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**ORDINANCE NO. M-\_\_\_\_\_**

AN ORDINANCE relating to the regulation of Warehouse/Freight Movement uses in the city of Vancouver, providing for savings, severability, and an effective date.

WHEREAS, as reflected in SR - \_\_\_\_\_, late in 2022, city planning staff noticed a trend of very large (as large as 600,000 square feet) warehouses being submitted for development approvals. At the time, there were as many as eight warehouses larger than 100,000 square feet being proposed or under construction, with a cumulative building area of 3.34 million square feet, the equivalent of 58 football fields; and

WHEREAS, Other cities were (and are) experiencing a similar surge in large warehouse projects, and staff was hearing reports of mega-warehouses elsewhere, such as a 2.5 million square foot warehouse in Tacoma; and

WHEREAS, These extremely large facilities appear to be a growing trend nationally in response to the increasing demand for online retail shopping and parcel delivery as well as supply chain logistics issues, and consume significant swaths of limited industrial land with typically lower jobs per acre ratio than many other industrial uses; and

WHEREAS, In December of 2022, planning and economic development staff took their concerns to City Council and recommended that an emergency six-month moratorium be adopted to prevent the submission of any new pre-applications or land use applications for warehouses larger than 100,000 square feet to allow staff time to study these new types

of warehouses and understand the physical, operational, and economic differences from traditional wholesale warehouses - as well as key differences in impacts - to inform possible new use and development standards; and

WHEREAS, On December 12, 2023, following an executive session, City Council at their regular meeting adopted an emergency ordinance on large new warehouse applications, and the emergency ordinance was affirmed by City Council following a public hearing as required by state law, on January 23, 2023. Three amendments to the initial moratorium ordinance were requested by City Council, which were adopted by ordinance on February 6, 2023, including: 1) an exemption from the moratorium for the Port of Vancouver; 2) increase in the size of warehouses subject to the moratorium from 100,000 square feet to 250,000 square feet and larger; and 3) an exemption from the moratorium for any storage for a publicly-traded product, if formalized through a development agreement; and

WHEREAS, On June 5, 2023, following a public hearing, City Council approved a six-month extension of the moratorium but also encouraged staff to propose any code amendments as soon as possible so the moratorium may be terminated sooner. The moratorium will end on December 6, 2023; and

WHEREAS, City consultants analyzed differences between large e-commerce warehouses and more traditional business-to-business warehouses and found that large warehouses, particularly related to e-commerce, generate more traffic impacts, often at off-peak hours due to round-the-clock operations, can create visual impacts particularly along streets, and due to their size can lead to greater climate-related impacts which should be mitigated through development regulations; and

WHEREAS, Over the past ten months, staff has consulted with warehouse industry experts and engaged in a series of meetings with environmental advocates and business stakeholders including the Port of Vancouver and representatives from existing warehouse facilities, as well as the Planning Commission and residents in the Fruit Valley Neighborhood. Planning staff where possible have incorporated input on specific code language to make the ordinance clearer and to balance the stated objectives of City Council with industry, neighborhood, and environmental perspectives; and

WHEREAS, Pursuant to the State Environmental Policy Act (SEPA) and WAC 197-11, the City of Vancouver as lead agency has determined that the proposed Warehouse and Freight Distribution Amendments will not have a probable significant adverse impact on the environment. A Determination of Nonsignificance (DNS) was published on September 22, 2023 in the Columbian with a 14-day comment period and no agency or public comments were received during the comment period and no appeal has been filed to-date; and

WHEREAS, The recommended code amendments will address the potential for disparate impacts to high priority equity areas as follows: 1) warehouses larger than 250,000 square feet will only be allowed in the IH, Heavy Industrial District, further away from residential areas, and 2) new special development standards that apply to large warehouses such as prohibiting tractor trailer trucks traveling to or from such large warehouses from using Fruit Valley Road, and 3) measures to increase tree canopy, reduce parking and lot coverage, prohibit truck idling, improve visual impacts next to public streets, and promote climate-friendly measures such as electric vehicle charging stations and buildings that can more easily be adapted to green technology; and

WHEREAS, The City's Planning Commission held a duly-noticed public hearing on October 24, 2023 and found that the proposal met the approval criteria in VMC 20.285.090 and recommended that Council approve the proposed code amendments by a vote of 7-0.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. That part of Ordinance M-3643, last amended by that part of Section 6 of Ordinance M-3939, codified as VMC 20.440.020, is hereby amended to read as follows:

