



*John N*

# Clark County Ordinance Report

As Reported by Community Planning Department

On: December 14, 2010

**Title:** An ordinance amending the 20-Year Growth Management Comprehensive Plan and Zone Map through the 2010 annual reviews and dockets.

**Brief Description:** An ordinance relating to land use; adopting amendments to the 20-year Comprehensive Growth Management Plan Map; amending the Clark County Comprehensive Plan Text; and amending the existing Capital Facilities Element of the Clark County 20-year Comprehensive Growth Management Plan to update the Capital Facilities Financial Plan.

**Brief History:**

PC Worksessions: May 6, June 3, July 8, August 5, September 2 and October 7, 2010

PC Hearing: May 20, June 17, July 8, August 19, September 17, October 21, and November 18 2010

BOCC Worksessions: February 17, and October 6, 2010

BOCC Hearing: October 19, October 26, November 16, November 23, and November 30, 2010

**DEPARTMENT REPORT**

**Staff:** Oliver Orjiako, ext. 4112; Jeff Niten ext. 4909

**Legal Counsel:** Chris Cook, ext. 4775



**Background:** Amendments to the comprehensive plan and zoning map are submitted for review and subject to review criteria in accordance with the state Growth Management Act, the countywide planning policies, the community framework plan, the goals and policies of the comprehensive plan, the Clark County Code, local city comprehensive plans, applicable capital facility plans, and growth indicators. During four duly advertised public hearings, the 2010 Annual Review and Dockets requests were reviewed by the Clark County Planning Commission which has forwarded its recommendations to the Board. The cases reviewed are as follows: CPZ2010-00001 (Blackberry Hill); CPZ2010-00002 (Hockinson Rural Center); CPZ2010-00003 (NW Underwater Construction); CPZ2010-00023 (Venia Holdings, Inc.); CPZ2010-00004 (Sturdevant); CPZ2010-00005 (King); CPZ2010-00027 (International Children's Care) CPZ2010-00010 (CRWWD); CPZ2010-00012 (C-TRAN); CPZ2010-00013 (Transportation CFP); CPZ2010-00022 (North Orchards Urban Holding); CPZ2010-00024 (CFP Update); CPZ2010-00025 (Clark County Bicycle and Pedestrian Plan); CPZ2010-00026 (Rail Road Industrial Overlay); CPZ2010-00028 (Commercial Code Update); CPZ2010-00029 (East Fairgrounds Urban Holding). The Board accepted testimony and conducted deliberations at five public hearings on this matter. The adopting ordinance incorporates the findings made by the Board at the public hearings.

**Summary of Ordinance:** An ordinance relating to land use; adopting amendments to the 20-year Comprehensive Growth Management Plan Map; the Arterial Atlas Map; amending the Clark County Comprehensive Plan Text; amending the existing Capital Facilities Element of the Clark County 20-year Comprehensive Growth Management Plan.

**Appropriation:** None.

*Approved - Dec. 14, 2010*

**Fiscal Note:** None.

*SR 272-10*

**Committee/Task Force Created:** No

**Effective Date:** This ordinance shall go into effect at 12:01 a.m. on January 1, 2011.

ORDINANCE NO. 2010-12-12

AN ORDINANCE relating to land use; adopting amendments to the 20-year Comprehensive Growth Management Plan Map and Zoning Map; Arterial Atlas Map; Comprehensive Plan Text; and amending the existing Capital Facilities Element of the Clark County 20-year Comprehensive Growth Management Plan.

WHEREAS, Clark County adopted a 20-Year Comprehensive Growth Management Plan through ordinances 1994-12-47 and 1994-12-53 on December 20, 1994 to meet the goals and requirements of Chapter 36.70A RCW (also known as the Growth Management Act "GMA"); and

WHEREAS, Clark County adopted an updated 20-Year Comprehensive Growth Management Plan through ordinance 2007-09-13 on September 25, 2007 to meet the goals and requirements of Chapter 36.70A RCW; and

WHEREAS, the county needs to address certain requests for comprehensive plan and zoning changes to meet the goals and requirements of Chapter 36.70A RCW; and

WHEREAS, certain property owners, hereinafter referred to as "Applicants", owners or parties in interest of the hereinafter described real Property have each requested a 20-Year Comprehensive Growth Management Plan Amendment and Zone Change or correction of mapping errors affecting their property; and

WHEREAS, the Clark County Planning Commission reviewed the applications, docket items, amendments and modifications of the Plan text, arterial atlas amendments, amendments to the Unified Development Code Title 40, and updates of the existing capital facilities plans during duly advertised Public Hearings on May 20, June 17, July 8, August 19, September 17, October 21, and November 18 2010 and has forwarded its recommendations to the Board; and,

WHEREAS, the Board of County Commissioners considered amendment cases CPZ2010-00001 (Blackberry Hill); CPZ2010-00002 (Hockinson Rural Center); CPZ2010-00003 (NW Underwater Construction); CPZ2010-00023 (Venia Holdings, Inc.); CPZ2010-00004 (Sturdevant); CPZ2010-00005 (King); CPZ2010-00027 (International Children's Care) CPZ2010-00010 (CRWWD); CPZ2010-00012 (C-TRAN); CPZ2010-00013 (Transportation CFP); CPZ2010-00022 (North Orchards Urban Holding); CPZ2010-00024 (CFP Update); CPZ2010-00025 (Clark County Bicycle and Pedestrian Plan); CPZ2010-00026 (Rail Road Industrial Overlay); CPZ2010-00028 (Commercial Code Update); CPZ2010-00029 (East Fairgrounds Urban Holding); at duly advertised public hearings on October 19, October 26, November 16, November 23, and November 30, 2010; and

WHEREAS, the Board of County Commissioners took public testimony from interested parties, considered all the written and oral arguments and testimony, and considered all the comments presented to the Board; and

WHEREAS, the Board of County Commissioners in reviewing all the respective comprehensive plan changes considered cumulative impacts consistent with Clark County Unified Development Code UDC 40.560.010, Plan Amendment Procedural Ordinance and UDC 40.560.010(S), Cumulative impacts, and

WHEREAS, the Board of County Commissioners also considered the staff reports and recommendations of the Clark County Planning Commission; and

WHEREAS, the Board finds that the approved amendments to the 20-year Comprehensive Growth Management Plan Map and Zoning Map; Arterial Atlas Map; and Comprehensive Plan Text comply with all applicable requirements of the Growth Management Act, the 20-year Comprehensive Growth Plan, and the Clark County Code, and that they are in the best public interest; and

WHEREAS, the Board concluded at duly advertised public hearings and finds that adoption will further the public health, safety and welfare; now therefore,

BE IT ORDERED AND RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, STATE OF WASHINGTON, as follows:

Section 1. Findings.

The findings and analysis contained in the Clark County Planning Commission's Memorandum dated October 6, 2010, relating to the 2010 Comprehensive Plan and Dockets Amendments are hereby adopted and incorporated herein by reference except where inconsistent with the following.

Section 2. Comprehensive Land Use Plan and Zoning Map Modifications.

1. The Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property, located at the eastern terminus of NE 23<sup>rd</sup> St. is hereby amended from Resource Lands – Forest Tier 1 (FR-80) to Resource Lands – Forest Tier 2 (FR-40) as recommended by the Planning Commission and as indicated on the attached map (Exhibit 1). In the matter of **Annual Review item number CPZ2010-00001 Blackberry Hill**, the Board concluded that Resource Lands – Forest Tier 2 (FR-40) zone better implements the applicable Comprehensive Plan policies than the FR-80 district. Tax serial number 140023-000 located in the SE ¼ Section 4, Township 1N, Range 3E of the Willamette Meridian.
2. The Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property located generally at the northwest corner of NE 170<sup>th</sup> Avenue and NE 164<sup>th</sup> Circle is hereby included in the Hockinson Rural Center boundary and the applicable zoning is hereby amended from Rural (R-5) to Rural Center (RC-2.5) as indicated on the attached map (Exhibit 2). In the matter of **Annual Review item number CPZ2010-00002 Hockinson Rural Center**, the Board concluded that the requested zone is appropriate for the subject site, and that expansion of the Rural Center is appropriate. Tax serial number 194842-000 located in the SE 1/4, S13, T3N, R2E and SW ¼, S18, T3N, R3E of the Willamette Meridian.
3. The Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property located at 19617 NE 58<sup>th</sup> St., Vancouver, WA is hereby amended from Rural with R-5 zoning to Heavy Industrial (MH) as recommended by the Planning Commission and as indicated on the attached map (Exhibit 3). In the matter of **Annual Review item number CPZ2010-00003 NW Underwater Construction**, the Board amended the Comprehensive Plan Map and corresponding Zoning Map to Heavy Industrial (MH) concluding that the existing rural designation is not appropriate for the site given the historic use of the property as a manufacturing site. Tax serial number 115378-000 located in the NW ¼ Section 17, Township 2N, Range 3E of the Willamette Meridian.

4. The Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property located at 13910 NE 10<sup>th</sup> Ave., Vancouver, WA are hereby amended from Urban Medium with R-18 zoning to Community Commercial with (C-3) zoning as recommended by the Planning Commission and as indicated on the attached map (Exhibit 4). In the matter of **Annual Review item number CPZ2010-00023 Venia Holdings, Inc.**, the Board hereby amends the Comprehensive Plan Map and corresponding Zoning Map change to Community Commercial (C-3) concluding that the existing Urban Medium designation is inappropriate for the site, and Community Commercial (C-3) better implements the applicable Comprehensive Plan policies. Tax serial number 185421-000 located in the SE ¼ Section 22, Township 3N, Range 1E of the Willamette Meridian.

Section 3. Docket Items/Clark County Initiated.

1. The Clark County 20- Year Comprehensive Growth Management Plan Map Overlay for that certain property located at 2620 NW Carty Rd., Ridgefield, WA is hereby amended from Urban Holding-20 to Urban Holding-10 as recommended by the Planning Commission and as indicated on the attached map (Exhibit 5). In the matter of **Docket Item number CPZ2010-00004 Sturdevant** the Board hereby amends the Comprehensive Growth Management Plan Map Overlay to Urban Holding-10. The Board found that the Urban Holding-10 overlay designation is more appropriate for the underlying residential zoning designation. As recommended by the Planning Commission and as adopted by the Board other parcels subject to the same circumstances as the Sturdevant parcel are also amended. Parcel numbers are as follows:

213793-000, 213791-000, 213784-000, 213792-000, 213782-000, 213797-000,  
213747-000, 213748-000, 215857-015, 215844-000 215819-000, 215840-010,  
215856-000, 215841-000, 215878-000, 215845-000 215596-000, 216714-000  
215829-000, 215853-000, 215840-005, 215871-000, 215840-000, 215821-000  
215860-000, 215821-005, 215822-000, 215857-010, 215857-005, 215857-000  
215815-000, 215839-000, 215838-000, 215855-000, 215847-000, 215837-000  
215837-005, 215835-000, 215868-000, 215861-000, 215826-000, 215867-000  
215811-000, 215804-000, 215601-000, 215611-000, 215600-000, 215610-000  
215616-000, 215615-000, 215614-000, 215880-000, 215870-000, 215862-000  
215587-004, 215869-000, 215863-000, 215833-000, 215864-000, 215872-000  
215875-000, 215587-006, 215873-000, 215874-000, 215587-008, 215619-000  
215587-010, 215606-000, 215876-000, 215587-012, 216483-000, 216496-000  
216495-010, 215587-014, 216495-000, 216717-000, 216673-000, 216698-000  
216695-000, 215587-002, 216701-000, 216700-000, 216699-000, 216495-005  
216677-000, 216472-000, 216457-000, 216677-005, 216707-000, 216721-000  
215602-000, 213752-000, 213757-000, 213796-000, 213781-000, 216674-000  
215617-000, 216675-000, 215591-000, 215613-000, 215618-000, 215603-000  
215586-000, 986027-991, 215612-000, 215599-000, 215813-000, 216702-000  
215828-000, 215831-000, 215848-000, 215816-000, 603353-000, 601742-000

Located in the SE ¼ Sec. 20, T4N, R1E and the SW ¼ Sec. 20, T4N, R1E and the NW ¼ Sec. 29, T4N, R1E and the NE ¼ Sec. 29, T4N, R1E and the SE ¼ Sec. 29, T4N, R1E and the SW ¼ Sec. 28, T4N, R1E and the NW ¼ Sec. 33, T4N, R1E and the NE ¼ Sec. 32, T4N, R1E of the Willamette Meridian.

2. The Clark County 20 Year Comprehensive Growth Management Plan and corresponding Zoning Map for that certain property located at 11114 NE 130<sup>th</sup> Cir., Vancouver, WA is hereby amended from Rural with R-5 zoning and Railroad Industrial overlay and Light Industrial (ML) with Urban Holding – 40 overlay to Rural with R-5 zoning and Railroad Industrial overlay (Exhibit 6). In the matter of **Docket item number CPZ2010-00005 King** the Board hereby amends the Comprehensive Growth Management Plan and corresponding Zoning Map to Rural and R-5 zoning with the Railroad Industrial overlay. The Board finds that the split zoning was a mapping error. As recommended by the Planning Commission and as adopted by the Board other parcels subject to the same circumstances as the King parcel are also amended. That certain property located at 11114 NE 130<sup>th</sup> Cir., Vancouver, WA and that certain property located at 11109 NE 131<sup>st</sup> St., Vancouver, WA and that certain property located at 11113 NE 130<sup>th</sup> Cir., Vancouver, WA. Tax serial numbers 119452-026, 119452-038, and 119452-014 located in the NE ¼ Sec. 28, T3N, R2E and NW ¼ Sec. 27, T3N, R2E of the Willamette Meridian.
  
3. The Clark County Comprehensive Growth Management Plan and corresponding Zoning Map for a portion of that certain property located at 2711 NE 134<sup>th</sup> Way, Vancouver, WA is hereby amended from Urban High density residential with R-30 zoning to General Commercial with GC zoning (Exhibit 7). In the matter of **Docket item number CPZ2010-00027 International Children’s Care** the Board hereby amends the Comprehensive Growth Management Plan and corresponding Zoning Map to General Commercial with GC zoning. The Board finds that a mapping error was applied to a portion of the property. A portion of that certain property located at 2711 NE 134<sup>th</sup> Way, Vancouver, WA. Tax serial numbers 186509-000 located in the NE ¼ Sec. 26, T3N, R1E of the Willamette Meridian.

Section 4. Amendatory. Comprehensive Plan Text.

1. The Clark County Comprehensive Growth Management Plan text is hereby amended. In the matter of **Docket item number CPZ2010-00010 CRWWD** (Exhibit 8 and Exhibit 8a) the Board concluded that the inter-local agreement between the Cities of Battle Ground, Ridgefield, Vancouver, and Clark County is in the best interest of the public.
  
2. The Clark County Comprehensive Growth Management Plan text is hereby amended. In the matter of **Docket item number CPZ2010-00012 C-Tran** (Exhibit 9) the Board concluded that the proposed amendments to the Transit Element in Chapter 5 of the Comprehensive Plan met the approval criteria for comprehensive plan text amendments.
  
3. The Clark County Comprehensive Growth Management Plan text is hereby amended. In the matter of **Docket item number CPZ2010-00013 Transportation Capital Facilities Plan amendment** (Exhibit 10) the Board approved adding line items for Highway 99 amenities, incentives, and road improvements with regional benefit to the transportation Capital Facilities Plan in Table A.2 in Appendix A of the Comprehensive Plan and re-allocating some of the estimated cost of Intersection Improvements to these two line items.
  
4. The Clark County Comprehensive Growth Management Plan text is hereby amended. In the matter of **Docket item number CPZ2010-00022 North Orchards Urban Holding Phase II sub-area plan and removal of Urban Holding** (Exhibit 11) the Board approved changing the Comprehensive Plan designation and zoning for three clusters of property and also approved removing the Urban Holding overlay for the North Orchards phase II area.

5. The Clark County Comprehensive Growth Management Plan text is hereby amended. In the matter of **Docket item number CPZ2010-00025 Bicycle and Pedestrian Master Plan** (Exhibit 12) the Board concluded that adoption of the plan is in the best interest of the public.
6. The Clark County Comprehensive Growth Management Plan text is hereby amended and the Unified Development Code is hereby amended. In the matter of **Docket item number CPZ2010-00026 Railroad Industrial Overlay** (Exhibit 13 and Exhibit 13a) the Board concluded that the railroad is a vital economic development tool and that adoption of the overlay district is in the best interest of the public.
7. The Clark County Comprehensive Growth Management Plan text is hereby amended. In the matter of **Docket item number CPZ2010-00028 Commercial Code** (Exhibit 14a through 14n) the Board concluded that The Clark County 20-Year Comprehensive Plan Document, Comprehensive Plan Map and Zoning Map, Unified Development Code related to commercial districts is hereby amended. The Board found that simplifying the development code and amending the zoning on the parcels listed below is in the best interest of the public.

Parcel numbers changed from Community Commercial Comprehensive Plan Designation to General Commercial Comprehensive Plan Designation and from Limited Commercial (CL) Zoning to General Commercial (GC) Zoning: 144492-000, 144514-000, 144516-000, 144534-000, 157498-000, 157499-000, 157500-009, and 157501-005.

Parcel numbers changed from Limited Commercial (CL) Zoning to Community Commercial (C-3) Zoning: 189251-000, 118261-196, 189204-000, 189205-000, 118261-194, 106040-000, 189250-000, 118261-190, 118261-192, 189253-000, 189194-000, 118261-198, 189367-000, 189376-000, 189388-000, and 189392-000

Parcel numbers changed from Limited Commercial (CL) Zoning to General (GC) Zoning: 118255-011, 186519-000, 157500-004, 147725-000, 147630-000, 118255-013, 186524-000, 157501-000, 147726-000, 147632-000, 118255-014, 186617-000, 157501-010, 147727-000, 147635-000, 147576-000, 186618-000, 157501-015, 147728-000, 147663-000, 147576-005, 186694-000, 157501-020, 147736-000, 147689-000, 147576-015, 186766-000, 157501-025, 147740-000, 147699-000, 147579-000, 186796-000, 157507-022, 148001-000, 147709-000, 147585-000, 189477-000, 158337-000, 148008-000, 147720-000, 147595-000, 189478-000, 158339-000, 148052-000, 147721-000, 147600-000, 189491-002, 158369-000, 148107-000, 147601-000, 189493-000, 158440-002, 148251-000, 147606-000, 189530-000, 158440-004, 148300-000, 147607-000, 189627-000, 158442-002, 157500-000, and 158442-004.

Parcel numbers changed from General Commercial (GC) Comprehensive Plan Designation to Community Commercial (CC) Comprehensive Plan Designation and from Limited Commercial (CL) Zoning to Community Commercial (C-3) Zoning: 147977-000, 106922-000, 106924-000, 109530-000, 109415-000, 109510-000, 109400-000, 109420-000, 109392-000, 109170-000, 106970-000, 107020-000, 109167-000, 107020-002, 109140-000, 106950-000, 109145-000, 109060-000, 108970-000, 108960-000, 199288-000, 199079-000, 148269-000, 199256-000, 199344-000, 199349-000, 119887-620, 119887-340, 119887-320, 157508-000, 119887-280, 119887-260, 119887-220, 119887-250, 119887-240, 119887-230, 119887-210, 119887-110, 119887-070, 198094-000, 119887-060, 119887-040, 198077-000, 145772-000, 109550-000, 107350-000, 145996-000, 148268-000, 198092-000, 145793-000, 109555-000, 108870-000, 145310-000,

145814-000, 145997-000, 145238-000, 145818-000, 119887-020, 108880-000, 145820-000, 148366-000, 148131-000, 148009-000, 145822-000, 119887-080, 108940-000, 145782-000, 147999-000, 119887-120, 109040-000, 145777-000, 148258-000, 148068-000, 145998-000, 119887-140, 109054-000, 145797-000, 148029-000, 148264-000, 147972-000, 119887-200, 109057-000, 145816-000, 148307-000, 148292-000, 148281-000, 119887-300, 109204-000, 106910-000, 147966-000, 109540-000, 148291-000, 119887-560, 109220-000, 106920-000, 148134-000, 148094-000, 106923-000, 148304-000, 119887-590, 109380-000, 106921-000, 109560-000, 148272-000, 148374-000, 145234-000, 109445-000, 106941-000, 109500-000, 159768-000, 145239-000, 109490-000, 107325-000, 147953-000, 109565-000, 199343-000, 109480-000, 109010-000, 109190-000, 145297-000, 109431-000, 107330-000, 109580-000, 108950-000, 109020-000, 108900-000, 109495-000, 157508-012, 109470-000, 109150-000, 108871-000, 109030-000, 109175-000, 157508-010, 109450-000, 109110-000, 109090-000, 108860-000, 109440-000, 107320-000, 109210-000, 108930-000, 108920-000, 145810-000, 109570-000, 157508-002, 109207-000, 109021-000, 108910-000, 157510-000, 106995-000, 157508-008, 109390-000, 109200-000, 107340-000, 107335-000, 109581-000, 157508-006, 157508-016, 109160-000, 157511-000, and 157508-014.

Parcel number 186644-000 changed from General Commercial (GC) Comprehensive Plan Designation to Urban Medium Density Residential (UM) Designation and from Limited Commercial (CL) Zoning to R-18 Zoning.

Parcel numbers changed from General Commercial (GC) Comprehensive Plan Designation to Urban Medium Density Residential (UM) Comprehensive Plan Designation and from Limited Commercial (CL) Zoning to R-30 Zoning: 098675-024, 098675-025, 098675-026, 098675-046, 098675-048, 098675-050, 098675-052, 098675-054, 147660-000, 147670-000, 147671-000, 147672-000, 147673-000, and 147674-000.

