified in other sections of Title [20](#), the stricter standard shall apply, except for Plan Districts where the district standards shall always apply even if less strict than the standards of this table.

5 Buffer widths abutting parking areas that are landscaped in accordance with the requirements of VMC [20.945.040\(I\)](#) can be reduced to 25 feet.

Amend VMC 20.945.080.A as follows:

20.945.080 Off Loading Requirements

A. *Berths required.* Except in the City Center (CX) and the Heights (HX) Districts ~~(CX)~~, new or substantially renovated buildings or structures that require receipt, delivery or distribution of materials and merchandise by trucks, shall provide and maintain off-street loading berths according to prescribed standards. The Planning Official may through a Type 1 procedure waive off-street loading requirements for uses that demonstrate a loading berth is not needed. The applicant shall demonstrate that either the proposed use does not require receipt, delivery or distribution of materials and merchandise by truck that only small delivery trucks will access the site, or that large trucks will only access the site outside of normal business hours.

Amend VMC 20.985.020.B as follows:

20.985.020 Development Standards

B. *Provisions with precedence.* The provisions of this Section shall take precedence over any building and parking setbacks, except in the City Center (CX) and the Heights (HX) Districts ~~(CX)~~ where the City Transportation Manager may authorize lesser requirements upon a finding that the public health, safety and welfare will not be adversely impacted.