**20.440.020 List of Zoning Districts.**

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

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

C. IH: Heavy Industrial. The IH zoning district provides appropriate locations for intensive industrial uses including industrial service, manufacturing and production, research and development, warehousing and freight movement, railroad yards, waste-related and wholesale sales activities. Activities in the IH zone include those that involve

the use of raw materials, require significant outdoor storage and generate heavy truck and/or rail traffic. Because of these characteristics, IH-zoned property has been carefully located to minimize impacts on established residential, commercial and light industrial areas.

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

Section 2. That part of Section 25 of Ordinance M-3922, last amended by that part of Section 9 of Ordinance M-4380, codified as VMC 20.440.030, is hereby amended to read as follows:

**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**

<b>USE</b>	<b>OCI<sup>20</sup></b>	<b>IL<sup>1</sup></b>	<b>IH</b>	<b>ECX<sup>27</sup></b>
<b>RESIDENTIAL</b>				
Household Living	L <sup>2</sup>	L <sup>2</sup>	L <sup>2</sup>	L <sup>28</sup>
Group Living	P <sup>21</sup> /X	X	X	P <sup>21</sup> /X
Home Occupation	L <sup>3</sup>	L <sup>3</sup>	L <sup>3</sup>	L <sup>3</sup>
<b>HOUSING TYPES</b>				
Single Dwelling, Attached	L <sup>2</sup>	X	X	L <sup>28</sup>
Single Dwelling, Detached	X	X	X	X
Accessory Dwelling Units	X	X	X	X
Duplexes	L <sup>2</sup>	X	X	L <sup>28</sup>
Multi-Dwelling Units	L <sup>2</sup>	X	X	L <sup>28</sup>
Existing Manufactured Home Developments	X	X	X	X
Designated Manufactured	X	X	X	X
New Manufactured Homes	X	X	X	X
<b>CIVIC (Institutional)</b>				
Basic Utilities	P	P	P	P
Colleges	X	X	X	C

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

<b>USE</b>	<b>OCI<sup>20</sup></b>	<b>IL<sup>1</sup></b>	<b>IH</b>	<b>ECX<sup>27</sup></b>
Structure	L <sup>31</sup>	L <sup>31</sup>	L <sup>31</sup>	L <sup>31</sup>
<b>COMMERCIAL</b>				
Commercial and Transient Lodging	X	X	X	P
Eating/Drinking Establishments	L	L <sup>5</sup>	L <sup>5</sup>	L <sup>6</sup>
Entertainment-Oriented				
- Adult Entertainment	X	L <sup>7</sup>	L <sup>7</sup>	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 <sup>6</sup>	L/C <sup>6</sup>	L <sup>6</sup>
- Personal Services	L	L <sup>6</sup>	X	L <sup>6</sup>
- Repair-Oriented	L	L <sup>6</sup>	X	L <sup>6</sup>
- Bulk Sales	X	X	X	X
- Outdoor Sales	X	X	P	X
Motor Vehicle Related				
- Motor Vehicle Sales/Rental	X	X	X	X



<b>USE</b>	<b>OCI<sup>20</sup></b>	<b>IL<sup>1</sup></b>	<b>IH</b>	<b>ECX<sup>27</sup></b>
- Motor Vehicle Servicing/Repair	X	L <sup>8</sup>	L <sup>8</sup>	X
- Vehicle Fuel Sales	X	X	L <sup>8</sup>	L <sup>8, 29</sup>
- 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 <sup>9</sup>	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 <sup>10</sup>	L <sup>10</sup> /X	X	L <sup>30</sup>
Self-Service Storage	P <sup>35</sup>	P <sup>35</sup>	X	X
<b>INDUSTRIAL</b>				
Industrial Services	P	P	P	P
Manufacturing and Production	P	P <sup>11</sup>	P <sup>11</sup>	P
Railroad Yards	X	X	P	X

