4 Overlay Standards

4.0 Introduction

This chapter provides key site design standards and land use provisions that are specific to the different Overlays and the 78th Street Heritage Farm Master Plan site delineated in the Chapter 2 Regulatory Maps. Sections 4.1 through 4.5 herein provide standards and guidance on building placement (setbacks), internal access, internal open space, parking, maximum building height, permitted uses, and density for each type of Overlay.

4.0.1 Elements of the Overlay Standards

The sketch below notes the types of site design and land use provisions addressed in this chapter. On the following two pages are clarification as to how these provisions are applied and references to any other applicable code sections herein.

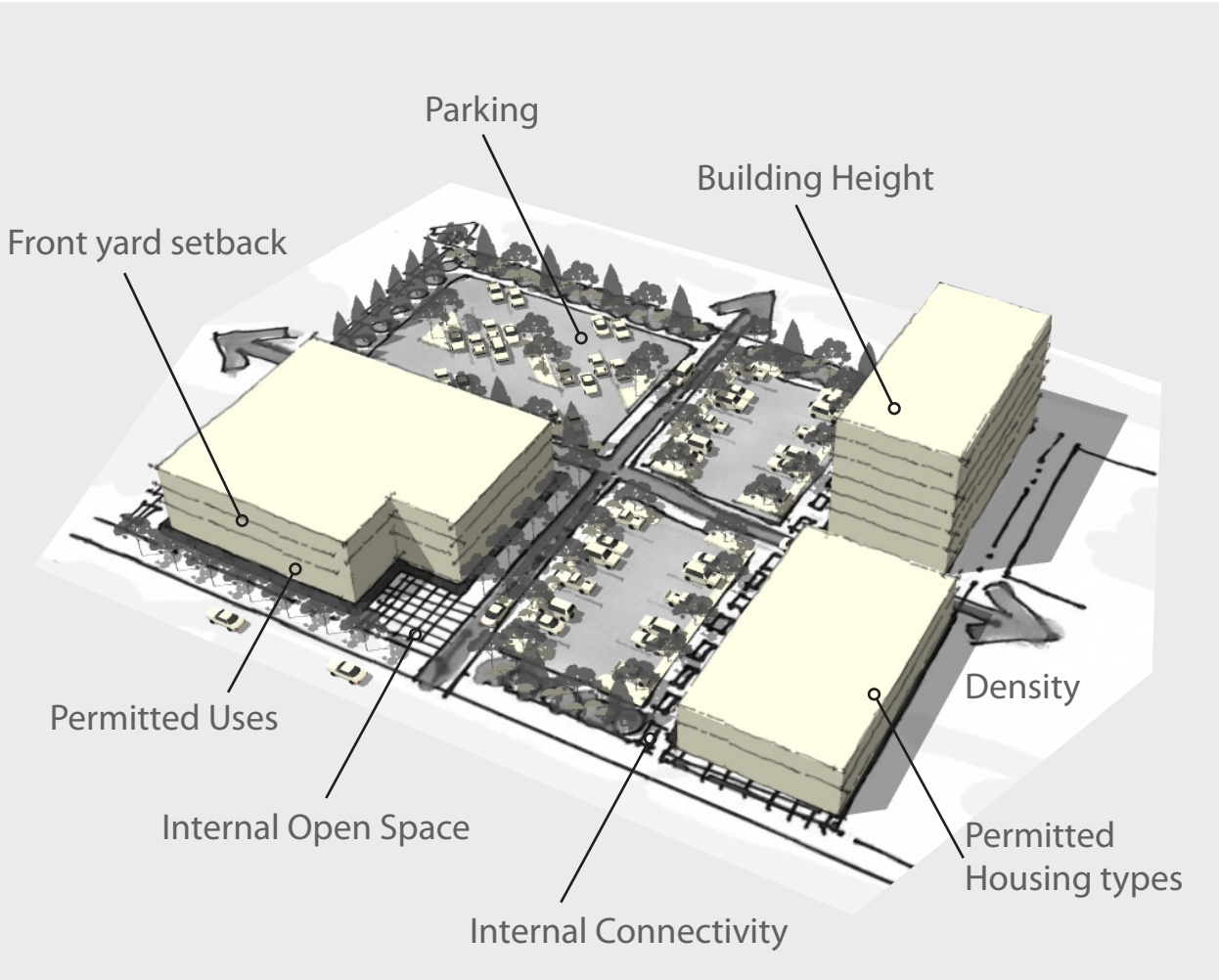


Figure 4-1. An example of design elements addressed in the overlay standards.

4.0.2 About Building Placement

This refers to front, side, and rear setbacks for structures. Some maximum front setbacks are included as well. Front setbacks shall be measured from the edge of any street right-of-way, street tract, street easement, or driveway easement that provides access to the lot, including any separate pedestrian easement that may exist between a street and the front setback line.

4.0.3 About Internal Connectivity

Some regulatory maps for Activity Centers and Transitional Areas contain thick gray lines and arrows, which refer to areas where improved internal pedestrian and vehicular connectivity is required in conjunction with new development activity. Refer to Section 5.3 (Internal Pedestrian Access) and Section 5.4 (Internal Vehicular Access) for guidance on how to achieve the required internal connections.

4.0.4 About Internal Open Space

This refers to internal open space that may be required with new commercial and/or residential development. These internal spaces are private open spaces which may or may not be accessible to the public. Public parks are not specifically addressed in this document (they will be addressed during the preliminary plat process, which will require compliance with the Vancouver-Clark Comprehensive Parks, Recreation, and Open Space Plan. While this Chapter defines the minimum amount of open space required, the design of open spaces are addressed in Section 5.2.

4.0.5 About Parking

This section refers to the location and design of parking areas. Below are descriptions of each:

- Location and maximum frontage: Location refers to areas where the parking shall be located with respect to on site buildings. For example, Side/Rear means that parking shall be placed to the side or rear of buildings and not in front. Maximum Frontage refers to the maximum percentage of the total site frontage that parking and vehicular access areas may occupy. See Section 5.5.2 for clarification and departures to these standards.
- Design: Refers to the considerations for parking lot design. Internal pedestrian access standards within parking lots are provided in Section 5.3.1. Driveway standards are provided in Section 5.4.2. Parking lot landscaping standards are provided in Section 8.3.3.

4.0.6 About Building Height

Maximum building height is measured by the number of stories above grade. A story is the space in a building between the surface of any floor and the surface of the next floor above (or the ceiling if there is no floor above).

4.0.7 About Permitted Uses

The Overlay Standards herein are intended to supplement the use provisions of CCC SubTitle 40.2.