Parcel numbers changed from Mixed Use (MU) Comprehensive Plan Designation to General Commercial (GC) Comprehensive Plan Designation and from Limited Commercial (CL) Zoning to General Commercial (GC) Zoning:

117900-000, 189626-000, 186762-000, 118256-140, 118256-075, 117988-000, 117907-000, 189629-000, 186814-000, 186551-000, 118256-080, 118097-000, 117907-005, 189631-000, 186854-001, 186551-003, 118256-085, 118256-010, 117907-010, 189631-005, 189479-000, 186553-000, 118256-090, 118256-015, 117914-000, 189631-010, 189480-000, 186555-000, 118256-100, 118256-020, 117915-000, 189631-015, 189496-000, 186562-005, 118256-105, 118256-030, 117921-000, 189632-000, 189496-005, 186562-010, 118256-110, 118256-040, 117928-000, 189647-002, 189496-007, 186562-015, 118256-115, 118256-045, 117942-000, 189648-000, 189526-000, 186574-000, 118256-120, 118256-050, 117943-000, 189657-000, 189528-000, 186725-000, 118256-130, 118256-055, 117949-000, 189658-000, 189538-000, 186728-000, 118256-135, 118256-060, 117972-000, 986027-024, 117985-000, 117986-000, 117986-005, 118256-065, 117987-000, 117986-015, and 118256-070.

Parcel numbers changed from Mixed Use (MU) Comprehensive Plan Designation to Community Commercial (CC) Comprehensive Plan Designation and from Limited Commercial (CL) Zoning to Community Commercial (C-3) Zoning: 145584-000, 145565-000, 145566-000, 145583-000, 145789-000, 145792-000, and 145807-000.

Parcel numbers changed from Mixed Use (MU) Comprehensive Plan Designation to Urban Low Density Residential (UL) Comprehensive Plan Designation and from Limited Commercial (CL) Zoning to (R1-6) Zoning:  
189565-000 and 189587-000

Parcel numbers changed from Parks/Open Space Comprehensive Plan Designation to General Commercial (GC) Comprehensive Plan Designation and from Limited Commercial (CL) Zoning to General Commercial (GC) Zoning: 157288-000 and 157288-000.

Lastly, the Board added to the 2011 Docket the following 88 parcels in consideration for a change from Community Commercial Comprehensive Plan Designation to General Commercial Comprehensive Plan Designation and from Community Commercial (C-3) Zoning to General Commercial (GC) Zoning:

106941-000, 107325-000, 109490-000, 106923-000, 109580-000, 109204-000, 108930-000, 109040-000, 107330-000, 109440-000, 109555-000, 107020-002, 109380-000, 109160-000, 157510-000, 107335-000, 109495-000, 109540-000, 109570-000, 109390-000, 109392-000, 109054-000, 107340-000, 109431-000, 106910-000, 106995-000, 109210-000, 109200-000, 157511-000, 107350-000, 109510-000, 106924-000, 109565-000, 109207-000, 109010-000, 108860-000, 157508-008, 109420-000, 109530-000, 107020-000, 109140-000, 108940-000, 109057-000, 157508-012, 106920-000, 106921-000, 109167-000, 109145-000, 109150-000, 108900-000, 157508-014, 157508-006, 109480-000, 109175-000, 108960-000, 109400-000, 109060-000, 157508-016, 157508-002, 109500-000, 109560-000, 109415-000, 108950-000, 109030-000, 157508-000, 157508-010, 109470-000, 109170-000, 108970-000, 109021-000, 108870-000, 108871-000, 107320-000, 109450-000, 106922-000, 106970-000, 109090-000, 109020-000, 109190-000, 109445-000, 109550-000, 109581-000, 108910-000, 108920-000, 108880-000, 109220-000, 109110-000, 106950-000,

Located in the following Quarter Sections:

NE	SW	SE	SE
1/4,S01,T2N,R1E	1/4,S11,T2N,R1E	1/4,S10,T2N,R2E	1/4,S34,T3N,R1E
SW	NW	SW	NE
1/4,S02,T2N,R1E	1/4,S11,T2N,R1E	1/4,S10,T2N,R2E	1/4,S35,T3N,R1E
NE	NW	NE	SW
1/4,S03,T2N,R1E	1/4,S12,T2N,R1E	1/4,S16,T2N,R2E	1/4,S35,T3N,R1E
SE	NE	NW	NW
1/4,S03,T2N,R1E	1/4,S15,T2N,R1E	1/4,S16,T2N,R2E	1/4,S35,T3N,R1E
NE	NW	SE	SW
1/4,S10,T2N,R1E	1/4,S08,T2N,R2E	1/4,S26,T3N,R1E	1/4,S27,T3N,R2E
SE	SE	SW	NE
1/4,S10,T2N,R1E	1/4,S09,T2N,R2E	1/4,S26,T3N,R1E	1/4,S31,T3N,R2E

- The Clark County Comprehensive Growth Management Plan text is not amended in the matter of **Docket item number CPZ2010-00029 East Fairgrounds Urban Holding**. The Board concluded that removing Urban Holding from the subject area would be better considered at a later date.



Section 7. Severability.

If any section, sentence, clause, or phrase of this ordinance should be held invalid or unconstitutional by a court of competent jurisdiction or the Growth Management Hearings Board, such invalidity or unconstitutionality shall not affect the validity or unconstitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 8. Effective Date.

This ordinance shall go into effect at 12:01 a.m. on January 1, 2011.

Section 9. Instructions to Clerk.

The Clerk to the Board shall:

1. Transmit a copy of this ordinance to the Washington State Department of Commerce within ten days of its adoption pursuant to RCW 36.70A.106.
2. Transmit a copy of the adopted ordinance to Clark County Geographic Information Systems (Ken Pearrow GIS Coordinator), to Community Planning Department, and to Community Development Department - Development Services (Mary Johnson, Tidemark Data Manager).
3. Transmit a copy of the adopted ordinance to the School District Consortium's representative Marnie Allen at ESD 112, 2500 NE 65<sup>th</sup> Avenue, Vancouver, WA 98661.
4. Record a copy of this ordinance with the Clark County Auditor.
5. Cause notice of adoption of this ordinance to be published forthwith pursuant to RCW 36.70A.290.

ADOPTED this 14<sup>th</sup> day of December 2010.

BOARD OF COUNTY COMMISSIONERS  
FOR CLARK COUNTY, WASHINGTON

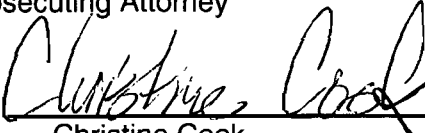
Attest:

  
Clerk to the Board

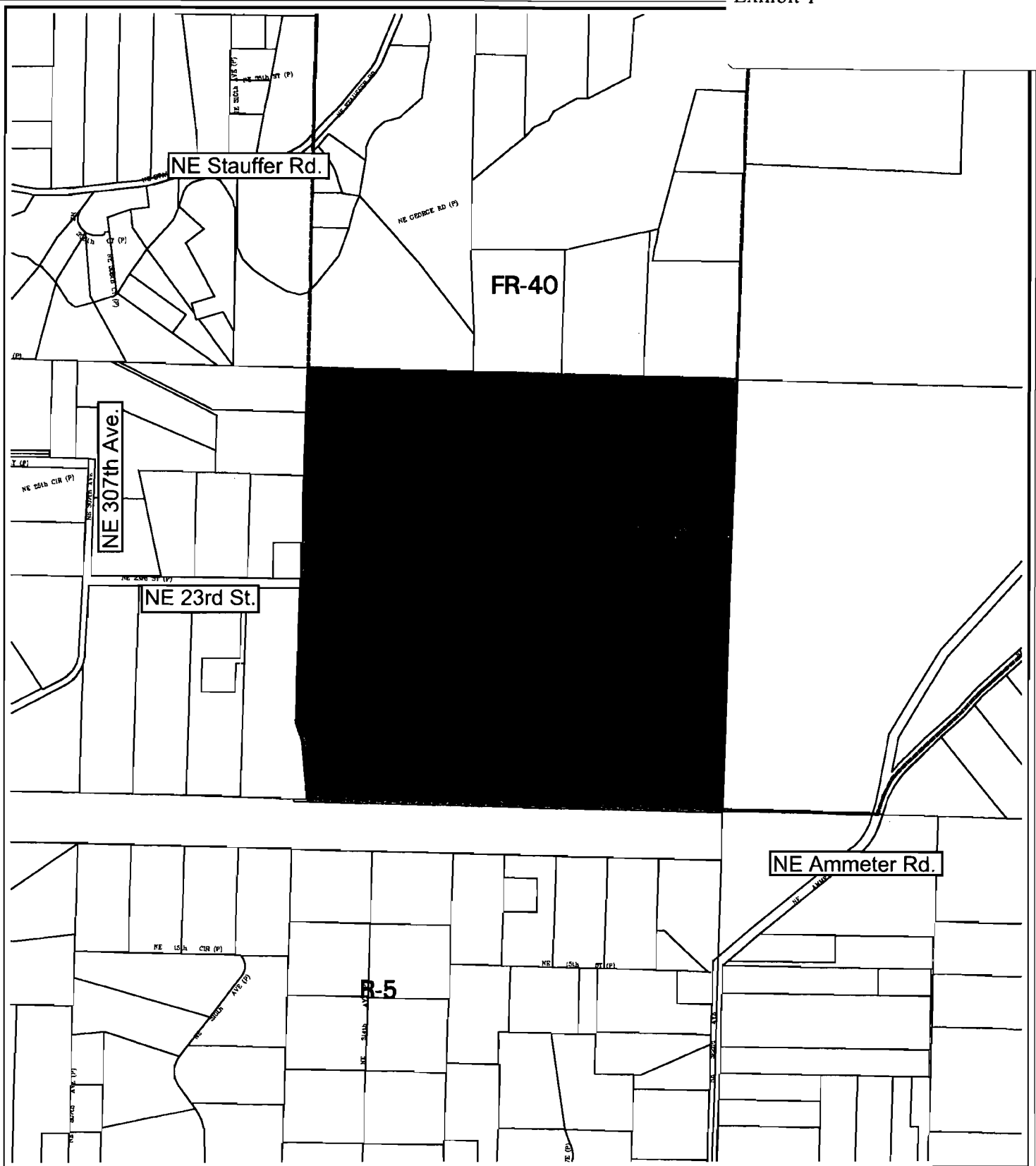
By:   
Steve Stuart, Chair

Approved as to Form Only:  
ARTHUR D. CURTIS  
Prosecuting Attorney

By: \_\_\_\_\_  
Marc Boldt, Commissioner

By:   
Christine Cook  
Deputy Prosecuting Attorney







By: \_\_\_\_\_  
Tom Mielke, Commissioner

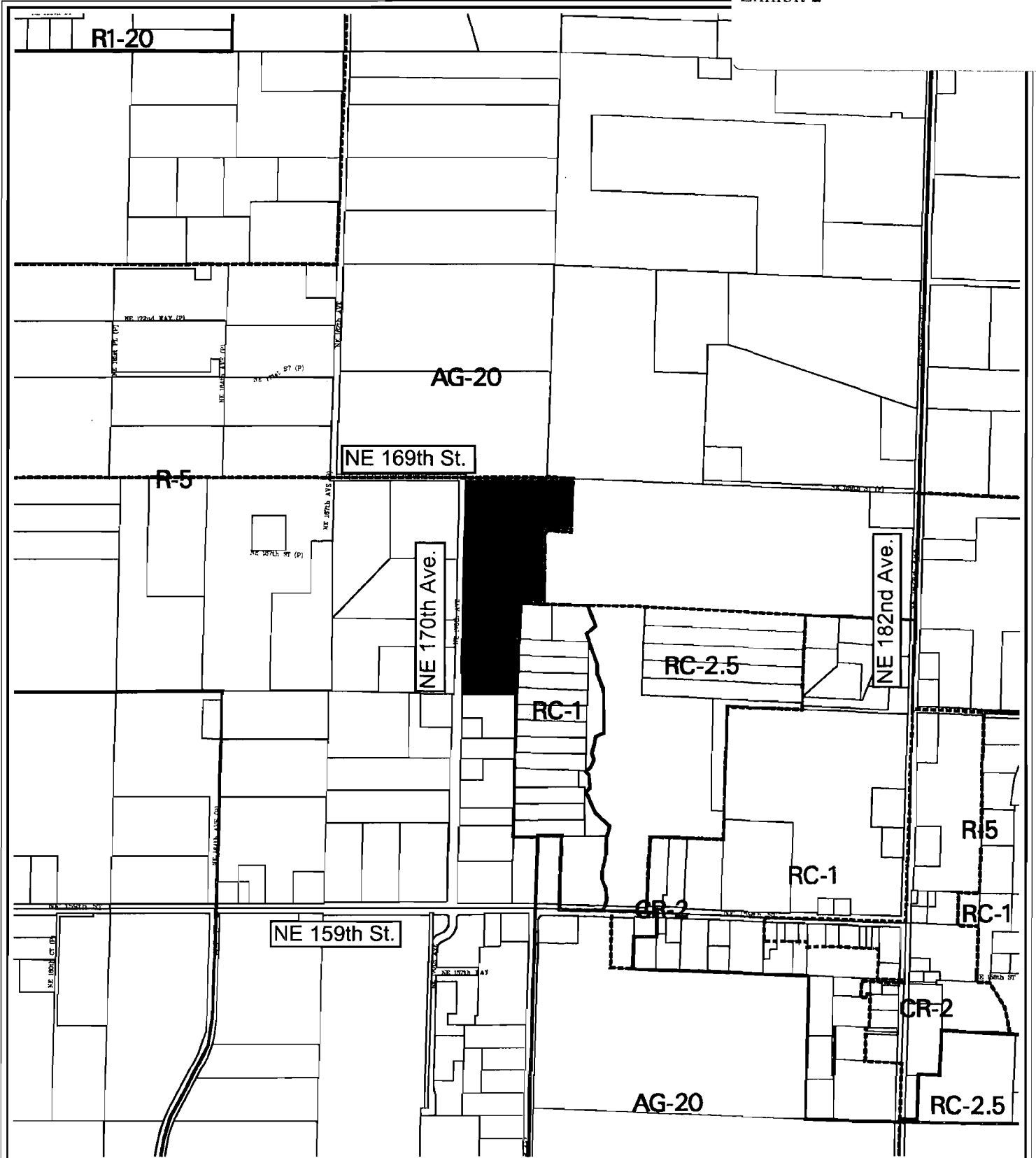


File # cpz2010-00001, SN 140027000  
 Location: T2N R4E SEC 20  
 Comp Plan Change/Rezone/Text Change/Docket I



Owner: STATE FOREST BOARD

-  Subject Property
-  Zoning Boundary
-  Mining Combining District
-  Contingent Zoning
-  Urban Holding-10
-  Urban Holding-20









File # cpz2010-00002, SN 194842000

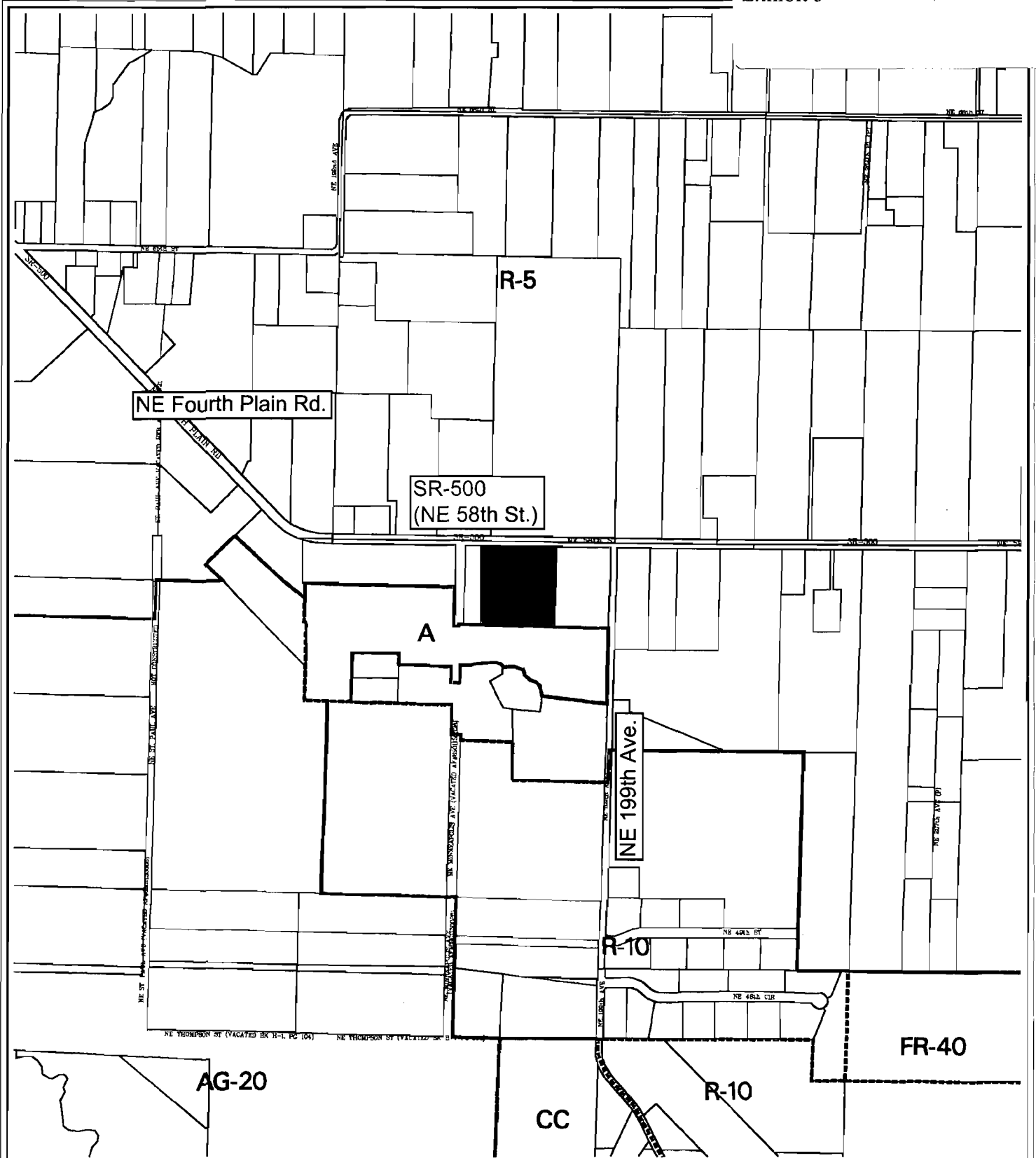
Location: T3N R2E SEC 13

Comp Plan Change/Rezone/Text Change/Docket 1

Owner: STATE FOREST BOARD

-  Subject Property
-  Zoning Boundary
-  Mining Combining District
-  Contingent Zoning
-  Urban Holding-10
-  Urban Holding-20





File # cpz2010-00003, SN 115378000

Location: T2N R3E SEC 17







Comp Plan Change/Rezzone/Text Change/Docket 1

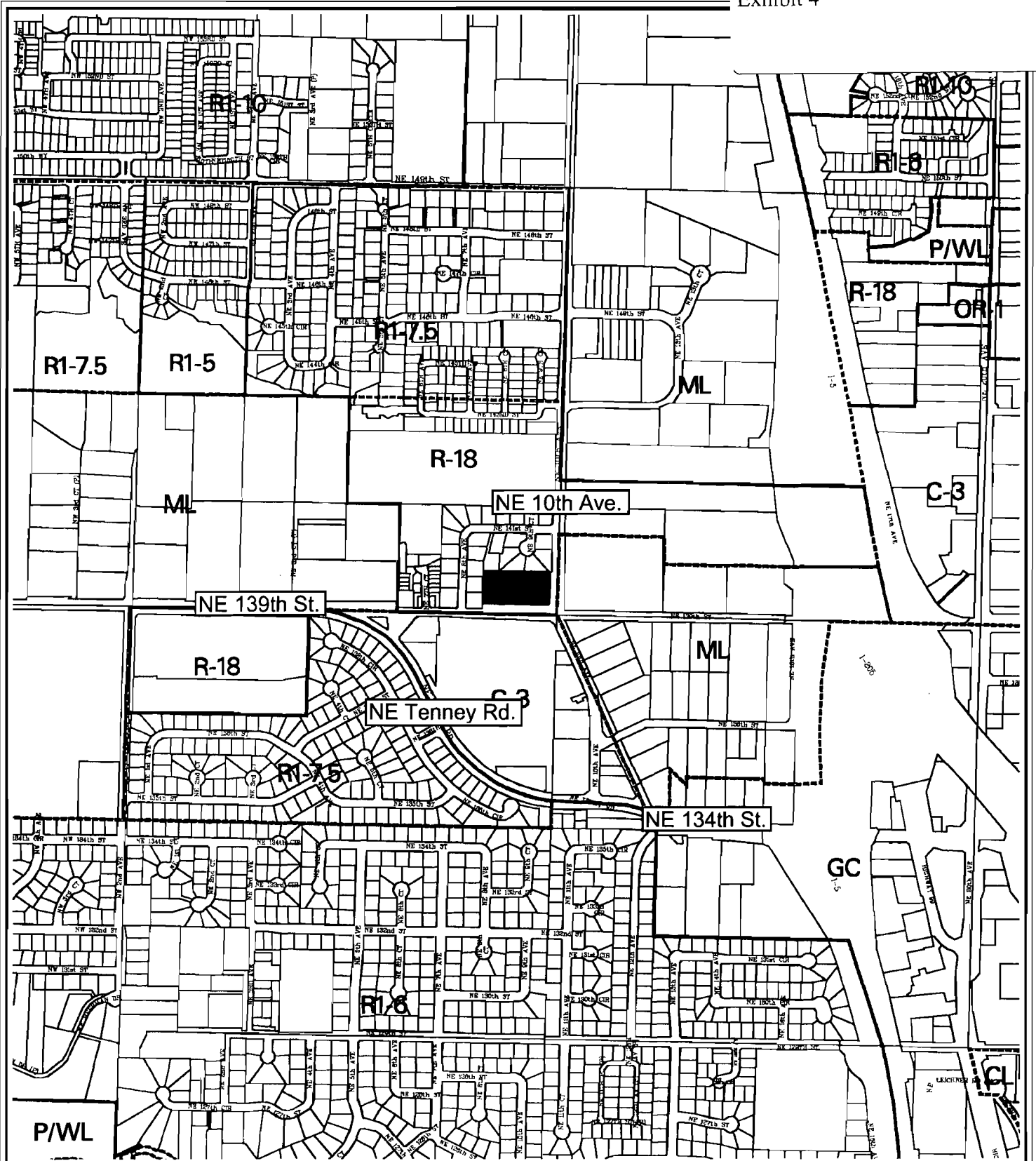


Order 2010-010 Prod 02 1\_163



Owner: STATE FOREST BOARD

-  Subject Property
-  Zoning Boundary
-  Mining Combining District
-  Contingent Zoning
-  Urban Holding-10
-  Urban Holding-20