<b>USE</b>	<b>OCI<sup>20</sup></b>	<b>IL<sup>1</sup></b>	<b>IH</b>	<b>ECX<sup>27</sup></b>
Bulk Fossil Fuel Storage and Handling Facilities	X <sup>34</sup>	X <sup>34</sup>	X/L/C <sup>34</sup>	X <sup>34</sup>
Cleaner Fuel Storage and Handling Facilities	X	X	C <sup>37</sup>	X
Small Fossil Fuel or Cleaner Fuel Storage and Distribution Facilities	X	X	C <sup>37</sup>	X
Petroleum/Oil Refineries	X	X	X	X
Research and Development	P	P	C	P
Warehouse/Freight Movement	X	L/X <sup>12</sup>	P/L <sup>30</sup>	X
Waste-Related	X	X	P <sup>22</sup> /X	X
Wholesale Sales	P	L <sup>12</sup>	X	X
Major Utility Facilities	X	X/P <sup>32</sup>	L <sup>33</sup>	X
<b>OTHER</b>				
Agriculture/Horticulture	X	P	P	X
Airport/Airpark	X	L <sup>19</sup>	P	X
Animal Kennel/Shelters	X	L <sup>17</sup>	L <sup>17</sup>	X
Cemeteries	X	X	C	X
Detention and Post Detention Facilities	X	C/X <sup>13</sup>	C <sup>14</sup>	X
Dog Day Care	L <sup>15</sup>	L <sup>15</sup>	L <sup>15</sup>	L <sup>15</sup>
Heliports	C	C	C	C

<b>USE</b>	<b>OCI<sup>20</sup></b>	<b>IL<sup>1</sup></b>	<b>IH</b>	<b>ECX<sup>27</sup></b>
Medical Marijuana Cooperatives	X	X	X	X
Recreational Marijuana Retail	X	X	X	X
Recreational Marijuana Growing or Processing	X	L <sup>36</sup>	L <sup>36</sup>	X
Mining	C <sup>18</sup>	C <sup>18</sup>	C <sup>18</sup>	C <sup>18</sup>
Rail Lines/Utility Corridors	P/X <sup>23</sup>	P	P	P/X <sup>23</sup>
Wireless Communication Facilities	L <sup>16</sup>	L <sup>16</sup>	L <sup>16</sup>	L <sup>16</sup>

**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** Warehouse/Freight Movement buildings up to 250,000 square feet of gross floor area on the ground floor of the building. Permitted allowed as a limited use provided all activities, except outdoor storage of materials, are wholly contained within building(s); Warehouse/Freight Movement buildings larger than 250,000 square feet of gross floor area on the ground floor of the building are prohibited.

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

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

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

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

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

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

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

**20** All uses locating the OCI zone shall comply with the special use limitations of VMC 20.440.040(C) and 20.440.050(A). Development agreements in existence on the effective date of the ordinance codified in this section shall control the uses and development standards of the affected properties. In order to protect the investments made in reliance upon such agreements, improvements made or site plans approved consistence with these agreements shall not be deemed nonconforming.

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

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

**23** Prohibited within 200 feet of a residential zone.

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

**25** The language for this footnote has been deleted.

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

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

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

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

**30** ~~The language for this footnote has been deleted.~~ Warehouse/Freight Movement uses larger than 250,000 square feet of gross floor area on the ground floor per building allowed as a limited use, subject to miscellaneous special use standards of VMC 20.895.120.

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

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

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

**34** New bulk fossil fuel storage and handling facilities are prohibited. Maintenance and safety improvements to existing bulk fossil fuel storage and handling facilities are allowed subject to compliance with requirements in VMC 20.895.110. Existing bulk fossil fuel storage and handling facilities including vested projects as November 3, 2022, may convert to Cleaner Fuels and as part of such conversion may expand the amount of storage by up to 15 percent of the baseline capacity subject to a Conditional Use Permit and compliance with the requirements of VMC 20.895.110.

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

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

**37** Subject to compliance with VMC 20.895.110.

Section 3. That part of Ordinance M-3643, last amended by that part of Section 75 of Ordinance M-4179, codified as VMC 20.440.040, is hereby amended to read as follows:

**20.440.040 Development Standards.**

A. Compliance Required. All developments must comply with:

1. All of the applicable development standards contained in the underlying zoning district.
2. All other applicable standards and requirements contained in this title.
3. Stormwater Control VMC 14.25, and Water Resource Protection VMC 14.26.