4.0.8 About Density

Density refers to residential density, specifically, the number of dwelling units per acre. This Chapter indicates whether there is a minimum and/or maximum density level for each overlay. Densities shall be calculated based on the gross area of the site minus any existing public rights-of-way, private road easements, or street tracts. In some overlays, the minimum and/or maximum density may be the same as set forth under current zoning designations as noted in CCC Chapter 40.220.020.

4.0.9 About Permitted Housing Types

The standards herein note which housing types are permitted and prohibited in applicable Overlays. A table is included for each overlay zone identifying nine basic housing types. The housing types with a check (p) are permitted. All other housing types are prohibited except where otherwise noted in this code or per underlying zoning (CCC Title 40). Standards for the design of these housing types are provided and/or referenced in Chapter 7.

4.1 How To Use this Chapter

Step 1: Find the Applicable Overlay Section (See Chapter 2 for Regulatory Maps)

- 4.2 Activity Center
- 4.3 Transitional Area
- 4.4 Multifamily Residential
- 4.5 Mixed Residential
- 4.6 Single Family Residential
- 4.7 78th Street Master Plan

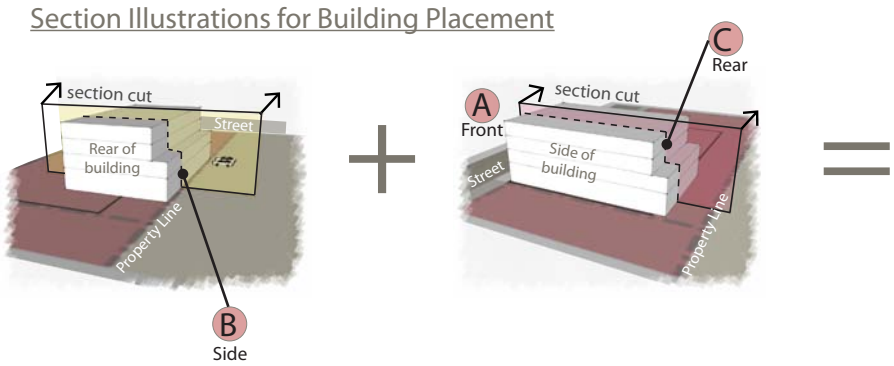
Step 2: Determine the Overlay Standards

Graphics are provided to help illustrate the standards.

Following are examples:

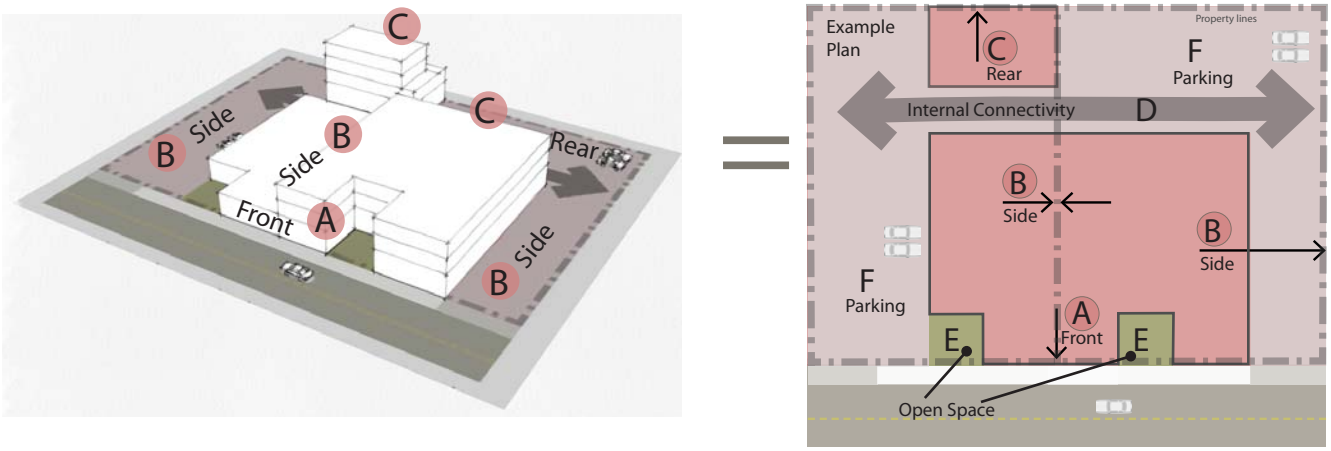
A Front Setback
B Side Setback
C Rear Setback

Section Illustrations for Building Placement



D Internal Connectivity
E Open Space
F Parking

Plan Illustration for Site Design



4.2 Activity Center Overlay

Emphasizes uses and design that attract pedestrian activity.

Building Placement

A Front Setback Requirements:

- Distance = 0'- 20' setback

See Chapter 3 for setback requirements and departure opportunities related to applicable frontage types.

B Side and Rear Setback Requirements:

C

- Firewall option (no windows) = 0' setback; structures above 25' tall=10' additional stepback for non-storefront buildings
- General (side/rear) setback = 10' min.
- Setback between structures = 10' min.
- Rear adjacent to SF zone = 25' min.

See Section 5.1 for further side/rear yard details

D Internal Connectivity

Create internal vehicular and pedestrian access when indicated on regulatory maps.

See Sections 5.3 - 5.4 for further details

E Internal Open Space

Commercial Uses:

- 1 sq ft of pedestrian-oriented space per 1 lineal foot along building frontages; Storefront buildings are exempt

See Section 5.2 for design standards for the required open space

Apartments: 10% of livable floor area

See Section 5.2.2 for details

All Other Housing Types:

See Chapter 7 for standards specific to applicable housing types

F Parking

Location and Maximum Frontage:

- Storefront Streets = Side/rear and 33%
- All other streets = Side/rear and 50 %

See Section 5.5.2 for details and departures

Amount and Design:

- See Section 5.5 for parking standards
- See Section 8.3.3 for landscaping standards
- See Sections 5.3.1 & 5.4.2 for walkway and driveway standards, respectively

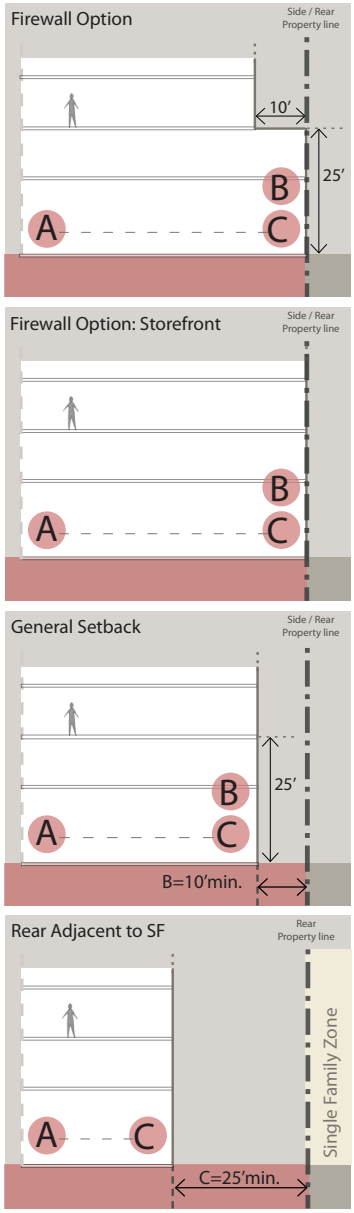


Figure 4-4. Activity Center Overlay building placement standards.