File # cpz2010-00023, SN 185421000

Location: T3N R1E SEC 22







Comp Plan Change/Rezone/Text Change/Docket I

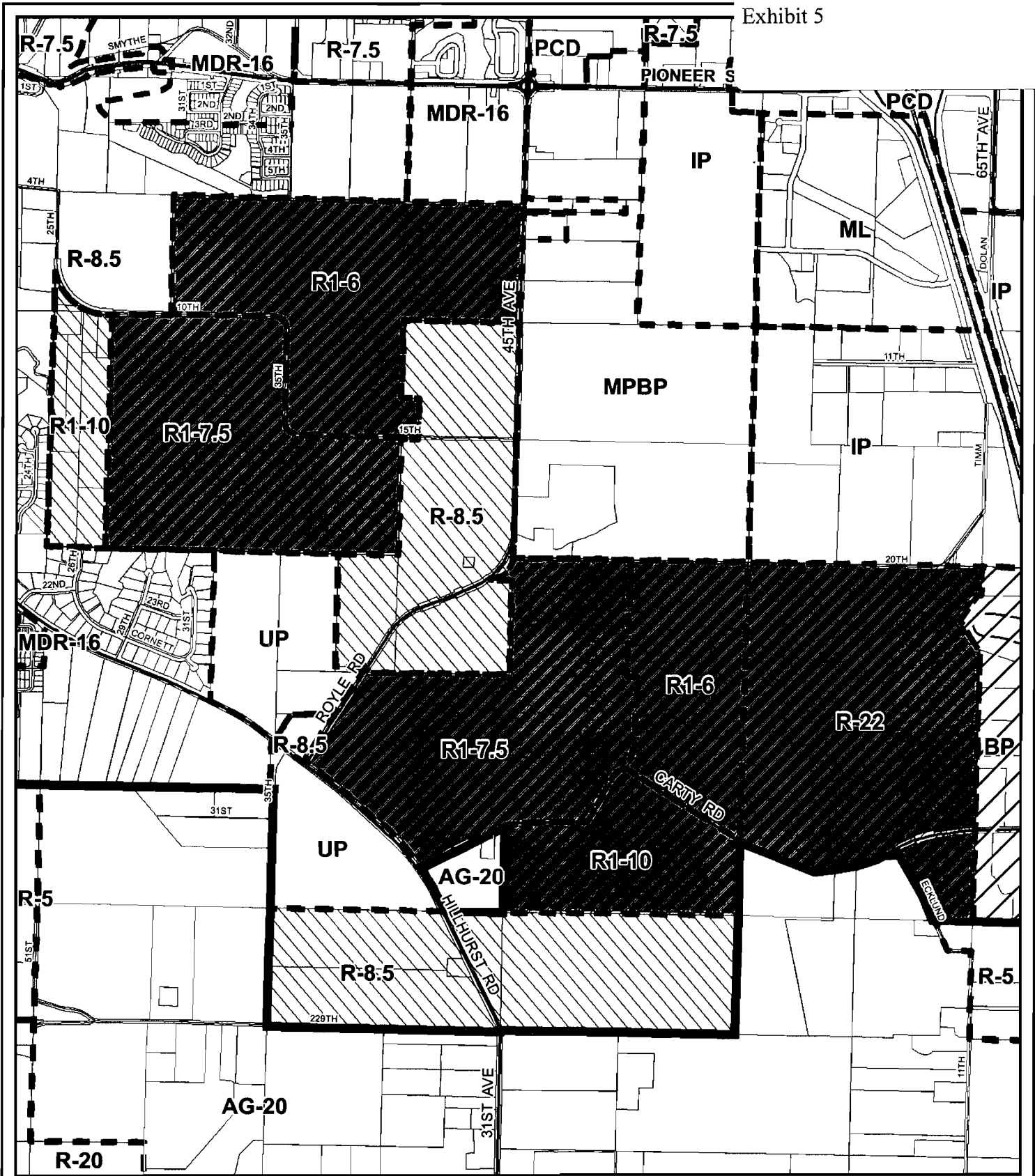


Order 2010-018 Product 1, 153



Owner: PACIFIC POWER & LIGHT COMPANY

-  Subject Property
-  Zoning Boundary
-  Mining Combining District
-  Contingent Zoning
-  Urban Holding-10
-  Urban Holding-20



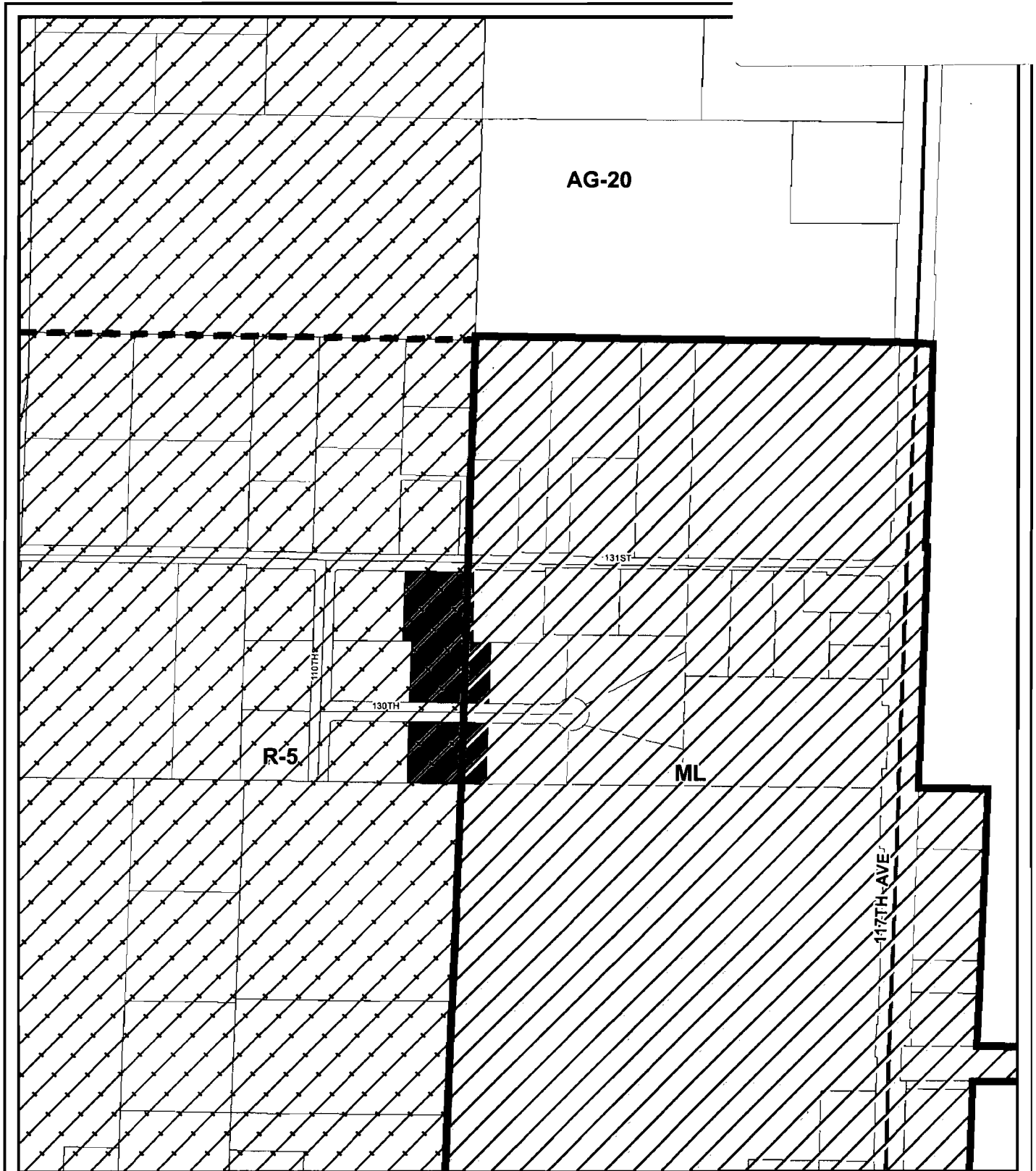
File # cpz2010-00004, SN 215587004

Location: T4N R1E SEC 20, 28, 29, 32, & 33  
 Comp Plan Change/Rezzone/Text Change/Docket I



1 inch = 1,500 feet

- Subject Parcels
- Zoning
- Surface Mining Overlay District
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Urban Growth Boundary
- City limits











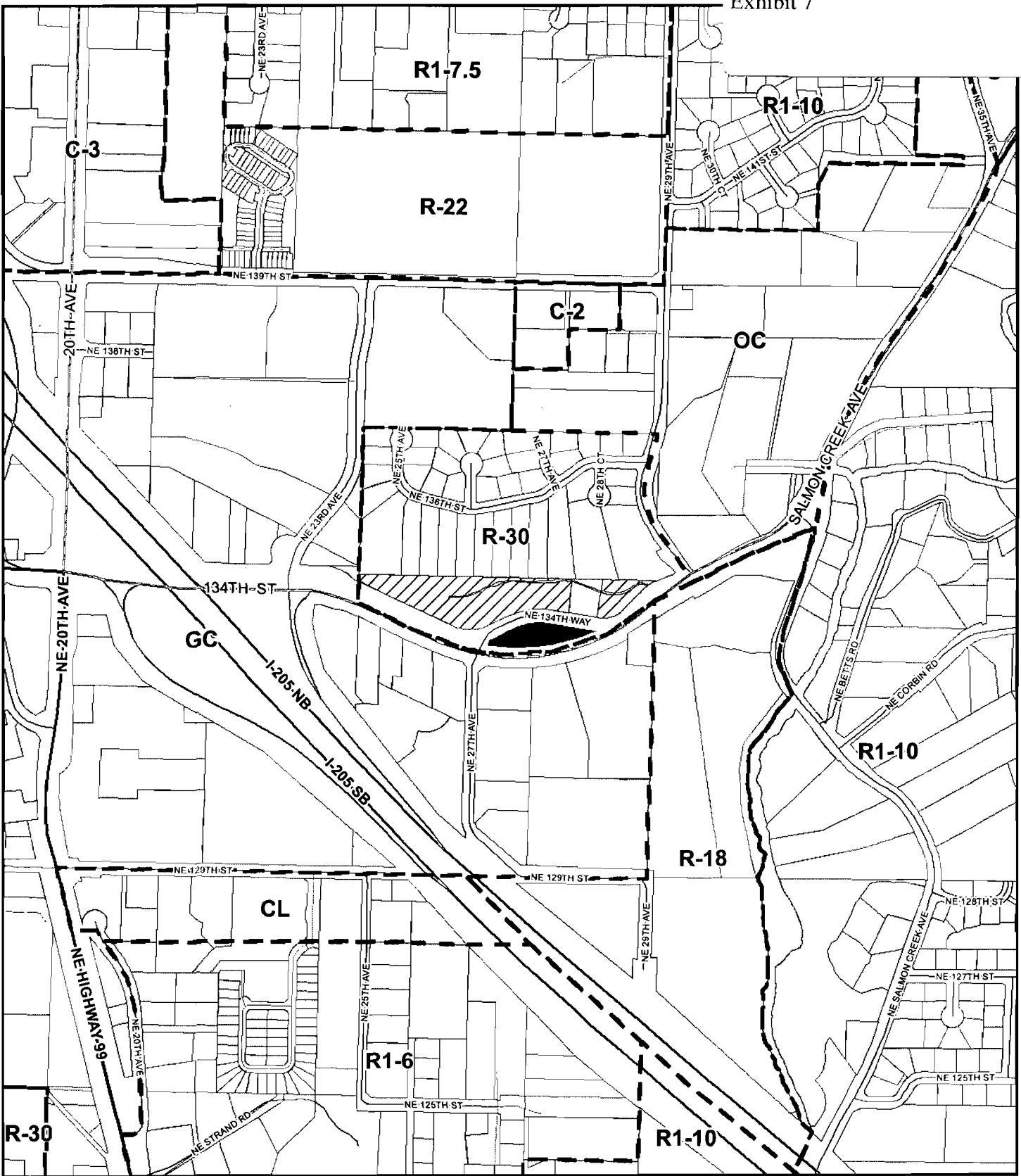
File # cpz2010-00005, SN 119452014 119452026 119452038

Location: T3N R2E SEC 27 & 28  
 Comp Plan Change/Rezone/Text Change/Docket I






1 inch = 400 feet

-  Subject Parcels
-  Zoning
-  Surface Mining Overlay District
-  Urban Holding - 10 (UH-10)
-  Urban Holding - 20 (UH-20)
-  Urban Holding - 40 (UH-40)
-  Railroad Industrial Urban Reserve
-  Urban Growth Boundary



File # cpz2010-00027, SN 186509000  
 Location: T3N R1E SEC 26

-  Subject Property
-  Portion Not Subject to Rezone
-  Current Zoning



1 inch = 600 feet

Owner: INTERNATIONAL CHILDRENS CARE



Given the anticipated growth in the County, several studies have been completed to examine the potential economic and environmental benefits of regionalization of various aspects of sewer service. A Sewer Coalition Planning Study was completed in November 2009 with the participation of all sewer utilities in the County. This Study resulted in the development of a RGSP outlining a long-term vision for sewer service in the County, and the recommendation that four agencies (Battle Ground, Ridgefield, Clark County, and Clark Regional Wastewater District) form a partnership to provide treatment and major conveyance for sewage from each agency's service area. As part of the regional partnership, a new pipeline and pump station would be constructed to allow sewage generated within the Ridgefield Urban Growth Area (UGA) to be treated at the Salmon Creek Treatment Plant.

Unincorporated rural Clark County is served by individual private septic systems. Since 1974 the installation of on-site septic systems has been regulated by the Clark County Department of Health. The Health Department estimates that over 50,000 septic systems are in use throughout the county, about half of which are located within urban service areas. Septic systems installed prior to 1974 were subject to virtually no regulation. Recent technological advances and the establishment of mandatory maintenance requirements on some subdivisions have limited septic system failure rates. However, the number of septic systems subject to mandatory maintenance requirements remains quite small, even of those installed after 1974. Septic systems will remain the predominant form of sewage disposal within the rural area, but will be replaced with public sewer as it becomes available in the urban area.

The collective sewer provisions of Clark County and the individual city and outside agency capital facilities plans are consistent with the Land Use Element of the 20-Year Plan. Outside of urban growth areas, there is limited public sewer provision, and future expansions are generally discouraged by policies of the Land Use and Capital Facilities Elements of the 20-Year Plan. Rural sewer provision is provided by individual private septic systems, subject to the review of the Clark County Department of Health.

Within unincorporated Urban Growth Areas other than the Vancouver UGA the Comprehensive Plan Map has designated almost no land for short term urban density development which would require public sewer service. These UGA lands are affixed with an "Urban Holding" overlay designation, which explicitly precludes urbanization until a site-specific demonstration of serviceability is made.

Provisions for lands within corporate limits are addressed in the city comprehensive plans. Within the Vancouver UGA there is a substantial amount of land under county jurisdiction which is designated for near term urban development without the Urban Holding overlay. The City of Vancouver is in the process of updating their capital facilities elements to demonstrate an ability to serve these urban areas in a timely fashion.

## **INDIRECT CONCURRENCY SERVICES**

Indirect concurrency services include storm drainage, public schools, parks, fire protection, law enforcement, solid waste disposal, county buildings, electricity, natural gas and telecommunications. These services are necessary to support additional growth to varying degrees, but have not been identified by the GMA as critical facilities to be applied using direct concurrency standards as is the case with roads, sewer and water facilities.

**Table E.19  
Yacolt  
2003-2008  
6-Year CFP  
SEPTIC  
Summary**

Capital Facility Project Type	Cost	Funding
Applications for wastewater management program funding	\$16,000	\$16,000
Collection system engineering report	24,000	24,000
Treatment plan facility plan	88,000	88,000
<b>TOTAL</b>	<b>\$128,000</b>	Grants and Loans

The **Regional General Sewer Plan** identified 6-year capital improvements required for the regional partnership to serve Battle Ground, Ridgefield, Clark County, and the Clark Regional Wastewater District. The only improvement not already identified in an existing General Sewer Plan is a new pipeline from the Ridgefield UGA to the Salmon Creek Treatment Plant, with associated pump station upgrades. Funding options for the new pipeline and pump station improvements include system development charges, Public Works Trust Fund loans, or revenue bonds.

**Table E.20  
Regional  
Sewer  
Partnership  
2009-2013  
CFP Sewer  
Summary**

Capital Facility Project Type	Cost	Funding
Regional Pipeline	\$23,900,000	\$23,900,000
Regional Pump Station	\$2,100,000	\$2,100,000
<b>TOTAL</b>	<b>\$26,000,000</b>	\$26,000,000

## TRANSIT

The Clark County Public Transportation Benefit Area Authority known as C-TRAN, is a publicly funded ~~transportation~~ transit system that serves the transportation needs of Clark County with connections to Portland, Oregon. C-TRAN's existing transit facilities fall into one of two general categories: current services, and capital facilities and resources. Current services are discussed below.

**Fixed Route Services:** As of ~~November 2006~~ January 2010, C-TRAN operated approximately 160 vehicles on ~~18~~ a total of 29 routes including 18 local urban, ~~and eight commuter~~ four limited commuter and seven express commuter routes. Service hours are generally from ~~5:30~~ 5:00 AM to 9:15 10:15 PM on weekdays and, ~~6:45~~ 6:00 AM to 8:15 PM on Saturdays, and ~~8:00~~ 6:00 AM to 6:00 PM on Sundays and holidays. Three of the highest ridership routes operate late night service until approximately 12:30 AM seven days a week. In addition to serving key destinations throughout its service area, C-TRAN connects directly to TriMet's downtown Portland transit mall and the MAX light rail system at the Delta Park/Vanport Station on I-5 and the Parkrose/Sumner Transit Center on I-205. These access points allow C-TRAN passengers to reach destinations in the Portland metropolitan area, including Portland International Airport. Over ~~5.6~~ 6.4 million fixed route passenger trips were provided in ~~2005~~ 2009, with passengers traveling nearly ~~30~~ 37 million miles. All C-TRAN routes meet Americans with Disabilities Act (ADA) accessibility requirements.



**Other Transit Services:** In addition to traditional fixed routes, C-TRAN also provides a variety of other transportation services to the community:

**Connectors:** C-TRAN operates ~~5-3~~ Connector routes zones providing equally accessible service via general purpose dial-a-ride ~~or~~ and deviated fixed route service. These routes The Connector operates in and to three of the smaller cities in the service area: ~~Battle Ground~~ Camas, La Center and Ridgefield ~~and the town of Yacolt.~~

**Transit Centers and Park and Ride Facilities:** C-TRAN operates three transit centers: ~~99<sup>th</sup> Street at Stockford Village, Fisher's Landing Transit Center in east county and Vancouver Mall, 7<sup>th</sup> Street on downtown Vancouver~~ C-TRAN operates in addition to 7 park-and-ride lots providing over 1,600 2,200 parking spaces with direct access to express commuter services and local routes. A 1995 analysis projected demand for 3,000 park-and-ride spaces in the I-5 corridor and 2,300 spaces in the I-205 corridor by the year 2015. A new transit center on NE 99<sup>th</sup> Street and I-5 is scheduled to open in Fall 2007 providing 600 additional spaces and connections to local fixed route and commuter express service. C-TRAN's 20 year transit development plan adopted June 2010, includes provisions for service



improvements over the next 2 decades including the addition of two new park and rides, one on I-5 and the other I-205. In addition, the agency is working with local and state jurisdictions to relocate the Salmon Creek Park & Ride near NE 134th Street as future interchange improvements displace the existing 495-space facility.

**Paratransit:** C-TRAN's paratransit service, known as C-VAN, meets ADA requirements for complementary paratransit service. C-VAN provides wheelchair accessible, curb-to-curb services for elderly and disabled persons who cannot use fixed route services. C-VAN currently operates within the Vancouver urban growth area (UGA) and within ¾ mile of fixed routes operating outside the Vancouver UGA.

**Planning:** C-TRAN continues to partner with regional jurisdictions and agencies in order to respond to projected travel demand in an efficient and cost-effective manner. Additionally, C-TRAN participates as a partner agency in regional high capacity transit studies.

### **Future Conditions**

~~In September 2005, 68 percent of voters supported an additional 0.2 percent sales tax funding for C-TRAN, replacing revenues lost in 2000 with the passage of Initiative 695. This prevented significant reductions in transit service, preserving existing service and allowing for slight growth over the next few years. Any expansion of service will result from increased efficiencies in service delivery, growth in ridership and farebox recovery, and better than forecast sale tax revenues. In mid 2006, C-TRAN began a Service Redesign Analysis, examining all existing service to find better ways to serve customers and efficiencies that would allow for expansion of service in key areas, such as later service on major corridors. The Redesign will also address changing transit center locations, especially closure of the 7th Street Transit Center in downtown Vancouver. With Board approval, the results of this study will be implemented during 2007.~~

~~Future transit service will be shaped by funding capability and community demand.~~

~~In order to identify the level of transit services the public is willing to support, C-TRAN is developing a 20-year Transit Development Plan that will address transit resources, system efficiencies and the desired mix of services to meet the growing community demand for public transportation. This plan will incorporate local jurisdictional standards with transit-related improvements. The final plan will work toward the 50-year vision adopted by CTRAN's Board of Directors.~~

The adoption of the 20 year transit development plan provides the framework on which to build public transportation for the future of Clark County. If funded by a public vote, the plan proposes to preserve existing levels and meet growing demand for service over the next two decades. System improvements outlined in the 20 year plan include new bus routes in east Vancouver; increased frequencies on many existing bus routes; meeting the growing demand of C-TRAN's paratransit service for people with disabilities (C-VAN); construction and operation of two new park and rides with increased commuter service to downtown Vancouver and Portland; construction of C-TRAN's first bus rapid transit line with service along Fourth Plain Boulevard; and funding the operations and maintenance cost of light rail in downtown Vancouver as part of the Columbia River Crossing Project. This plan will incorporate local jurisdictional standards with transit related improvements and is the first step in working toward the 50-year vision adopted by CTRAN's Board of Directors.