B. Development standards. Development standards in industrial zoning districts are contained in Table 20.440.040-1.

**Table 20.440.040-1. Industrial Zoning Districts Development Standards**

<b>STANDARD</b>	<b>OCI<sup>5</sup></b>	<b>IL</b>	<b>IH</b>
Minimum Lot Size	None	None	None
Minimum Lot Coverage	100%	75%	100%/75% <sup>1</sup>
Minimum Lot Width	None	None	None
Minimum Lot Depth	None	None	None
Minimum Setbacks			
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 ½ foot for each 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 district	Pursuant to buffering and screening standards contained in VMC Tables 20.925.030-1 and 20.925.030-2.		
Maximum Height	35'-75' <sup>3</sup>	45' <sup>2</sup>	None
Minimum Landscaping Requirement (percentage of total net area)	15% <sup>4</sup>	10%	0%

1 Warehouse/Freight Movement uses in buildings over 250,000 square feet of gross floor area on the ground floor shall have a maximum lot coverage of 75%

2 Or greater, if set back 1' from property line for every additional 2' of height.

3 See VMC 20.440.040(C)(1) below for a complete explanation of maximum height requirements.

4 See VMC 20.440.040(C)(3) below for additional landscaping requirements.

5 Development agreements in existence on the effective date of this ordinance 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.

6 The Planning Official may reduce or waive the setback requirements when setbacks are imposed on industrially-designated land as a result of the redesignation of adjacent land to residential on or after January 1, 1995.

C. *OCI Zone.*

1. *Maximum Building Height.*

a. 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 2' for every additional 1' that a structure is set back from the property line to a maximum height of 75'. (For example, where the OCI zone abuts a residential zone with a maximum height of 35', the maximum height in the OCI zone would be 35' for the first 35' from the property line. The maximum height would increase by 2' for every additional 1' the

structure or portion of the structure is removed from the property line to a maximum of 75'.)

b. Where the OCI zone abuts more than one zoning district, the maximum height shall be the lowest of those of the abutting zoning districts. (For example, where the OCI zone abuts both a residential zone with a maximum height of 40' and an industrial zone with no maximum height, the maximum height of the OCI zone would be 40' for the first 40' from both property and zoning boundaries. The maximum height would increase by 2' for every additional 1' the structure or portion of the structure is removed from the property line to a maximum of 75'.)

2. *On-Site Pedestrian Circulation.* All developments within the OCI zone shall comply with the requirements of subsection VMC 20.945.040(H) above.

3. *Landscaping.* In addition to the provisions of VMC 20.925, the following requirements apply to developments in the OCI zone:

a. All setback areas shall be landscaped and maintained with live vegetation.

b. Development in the OCI zone abutting a residential zone shall be screened. Screening may be accomplished using sight-obscuring vegetation, a sight-obscuring fence or wall, a berm, or a combination of approaches. (A chain link fence containing slats does not qualify as a sight-obscuring fence for the purposes of this section.) If a sight-obscuring fence or wall alone is erected as screening within the setback area, features providing visual interest (such as varied building materials, textures, reliefs, architectural details, etc.) shall be incorporated at least on the side facing the residential zone. The property owner shall be responsible for maintaining the vegetation in a healthy state.

c. Parking areas shall be landscaped in accordance with the provisions of VMC 20.925 and 20.945.

4. *Security Fencing.* When security fencing is required, it shall be a combination of solid wall, wrought iron, dense hedges or other similar treatment. Long expanses of fences or walls shall be interspersed with trees or hedges to break up the appearance of the wall at least every 50 feet for a distance of at least 5 feet.

5. *Site Planning and Design.*



- a. Primary building entrances shall be physically oriented to the street or to a pedestrian walkway.
- b. If a development is located further than 250 feet of an existing or proposed transit stop the applicant shall work with the transit agency in locating a transit stop and shelter directly adjacent or as close as possible to the main building entrance.
- c. Blank walls facing public streets are discouraged. Features providing visual interest such as windows (genuine, false, or display), artwork, varied building materials or other techniques shall be employed to enhance building facades facing public streets.