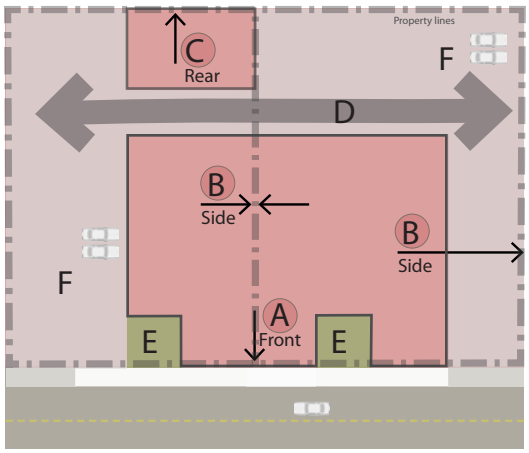


Figure 4-5. Site design elements for the Activity Center Overlay.

Building Height

See Activity Center regulatory maps in Chapter 2 for height limits.

Permitted Uses

Additional uses permitted:

- All housing types shown in Table 4.1.
- All the uses shown as Review and Approval are permitted and are not subject to the Review and Approval procedures or requirements. All uses shown as conditional in CCC 40.220, except for those listed below, are permitted, and are not subject to the conditional use requirements of CCC 50.520.030. The following uses are still subject to conditional use review and requirements:
  - Event facilities in excess of 50,000 square feet
  - Hospitals
  - Outdoor paintball facilities
  - Drive-in theaters
  - Stadium arena facilities
  - Zoos
  - Solid waste handling and disposal sites

Additional uses prohibited:

- RV parks and campgrounds
- Outdoor repair services
- RV storage
- Distribution facilities above 25,000 square feet of ground floor area
- Outdoor storage unless accessory to a permitted use

Density

No minimum or maximum residential density limits, except for single-purpose residential uses: Minimum of 18 dwelling units per acre.

Permitted Housing Types

See Table 4-1 for permitted housing types and Chapter 7 for standards applicable to each housing type.

Activity Center Overlay Site Examples

The site plan examples below illustrate examples of the layout of buildings, parking areas, open space, circulation, and landscape buffers consistent with Activity Center Overlay Standards.

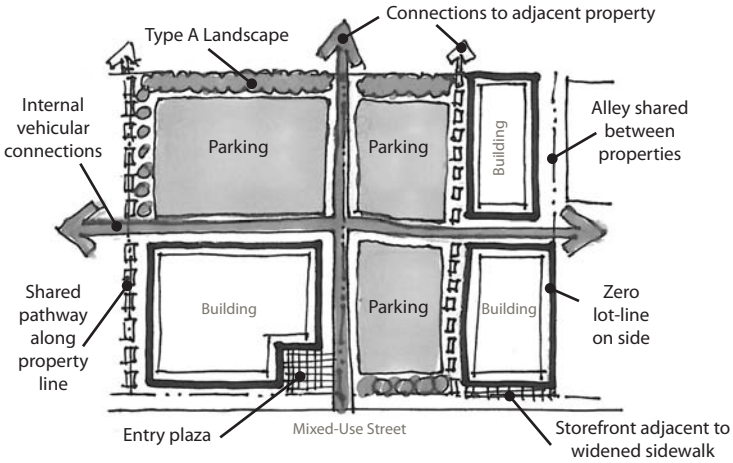


Figure 4-6. Activity Center Overlay site development example.

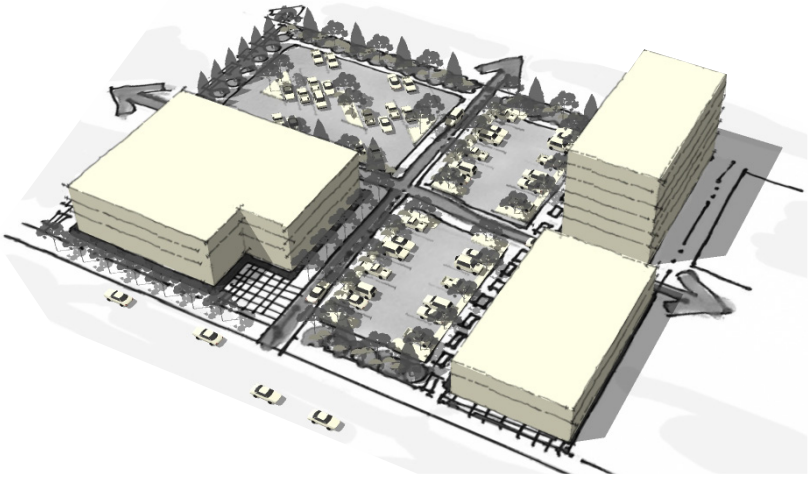


Figure 4-7. Aerial view of Activity Center Overlay site development example.

Mid-Rise Apartment	✓ [1]
Low-Rise Apartment	✓
Walk-Up Apartment	✓
Garden Apartment	✓
Townhomes	✓
Cottage Housing	
~~Duplex~~	
Single Family	
~~Accessory Dwelling~~	

[1] Mid-Rise Apartments are not allowed in Activity Center Overlay areas where the height limit is 3 stories.

Table 4-1. Permitted housing types for Activity Centers.

4.3 Transitional Overlay

Intended to promote the greatest flexibility in site design.

Building Placement

A Front Setback Requirements:

- Distance = 0'- no maximum setback
- See Chapter 3 for setback requirements and departure opportunities related to applicable frontage types.

B Side and Rear Setback Requirements:

C
- Firewall option (no windows) = 0' setback; structures above 25' tall=10' additional stepback for non-storefront buildings
- General setback = 10' min.
- Setback between structures = 10' min.
- Rear adjacent to SF zone = 25' min.
- See Section 5.1 for further side/rear yard details

D Internal Connectivity

Create internal vehicular and pedestrian access when indicated on regulatory maps.

