

## STUDY AREAS

The District has studied the following areas as part of this Plan (Study Areas), consistent with the requirements of RCW 57.16.010(2), which requires the District to consider “present and reasonably foreseeable future needs” of the sewer system. (See Maps 2-1712A, B & 3-602A, B). This Plan establishes that the District sewer system has adequate capacity for the Study Areas and that sewer service is feasible for the Study Areas. Because Clark County has not yet approved sewer service for the Study Areas, the District cannot currently extend sewer service to the Study Areas. If Clark County (and or the local government with jurisdiction if applicable) approves sewer service for a Study Area, the District then will have authority to extend sewer service to the Study Area. Clark County’s and or the local government’s approval must be consistent with the requirements of RCW 36.70A.110 and RCW 57.16.010(7), which states in part that: “The general comprehensive plan [of the District] shall not provide for the extension or location of facilities that are inconsistent with RCW 36.70A.110.”

- » **Rural Industrial Land Bank adjacent to the Vancouver UGA.** This area has been designated as a future industrial hub by Clark County and an Industrial Urban Reserve. In 1996, the GMA was amended to allow major industrial developments to be sited outside of urban growth areas where there is a specific development application.

Section 36.70A.367 RCW allows counties to establish up to 2 rural industrial land banks with the intent that they develop as industrial properties.

- » **Freight Rail Dependent Uses Overlay.**

In accordance with 3ESB 5517, this area has been designated for freight rail-dependent uses, which are buildings and other infrastructure used in the fabrication, processing, storage and transport of goods where the use is dependent on and makes use of an adjacent short line railroad.

- » **Allen Creek West Expansion Study Area adjacent to the Ridgefield UGA.** This area has been annexed by the City of Ridgefield.

## 3.3.2 Zoning

Zoning within the District service area is presented in Figure 3.8. Zoning is determined by the local government with land use jurisdiction over that portion of the service area, which includes the cities as well as Clark County. The zoning is generally classified as commercial, office, industrial, single-family and multi-family residential, public facilities, and undeveloped lands such as public right of ways, parks, and open space. Low-density multi-family zoning allows a variety of low-density multi-family housing including townhouses, multi-family structures and attached or detached homes on small lots.