As part of the GMA implementation, a joint development review process has institutionalized

C-TRAN's participation in the development review process for SEPA, land use, zoning, development permitting, and site plan review. The program applies to transportation corridors, major centers, secondary centers and other significant transportation linkages.

## HIGH CAPACITY TRANSIT (HCT)

### Background

High capacity transit is a term used to describe many types of transit that move large numbers of people quickly and efficiently. High capacity transit includes heavy rail rapid transit, bus rapid transit, streetcars, light rail, monorail, commuter rail, and other types of transit. In Clark County, high capacity transit would help create a network of transit options that let residents travel easily throughout the county while avoiding crowded roads and highways.

**Heavy rail rapid transit:** Heavy rail transit systems typically have complete separation from surrounding roadways and land uses except at stations. These systems tend to have higher speeds and higher capacity compared to other transit systems and are typically electrically operated with completely separated trackway, such as subways or elevated trains. Examples of heavy rail rapid transit include: BART in the San Francisco Bay Area, the New York Subway System, and the Washington D.C. Metro.

**Bus rapid transit (BRT):** Bus rapid transit can include a range of bus improvements from providing bus priority at traffic signals, exclusive bus lanes on arterials such as Fourth Plain or Highway 99 to providing a completely separated roadway for buses on the Interstate system. BRT systems are relatively common in Europe and are beginning to be developed in the U.S. Examples of BRT include ~~a new project~~ EMX in Eugene, OR (~~opening January 2007~~), Seattle METRO (pictured), and numerous systems in Europe.

**Light rail transit:** Light rail systems are electrically powered urban rail systems that operate with separated trackway similar to heavy rail, but can also operate in mixed traffic operation in city streets. Because they include some portions of mixed traffic operation, light rail is typically slower with lower capacity than heavy rail. Examples of light rail systems include Portland's MAX system (pictured), Tacoma's LINK system, and the San Diego Trolley.

**Streetcar:** Streetcars typically operate as single cars on tracks embedded in city streets. Auto traffic usually shares a lane with streetcar operations and the operation is subject to vehicle congestion on the roadway. Some streetcar systems have been in operation since early in the 20<sup>th</sup> century while some cities are building modern streetcar systems with new vehicles. Examples of streetcars include the Portland Streetcar, the Seattle's Eastlake Waterfront Streetcar, Toronto Streetcars and the San Francisco MUNI trains.

**Monorail:** A monorail is a rail transit system in which a car moves on a single rail line. Monorail systems are typically elevated above surrounding roadways and land uses. Examples of monorail transit are found in several cities in Japan. U.S. examples include the Seattle Center Monorail and the Las Vegas Monorail. Discussions are underway to expand the Seattle Center Monorail to outlying areas including the University of Washington.

**Trams:** Sometimes called a cable car or ropeway, an arrangement of overhead cables suspended from towers and supports traveling buckets used for transporting people, usually over rough terrain. Examples of trams are found in several sites throughout Europe. U.S. example includes the Portland Aerial Tram in Portland, Oregon. It connects the city's South

Waterfront area with Oregon Health and Science University (OHSU) and the Marquam Hill neighborhood surrounding the university.

**Commuter rail:** Commuter rail is rail transit service that uses an existing rail line to connect outer areas with a downtown area or other major attractor. Compared to other urban rail systems, commuter rail serves longer distance trips and stations are relatively far apart (5+ miles between stations). Examples of commuter rail systems include the Seattle-Tacoma Sounder service, the Long Island Railway (pictured), and Chicago's Metro system.

### **History of HCT in Clark County**

The Portland/Vancouver metropolitan region had the first interurban electric rail service in the nation. As early as 1889, electric streetcars began replacing horse-drawn, cable and steam-powered lines. The Vancouver Electric Line began regular service around downtown in 1908. By 1910, interurban railway services extended from Vancouver south to Eugene and Corvallis and from Estacada to Forest Grove and McMinnville. In 1917, streetcar service opened over the new Interstate Bridge, which continued until 1940 when the tracks were paved over.

In more recent times, the increased roadway congestion and travel delay accompanying growth has prompted the study of new travel options between major centers that would support economic prosperity. Starting prior to the adoption of the 1994 Comprehensive Plan and continuing until shortly after its adoption, regional and local jurisdictions from Oregon and Clark County, participated in a high capacity transit study to determine what HCT systems would be needed to adequately address expected future travel demand in the Clark County-Portland region. The study also identified land use scenarios supportive of high capacity transit systems, and the potential for coordination of services within the Vancouver-Portland region. That study was entitled "South/North Corridor Study".

At the end of the Tier I, South/ North Alternatives Analysis Study, a light rail transit (LRT) system was identified as the high capacity transit mode of choice. A joint environmental review was conducted of the preferred alternative for an LRT alignment that would serve the Clark College area near Downtown Vancouver as its minimum operating segment. Extensions of the line either along the SR-500 or the I-5 corridors were considered. The preferred alternative from that environmental analysis was packaged as a project and presented to the voters of the transit benefit district for consideration as an increase in the sales tax funding, in February 1995. That request for funding was defeated by the voters.

More recently, an examination of this issue of high capacity transit and high capacity transit mode selection (LRT, buses, commuter rail) was conducted by an official task force appointed jointly by the Governors of Washington (then Gary Locke) and Oregon (then John Kitzhaber) and comprised of citizens, business representatives and elected officials. The Task Force was appointed to examine options for addressing trade and transportation issues in the bi-state I-5 corridor from the Rose Garden area of Portland to the I-5/I-205 confluence in the Salmon Creek area of Clark County. This task force issued its recommendations for a strategic plan for this corridor in June 2002. In that list of recommendations was consideration of an LRT loop that would serve Clark County via the I-5, I-205 and either the Fourth Plain Boulevard or SR-500 corridors. For the most part, this proposed LRT loop was entirely within the city limits of Vancouver.

At the end of 2006, the Southwest Washington Regional Transportation Council (RTC)

began working in partnership with local jurisdictions and agencies to take a fresh look at potential HCT modes and travel corridors within and through Clark County. Selection of corridors and modes for detailed analysis is expected by November, 2007 with HCT supportive plan policies to be developed and priority corridor(s) to be selected by April, 2008. The study is intended to be adopted in December 2008, RTC's High Capacity Transit System Study provides a framework for long-term investments in the region's transit system. The study identified Bus Rapid Transit as a recommended HCT mode along with four corridor recommendations for future HCT consideration including Highway 99, Fourth Plain, I-205 and Mill Plain. The study also outlined policy recommendations for land use and to guide the development of high capacity transit in Clark County.

C-TRAN's 20 year transit development plan adopted in June 2010, identified Fourth Plain Blvd. between downtown Vancouver and Vancouver Mall as the priority corridor for the system's first Bus Rapid Transit line.

## **HIGH SPEED RAIL**

In 1991, the Washington State Legislature directed that an assessment of high speed ground transportation be conducted due to the increasing congestion along major transportation corridors serving intercity routes. High speed rail systems, using a variety of technologies, are in service in Japan, France, Germany and Sweden and appear well used. There are no high speed rail systems currently operating in the United States. The study was not meant to focus on the technologies but rather on the economic, environmental, institutional and financial feasibility of implementation. Two major corridors were identified and analyzed: a north-south route serving Portland, Oregon through Seattle to Vancouver, BC, and an east-west route serving SeaTac through Moses Lake to Spokane. Preliminary findings indicated that as much as ten percent of all vehicular and air travel between Seattle and Portland might be captured by a high speed system. The study recommended implementing high speed rail in three stages:

- incrementally construct and modify a system between Everett and Portland, Oregon with a 150 mph or greater top speed by the year 2020;
- construct a system between Everett and Vancouver, BC; and,
- construct a system between King County and Spokane.

If such a system were constructed, it would directly impact Clark County. Implementation of a true high speed rail system would require total separation from existing freight rail, elimination of at-grade crossings, acquiring new rights-of-way, and ensuring the potential for electrification of the system. The adopted Washington Transportation Plan for 2007-2026 does not include a specific high speed rail investment component. The Plan identifies \$2.9 billion in total statewide needs for intercity passenger rail, 65% of which is unfunded. WSDOT has also prepared a Draft Long Range Plan for the Amtrak Cascades service that identifies a step-bystep approach that links specific sets of construction projects to service improvements. In 2003, WSDOT and BNSF Railway Company reached agreement on a legal framework that will govern the construction of Amtrak Cascades capital projects within the Washington segment of the Pacific Northwest Rail Corridor. This twenty year agreement outlines how each of the individual projects will be constructed, what operational benefits they will produce and under what conditions cost will be shared. This is the only legal agreement of its kind between a railroad and state government.

Table 5.8 C-TRAN LOS Indicators

		PLANNING INDICATORS						SUPPORTING FACTORS	
SERVICE CLASSIFICATION	PASSENGERS PER REVENUE HOUR TARGET	PEAK/NON-PEAK HEADWAYS	BUS STOP SPACING	ACCESSIBILITY (within service boundary)	MAXIMUM LOAD FACTOR	SERVICE SPAN (hours/day days/week)	DENSITY	SUPPORTING FACTORS	
COMMUTER EXPRESS SERVICE	27	10-15, peak only	Park & ride locations	Within 5 miles of 80% of pop+emp	1.25	M-F, peak only	High density employment district as destination	Near full cost recovery, parking mgmt, sufficient park & ride spaces/transit connections	
LOCAL URBAN AND LIMITED SERVICE	22-28	15-30/30-60	1/8 - 1/4 mile	Within 1/4 mile of 70% of households where fixed route operates	1.5	7 days, 17 hours	8-15 residential dwelling units per acre, 80 or more employees per acre	Land use/zoning and development that supports transit use, trip generators/destinations along corridor, pedestrian and bicycle facilities	
INNOVATIVE TRANSIT SERVICE	6	Varies	Designated locations	Accessible to all households within Connector service area	1.25	M-F, 9 hours	4 dwelling units per acre, lower density areas not supportive of fixed route	Pedestrian and bicycle facilities, connection to fixed route network	
PARATRANSIT	3	N/A	N/A	Vancouver UGA and within 3/4 mile of fixed routes outside the Vancouver UGA	1.0	7 days, 17 hours	N/A	Clear eligibility criteria for service, coordination with human services transportation providers, travel training	
VANPOOL	6-12	N/A	N/A	Service available for commute trips that begin, end or pass through Clark County	1.0	As needed for work schedule	N/A	Parking mgmt., employer subsidies/tax credits, CTR program	



## Clark Co Transportation Capital Facilities Plan

Location	From	To	Cost to Complete
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**TIP Projects 2007-2012**

NE 63rd St	Andresen Rd	I-205	\$ 5,095,000
NE 72nd Ave	N of NE 88th St	NE 110th Street	\$ 7,227,000
NE 88th St	St. Johns	Andresen	\$ 5,897,000
NE St Johns Road	NE 50th Ave	NE 72nd Ave	\$ 13,771,000
NE Ward Road	NE 172nd Ave	Davis Rd	\$ 11,344,000
Salmon Ck Interchange			\$ 39,292,000
NE 10th Ave	NE 141st St	NE 149th St	\$ 3,871,000
NE 10th Ave	NE 149th St	NE 164th St	\$ 7,213,000
NE 99th St	NE 94th Ave	NE 117th Ave	\$ 9,476,000
Hwy 99	NE 99th St	NE 119th St	\$ 21,622,000
NE 94th Ave	Padden Parkway	NE 119th St	\$ 19,325,000
NE 88th St	Hwy 99	St. Johns Rd	\$ 12,807,000
NE 99th St	NE 72nd Ave	NE 94th Ave	\$ 11,210,000
NE 99th St	NE 117th Ave	NE 137th Ave	\$ 5,380,000
NE 119th St	Salmon Crk Ave	NE 72nd Ave	\$ 12,176,000
NE/NW 199th St	NW 11th Ave	NE 10th Ave	\$ 4,400,000
NE 99th St	St Johns Rd	NE 72nd Ave	\$ 15,885,000
St Johns Rd	NE 68th St	NE 50th Ave	\$ 16,328,000
NE 119th St	NE 72nd Ave	NE 117th Ave	\$ 26,220,000
NE 179th St	E of Union Ave	NE 29th Ave	\$ 12,549,000
Bridges & Misc. Projects			\$ 15,527,000

**Other MTP Projects**

Andresen/Padden	Interchange		\$ 52,000,000
Padden/SR-503	Interchange	County share	\$ 13,000,000
Hwy 99	South RR Bridge	NE 63rd St	\$ 5,460,000
NW 179th St	I-5	NW 11th Ave	\$ 18,850,000
NE 179th St	NE 29th Avenue	NE 72nd Ave	\$ 37,700,000
NE 179th St	NE 72nd Ave	Cramer Road	\$ 20,358,000
NE 179th St	NE Cramer Rd	NE 112th Ave	\$ 5,881,200
Hwy 99	NE 119th St	NE 129th St	\$ 11,310,000
NE 50th Ave	Lalonde Dr	NE 119th St	\$ 11,762,400
NE 119th St	SR-503	NE 172nd Ave	\$ 19,113,900
NE 15th Ave	NE 179th St	SR-502	\$ 6,559,800
NE 88th St	Hazel Dell Ave	Hwy 99	\$ 11,077,800
NW 11th Ave	NW 139th St	NW 146th St	\$ 11,463,300
NE 199th St	NE 10th Ave	NE 72nd Ave	\$ 31,668,000
NE 99th St	NE 137th Ave	NE 172nd Ave	\$ 19,905,600

**Other Priority Projects**

Table A.2 Clark County 20-Year Transportation CFP List

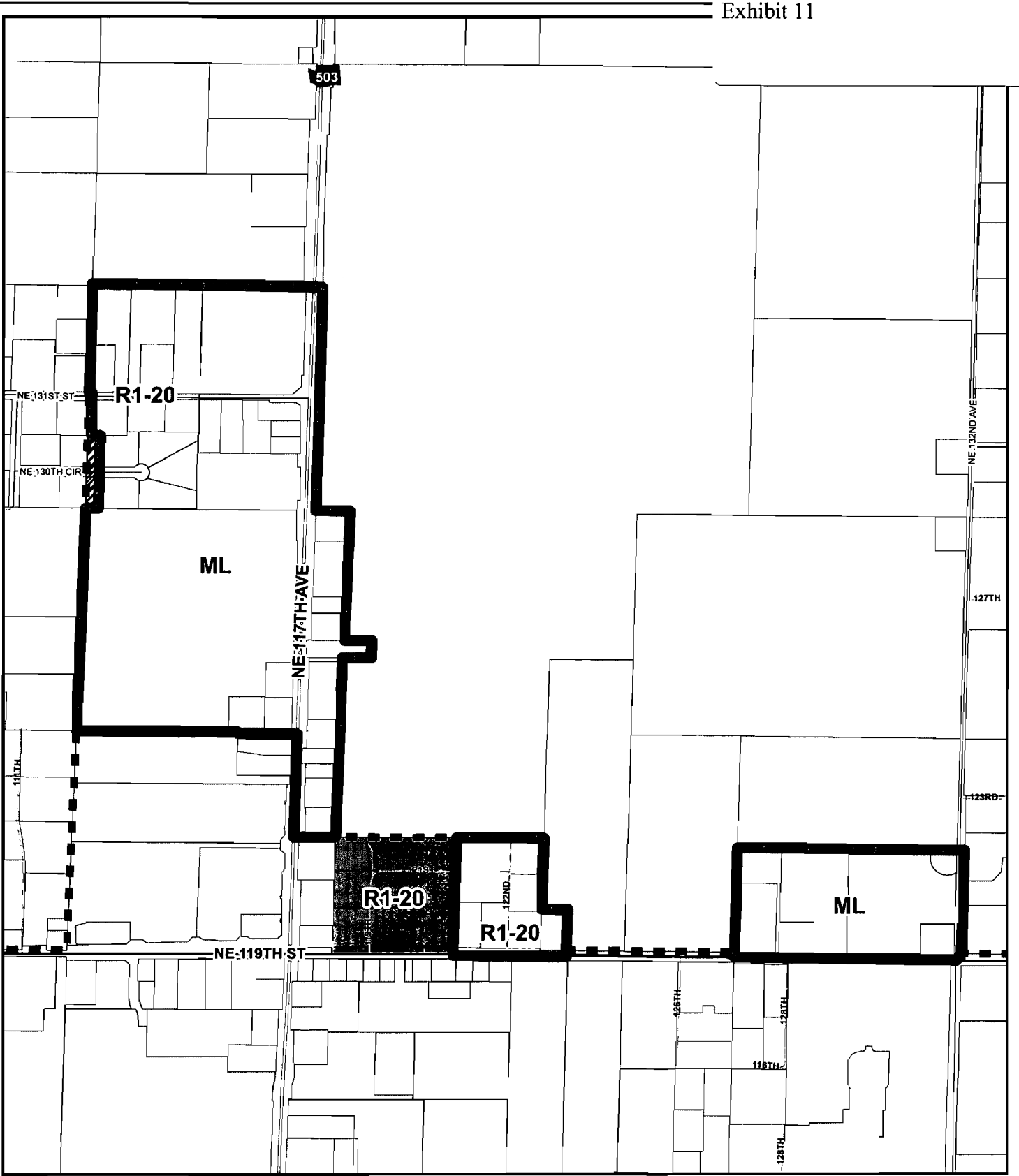
Salmon Ck Interchange Ph. II			\$ 35,000,000
NE 20th/15th Ave	NE 154th St	NE 15th Ave	\$ 8,655,000
NE Hazel Dell Ave	NE 99th St	NE 114th St	\$ 3,000,000
NW 119th St	NW 7th Ave	NW 16th Ave	\$ 8,655,000
NE 10th Ave	NE 164th St	Fairgrounds Ent.	\$ 4,524,000
NE 29th Ave	NE 134th St	NE179th St	\$4,000,000

**Proposed Mitigation Projects**

NE 72nd Ave	NE 133rd St	NE 219th St	\$ 55,159,000
NE 137th / 142nd Ave	NE 119th St	NE 173rd Circle	\$ 33,930,000
NE 152nd Ave	Ward Rd	NE 99th St	\$ 11,310,000
Ward Rd	NE 162nd Ave	NE 182nd Ave	\$ 18,850,000
NE 50th Ave	NE 119th St	NE 179th St	\$ 33,930,000
NE 182nd Ave	NE 159th St	NE 174th St	\$ 3,016,000
Intersection Improvements	Various locations		\$ 25,500,000
Road Improvements	Various locations		\$ 25,000,000
Hwy 99 Amenity Incentives			\$ 1,500,000

**On-going Programs** \$127,500,000






**Total 20 Yr Cost** \$ **952,254,000**



Location: T3N R2E SEC 27



1 inch = 800 feet

-  Proposed Change : Light Industrial (ML) to R1-20
-  Proposed Change : Limited Commercial (CL) to R1-20
-  Proposed UGA Removal (CPZ2010-00005)
-  North Orchards Urban Holding Phase II
-  Urban Growth Boundary

<b>Table 40.250.070-2. Lot Setbacks, Lot Coverage and Building Height Requirements</b>	
Side (interior) <sup>2</sup>	10 feet; 50 feet if abutting a residential district
Rear <sup>2</sup>	10 feet; 50 feet if abutting a residential district
Maximum lot coverage	50 percent
Minimum landscaped area/type <sup>1</sup>	20 percent

<sup>1</sup> Additional setbacks and/or landscape requirements may apply, particularly abutting residential uses or zones. See Section 40.320.010. All utility or tower facilities shall be set back twenty (20) feet from all property lines, and provide additional landscaping, as required in Table 40.320.010-1. See Section 40.260.250 for requirements for wireless communications facilities.

<sup>2</sup> May be zero (0) feet for any side facing tracks.

2. Signs. Signs shall be permitted according to the provisions of Chapter 40.310.
3. Off-street parking and loading. Off-street parking and loading shall be provided as required in Chapter 40.340.
4. Landscaping. Landscaping and buffers shall be provided as required in Table 40.230.080-2 and Chapter 40.320.