- See Section 5.3 - 5.4 for further description

Internal Open Space

Commercial Uses: no requirements

Apartments: 10% of livable floor area

See Section 5.2.2 for details

All Other Housing Types:

- See Chapter 7 for standards specific to applicable housing types

E Parking

No locational requirements, sharing is encouraged

Amount and Design:

- See Section 5.5 for parking standards
- See Section 8.3.3 for parking lot landscaping requirements
- See Sections 5.3.1 & 5.4.2 for walkway and driveway standards, respectively

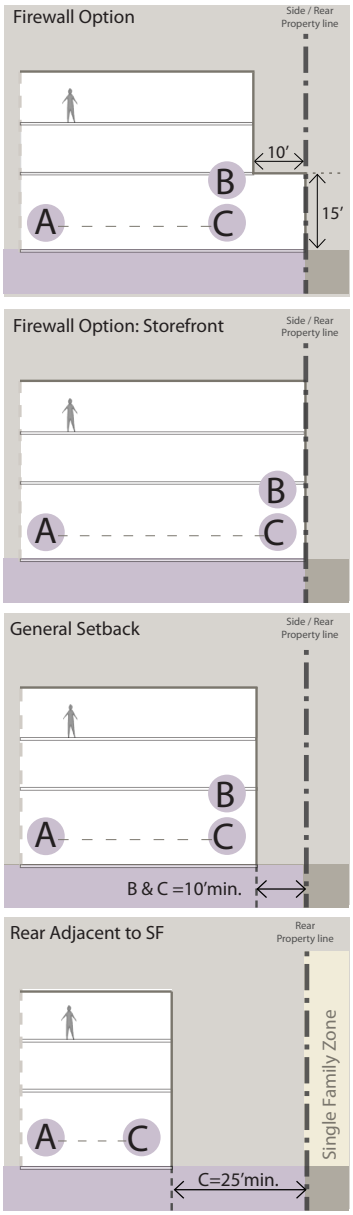


Figure 4-8. Transitional Overlay building placement standards.

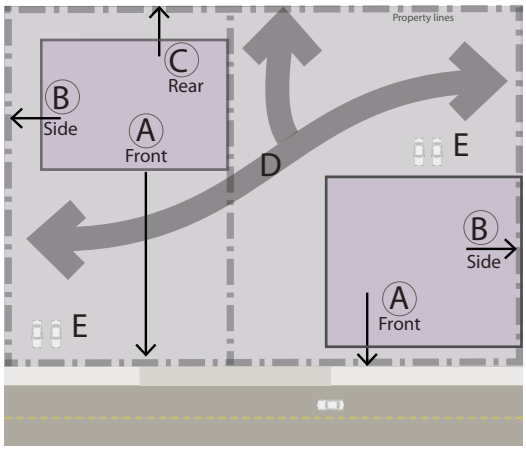


Figure 4-9. Site design elements for the Transitional Overlay.

Building Height

Transitional Area = 2 stories max.;
3 stories max. for permitted residential uses (see Table 4-2 below).

Permitted Uses

See CCC 40.220 for permitted uses for the underlying zoning.
Overlay exceptions:

Additional uses permitted:

- All housing types except single family are only permitted when part of a mixed-use development (vertical or horizontal mixed-use, as defined in Chapter 10).
- All the uses shown as Review and Approval are permitted and are not subject to the Review and Approval procedures or requirements. All uses shown as conditional in CCC 40.220, except for those listed below, are permitted, and are not subject to the conditional use requirements of CCC 50.520.030. The following uses are still subject to conditional use review and requirements:
  - Event facilities in excess of 50,000 square feet
  - Hospitals
  - Outdoor paintball facilities
  - Drive-in theaters
  - Stadium arena facilities
  - Zoos
  - Solid waste handling and disposal sites

Density

No minimum or maximum residential density limits, except for single-purpose residential uses: Minimum of 18 dwelling units per acre.

Permitted Housing Types

See Table 4-2 for permitted housing types and Chapter 7 for standards applicable to each housing type.

Transitional Overlay Site Examples

The site plan examples below illustrate examples of the layout of buildings, parking areas, open space, circulation, and landscape buffers consistent with Transitional Overlay Standards.

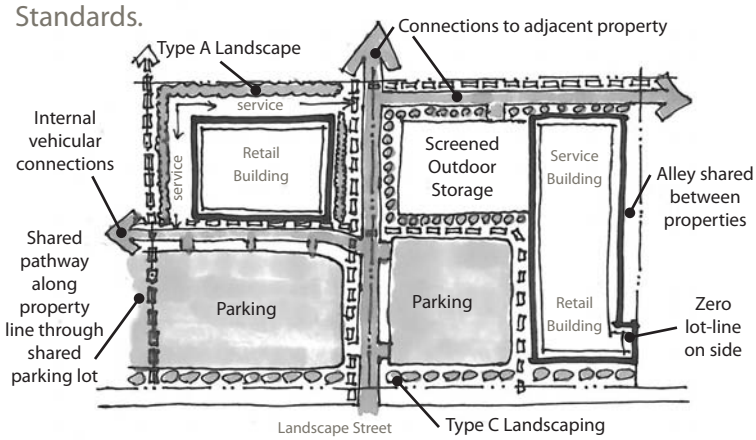


Figure 4-10. Transitional Overlay site development example.

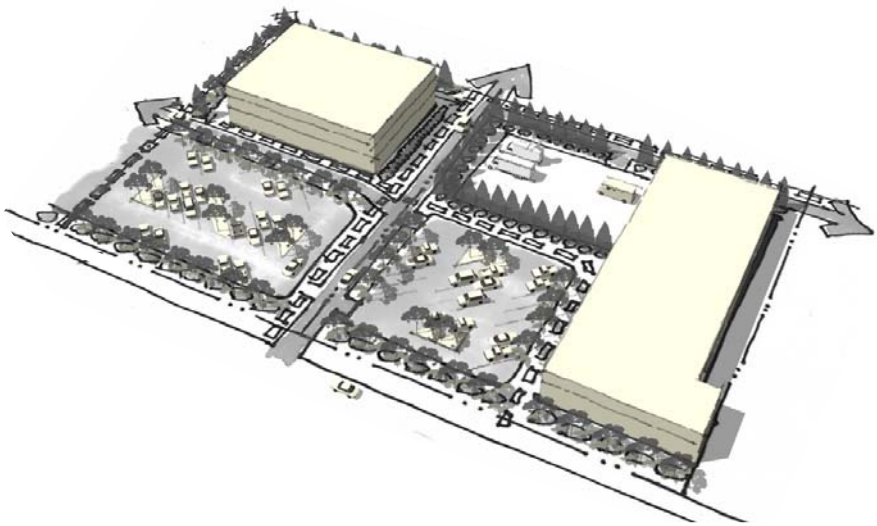


Figure 4-11. Aerial view of Transitional Overlay site development example.