Section 4. A new Section is hereby added and codified as VMC 20.895.120 to read as follows:

**20.895.120 Warehouses Larger than 250,000 Square Feet**

- A. Defined. The standards in this section apply to warehouse/freight movement buildings larger than 250,000 square feet of gross floor area on the ground floor.
- B. Traffic. Tractor trailers delivering goods to or from warehouses covered by this section shall not travel on Fruit Valley Road.
- C. Visual impact reduction. Warehouses covered by this section located adjacent to a public street or highway shall provide a combination of:
  - 1. Architectural elements such as windows, articulation of the façade, and/or moderately-dark color (e.g. not white or light-colored) walls, and
  - 2. A 25-foot deep landscaped buffer between the building and street or highway consisting of native or climate adaptive conifer trees that typically reach at least 60 feet in height at maturity, spaced no further than twenty feet apart. If a sidewalk or utility easement exists in the landscaped buffer, the minimum width shall be increased accordingly. Such buffer area may be counted toward meeting tree density requirements.
- D. Climate action measures.
  - 1. Building roofs shall be designed and constructed to handle the structural load of solar panels and equipment, electrical panels and conduit shall be installed to facilitate rooftop solar panels in the future, and rooftop HVAC Systems shall be

clustered as much as possible to facilitate maximum use of roof area for solar panels.

2. Skylights and/or clerestory windows shall be provided to facilitate natural light; skylights shall be double-paned and located to facilitate maximum use of roof area for solar panels.

3. Roofs shall be white or light colored to reduce heat retention.

4. Truck engine idling is prohibited while parked or loading/unloading.

5. All loading docks shall be outfitted with electric wiring and conduit extending to electric panels to enable future installation of outlets for charging of electric-powered trucks.

6. Secure indoor bicycle storage shall be provided for employees in accordance with the requirements of VMC 20.945.050, Bicycle Parking Design Standards.

7. Electric Vehicle Charging. EV charging stations shall be provided at a minimum of 20% of parking spaces on-site.

8. Trees shall be planted at a density of at least thirty-three tree units per acre of the project site, subject to the size, locational and maintenance requirements of VMC 20.770. Such additional trees may be planted in a tree tract on-site or at an off-site location owned by the applicant and within the limits of the designated neighborhood association within which the development is located, and as approved by the City Forester

Section 5. That part of Ordinance M-3643, last amended by that part of Section 2(c) of Ordinance M-4377, codified as VMC 20.945.070, is hereby amended to read as follows:

**20.945.070 Minimum Off-Street Parking Requirements**

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

Use	Minimum
<b>RESIDENTIAL</b>	
Household Living	See Housing Types below

Use	Minimum
Group Living	1.0 space per 7 residents served under age 12 1.0 space per resident served ages 12 – 17 1.0 space per resident served age 18 or older
Transitional Housing	1.0:3 beds
Home Occupations	None
<b>HOUSING TYPES</b>	
Single Dwellings, Attached	1.0/DU <sup>1</sup>
Single Dwellings, Detached	1.0/DU
Accessory Dwelling Units	None
Duplexes	1.0/DU
Market Rate Multifamily Dwelling Units	0.75/DU if located within 0.25 mile of frequent transit line, <sup>6</sup> 1.0/DU if located 0.25 mile or further from a frequent transit line
Housing for Low-Income Households Earning Under 60% Median Area Income	0.75/DU
Manufactured Home Subdivisions	1.0/DU
Manufactured Home Parks	1.0/DU

Use	Minimum
Senior Housing Facilities and Housing for People With Disabilities	0 spaces for residential units 0.75 space per employee <sup>7</sup> plus 1.0 visitor space per 10 residents
<b>CIVIC (Institutional)</b>	
Basic Utilities	None
Community Centers	Per approved parking study
Community Recreation	Per approved parking study
Cultural Institutions	1.0:400 sq. ft.
Day Care	
– Child Care	Family Day Care Home: none Institutional: 1.0/employee + 1.0/12 children served
– Adult Day Care	Family Day Care Home: none Institutional: 1.0/employee + 1.0/12 clients served
– Dog Day Care	1.0/employee + 1.0/12 animals served
Emergency Services	1.0:300
Medical Centers	1.0/4 beds (hospital, residential care center); 1.0/2 beds for patients or residents

Use	Minimum
	(convalescent hospital, nursing home, congregate care facility)
Parks/Open Space	
– Neighborhood Parks	Parks Department to Determine
– Community Parks	
– Regional Parks	
– Trails	
Postal Service	1.0:300
Religious Institutions	1.0/6 seats or 12' of bench in main assembly area
Social/Fraternal Clubs	1.0/100
Transportation Facilities	None
Schools	
– Preschool	2.0/classroom
– Elementary and Middle	1.0 space/4 seats or 8 feet of bench length in auditorium or assembly room, whichever is greater