D. Performance standards.

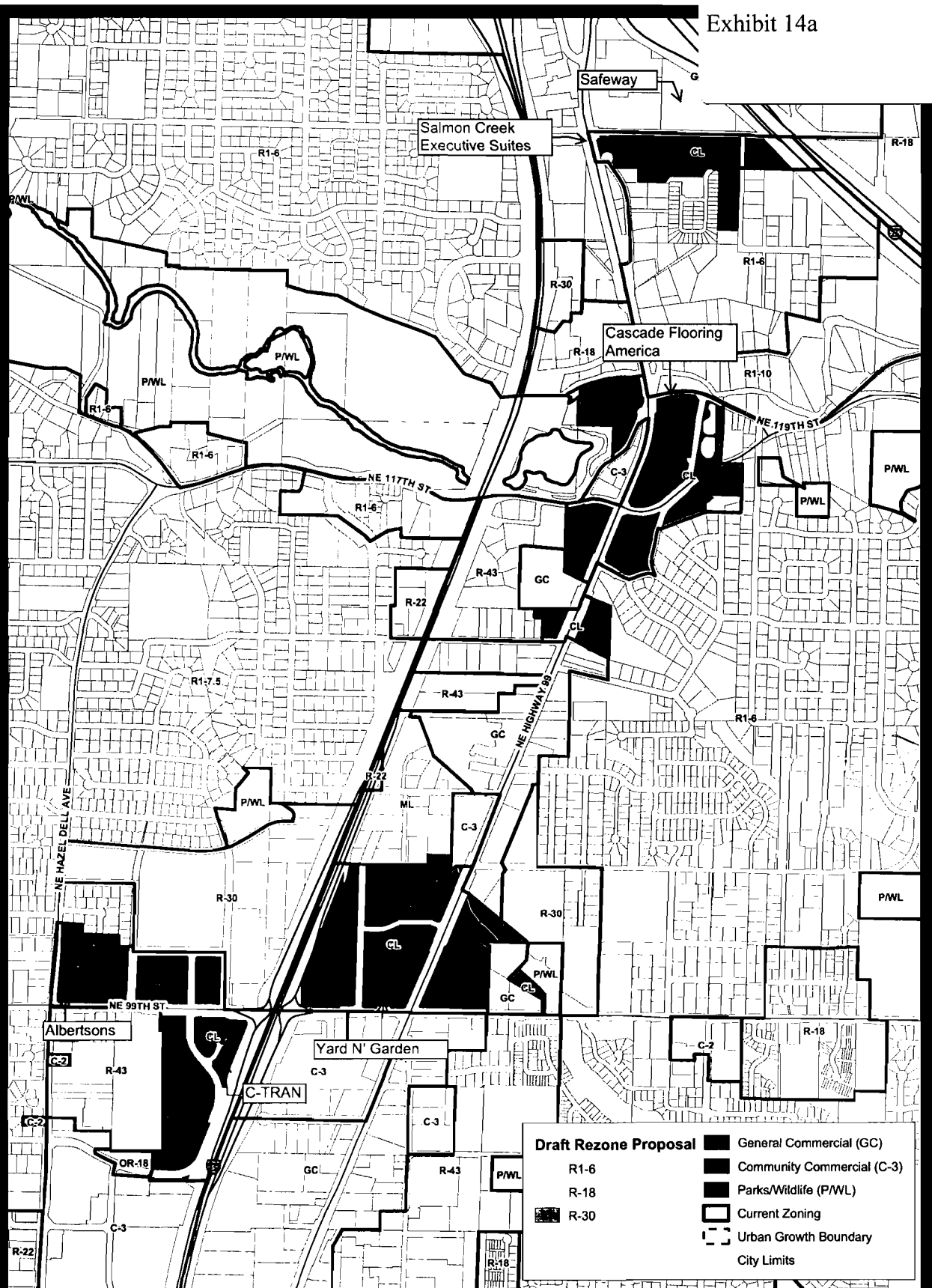
No land or structure shall be used or occupied within this district unless there is continuing compliance with the minimum performance standards pursuant to Section 40.230.080(D).

Comp Plan Text Amendment, p. 1-17

## **OVERLAY DISTRICTS**

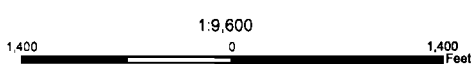
### **Railroad Industrial Overlay**

This district is implemented with an overlay zone and recognizes the importance of the County railroad as an economic development asset. The development standards in the overlay closely match those of the County's industrial zoning districts.

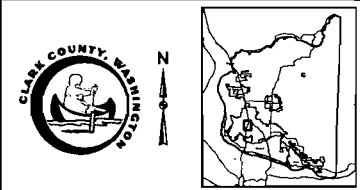


Draft Rezone Proposal	
	General Commercial (GC)
	Community Commercial (C-3)
	Parks/Wildlife (P/WL)
	Current Zoning
	Urban Growth Boundary
	City Limits

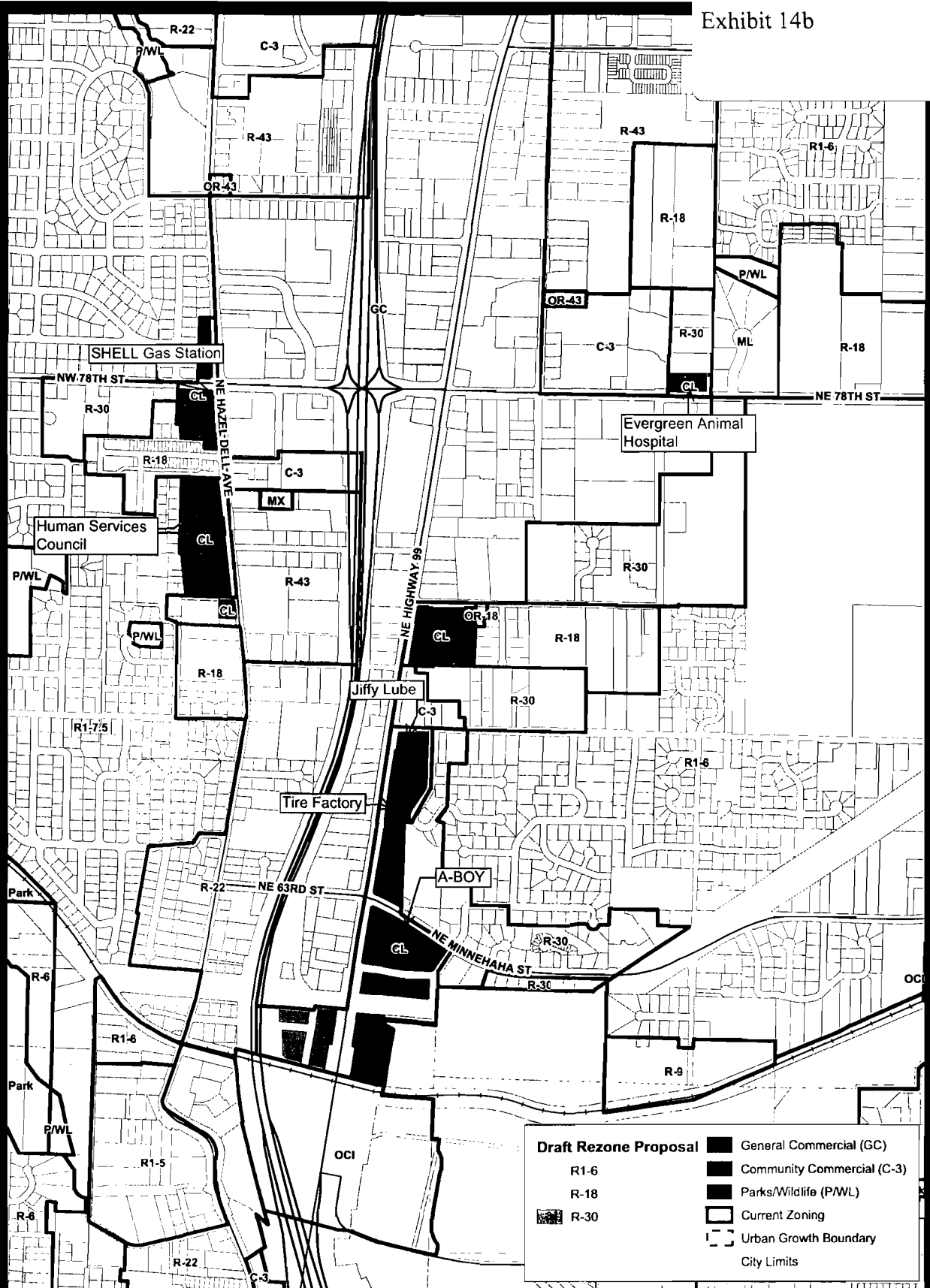
## Draft Re-Zone of Limited Commercial Lots Area 1



Printed on: Oct 14, 2010  
 Project: G:\Projects\con\srvc\CommDev\2010\20\Commercial\Areas\Updates\2010\CommZonDraft.mxd



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

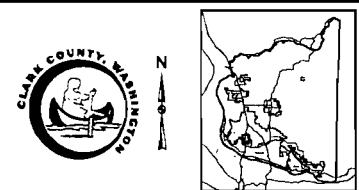


## Draft Re-Zone of Limited Commercial Lots Area 2

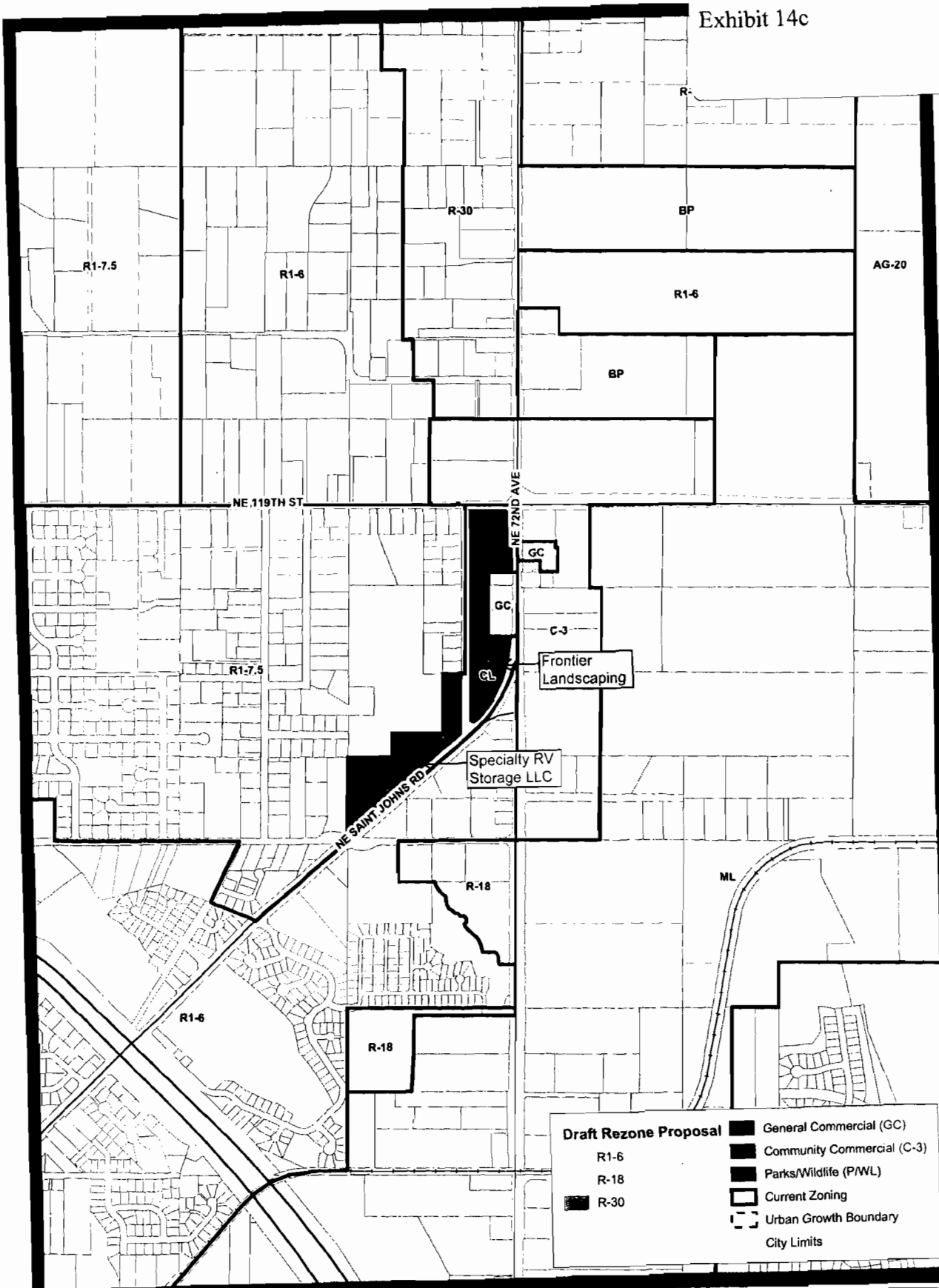
1,200 0 1,200 Feet

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Printed on: Oct 14, 2010  
Project: Q:\Projects\onSite\CommDev\2010\Commercial\Assess\Update\2010\CommZonDraft.mxd



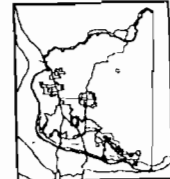
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



## Draft Re-Zone of Limited Commercial Lots Area 3

1:8,400

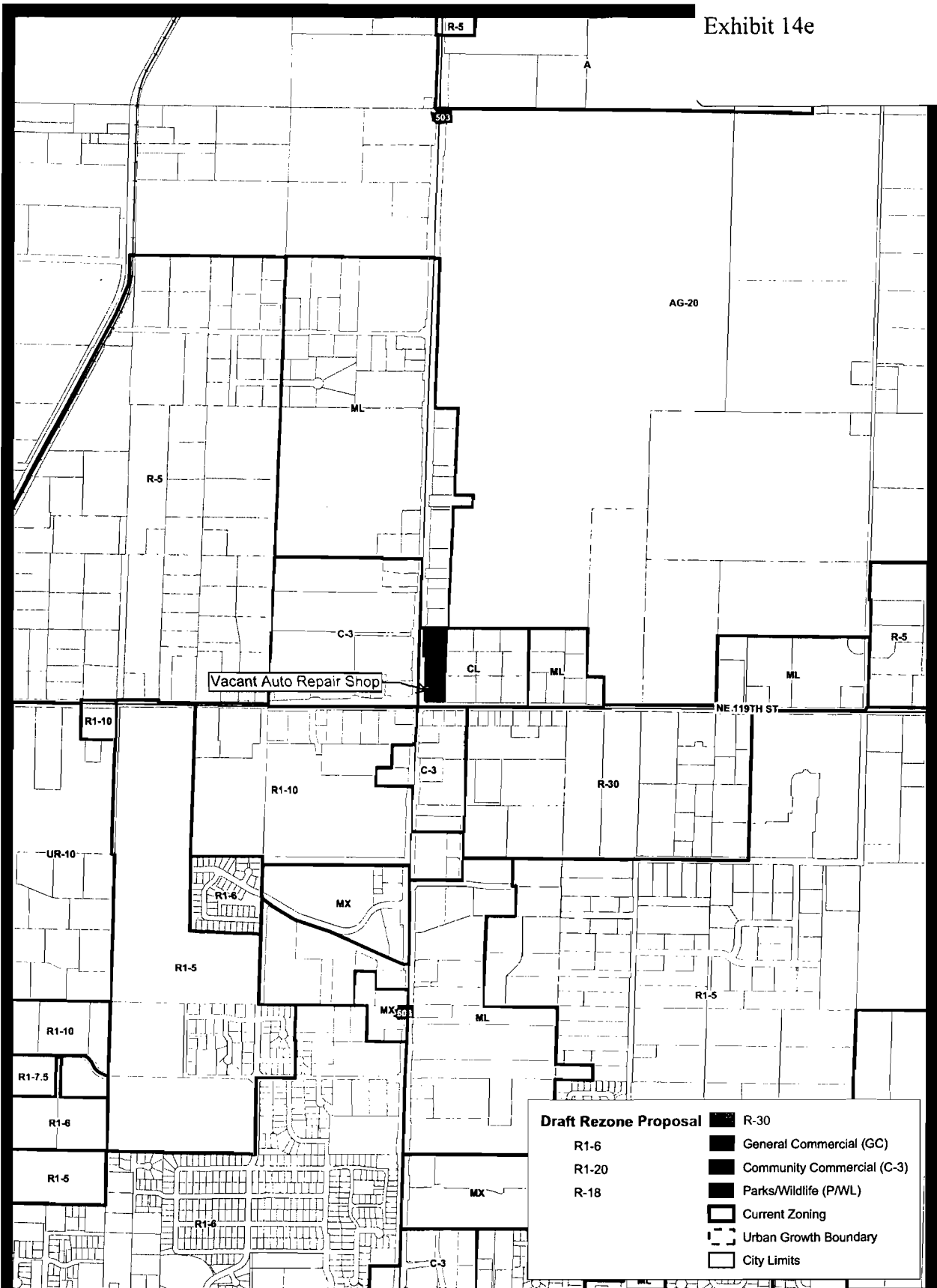
980 0 980 Feet



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

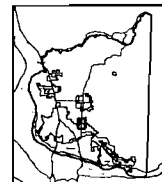


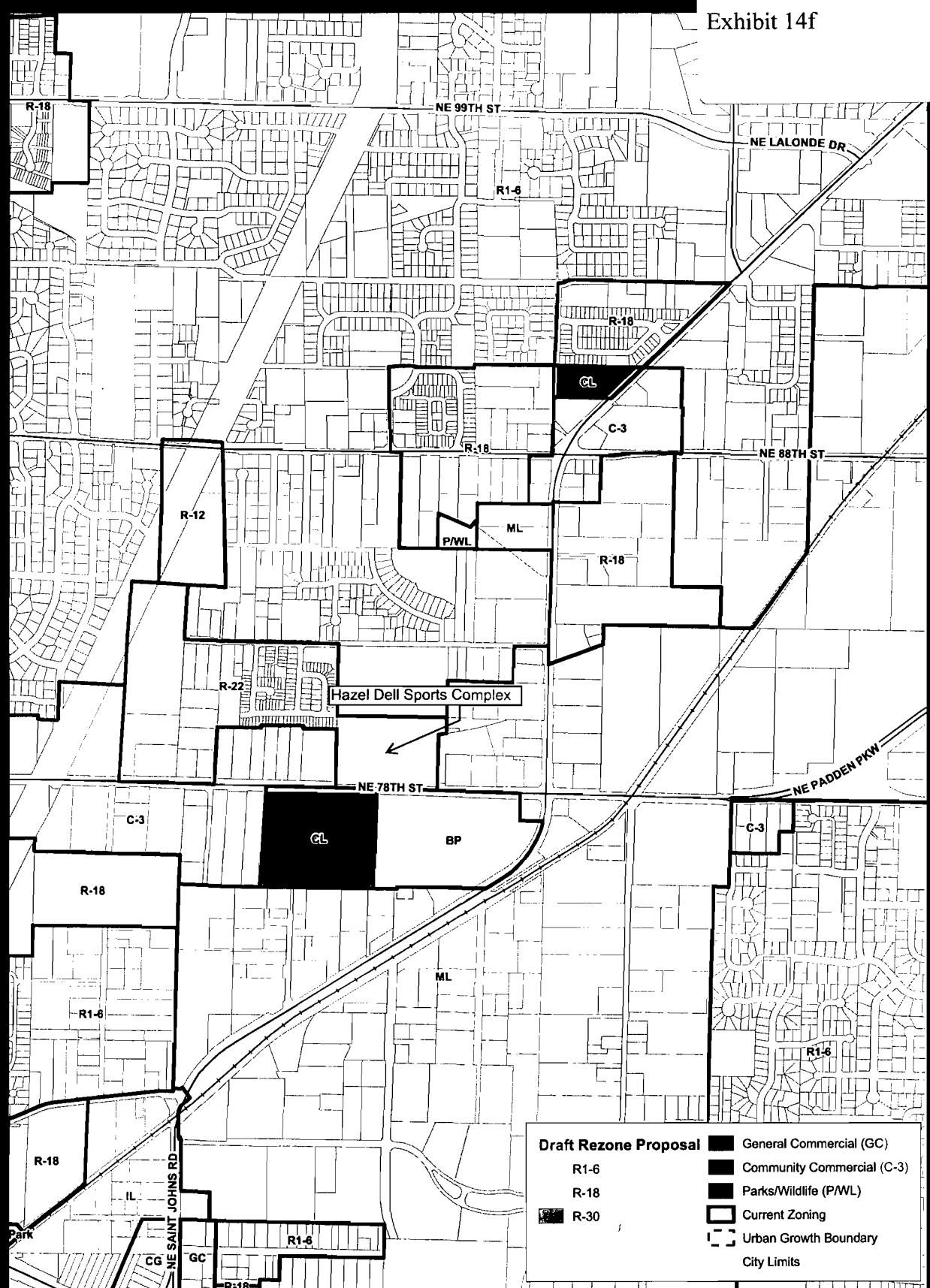




## Draft Re-Zone of Limited Commercial Lots Area 5

1:9,600



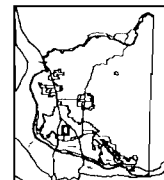


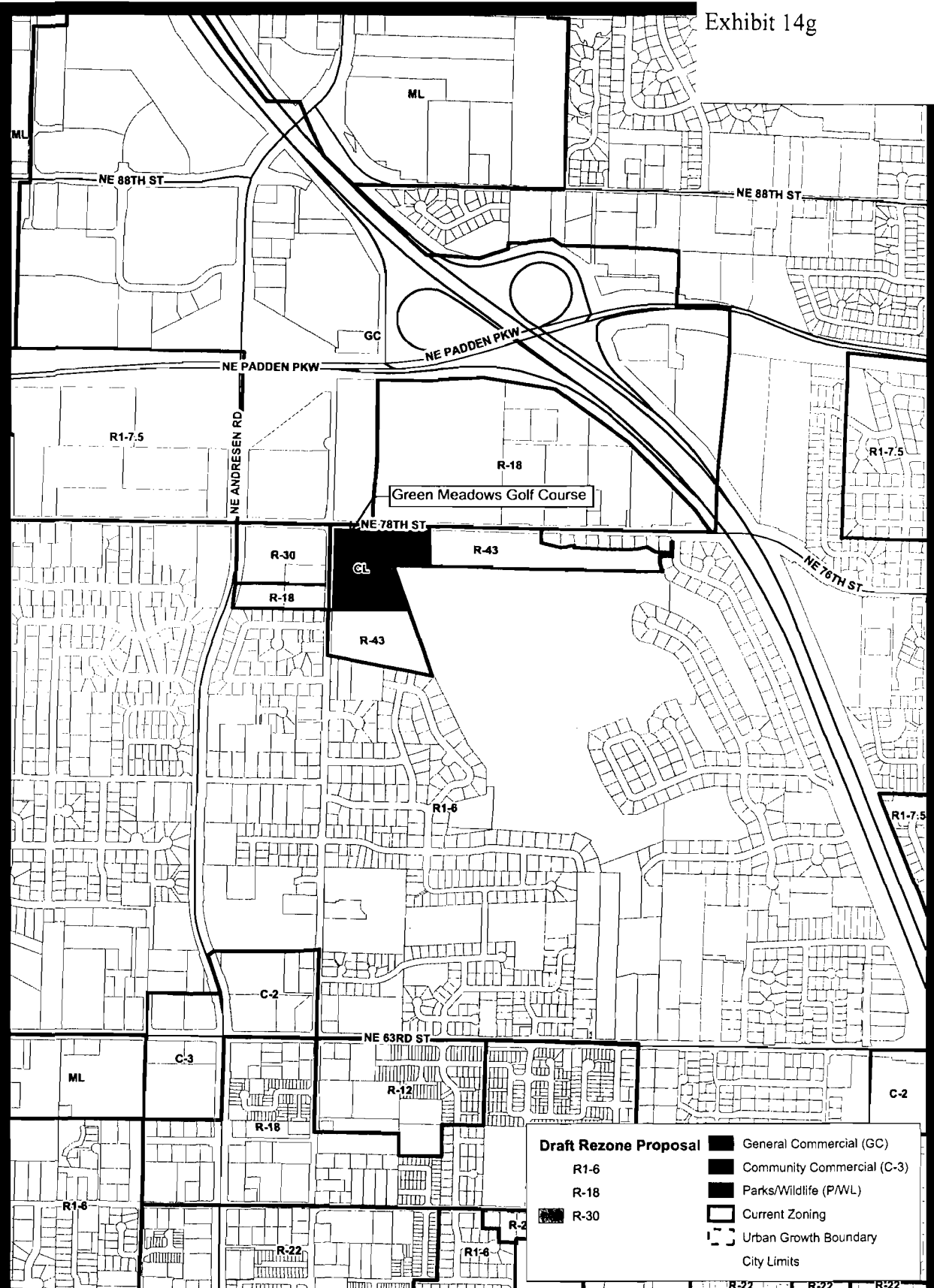
**Draft Rezone Proposal**

- General Commercial (GC)
- Community Commercial (C-3)
- Parks/Wildlife (P/WL)
- Current Zoning
- Urban Growth Boundary
- City Limits