Mid-Rise Apartment	
Low-Rise Apartment	✓ [1]
Walk-Up Apartment	✓ [1]
Garden Apartment	✓ [1]
Townhomes	✓ [1]
Cottage Housing	✓ [1]
Duplex	✓ [1]
Single Family	
Accessory Dwelling	✓ [1]

[1] All of these housing types are only permitted when integrated in a vertical or horizontal mixed-use development.

Table 4-2. Permitted housing types for Transitional Areas.

4.4 Multifamily Overlay

Emphasizes multifamily housing types.

Building Placement

A Front Setback Requirements:

- Distance = 6'- 15'

See Chapter 3 for setback requirements and departure opportunities related to applicable frontage types.

B Side and Rear Setback Requirements:

C

- General setback = 10' min.; structures above 35' tall=10' additional stepback
- Setback between structures = 10' min.
- Garage adjacent to alley = 0' setback
- Rear adjacent to SF zone = 25' min.; except for garage adjacent to alley

See Section 5.1 for further side/rear yard details

D Internal Connectivity

Create internal vehicular and pedestrian access when indicated on regulatory maps.

See section 5.3 - 5.4 for details

E Internal Open Space

Apartments: 10% of livable floor area

See Section 5.2.2 for details

All other housing types:

See Chapter 7 for open space standards specific to each applicable housing type.

F Parking

Location and maximum frontage:

- All streets = Side/rear and 50 %

See Section 5.5.2 for details and departures

Amount and Design:

- See Section 5.5 for parking standards
- See Section 8.3.3 for parking lot landscaping requirements
- See Sections 5.3.1 & 5.4.2 for walkway and driveway standards (respectively) for apartments, and see Chapter 7 for driveway and garage orientation related to other housing types

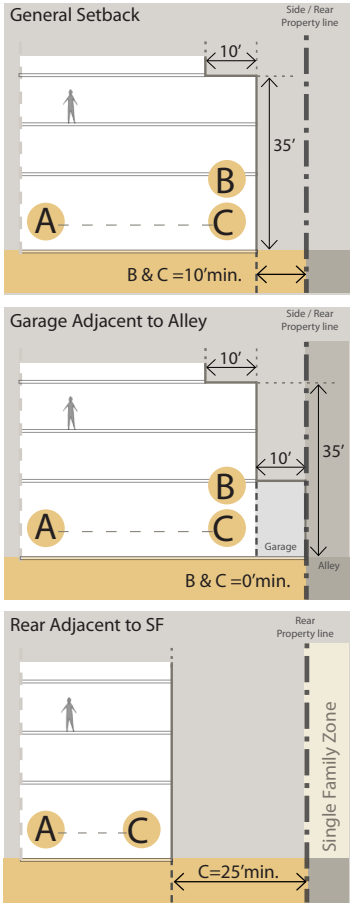


Figure 4-12. Multifamily Area building placement standards.

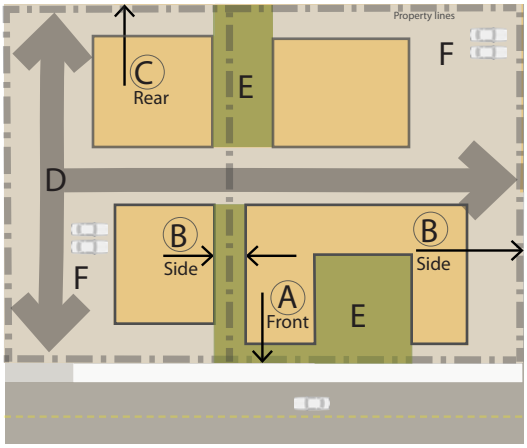


Figure 4-13. Site design elements for the Multifamily Area.

Building Height

Maximum height = 4 stories

Permitted Uses

See CCC 40.220 for permitted uses for the underlying zoning. Overlay exceptions:

- All the uses shown as Review and Approval are permitted and are not subject to the Review and Approval procedures or requirements. All uses shown as conditional in CCC 40.220, except for those listed below, are permitted, and are not subject to the conditional use requirements of CCC 50.520.030. The following uses are still subject to conditional use review and requirements:
  - Mini-storage warehouse
  - Clubs, Lodges & Charitable institutions
  - Solid waste handling & disposal sites

Density

Minimum densities are set forth in CCC 40.220 per underlying zoning. There are no maximum density limits within for permitted housing types within Multifamily Overlay areas.

Permitted Housing Types

See Table 4-3 for permitted housing types and Chapter 7 for standards applicable to each housing type.

Multifamily Overlay Site Examples

The site plan examples below illustrate examples of the layout of buildings, parking areas, open space, circulation, and landscape buffers consistent with Multifamily Overlay Standards.

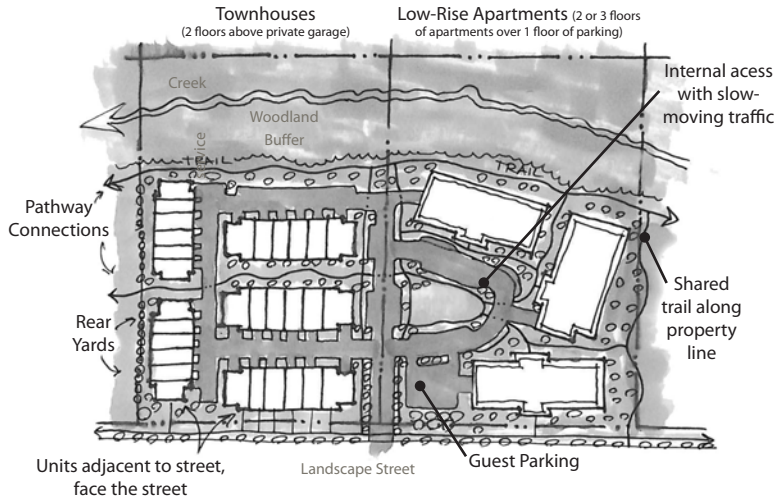


Figure 4-15. Multifamily Overlay site development example.