Use	Minimum
– High School	1.0 space/employee, plus 1.0 space/each 6 students, or 1.0 space/4 seats or 8 feet of bench length in auditorium, whichever is greater
<p>– College*</p> <p>*Classrooms = 30 students.</p> <p>Lecture halls require additional parking of 12.0 spaces per 30 seats. Additional parking may be required as determined by planning official.</p>	1.0 space/3 seats in classrooms
<b>COMMERCIAL</b>	
Commercial and Transient Lodging	1.0/lodging unit
Eating/Drinking Establishments	1.0/250
Entertainment-Oriented	
– Adult Entertainment	Refer to specific use, i.e., theater, book or video store
Indoor Entertainment	
– Movie/Live Performance Theaters	1.0/6 seats or 12' of bench
– Skating Rinks/Arcades	1.0/150
– Bowling Alleys	5.0 spaces per lane
– Shooting Ranges	1.0 space per lane

Use	Minimum
– Major Event Entertainment	1.0/6 seats or 12' of bench
General Retail	
– Sales-Oriented	1.0/300
– Personal Services	1.0/400
– Repair-Oriented	1.0/400
– Bulk Sales	<p>(a) Properties with less than 10,000 square feet of open sales or rental area shall provide 1.0 space for each 1,000 square feet of gross floor area, plus 1.0 space for each 2,500 square feet of open sales or rental area.</p> <p>(b) Properties with 10,000 square feet or more of open sales or rental area shall provide 1.0 space for each 1,000 square feet of gross floor area, plus 4.0 spaces, plus 1.0 space for each 10,000 square feet of open sales or rental area in excess of 10,000 square feet.</p>
– Outdoor Sales	Same as Bulk Sales
Animal Kennels/Shelters	1.0/600 plus 1.0 per employee
Motor Vehicle Related	
– Motor Vehicle Sales/Rental	<p>(a) Properties with less than 10,000 square feet of open sales or rental area shall provide 1.0 space for each 1,000 square feet of gross floor</p>

Use	Minimum
	<p>area, plus 1.0 space for each 2,500 square feet of open sales or rental area.</p> <p>(b) Properties with 10,000 square feet or more of open sales or rental area shall provide 1.0 space for each 1,000 square feet of gross floor area, plus 4.0 spaces, plus 1.0 space for each 10,000 square feet of open sales or rental area in excess of 10,000 square feet.</p>
– Motor Vehicle Servicing/Repair	1.0/500
– Vehicle Fuel Sales <sup>3</sup>	No less than 2.0
– Electric Vehicle Recharging Station	None
Office	
– General	1.0/400
– Medical	1.0/200
– Extended	1.0/300
Nonaccessory Parking	N/A
Self-Service Storage	Based on area of office
Marinas	
<b>INDUSTRIAL</b>	



Use	Minimum
Industrial Services	1.0/600
Manufacturing and Production	1.0/800
Railroad Yards	None
Research and Development	1.0/600
Warehouses/Freight Movement	1.0/ <del>2,000</del> <u>5,000</u>
Wholesale Sales	1.0/1,250
Waste-Related	1.0 space per 200 square feet of office space, plus 1.0 space per employee
<b>OTHER</b>	
Agriculture/Horticulture	None
Airports/Airparks	None
Cemeteries	1.0/6 seats or 12' of bench in chapels
Detention Facilities	1.0/3 beds
Heliports	None
Mining	1.0 per employee maximum shift
Rail Lines/Utility Corridors	None

Use	Minimum
Temporary Uses	None
Wireless Communication Facilities	1.0

1 DU = dwelling unit.

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

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

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

5 *(Reserved for future use)*

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

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

Section 6. Savings. Those ordinances or parts of ordinances which are amended or repealed by this ordinance shall remain in full force and effect until the effective date of this ordinance.

Section 7. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstance shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not effect or invalidate the remainder of any parts thereof to any person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 8. Effective date. This ordinance shall become effective fifteen (15) calendar days from the final date of passage.

DATE OF FINAL PASSAGE by the Vancouver City Council: \_\_\_\_\_.

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Anne McEnery-Ogle, Mayor

Attest:

\_\_\_\_\_  
Natasha Ramras, City Clerk

Approved as to form:

\_\_\_\_\_  
Jonathan Young, City Attorney