## Draft Re-Zone of Limited Commercial Lots Area 6

1:8,400



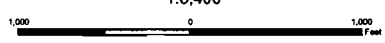


**Draft Rezone Proposal**

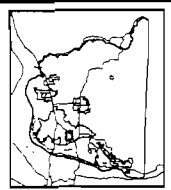
- General Commercial (GC)
- Community Commercial (C-3)
- Parks/Wildlife (PWL)
- Current Zoning
- Urban Growth Boundary
- City Limits

## Draft Re-Zone of Limited Commercial Lots Area 7

1:8,400



Printed on: Oct 14, 2010  
Project: Q:\Projects\com\Sm\Comm\Dev\2012\Commercial\Assess\Update\2010\Comm\Zon\Draft.mxd



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

1

2 **40.230.010 Commercial Districts (~~CR-1, CR-2, C-2, C-3, CL, GC~~)**

## 3 A. Purpose.

4 ~~1. Rural Commercial (CR-1, CR-2) Districts. These rural commercial~~  
 5 ~~districts are intended to provide for the location of businesses and~~  
 6 ~~services that are sized to serve the rural community. These commercial~~  
 7 ~~areas are located in areas designated as rural commercial on the~~  
 8 ~~comprehensive plan map either within rural centers (CR-2) or in other~~  
 9 ~~areas of existing commercial activity in the rural area outside rural~~  
 10 ~~centers (CR-1). They should be designed to complement and support~~  
 11 ~~the rural environment without creating land use conflicts.~~

12 1 2. Neighborhood Commercial (C-2) District. These commercial areas of  
 13 limited size are intended to provide for the convenience shopping needs  
 14 of the immediate neighborhood. This district is permitted under the  
 15 neighborhood commercial and mixed use comprehensive plan  
 16 designations.

17 2 3. Community Commercial (C-3) District. These commercial areas are  
 18 intended to provide for the regular shopping and service needs for  
 19 several adjacent neighborhoods. This district is only permitted in areas  
 20 designated as community commercial or mixed use on the  
 21 comprehensive plan.

22 ~~4. Limited Commercial (CL) District. These commercial areas are intended~~  
 23 ~~to recognize areas of existing retail and service commercial businesses~~  
 24 ~~that have occurred in strips along major arterials. These commercial~~  
 25 ~~areas provide a full range of goods and services necessary to serve~~  
 26 ~~large areas of the county.~~

27 4 5. General Commercial (GC) District. These commercial areas provide a  
 28 full range of goods and services necessary to serve large areas of the  
 29 county, and the traveling public. This district is limited to the general  
 30 commercial comprehensive plan designation.

31 *(Amended: Ord. 2008-12-15)*

## 32 B. Definitions.

33 For the purposes of this section, the following definitions shall apply:

34 ~~1. "Within rural center" means those geographical areas of the county that~~  
 35 ~~are located in an identified rural center on the comprehensive plan and~~  
 36 ~~zoning maps.~~

37 ~~2. "Outside rural center" means those geographical areas of the county~~  
 38 ~~that are not located inside of an adopted rural center as identified on the~~  
 39 ~~comprehensive plan and zoning maps.~~

40 ~~3. "Natural resource activities" means those uses that are dependent upon~~  
 41 ~~the natural environment for their existence, including agriculture,~~  
 42 ~~forestry and some forms of outdoor recreation.~~

43 1 4. "Streets." In commercial zones, the definition of "street" shall be  
 44 limited to public rights-of-way.

- 1 C. Uses.
- 2 The uses set out in Table 40.230.010-1 are examples of uses allowable in the
- 3 various zone districts. The appropriate review authority is mandatory.
- 4 • "P" – Uses allowed subject to approval of applicable permits.
- 5 • "R/A" – Uses permitted upon review and approval as set forth in Section
- 6 40.520.020.
- 7 • "C" – Conditional uses which may be permitted subject to the approval of a
- 8 conditional use permit as set forth in Section 40.520.030.
- 9 • "X" – Uses specifically prohibited.
- 10 Where there are special use standards or restrictions for a listed use, the applicable
- 11 code section(s) in Chapter 40.260, Special Uses and Standards, or other
- 12 applicable chapter is noted in the "Special Standards" column.

Table 40.230.010-1. Uses							
	CR-1	CR-2	C-2	C-3	GL	GC	Special Standards
<p>1. Residential Uses.</p> <p>Residential uses are only permitted <u>above the ground floor</u> in commercial zones <u>except for an accessory caretaker, security or manager, or owner residence, when integrated with the predominant use of the site as commercial and occupying less than fifty percent (50%) of the floor area of the project.</u> The residential uses must be constructed following or in conjunction with the commercial aspects of the proposal. For the purposes of subsections (1)(a) and (1)(b) of this table, "commercial uses" are those uses listed in items (2), (3), (4), (7), (8), (9), (11), (12), (14), (15) and (47 <u>18</u>) of this table.</p>							
a. <u>Residential Medium density (Integrated multifamily/commercial or mixed use structure, not to exceed 22 residential units per acre.)</u>	X	X	P	P	P	P	40.260.150
b. <u>High density (Integrated multifamily/commercial or mixed use structure not to exceed 43 residential units per</u>	X	X	C	P	P	P	40.260.150

acre-)							
<u>b e.</u> Existing residences without any increase in density	P	P	P	P	P	P	
<u>c d.</u> Home business – Type I	P	P	P	X	X	X	40.260.100
<u>d e.</u> Home business – Type II	R/A	R/A	R/A <u>P</u>	X	X	X	40.260.100
<u>e f.</u> Bed and breakfast establishments (up to 2 guest bedrooms)	R/A <sup>+</sup>	R/A <sup>+</sup>	R/A <u>P</u>	R/A <u>P</u>	R/A	R/A <u>P</u>	40.260.050
<u>g.</u> Bed and breakfast establishments (3 or more guest bedrooms)	G <sup>+</sup>	G <sup>+</sup>	G	G	G	G	40.260.050
<u>f h.</u> Temporary dwellings	P	P	P	X	X	X	40.260.210
<u>g i.</u> One (1) single-family residence for an <u>accessory caretaker, security or manager, or owner residence</u> in conjunction with a use permitted outright or by conditional use	P	P	P	X <u>P</u>	X	X <u>P</u>	
<u>h j.</u> Assisted living facilities	P	P	P	P	P	P	40.260.190
2. Retail Sales – Food.	-	-			-		
a. Markets in excess of <u>greater than 25,000</u> square feet gross floor area	X	X	G <u>X</u>	P	P	P	
b. Markets – <u>less than or equal to 5,000 to 25,000</u> square	G <sup>+</sup>	P	P	P	P	P	

feet of gross floor area							
<del>e.</del> Markets < 5,000 square feet of gross floor area	P	P	P	P	P	P	
<u>c</u> e. Bakery – primarily retail outlet ( <u>greater than</u> > 10,000 <sup>1</sup> square feet of gross floor area)	X	X	X	<u>P</u> X	P	P	
<u>d</u> e. Bakery – primarily retail outlet ( <u>less than or equal to</u> < 10,000 square feet of gross floor area)	P	P	P	P	P	P	
3. Retail Sales – General.	-	-			-		
a. General retailer ( <u>greater than</u> over 200,000 <sup>1</sup> 100,001 square feet gross floor area)	X	X	X	<u>G</u> <u>P</u>	G	P	
<del>b.</del> General retailer (100,000 – 200,000 square feet)	X	X	X	G	P	P	
<u>b</u> e. General retailer (25,000 <sup>1</sup> – 100,000 square feet gross floor area)	X	X	X	P	P	P	
<u>c</u> d. General retailer ( <u>less than or equal to</u> under 25,000 square feet gross floor area)	X	P	<u>G</u> <u>P</u>	P	P	P	
<u>d</u> e. Single purpose/specialty retailers ( <u>less greater than</u> 10,000 <sup>1</sup> square feet gross floor area)	P	P	<u>P</u> <u>X</u>	P	P	P	



f. <del>Single purpose/specialty retailers (10,000–25,000 square feet gross floor area)</del>	X	G <sup>1</sup>	X	P	P	P	
<u>e.g.</u> Single purpose/specialty retailers ( <del>greater less than or equal to 25,000</del> <u>10,000</u> square feet gross floor area)	X	X	P	P	P	P	
<u>f. h.</u> Yard and garden supplies, including nurseries	P	P	<u>X</u> <u>P</u>	P	P	P	
4. Retail Sales – Restaurants, Drinking Places.	-	-			-		
a. Restaurants, with associated drinking places, alcoholic beverages	G <sup>1</sup>	P	<u>G</u> <u>P</u>	P	P	P	
b. Drinking places, alcoholic beverages (with or without entertainment)	G <sup>1</sup>	G <sup>1</sup>	C	<u>G</u> <u>P</u>	P	P	
5. Retail Sales and Services – Automotive and Related.	-	-			-		
a. Motor vehicle dealers, new and used, including auto, truck trailer, boat, recreational vehicles and equipment	X	G <sup>1</sup>	X	<u>X</u> <u>P</u>	P	P	
b. Quick vehicle servicing	X	G <sup>1</sup>	X	<u>G</u> <u>P</u>	P	P	
c. Filling station	G <sup>1</sup>	G <sup>1</sup>	<u>G</u> <u>P</u>	<u>G</u> <u>P</u>	G	P	

d. Motorcycles	X	G <sup>+</sup>	X	<u>G</u> <u>P</u>	P	P	
e. Manufactured home sales	X	X	X	X	X	P	
f. Car washes	X	G <sup>+</sup>	X	<u>G</u> <u>P</u>	P	P	
g. Vehicle rental or repair including auto, truck trailer, boat, and recreational vehicles	-	-			-		
(1) Located entirely within an enclosed building	G <sup>+</sup>	G <sup>+</sup>	X	<u>X</u> <u>P</u>	P	P	
(2) Including outside storage or repair	X	G <sup>+</sup>	X	<u>X</u> <u>C</u>	G	P	
h. Commercial off-street parking facilities	X	X	X	P	P	P	
i. Vehicle towing and storage services	X	G <sup>+</sup>	X	X	G	P	
j. Transportation terminals	-	-			-		
(1) Freight	X	G <sup>+</sup>	X	G	G	P	
<u>(1)</u> <del>(2)</del> People	P	P	P	P	P	P	
6. Retail Sales – Building Material and Farm Equipment.	-	-			-		
a. Lumber and other building materials stores and yards, with only incidental cutting and planing of products sold	G <sup>+</sup>	G <sup>+</sup>	X	<u>X</u> <u>C</u>	X	P	

b. Heating and plumbing equipment, including incidental fabrication (operated entirely within an enclosed building)	X	G <sup>1</sup>	X	<u>G</u> <u>P</u>	P	P	
c. Hardware, home repair and supply stores ( <u>greater than</u> <u>ever 100,000</u> <sup>1</sup> <u>square feet gross floor area</u> )	X	X	X	<u>X</u> <u>C</u>	P	P	
d. Hardware, home repair and supply stores (25,000 <sup>1</sup> to 100,000 square feet gross floor area)	X	X	X	<u>G</u> <u>P</u>	P	P	
e. Hardware, home repair and supply stores ( <u>less than or equal to</u> <u>under 25,000 square feet gross floor area</u> )	X	P	<u>G</u> <u>P</u>	P	P	P	
f. Farm equipment and implement dealer	P	P	X	X	X	P	
g. Hay, grain, and feed stores	P	P	X	<u>X</u> <u>P</u>	P	P	
7. Retail Sales – Products ( <del>Finished product</del> <u>Retailers of products created or assembled with primary fabrication or assembly on-site. W</u> <u>within an entirely enclosed building.</u> )	-	-			-		
a. <u>Uses greater than 25,001 square feet gross floor area or greater Uses of &lt; 5,000 square feet gross floor area</u>	G <sup>1</sup>	G <sup>1</sup>	X	<u>X</u> <u>C</u>	P	P	

b. Uses <u>between</u> of 5,000 <sup>1</sup> – 25,000 square feet gross floor area	X	G <sup>+</sup>	X	R/A <u>P</u>	P	P	
c. <u>Uses less than or equal to 5,000 square feet gross floor area</u> <del>Uses of 25,000 square feet gross floor area or greater</del>	X	X	<u>X</u> <u>P</u>	P	P	P	
8. Services – Personal.	-	-			-		
a. Self-service laundries, dry cleaning, including pressing, alteration, garment and accessory repair, excluding industrial cleaning services	G <sup>+</sup>	P	P	P	P	P	
b. Barber, <del>and</del> beauty shops <u>and day spas</u>	P	P	P	P	P	P	
c. Clothing rental establishments	X	X	X	P	P	P	
d. Mortuaries	G <sup>+</sup>	G <sup>+</sup>	X	X	G	P	
e. <u>Tattoo/body art studio</u>			<u>X</u>	<u>P</u>		<u>P</u>	
9. Services – General.	-	-			-		
a. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services ( <u>greater than &lt; 2,500<sup>1</sup> square feet</u> )	P	P	X	P	P	P	
b. Duplicating, addressing, blueprinting, photocopying,	X	X	P	P	P	P	

mailing, and stenographic services ( <u>less than or equal to &gt; 2,500 square feet</u> )							
c. Office equipment and home appliance rental, service and repair agencies	X	G <sup>+</sup>	X	<u>X</u> <u>P</u>	P	P	
d. Printing, publishing and lithographic shops	X	G <sup>+</sup>	X	<u>X</u> <u>R/A</u>	P	P	
e. Services to buildings (including dwellings), cleaning and exterminating	X	X	X	C	G	P	
f. Moving and storage	X	X	X	<u>X</u> <u>P</u>	X	P	
g. Mini-storage warehouse	X	X	X	<u>X</u> <u>P</u>	P	P	
<u>1</u> i. Accessory caretaker, security or manager residence when incorporated as an integral part of the mini-storage warehouse	X	X	X	<u>X</u> <u>R/A</u>	P	P	
h. Auction barns	G <sup>+</sup>	G <sup>+</sup>	X	X	X	P	
i. Branch banks	G <sup>+</sup>	P	P	P	P	P	
j. Event facilities (< 10,000 square feet) ( <u>greater than 50,001 square feet</u> )	X	P	X	X	P	C	
k. Event facilities	X	X	X	P	P	P	

(10,000 <u>5,001</u> to 50,000 square feet)							
l. Event facilities (> 50,000 square feet) (less than or equal to <10,000 <u>5,000</u> square feet)	X	X	P	P	G	P	
m. RV storage	X	X	X	<u>X</u> <u>P</u>	P	P	
10. Services – Lodging Places.	-	-			-		
a. Hotels/motels	X	X	X	C	G	P	
b. Recreational vehicle parks and campgrounds	X	G <sup>+</sup>	X	X	X	P	
11. Services – Medical and Health.	-	-			-		
a. Hospitals	X	X	X	X	X	C	
b. Outpatient clinics/ <u>medical offices</u>	X	G <sup>+</sup>	C	P	P	P	
c. Medical laboratories	X	X	X	C	P	P	
d. Convalescent and nursing homes	X	X	X	C	G	C	
e. Orthopedic equipment and supplies, rental, sales and services	X	X	X	P	P	P	
<del>f. Animal hospitals and veterinary clinics</del>	-	-	-	-	-	-	
<del>(1) Outside animal activities</del>	G <sup>+</sup>	G <sup>+</sup>	X	X	G	G	
<del>(2) Inside animal activities only</del>	G <sup>+</sup>	G <sup>+</sup>	G	P	P	P	

<u>f</u> g. Ambulance services	P	P	P	P	P	P	
<u>g</u> h. Residential care homes	G <sup>+</sup>	G <sup>+</sup>	C	C	G	C	
<u>h</u> i. Residential and congregate care facilities	X	X	X	C	G	C	
<u>i</u> j. Opiate substitution treatment facilities	X	X	R/A	R/A	R/A	R/A	40.260.165
12. Services – Professional Office.	-	-			-		
a. Professional offices ( <u>greater than &lt; 10,000 5,001</u> square feet gross floor area)	G <sup>+</sup>	P	X	P	P	P	
b. Professional offices ( <u>less than or equal to &gt; 10,000 5,000</u> square feet gross floor area)	X	G <sup>+</sup>	<u>X</u> <u>P</u>	<u>G</u> <u>P</u>	P	P	
c. Artists/photographic studios	G <sup>+</sup>	G <sup>+</sup>	P	P	P	<u>X</u> <u>P</u>	
13. Services – Amusement.	-	-			-		
a. Amusement centers	X	X	X	X	G	G	
<u>1. Indoor</u>			<u>X</u>	<u>C</u>		<u>P</u>	
<u>2. Outdoor</u>			<u>X</u>	<u>C</u>		<u>C</u>	
<del>b. Bowling alleys, billiard and pool parlors, and video arcades</del>	X	X	X	G	P	P	
<del>c. Skating rinks, ice and/or roller</del>	X	X	X	X	P	P	
<del>d. Indoor paintball facilities</del>	X	X	X	X	P	P	

e. Outdoor paintball facilities	X	X	X	X	G	G	
f. Theaters, indoor	X	X	X	G	G	P	
g. Drive-in theaters, stadium and arena facilities	X	X	X	X	X	G	
b.h. Athletic, health and racket clubs (< 5,000 square feet of gross floor area) ( <u>greater than 10,001 square feet of gross floor area</u> )	P	P	X	C	P	P	
c.i. Athletic, health and racket clubs ( <u>between</u> < 10,000 and > 5,000 <sub>1</sub> square feet of gross floor area)	X	X	C	C	P	P	
d.j. Athletic, health and racket clubs (> 10,000 square feet of gross floor area) ( <u>less than or equal to 5,000 square feet of gross floor area</u> )	X	X	P	P	P	P	
e.k. Circuses, carnivals, or amusement rides	R/A <sup>1</sup>	R/A <sup>1</sup>	R/A	R/A	R/A	R/A	
14. Services – Educational.	-	-			-		
a. Nursery schools, preschools	G	G	C	<u>G</u> <u>P</u>	P	P	40.260.160
b. Day care facilities consistent with Chapter 388-73 WAC <u>all Washington State laws and</u>	P	P	P	P	P	P	40.260.160



<u>regulations</u>							
c. Libraries (< 2,500 square feet gross floor area)	P	P	P	P	P	P	
d. Libraries (> 2,500 square feet gross floor area)	X	G	X	G	P	P	
<u>d e.</u> Vocational schools	X	X	<u>X</u> <u>C</u>	<u>G</u> <u>P</u>	P	P	
<u>1. Truck driving schools</u>			<u>X</u>	<u>P</u>		<u>P</u>	
<u>e f.</u> <u>Automobile driving schools (greater than 5,001 square feet)</u>			<u>X</u>	<u>P</u>		<u>P</u>	
f. Automobile driving schools ( <u>less than or equal to</u> < 5,000 square feet)	P	P	P	P	P	P	
g. Artistic studios and schools including but not limited to dance, music and martial arts ( <u>greater than</u> < 5,000 <sup>1</sup> square feet)	P	P	X	P	P	P	
h. Artistic studios and schools including but not limited to dance, music and martial arts ( <u>less than or equal to</u> > 5,000 square feet)	X	X	P	P	P	P	
i. Public parks, parkways, recreation facilities, trails and related facilities	P	P	P	P	P	P	
j. Public/private	G <sup>4</sup>	G <sup>4</sup>	C	C	G	C	

educational institutions							
k. Outdoor team sports fields	P	X	<u>X</u> C	<u>X</u> P	X	<u>X</u> P	
15. Services – Membership Organizations.	-	-			-		
a. Business, professional and religious (not including churches) <u>greater than 5,001 square feet</u>	X	X	X	P	P	P	
b. <del>Civic, social, fraternal, charitable, labor and political (&lt; 5,000 square feet)</del> <u>Business, professional and religious (not including churches) less than or equal to 5,000 square feet</u>	P	P	<u>X</u> P	P	P	P	
c. Civic, social, fraternal, charitable, labor and political (> 5,000 square feet)	G <sup>+</sup>	G <sup>+</sup>	<u>X</u> C	P	P	P	
d. Churches	G <sup>+</sup>	G <sup>+</sup>	C	P	P	P	
16. <u>Services – Animal related.</u>							
a. <u>Animal hospitals and veterinary clinics</u>							
1. <u>Outside animal facilities</u>			<u>X</u>	<u>X</u> C		<u>C</u>	
2. <u>Inside animal facilities only</u>			<u>C</u>	<u>P</u>		<u>P</u>	