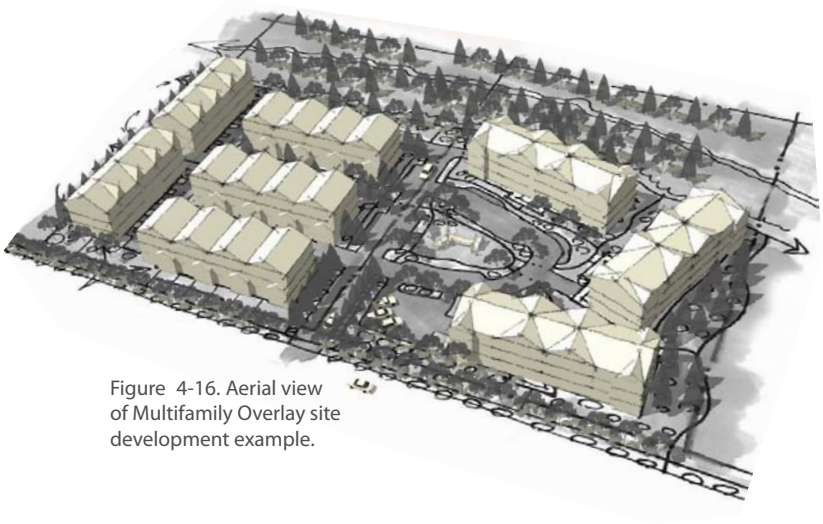


Figure 4-16. Aerial view of Multifamily Overlay site development example.

Mid-Rise Apartment	
Low-Rise Apartment	✓
Walk-Up Apartment	✓
Garden Apartment	✓
Townhomes	✓
Cottage Housing	✓
Duplex	✓
Single Family	
Accessory Dwelling	✓

Table 4-3. Permitted housing types for Multifamily Areas.

4.5 Mixed Residential Overlay

Allows for a range of multifamily and single family housing types.

Building Placement

A <u>Front Setback Requirements:</u>

- Distance = 15'- 25'

See Chapter 3 for setback requirements and departure opportunities related to applicable frontage types.

B <u>Side and Rear Setback Requirements:</u>

C
- Side setback = 10' min.; structures above 25' tall=10' additional stepback
- Rear setback = 20' min.
- Setback between structures = 10' min.
- Garage adjacent to alley = 0' setback (from alley)
- Rear adjacent to SF zone = 25' min.; except for garage adjacent to alley

See Section 5.1 for further side/rear yard details

Design Standards

See Chapter 7 for specific design standards related to each permitted housing type.

D
- Internal Open Space

E
- Driveway and Garage Orientation

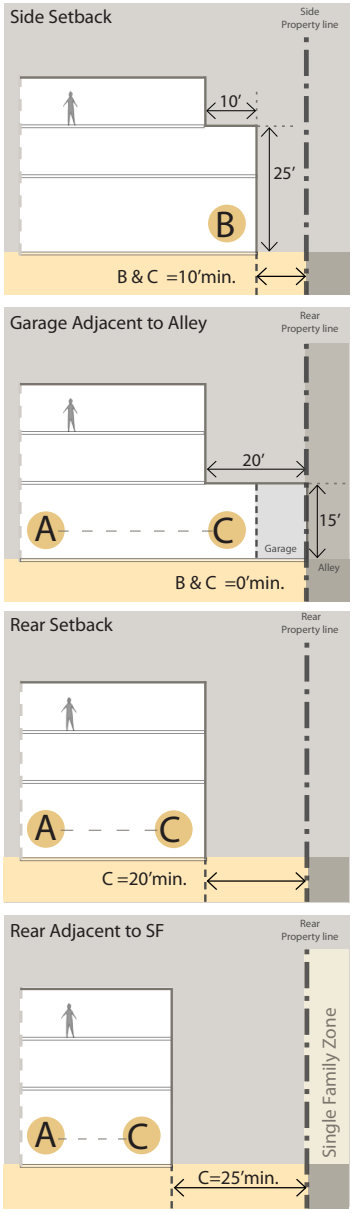


Figure 4-17. Mixed Residential building placement standards.

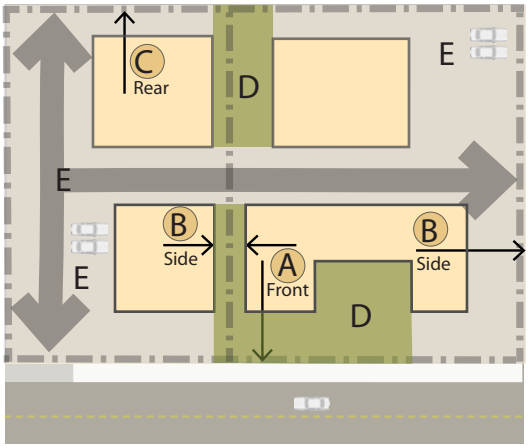


Figure 4-18. Site design elements for the Mixed Residential Overlay.

Building Height

Maximum height = 3 stories

Permitted Uses

See CCC 40.220 for permitted uses for the underlying zoning.
Overlay exceptions:

- See Permitted Housing Types below
- All the uses shown as Review and Approval are permitted and are not subject to the Review and Approval procedures or requirements. All uses shown as conditional in CCC 40.220, except for those listed below, are permitted, and are not subject to the conditional use requirements of CCC 50.520.030. The following uses are still subject to conditional use review and requirements:
  - Hospitals
  - Mini-storage warehouse
  - Clubs, Lodges & Charitable institutions
  - Solid waste handling & disposal sites

Density

Minimum and maximum densities are set forth in CCC 40.220 per underlying zoning for duplexes and single family; no maximum density for other permitted housing types. See CCC 40.220 for use provisions pertaining to underlying zoning designations.

Permitted Housing Types

See Table 4-4 for permitted housing types and Chapter 7 for standards applicable to each housing type.

Mixed Residential Overlay Site Example

The site plan examples below illustrate examples of the layout of buildings, diversity of housing types, parking areas, open space, circulation, and landscape buffers consistent with Mixed Residential Overlay Standards.

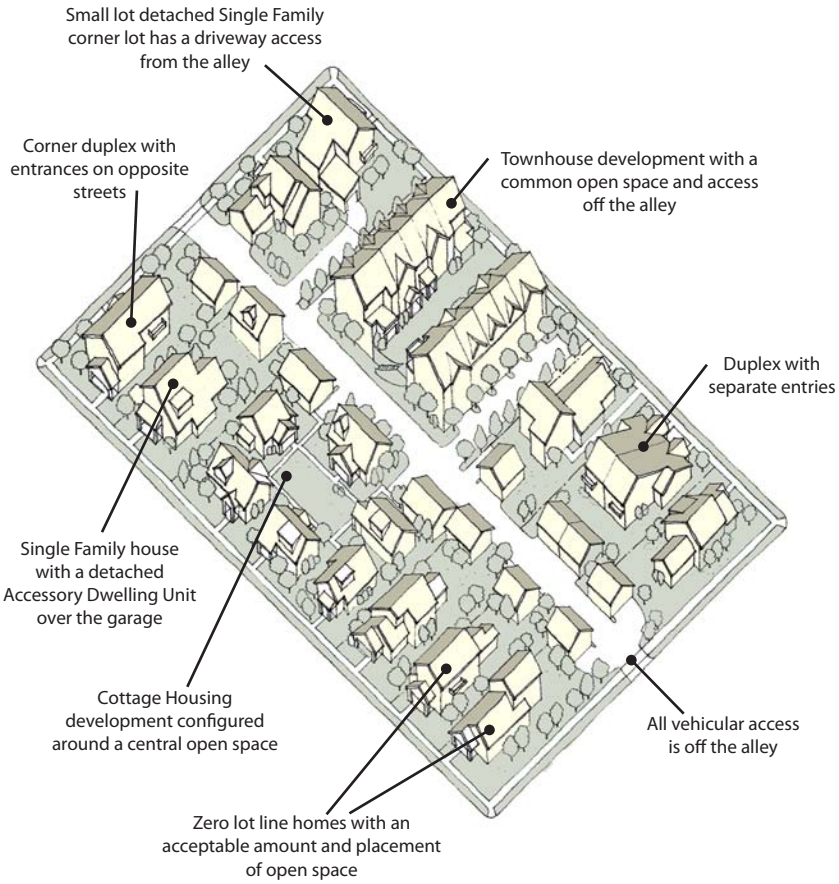


Figure 4-19. Mixed Residential block example with an alley.

Mid-Rise Apartment	
Low-Rise Apartment	
Walk-Up Apartment	
Garden Apartment	✓
Townhomes	✓
Cottage Housing	✓
Duplex	✓
Single Family	✓
Accessory Dwelling	✓

Table 4-4. Permitted housing types for Mixed Residential Areas.

4.6 Single Family Overlay

Emphasizes detached single family housing types.

Building Placement

A Front Setback Requirements:

- Distance = 15'- 30' setback

See Chapter 3 for setback requirements and departure opportunities related to applicable frontage types.

B Side Setback Requirements:

- General setback = 5' min.

C Rear Setback Requirements:

- General setback = 20' min.
- Garage adjacent to alley = 0' min.

Design Standards

See Chapter 7 for specific design standards related to each permitted housing type.

D
- Driveway and Garage Orientation

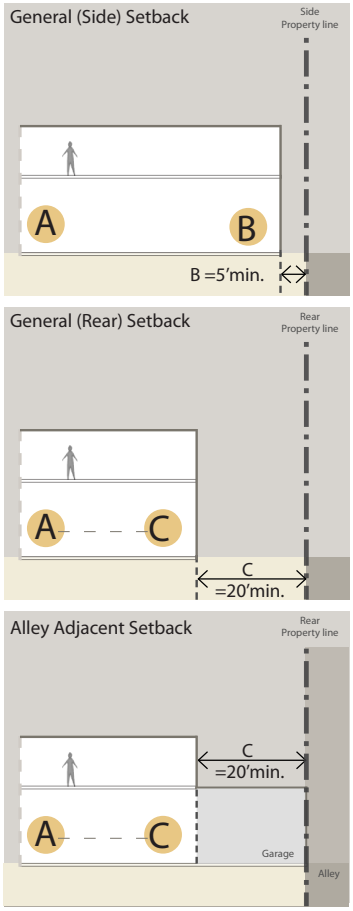


Figure 4-20. Single Family building placement standards.

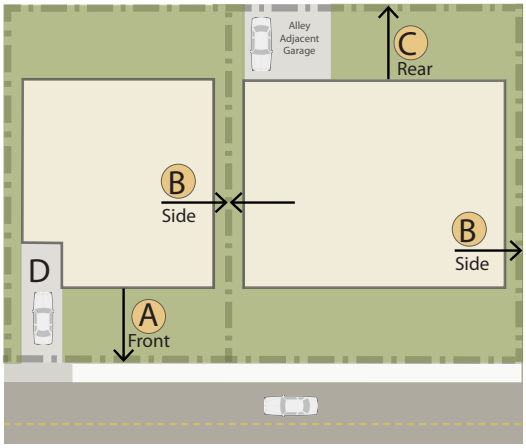


Figure 4-21. Site design elements for the Single Family Overlay.

Building Height

Maximum height = 2 stories

Permitted Uses

See CCC 40.220 for permitted uses for the underlying zoning.
Overlay exceptions:

- See Permitted Housing Types below
- All the uses shown as Review and Approval are permitted and are not subject to the Review and Approval procedures or requirements. All uses shown as conditional in CCC 40.220, except for those listed below, are permitted, and are not subject to the conditional use requirements of CCC 50.520.030. The following uses are still subject to conditional use review and requirements:
  - Solid waste handling & disposal sites

Density

Minimum and maximum densities are set forth in CCC 40.220 per underlying zoning.

Permitted Housing Types

See Table 4-5 for permitted housing types and Chapter 7 for standards applicable to each housing type.

Single Family Overlay Site Example

The site plan examples below illustrate examples of the layout of buildings, vehicular access, open space consistent with Single Family Overlay Standards.

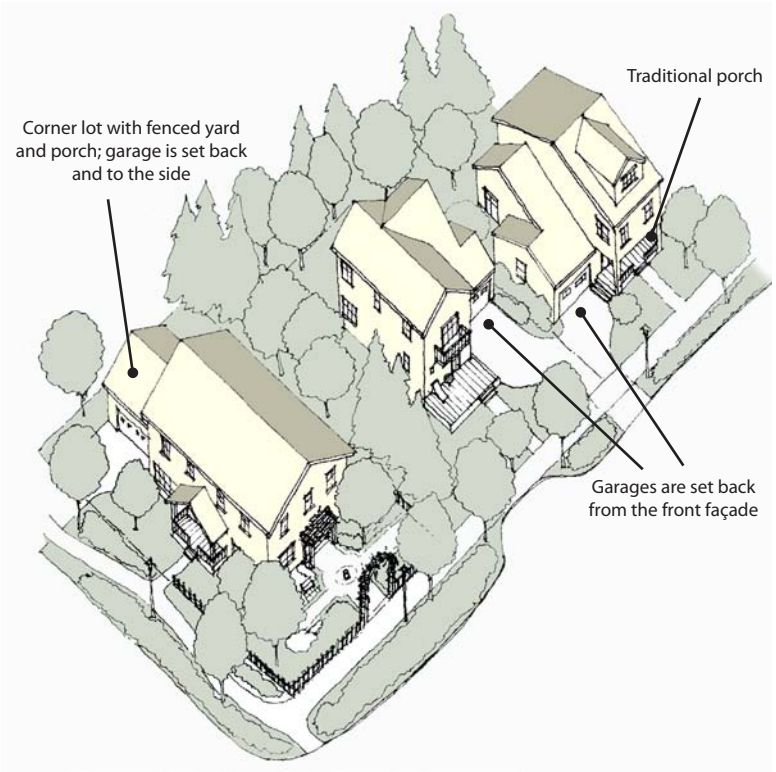


Figure 4-22. Single Family site development example.