<u>b. Animal day use facility</u>			<u>P</u>	<u>P</u>		<u>P</u>	<u>40.260.040</u>
<u>c. Kennel Commercial</u> <sup>2,7</sup> (to include domestic animals as defined in Animals Title 8 Chapter 8.01.020)							<u>40.260.040</u> <u>40.320.010</u>
<u>1. Inside</u>			<u>X</u>	<u>C</u>		<u>P</u>	
<u>2. Outside</u>			<u>X</u>	<u>X</u>		<u>C</u>	
<u>17 16. Distribution Facilities.</u> (In conjunction with a permitted use, all activities, except vehicle storage, located entirely within an enclosed building)	-	-				-	
a. Distribution facilities of less than <u>between 50,000 and 25,000</u> <sup>1</sup> square feet gross floor area	X	X	X	X	P	P	
b. Distribution facilities of <del>between 50,000 and less than or equal to</del> 25,000 square feet gross floor area	X	X	X	<u>X</u> <u>C</u>	X	P	
<u>18 17. Public Services and Facilities.</u>	-	-				-	
a. Buildings entirely dedicated to public services, such as city hall, police and fire substations	G <sup>1</sup>	G <sup>1</sup>	C	C	G	C	
b. Sewer, water and utility transmission lines	P	P	P	P	P	P	40.260.240
c. Wireless communications facilities	P/C <sup>6</sup>	P/C <sup>6</sup>	P/C <sup>6</sup>	P/C <sup>6</sup>	P/C <sup>6</sup>	P/C <sup>6</sup>	40.260.250

d. Zoos, museums, historic and cultural exhibits and the like <u>similar institutions</u>	C <sup>1</sup>	C <sup>1</sup>	X	C	G	C	
<u>1. Historic and cultural exhibits</u>			<u>P</u>	<u>P</u>		<u>P</u>	
e. U.S. Post Offices	P	P	P	P	P	P	
f. Public transit facilities including park and ride facilities	P	P	<u>P</u> <u>C</u>	P	P	P	
<u>19</u> 48. Resource Activities.	-	-			-		
a. Agriculture	P	P	P	P	P	P	40.260.040
b. Silviculture	P	P	P	P	P	P	40.260.080
<u>20</u> 49. Accessory Uses and Activities.	-	-			-		
a. On-site hazardous waste treatment and storage facilities, subject to state siting criteria (RCW 70.105.210).	P	P	P	P	P	P	
b. Drive-through, drive-in or drive-up facilities	P	R/A <sup>1</sup>	X	<u>R/A</u> <u>P</u>	R/A	P	<u>40.320.010(E)</u> <u>40.340.020(A)(4)</u>
c. Open Air Activities	-	-			-		
(1) Open air display of plants and produce in conjunction with a permitted use <sup>23</sup>	P	P	P	P	P	P	
(2) Open air storage of materials <sup>34</sup>	X	X	<u>X</u> <u>P</u>	<u>X</u> <u>P</u>	X	P	

<p>(3) Open air work activities such as restaurants, portable walk-up vendors such as espresso carts, flower stands and food stands, plant nurseries and other uses generally conducted outside in conjunction with a permitted commercial use, unless otherwise prohibited by this title<sup>45</sup></p>	P	P	P	P	P	P	
<p>(4) Open air storage of company vehicles, such as cars and light duty trucks, in conjunction with a permitted use<sup>56</sup></p>	X	X	<u>X</u> <u>P</u>	<u>X</u> <u>P</u>	X	P	
<p><u>21</u> 20. Other Uses.</p>	-	-			-		
<p>a. Temporary uses</p>	P	P	P	P	P	P	40.260.220
<p>b. Private use heliports</p>	X	X	X	C	G	C	40.260.170
<p>c. Solid waste handling and disposal sites</p>	G <sup>1</sup>	G <sup>1</sup>	C	C	G	C	40.260.200

1 ~~<sup>4</sup> In addition to the requirements of Sections 40.520.020 or 40.520.030, the~~  
2 ~~applicant shall submit detailed information that permits the review authority to~~  
3 ~~make findings that:~~

4 ~~a. The proposed use will support the natural resource activities and/or the~~  
5 ~~needs of the rural community;~~

6 ~~b. The proposed use is limited in size to serve primarily the surrounding rural~~  
7 ~~community and does not require or create the need for urban levels of service for~~  
8 ~~water, sewer and transportation; and~~

9 ~~c. The proposed use is primarily for convenience and service needs necessary~~  
10 ~~to support natural resource activities and/or the rural community and will not~~  
11 ~~cause adverse impacts on surrounding natural resource activities.~~

12 <sup>1</sup> Does not include Detention and Post-Detention Facilities.

13 <sup>2</sup> Outdoor areas shall be fully screened to the F2 standard.

14 <sup>3</sup> <sup>2</sup> These areas must be identified and approved on the site plan.

15 <sup>4</sup> <sup>3</sup> Such areas must be located behind buildings or to the rear of the site and  
16 away from street frontages and fully screened with landscaping to the L-4  
17 standard according to CCC 40.320.010 (D)1.

18 <sup>5</sup> <sup>4</sup> These uses are permitted to occupy up to ten percent (10%) of the total floor  
19 area of the development or building. Open air sale of vehicles and manufactured  
20 homes are not subject to this requirement, where permitted. This is not intended  
21 to prohibit temporary outside sales of a limited duration (less than two (2) weeks  
22 total per year) when in conjunction with a permitted use.

23 <sup>6</sup> <sup>5</sup> Vehicle storage areas shall be located behind buildings or to the rear of the  
24 site. Landscaping standards in excess of site plan review standards may be  
25 required in order to properly screen adjoining residential lands.

26 <sup>6</sup> ~~See Table 40.260.250-1.~~

27 <sup>7</sup> Kennels shall comply with the noise standards in WAC 173-60. All animals  
28 are to be housed within a structure between the hours of 10:00 p.m. and 7:00  
29 a.m

30 (Amended: Ord. 2004-06-11; Ord. 2005-04-12; Ord. 2006-05-01; Ord. 2007-06-  
31 05; Ord. 2007-11-13; Ord. 2009-01-05, Ord. 2010-08-06)

32 D. Development Standards.

- 33 1. New lots and structures and additions to structures subject to this  
34 section shall comply with the applicable standards for lots and building  
35 height, and setbacks in Tables 40.230.010-2 and 40.230.010-3, subject

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to the provisions of Chapter 40.200 and Section 40.550.020. Site plan review is required for all new development and modifications to existing permitted development unless expressly exempted by this title (see Section 40.520.040).

<b>Table 40.230.010-2. Lot Requirements</b>			
Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
GR-1	None	None	None
GR-2	None	None	None
C-2	None	None	None
C-3	None	None	None
GL	None	None	None
GC	None	None	None

<b>Table 40.230.010-3. Setbacks, Lot Coverage and Building Height</b>					
	GR-1, GR-2	C-2	C-3	GL	GC
Minimum setbacks	Pursuant to buffering and screening standards contained in Chapter 40.320, Table 40.320.010-1.				
Minimum setbacks adjacent to residential district	Pursuant to the screening and buffering standards contained in Chapter 40.320, Table 40.320.010-1, plus an additional 1/2 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.				
Maximum lot coverage	Maximum determined by compliance with screening and buffering standards contained in Chapter 40.320, Table 40.320.010-1, the Stormwater and Erosion Control Ordinance (Chapter 40.385), and all other applicable standards.				
Maximum building height	None				

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2. Signs. Signs shall be permitted according to the provisions of Chapter 40.310.
3. Off-Street Parking and Loading. Off-street parking and loading shall be provided as required in Chapter 40.340.
4. Landscaping. Not less than fifteen percent (15%) of the total lot area shall be landscaped. Pedestrian plazas, sidewalks over the minimum width and other pedestrian amenities may be used to meet the required landscaping at a one to one (1:1) ratio.

- 1 5. Site Plan Review Standards. In addition to the site plan approval criteria  
2 contained in Section 40.520.040(E), the following shall apply to all  
3 development within the commercial district unless expressly exempted.  
4 The responsible official may modify these standards for the expansion  
5 of existing uses for site-specific issues:  
6 a. Primary pedestrian circulation routes connecting the street(s) to the  
7 primary building entry or entries shall be a minimum of eleven (11)  
8 feet (eight (8) feet of sidewalk/walkway with a minimum of three (3)  
9 feet of landscaping on one (1) side of the pedestrian route). The  
10 minimum three (3) foot landscaped area shall contain suitable tree  
11 species planted every twenty-four (24) feet to provide for a continuous  
12 tree canopy. The required landscape area should function as a buffer  
13 between auto drives and the pedestrian routes. Where the pedestrian  
14 circulation route crosses vehicular accessways the landscape area is  
15 not required.  
16 b. Landscaping is required along the side of all buildings where the  
17 primary pedestrian access is provided. Minimum requirements shall  
18 be trees, of a suitable species according to Section 40.320.010,  
19 provided every thirty (30) feet on center planted in a landscaped strip  
20 or tree wells along the length of the building.  
21 c. Landscape buffers required by Section 40.320.010 shall not apply  
22 between pad development sites and the remainder of the  
23 development site.  
24 d. Landscaping required between commercial developments may be  
25 altered where parking lots are adjoining as follows: a single, shared  
26 five (5) foot buffer instead of five (5) feet for each development;  
27 provided, that joint access is provided between parcels for auto and  
28 pedestrian access and trees are planted every twenty (20) feet on  
29 center along the length of the buffer.

30 *(Amended: Ord. 2004-06-11; Ord. 2006-09-13; Ord. 2009-01-01)*

31 ~~E.—Design Guidelines.~~

32 ~~—The guidelines in Appendix C are intended to implement the goals and policies~~  
33 ~~of the comprehensive plan and the purpose of the commercial zoning districts.~~  
34 ~~These guidelines are not a mandatory requirement and are intended to be~~  
35 ~~used in conjunction with the requirements of this section. The guidelines are~~  
36 ~~general in their nature in order to encourage unique and innovative site design~~  
37 ~~solutions from the applicant and to provide a varied landscape in the county. In~~  
38 ~~order to encourage the implementation and use of aspects contained within~~  
39 ~~these guidelines, site plan approval criteria in Section 40.520.040(E) may be~~  
40 ~~modified or waived according to Section 40.520.040(E)(1)(d). Although not~~  
41 ~~required for all development these guidelines may be recognized as adequate~~  
42 ~~mitigation measures in specific circumstances.~~



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**40.210.050 Rural Center Commercial Districts (CR-1, CR-2)**

**A. Purpose.**

1. Rural Commercial (CR-1, CR-2) Districts. These rural commercial districts are intended to provide for the location of businesses and services that are sized to serve the rural community. These commercial areas are located in areas designated as rural commercial on the comprehensive plan map either within rural centers (CR-2) or in other areas of existing commercial activity in the rural area outside rural centers (CR-1). They should be designed to complement and support the rural environment without creating land use conflicts.

**B. Definitions.**

For the purposes of this section, the following definitions shall apply:

1. "Within rural center" means those geographical areas of the county that are located in an identified rural center on the comprehensive plan and zoning maps.
2. "Outside rural center" means those geographical areas of the county that are not located inside of an adopted rural center as identified on the comprehensive plan and zoning maps.
3. "Natural resource activities" means those uses that are dependent upon the natural environment for their existence, including agriculture, forestry and some forms of outdoor recreation.
4. "Streets." In commercial zones, the definition of "street" shall be limited to public rights-of-way.

**C. Uses.**

The uses set out in Table 40.230.010-1 are examples of uses allowable in the various zone districts. The appropriate review authority is mandatory.

- "P" – Uses allowed subject to approval of applicable permits.
- "R/A" – Uses permitted upon review and approval as set forth in Section 40.520.020.
- "C" – Conditional uses which may be permitted subject to the approval of a conditional use permit as set forth in Section 40.520.030.
- "X" – Uses specifically prohibited.

Where there are special use standards or restrictions for a listed use, the applicable code section(s) in Chapter 40.260, Special Uses and Standards, or other applicable chapter is noted in the "Special Standards" column.

<b><u>Table 40.230.010-1. Uses</u></b>			
	<b><u>CR-1</u></b>	<b><u>CR-2</u></b>	<b><u>Special Standards</u></b>
<u>1. Residential Uses.</u>			
<u>Residential uses are only permitted in commercial zones when integrated with the predominant use of the site as commercial and occupying less than fifty percent (50%) of</u>			

the floor area of the project. The residential uses must be constructed following or in conjunction with the commercial aspects of the proposal. For the purposes of subsections (1)(a) and (1)(b) of this table, "commercial uses" are those uses listed in items (2), (3), (4), (7), (8), (9), (11), (12), (14), (15) and (17) of this table.

<u>a. Medium density (Integrated multifamily/commercial or mixed use structure not to exceed 22 residential units per acre.)</u>	<u>X</u>	<u>X</u>	<u>40.260.150</u>
<u>b. High density (Integrated multifamily/commercial or mixed use structure not to exceed 43 residential units per acre.)</u>	<u>X</u>	<u>X</u>	<u>40.260.150</u>
<u>c. Existing residences without any increase in density</u>	<u>P</u>	<u>P</u>	=
<u>d. Home business – Type I</u>	<u>P</u>	<u>P</u>	<u>40.260.100</u>
<u>e. Home business – Type II</u>	<u>R/A</u>	<u>R/A</u>	<u>40.260.100</u>
<u>f. Bed and breakfast establishments (up to 2 guest bedrooms)</u>	<u>R/A'</u>	<u>R/A'</u>	<u>40.260.050</u>
<u>g. Bed and breakfast establishments (3 or more guest bedrooms)</u>	<u>C'</u>	<u>C'</u>	<u>40.260.050</u>
<u>h. Temporary dwellings</u>	<u>P</u>	<u>P</u>	<u>40.260.210</u>
<u>i. One (1) single-family residence in conjunction with a use permitted outright or by conditional use</u>	<u>P</u>	<u>P</u>	=
<u>j. Assisted living facilities</u>	<u>P</u>	<u>P</u>	<u>40.260.190</u>
<u>2. Retail Sales – Food.</u>	=	=	=
<u>a. Markets in excess of 25,000 square feet gross floor area</u>	<u>X</u>	<u>X</u>	=
<u>b. Markets – 5,000 to 25,000 square feet of gross floor area</u>	<u>C'</u>	<u>P</u>	=
<u>c. Markets – &lt; 5,000 square feet of gross floor area</u>	<u>P</u>	<u>P</u>	=
<u>d. Bakery – primarily retail outlet (&gt; 10,000 square feet of gross floor area)</u>	<u>X</u>	<u>X</u>	=
<u>e. Bakery – primarily retail outlet (&lt; 10,000 square feet of gross floor area)</u>	<u>P</u>	<u>P</u>	=

<u>3. Retail Sales – General.</u>	=	=	=
<u>a. General retailer (over 200,000 square feet gross floor area)</u>	<u>X</u>	<u>X</u>	=
<u>b. General retailer (100,000 – 200,000 square feet)</u>	<u>X</u>	<u>X</u>	=
<u>c. General retailer (25,000 – 100,000 square feet gross floor area)</u>	<u>X</u>	<u>X</u>	=
<u>d. General retailer (under 25,000 square feet gross floor area)</u>	<u>X</u>	<u>P</u>	=
<u>e. Single purpose/specialty retailers (less than 10,000 square feet gross floor area)</u>	<u>P</u>	<u>P</u>	=
<u>f. Single purpose/specialty retailers (10,000 – 25,000 square feet gross floor area)</u>	<u>X</u>	<u>C'</u>	=
<u>g. Single purpose/specialty retailers (greater than 25,000 square feet gross floor area)</u>	<u>X</u>	<u>X</u>	=
<u>h. Yard and garden supplies, including nurseries</u>	<u>P</u>	<u>P</u>	=
<u>4. Retail Sales – Restaurants, Drinking Places.</u>	=	=	=
<u>a. Restaurants, with associated drinking places, alcoholic beverages</u>	<u>C'</u>	<u>P</u>	=
<u>b. Drinking places, alcoholic beverages (with or without entertainment)</u>	<u>C'</u>	<u>C'</u>	=
<u>5. Retail Sales and Services – Automotive and Related.</u>	=	=	=
<u>a. Motor vehicle dealers, new and used, including auto, truck trailer, boat, recreational vehicles and equipment</u>	<u>X</u>	<u>C'</u>	=
<u>b. Quick vehicle servicing</u>	<u>X</u>	<u>C'</u>	=
<u>c. Filling station</u>	<u>C'</u>	<u>C'</u>	=
<u>d. Motorcycles</u>	<u>X</u>	<u>C'</u>	=
<u>e. Manufactured home sales</u>	<u>X</u>	<u>X</u>	=
<u>f. Car washes</u>	<u>X</u>	<u>C'</u>	=
<u>g. Vehicle rental or repair including auto, truck trailer, boat, and recreational vehicles</u>	=	=	=

<u>(1) Located entirely within an enclosed building</u>	<u>C'</u>	<u>C'</u>	=
<u>(2) Including outside storage or repair</u>	<u>X</u>	<u>C'</u>	=
<u>h. Commercial off-street parking facilities</u>	<u>X</u>	<u>X</u>	=
<u>i. Vehicle towing and storage services</u>	<u>X</u>	<u>C'</u>	=
<u>j. Transportation terminals</u>	=	=	=
<u>(1) Freight</u>	<u>X</u>	<u>C'</u>	=
<u>(2) People</u>	<u>P</u>	<u>P</u>	=
<u>6. Retail Sales – Building Material and Farm Equipment.</u>	=	=	=
<u>a. Lumber and other building materials stores and yards, with only incidental cutting and planing of products sold</u>	<u>C'</u>	<u>C'</u>	=
<u>b. Heating and plumbing equipment, including incidental fabrication (operated entirely within an enclosed building)</u>	<u>X</u>	<u>C'</u>	=
<u>c. Hardware, home repair and supply stores (over 100,000 square feet gross floor area)</u>	<u>X</u>	<u>X</u>	=
<u>d. Hardware, home repair and supply stores (25,000 to 100,000 square feet gross floor area)</u>	<u>X</u>	<u>X</u>	=
<u>e. Hardware, home repair and supply stores (under 25,000 square feet gross floor area)</u>	<u>X</u>	<u>P</u>	=
<u>f. Farm equipment and implement dealer</u>	<u>P</u>	<u>P</u>	=
<u>g. Hay, grain, and feed stores</u>	<u>P</u>	<u>P</u>	=
<u>7. Retail Sales – Products (Finished product retailers with primary fabrication or assembly on-site. Within an entirely enclosed building.)</u>	=	=	=
<u>a. Uses of &lt; 5,000 square feet gross floor area</u>	<u>C'</u>	<u>C'</u>	=
<u>b. Uses of 5,000 – 25,000 square feet gross floor area</u>	<u>X</u>	<u>C'</u>	=
<u>c. Uses of 25,000 square feet gross floor area or greater</u>	<u>X</u>	<u>X</u>	=
<u>8. Services – Personal.</u>	=	=	=

<u>a. Self-service laundries, dry cleaning, including pressing, alteration, garment and accessory repair, excluding industrial cleaning services</u>	<u>C'</u>	<u>P</u>	=
<u>b. Barber and beauty shops</u>	<u>P</u>	<u>P</u>	=
<u>c. Clothing rental establishments</u>	<u>X</u>	<u>X</u>	=
<u>d. Mortuaries</u>	<u>C'</u>	<u>C'</u>	=
<u>9. Services – General.</u>	=	=	=
<u>a. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (&lt; 2,500 square feet)</u>	<u>P</u>	<u>P</u>	=
<u>b. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (&gt; 2,500 square feet)</u>	<u>X</u>	<u>X</u>	=
<u>c. Office equipment and home appliance rental, service and repair agencies</u>	<u>X</u>	<u>C'</u>	=
<u>d. Printing, publishing and lithographic shops</u>	<u>X</u>	<u>C'</u>	=
<u>e. Services to buildings (including dwellings), cleaning and exterminating</u>	<u>X</u>	<u>X</u>	=
<u>f. Moving and storage</u>	<u>X</u>	<u>X</u>	=
<u>g. Mini-storage warehouse</u>	<u>X</u>	<u>X</u>	=
<u>i. Accessory caretaker, security or manager residence when incorporated as an integral part of the mini-storage warehouse</u>	<u>X</u>	<u>X</u>	=
<u>h. Auction barns</u>	<u>C'</u>	<u>C'</u>	=
<u>i. Branch banks</u>	<u>C'</u>	<u>P</u>	=
<u>j. Event facilities (&lt; 10,000 square feet)</u>	<u>X</u>	<u>P</u>	=
<u>k. Event facilities (10,000 to 50,000 square feet)</u>	<u>X</u>	<u>X</u>	=
<u>l. Event facilities (&gt; 50,000 square feet)</u>	<u>X</u>	<u>X</u>	=
<u>m. RV storage</u>	<u>X</u>	<u>X</u>	=
<u>10. Services – Lodging Places.</u>	=	=	=
<u>a. Hotels/motels</u>	<u>X</u>	<u>X</u>	=

<u>b. Recreational vehicle parks and campgrounds</u>	<u>X</u>	<u>C<sup>1</sup></u>	=
<u>11. Services – Medical and Health.</u>	=	=	=
<u>a. Hospitals</u>	<u>X</u>	<u>X</u>	=
<u>b. Outpatient clinics</u>	<u>X</u>	<u>C<sup>1</sup></u>	=
<u>c. Medical laboratories</u>	<u>X</u>	<u>X</u>	=
<u>d. Sanitaria, convalescent and rest homes</u>	<u>X</u>	<u>X</u>	=
<u>e. Orthopedic equipment and supplies, rental, sales and services</u>	<u>X</u>	<u>X</u>	=
<u>f. Animal hospitals and veterinary clinics</u>	=	=	=
<u>(1) Outside animal activities</u>	<u>C<sup>1</sup></u>	<u>C<sup>1</sup></u>	=
<u>(2) Inside animal activities only</u>	<u>C<sup>1</sup></u>	<u>C<sup>1</sup></u>	=
<u>g. Ambulance services</u>	<u>P</u>	<u>P</u>	=
<u>h. Residential care homes</u>	<u>C<sup>1</sup></u>	<u>C<sup>1</sup></u>	=
<u>i. Residential and congregate care facilities</u>	<u>X</u>	<u>X</u>	=
<u>j. Opiate substitution treatment facilities</u>	<u>X</u>	<u>X</u>	<u>40,260.165</u>
<u>12. Services – Professional Office.</u>	=	=	=
<u>a. Professional offices (&lt; 10,000 square feet gross floor area)</u>	<u>C<sup>1</sup></u>	<u>P</u>	=
<u>b. Professional offices (&gt; 10,000 square feet gross floor area)</u>	<u>X</u>	<u>C<sup>1</sup></u>	=
<u>c. Artists/photographic studios</u>	<u>C<sup>1</sup></u>	<u>C<sup>1</sup></u>	=
<u>13. Services – Amusement.</u>	=	=	=
<u>a. Amusement centers</u>	<u>X</u>	<u>X</u>	=
<u>b. Bowling alleys, billiard and pool parlors, and video arcades</u>	<u>X</u>	<u>X</u>	=
<u>c. Skating rinks, ice and/or roller</u>	<u>X</u>	<u>X</u>	=
<u>d. Indoor paintball facilities</u>	<u>X</u>	<u>X</u>	=
<u>e. Outdoor paintball facilities</u>	<u>X</u>	<u>X</u>	=
<u>f. Theaters, indoor</u>	<u>X</u>	<u>X</u>	=
<u>g. Drive-in theaters, stadium and arena facilities</u>	<u>X</u>	<u>X</u>	=
<u>h. Athletic, health and racket clubs</u>	<u>P</u>	<u>P</u>	=

<u>(&lt; 5,000 square feet of gross floor area)</u>			
<u>i. Athletic, health and racket clubs (&lt; 10,000 and &gt; 5,000 square feet of gross floor area)</u>	<u>X</u>	<u>X</u>	=
<u>j. Athletic, health and racket clubs (&gt; 10,000 square feet of gross floor area)</u>	<u>X</u>	<u>X</u>	=
<u>k. Circuses, carnivals, or amusement rides</u>	<u>R/A'</u>	<u>R/A'</u>	=
<u>14. Services – Educational.</u>	=	=	=
<u>a. Nursery schools, preschools</u>	<u>C</u>	<u>C</u>	<u>40,260,160</u>
<u>b. Day care facilities consistent with Chapter 388-73 WAC</u>	<u>P</u>	<u>P</u>	<u>40,260,160</u>
<u>c. Libraries (&lt; 2,500 square feet gross floor area)</u>	<u>P</u>	<u>P</u>	=
<u>d. Libraries (&gt; 2,500 square feet gross floor area)</u>	<u>X</u>	<u>C</u>	=
<u>e. Vocational schools</u>	<u>X</u>	<u>X</u>	=
<u>f. Automobile driving schools (&lt; 5,000 square feet)</u>	<u>P</u>	<u>P</u>	=
<u>g. Artistic studios and schools including but not limited to dance, music and martial arts (&lt; 5,000 square feet)</u>	<u>P</u>	<u>P</u>	=
<u>h. Artistic studios and schools including but not limited to dance, music and martial arts (&gt; 5,000 square feet)</u>	<u>X</u>	<u>X</u>	=
<u>i. Public parks, parkways, recreation facilities, trails and related facilities</u>	<u>P</u>	<u>P</u>	=
<u>j. Public/private educational institutions</u>	<u>C'</u>	<u>C'</u>	=
<u>k. Outdoor team sports fields</u>	<u>P</u>	<u>X</u>	=
<u>15. Services – Membership Organizations.</u>	=	=	=
<u>a. Business, professional and religious (not including churches)</u>	<u>X</u>	<u>X</u>	=
<u>b. Civic, social, fraternal, charitable, labor and political (&lt; 5,000 square feet)</u>	<u>P</u>	<u>P</u>	=
<u>c. Civic, social, fraternal, charitable, labor and political (&gt; 5,000 square</u>	<u>C'</u>	<u>C'</u>	=

<u>feet)</u>			
<u>d. Churches</u>	<u>C'</u>	<u>C'</u>	=
<u>16. Distribution Facilities.</u> <u>(In conjunction with a permitted use, all</u> <u>activities, except vehicle storage, located</u> <u>entirely within an enclosed building)</u>	=	=	=
<u>a. Distribution facilities of less than</u> <u>25,000 square feet gross floor area</u>	<u>X</u>	<u>X</u>	=
<u>b. Distribution facilities of between</u> <u>50,000 and 25,000 square feet gross</u> <u>floor area</u>	<u>X</u>	<u>X</u>	=
<u>17. Public Services and Facilities.</u>	=	=	=
<u>a. Buildings entirely dedicated to public</u> <u>services, such as city hall, police and</u> <u>fire substations</u>	<u>C'</u>	<u>C'</u>	=
<u>b. Sewer, water and utility transmission</u> <u>lines</u>	<u>P</u>	<u>P</u>	<u>40.260.240</u>
<u>c. Wireless communications facilities</u>	<u>P/C<sup>6</sup></u>	<u>P/C<sup>6</sup></u>	<u>40.260.250</u>
<u>d. Zoos, museums, historic and cultural</u> <u>exhibits and the like</u>	<u>C'</u>	<u>C'</u>	=
<u>e. U.S. Post Offices</u>	<u>P</u>	<u>P</u>	=
<u>f. Public transit facilities including park</u> <u>and ride facilities</u>	<u>P</u>	<u>P</u>	=
<u>18. Resource Activities.</u>	=	=	=
<u>a. Agriculture</u>	<u>P</u>	<u>P</u>	<u>40.260.040</u>
<u>b. Silviculture</u>	<u>P</u>	<u>P</u>	<u>40.260.080</u>
<u>19. Accessory Uses and Activities.</u>	=	=	=
<u>a. On-site hazardous waste treatment</u> <u>and storage facilities, subject to state</u> <u>siting criteria (RCW 70.105.210).</u>	<u>P</u>	<u>P</u>	=
<u>b. Drive-through, drive-in or drive-up</u> <u>facilities</u>	<u>P</u>	<u>R/A'</u>	=
<u>c. Open Air Activities</u>	=	=	=
<u>(1) Open air display of plants and</u> <u>produce in conjunction with a</u> <u>permitted use<sup>2</sup></u>	<u>P</u>	<u>P</u>	=
<u>(2) Open air storage of materials<sup>3</sup></u>	<u>X</u>	<u>X</u>	=
<u>(3) Open air work activities such as</u>	<u>P</u>	<u>P</u>	=



<u>restaurants, portable walk-up vendors such as espresso carts, flower stands and food stands, plant nurseries and other uses generally conducted outside in conjunction with a permitted commercial use, unless otherwise prohibited by this title<sup>4</sup></u>			
<u>(4) Open air storage of company vehicles, such as cars and light duty trucks, in conjunction with a permitted use<sup>5</sup></u>	<u>X</u>	<u>X</u>	=
<u>20. Other Uses.</u>	=	=	=
<u>a. Temporary uses</u>	<u>P</u>	<u>P</u>	<u>40.260.220</u>
<u>b. Private use heliports</u>	<u>X</u>	<u>X</u>	<u>40.260.170</u>
<u>c. Solid waste handling and disposal sites</u>	<u>C'</u>	<u>C'</u>	<u>40.260.200</u>

- 1 <sup>1</sup> In addition to the requirements of Sections 40.520.020 or 40.520.030, the applicant  
2 shall submit detailed information that permits the review authority to make findings that:
- 3 a. The proposed use will support the natural resource activities and/or the needs of the  
4 rural community;
- 5 b. The proposed use is limited in size to serve primarily the surrounding rural  
6 community and does not require or create the need for urban levels of service for water,  
7 sewer and transportation; and
- 8 c. The proposed use is primarily for convenience and service needs necessary to  
9 support natural resource activities and/or the rural community and will not cause adverse  
10 impacts on surrounding natural resource activities.
- 11 <sup>2</sup> These areas must be identified and approved on the site plan.
- 12 <sup>3</sup> Such areas must be located behind buildings or to the rear of the site and away from  
13 street frontages and fully screened with landscaping to the L-4 standard.
- 14 <sup>4</sup> These uses are permitted to occupy up to ten percent (10%) of the total floor area of  
15 the development or building. Open air sale of vehicles and manufactured homes are not  
16 subject to this requirement, where permitted. This is not intended to prohibit temporary  
17 outside sales of a limited duration (less than two (2) weeks total per year) when in  
18 conjunction with a permitted use.
- 19 <sup>5</sup> Vehicle storage areas shall be located behind buildings or to the rear of the site.  
20 Landscaping standards in excess of site plan review standards may be required in order  
21 to properly screen adjoining residential lands.
- 22 <sup>6</sup> See Table 40.260.250-1.

(Amended: Ord. 2004-06-11; Ord. 2005-04-12; Ord. 2006-05-01; Ord. 2007-06-05; Ord. 2007-11-13; Ord. 2009-01-05, Ord. 2010-08-06)

**D. Development Standards.**

1. New lots and structures and additions to structures subject to this section shall comply with the applicable standards for lots and building height, and setbacks in Tables 40.230.010-2 and 40.230.010-3, subject to the provisions of Chapter 40.200 and Section 40.550.020. Site plan review is required for all new development and modifications to existing permitted development unless expressly exempted by this title (see Section 40.520.040).

<b>Table 40.230.010-2. Lot Requirements</b>			
<u>Zoning District</u>	<u>Minimum Lot Area (square feet)</u>	<u>Minimum Lot Width (feet)</u>	<u>Minimum Lot Depth (feet)</u>
<u>CR-1</u>	<u>None</u>	<u>None</u>	<u>None</u>
<u>CR-2</u>	<u>None</u>	<u>None</u>	<u>None</u>
<b>Table 40.230.010-3. Setbacks, Lot Coverage and Building Height</b>			
	<u>CR-1, CR-2</u>		
<u>Minimum setbacks</u>	<u>Pursuant to buffering and screening standards contained in Chapter 40.320, Table 40.320.010-1.</u>		
<u>Minimum setbacks adjacent to residential district</u>	<u>Pursuant to the screening and buffering standards contained in Chapter 40.320, Table 40.320.010-1, plus an additional 1/2 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.</u>		
<u>Maximum lot coverage</u>	<u>Maximum determined by compliance with screening and buffering standards contained in Chapter 40.320, Table 40.320.010-1, the Stormwater and Erosion Control Ordinance (Chapter 40.385), and all other applicable standards.</u>		
<u>Maximum building height</u>	<u>None</u>		

2. Signs. Signs shall be permitted according to the provisions of Chapter 40.310.
3. Off-Street Parking and Loading. Off-street parking and loading shall be provided as required in Chapter 40.340.
4. Landscaping. Not less than fifteen percent (15%) of the total lot area shall be landscaped. Pedestrian plazas, sidewalks over the minimum width and other pedestrian amenities may be used to meet the required landscaping at a one to one (1:1) ratio.
5. Site Plan Review Standards. In addition to the site plan approval criteria contained in Section 40.520.040(E), the following shall apply to all development within the commercial district unless expressly exempted. The responsible official may modify these standards for the expansion of existing uses for site-specific issues:
  - a. Primary pedestrian circulation routes connecting the street(s) to the primary building entry or entries shall be a minimum of eleven (11) feet (eight (8) feet of sidewalk/walkway with a minimum of three (3) feet of landscaping on

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one (1) side of the pedestrian route). The minimum three (3) foot landscaped area shall contain suitable tree species planted every twenty-four (24) feet to provide for a continuous tree canopy. The required landscape area should function as a buffer between auto drives and the pedestrian routes. Where the pedestrian circulation route crosses vehicular accessways the landscape area is not required.

b. Landscaping is required along the side of all buildings where the primary pedestrian access is provided. Minimum requirements shall be trees, of a suitable species according to Section 40.320.010, provided every thirty (30) feet on center planted in a landscaped strip or tree wells along the length of the building.

c. Landscape buffers required by Section 40.320.010 shall not apply between pad development sites and the remainder of the development site.

d. Landscaping required between commercial developments may be altered where parking lots are adjoining as follows: a single, shared five (5) foot buffer instead of five (5) feet for each development; provided, that joint access is provided between parcels for auto and pedestrian access and trees are planted every twenty (20) feet on center along the length of the buffer.

(Amended: Ord. 2004-06-11; Ord. 2006-09-13; Ord. 2009-01-01)



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Clark County Unified Development Code Title 40 Section 40.100.070

Anadromous	"Anadromous" means fish that migrate up rivers and streams from the ocean to breed in fresh water.
<u>Animal day use facility</u>	<u>"Animal day use facility" means any premises used to conduct a day-time only business with hours of operation from 6 a.m. to 10 p.m. that involves domestic animals as defined in section 8.01.020, including but not limited to breeding, training, grooming, and day care.</u>
Animal hospital or veterinary clinic	"Animal hospital" or "veterinary clinic" means a place where animals or pets are given medical or surgical treatment, and are cared for during the time of such

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Isolated wetlands	"Isolated wetlands" means those wetlands which are outside of and not contiguous to any one hundred (100) year floodplain of a lake, river (other than the Columbia River), or stream, and are separated from other wetlands by a distance greater than the largest wetland buffers required under Section 40.450.030(E) for all adjacent wetlands. <i>(Amended: Ord. 2006-05-27)</i>
Kennel	<del>"Kennel" means either (a) any premises used to conduct a commercial business involving the breeding, buying, selling or letting dogs for hire, boarding or training dogs, or (b) any premises at which ten (10) or more dogs which are five (5) months old or older are kept for any purpose, including animal shelters, but excluding veterinary clinics and animal hospitals where dogs are kept only for treatment by licensed veterinarians.</del>
<u>Kennel, Commercial</u>	<u>"Kennel, commercial" means any of the following: either</u> <ul style="list-style-type: none"> <li>• <u>any premises used to conduct a commercial business involving the buying, selling, breeding for sale, letting for hire, boarding or training of dogs;</u></li> <li>• <u>any premises at which ten (10) or more adult dogs are kept for any purpose, including animal shelters, but excluding animal hospitals or clinics where animals are kept only for treatment by licensed veterinarians;</u></li> <li>• <u>any premises where offspring puppies or adult dogs are sold to commercial outlets or are sold for research or experimental purposes;</u></li> </ul>

	<ul style="list-style-type: none"> <li>• <u>any premises where offspring from two (2) or more litters per twelve (12) month period are sold or traded, exchanged or bartered for a valuable consideration or joint ownership purpose; or any premises used as the location for the training of dogs for obedience, hunting, protection, etc., (if the address is different from the office address,) or the premises are used as a combination office/training location, EXCEPT, if the training site is property belonging to a recognized school district, municipal body or not-for-profit organization.</u></li> </ul>
Land-disturbing activity	<p>“Land-disturbing activity” means any activity that results in a change in the existing soil cover (both vegetative and non-vegetative) and/or existing soil topography. Land-disturbing activities include, but are not limited to, clearing, grading, filling and excavation.</p>

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Clark County Unified Development Code Title 40 Section 40.320.010

- E. Landscaping and Screening Standards for Parking, and Loading, and Drive-through Areas.
1. A minimum five (5) foot wide strip landscaped to at least an L2 standard shall be provided where vehicle parking, ~~or loading, or drive-through facilities~~ abuts a public road right-of-way.
  2. Where a vehicle parking or loading area abuts a property with zoning or land uses other than the proposed land use, the area shall be landscaped and screened as provided in Table 40.320.010-1 abutting the other property.
  3. Parking areas that contain at least seven (7) spaces shall contain landscape islands equally distributed at a ratio of one (1) island for every seven (7) parking spaces. A landscape island shall contain at least twenty-five (25) square feet, shall be at least four (4) feet wide, and shall prevent vehicles from damaging trees, such as by using a wheel stop or curb.
  4. At least one (1) tree shall be planted in each landscape island. Trees in landscape islands shall reach a mature height of thirty (30) feet or more, cast moderate to dense shade in the summer, live at least sixty (60) years, require little maintenance (such as by being insect, disease and drought resistant and not producing fruit), and be suited for use in the proposed location (such as by being tolerant of pollution and direct and reflected heat).





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Clark County 20-Year Comprehensive Growth Management Plan, 2004-2024  
Land Use Chapter 1: Pg. 1-13

**General Commercial (GC)**

General Commercial areas provide a full range of goods and services necessary to serve large areas of the county, and traveling public. This designation is implemented with the General ~~and Limited~~ Commercial base zone. These areas are generally located at interchanges, along state highways and interstates, and adjacent to major and minor arterial roadways. New general commercial areas should generally be more than 20 acres in size, spaced more than four miles from similar uses or zones, serve a population of more than 20,000, and serving a primary trade area between 3 to 6 miles. In addition, all new commercial applications should address the criteria for zone changes, below.

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Table 1.6 Urban Plan Designation to Zone Consistency Chart

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PLAN ZONE	UL	UM	UH	NC	CC	CG	MU	EC	ML	MH	RI	A	PF
R1-20													
R1-10													
R1-7.5													
R1-6													
R1-5													
R-12													
R-18													
R-22													
R-30													
R-43													
OR-15													
OR-18													
OR-22													
OR-30													
OR-43													
C-2													
C-3													
CL					delete	delete							delete
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MX													
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<b>Parcel List for Properties Currently Zoned Limited Commercial (CL)</b>			
<b>CURRENT COMPLAN</b>	<b>REDESIGNATE TO</b>	<b>REZONE TO</b>	<b>ASSR SN</b>
CC	GC	GC	144492-000
CC	GC	GC	144514-000
CC	GC	GC	144516-000
CC	GC	GC	144534-000
CC	GC	GC	157498-000
CC	GC	GC	157499-000
CC	GC	GC	157500-009
CC	GC	GC	157501-005
GC		GC	118255-011
GC		GC	118255-013
GC		GC	118255-014
GC		GC	147576-000
GC		GC	147576-005
GC		GC	147576-015
GC		GC	147579-000
GC		GC	147585-000
GC		GC	147595-000
GC		GC	147600-000
GC		GC	147601-000
GC		GC	147606-000
GC		GC	147607-000
GC		GC	147630-000
GC		GC	147632-000
GC		GC	147635-000
GC		GC	147663-000
GC		GC	147689-000
GC		GC	147699-000
GC		GC	147709-000
GC		GC	147720-000
GC		GC	147721-000
GC		GC	147725-000
GC		GC	147726-000
GC		GC	147727-000
GC		GC	147728-000
GC		GC	147736-000
GC		GC	147740-000
GC		GC	148001-000
GC		GC	148008-000
GC		GC	148052-000
GC		GC	148107-000
GC		GC	148251-000
GC		GC	148300-000
GC		GC	157500-000

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GC		GC	157501-010
GC		GC	157501-015
GC		GC	157501-020
GC		GC	157501-025
GC		GC	157507-022
GC		GC	158337-000
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MU	GC	GC	117907-005
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MU	GC	GC	189631-005
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MU	GC	GC	189631-015

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Parks/Open Space	GC	GC	157288-000
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GC	UL	R1-20	198115-005
GC	UL	R1-20	198121-000
GC	UL	R1-20	198115-015
GC	UL	R1-20	198115-010
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GC	UL	R1-20	198121-005
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GC	UL	R1-20	198121-010
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GC	CC	C-3	148291-000
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MU	CC	C-3	145789-000
MU	CC	C-3	145792-000
MU	CC	C-3	145807-000
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MU	UL	R1-6	189587-000
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GC	UH	R-30	098675-024
GC	UH	R-30	098675-025
GC	UH	R-30	098675-026
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GC	UH	R-30	098675-054
GC	UH	R-30	147660-000
GC	UH	R-30	147670-000
GC	UH	R-30	147671-000
GC	UH	R-30	147672-000
GC	UH	R-30	147673-000
GC	UH	R-30	147674-000

**40.200.020 Zoning Classifications**

A. Classification of Zoning Districts.

For the purposes of this title, the county is divided into zoning districts designated as shown in Table 40.200.020-1.

Table 40.200.020-1. Zoning Districts				
Zoning District	Map Symbol	Urban	Rural	Code Section
<b>COMMERCIAL, BUSINESS, MIXED USE AND INDUSTRIAL DISTRICTS (40.230)</b>				
Rural commercial	CR-1, CR-2		X	40.230.010
Neighborhood commercial	C-2	X		
Community commercial	C-3	X		
Limited commercial	CL	X	-	
General commercial	GC	X		

**40.260.250 Wireless Communications Facilities (D)(3)**

b. Order of preference for new support towers in urban areas:

- (1) Heavy Industrial (MH);
- (2) Light Industrial (ML), to include UH-20 and UH-40;
- (3) General Commercial (GC);
- ~~(4) Limited Commercial (CL);~~
- ~~(4) (5)~~ Other commercial districts, to include UH-10;
- ~~(5) (6)~~ Mixed Use (MX) districts;
- ~~(6) (7)~~ Residential districts.

**40.310.010 Sign Standards**

F. Requirements for Signs – General and by Zoning Districts.

- 1. Temporary Signs in Certain Commercial Zones (~~CL~~, GC, CR-1, CR-2, C-2, C-3, BP, and A Zones).

**40.310.010 (F)(3)(c)** Additional standards for signs in commercial districts are located in Table 40.310.010-4. These standards apply to the following land use districts: ~~CL~~, GC, CR-1, CR-2, C-2, and C-3.

Table 40.310.010-5. Additional Sign Standards for Industrial Districts				
Sign Type/Use	Number of Signs Allowed on Premises	Maximum Area	Height	Lighting
Real Estate Signs <sup>5</sup>	See additional standards for signs in <del>Limited Commercial</del> , General Commercial, Other Commercial, Business Park, and Airport Districts			None allowed