Mid-Rise Apartment	
Low-Rise Apartment	
Walk-Up Apartment	
Garden Apartment	
Townhomes	✓ [1]
Cottage Housing	✓
Duplex	✓ [2]
Single Family	✓
Accessory Dwelling	✓

[1] Townhomes are permitted in Planned Unit Developments only.

[2] Duplexes are permitted on corner lots only.

Table 4-5. Permitted housing types for Single Family Areas.

4.7 Standards for the 78th Street Master Plan

Encourages farming, agricultural research, and recreation.

Building Placement

A Front/ Street Setback Requirements:

- Distance = 0'- no maximum setback

See Chapter 3 for setback requirements related to applicable frontage types (refer to Activity Centers as part of Table 2-2 Frontage Type Standards cross referenced with street types).

B Side Setback Requirements:

- Side setback = 10' min.
- Setback between structures = 10' min.
- Side adjacent to SF zone = 25' min.

See Section 5.1 for further side/rear yard details

C Internal Connectivity

Create internal pedestrian trails when indicated on regulatory maps in Chapter 2.

- See Section 5.3 - 5.4 for internal vehicular and pedestrian access
- See Section 9.3 for details on trails standards

Design Standards

The standards contained in Chapter 5, Chapter 6, Chapter 8 and Chapter 9 shall apply without exception.

D Parking

Location and maximum frontage:

- All streets = Side/rear and 50 %

See Section 5.5.2 for details and departures

Amount and Design:

- See Section 5.5 for parking standards
- See Section 8.3.3 for landscaping standards
- See Sections 5.3 & 5.4.2 for walkway and driveway standards, respectively

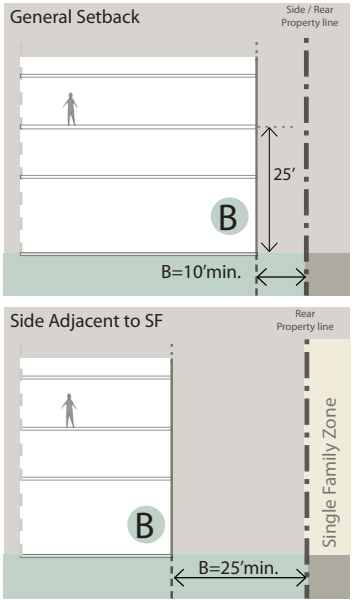


Figure 4-23. Public Facility Overlay building placement standards.

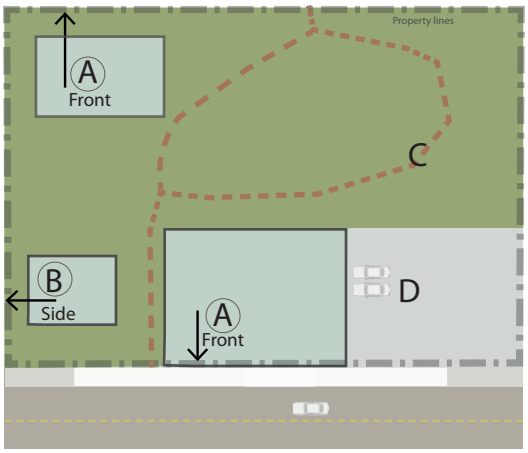


Figure 4-24. Site design elements for the Public Facility Overlay.

Building Height

Maximum height = 2 stories

Permitted Uses

- Agricultural use
- Educational use
- Park expansion

The following uses are only permitted when in compliance with the 78th Street Heritage Farm Master Plan and are related to agricultural use or agricultural education:

- Office use
- Commercial use
- Public service use
- Residential — one Single Family house
- Light Industrial use

78th Street Heritage Farm Plan Site Example

The site plan example below illustrates the community-generated master plan. The following elements express potential future enhancements for the 78th Street Heritage Farm. The location/siting of these features and other logistics will be determined through the master planning phase. The Master Plan is located in Exhibit 1 of this Appendix F.

Figure 4-25. Aerial map of the 78th Street site.

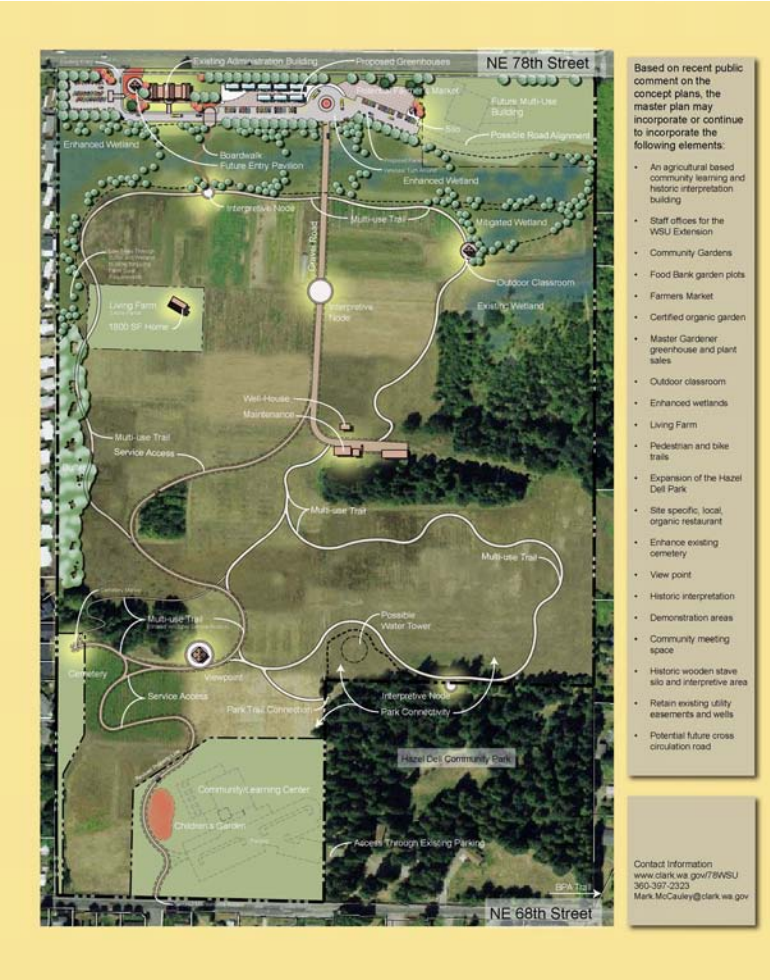


Figure 4-26. Master Plan of the 78th Street Heritage Farm Property.