



**CITY OF WASHOUGAL
CITY COUNCIL WORKSHOP
Monday, April 28, 2025
5:00 PM**

MEETING INFORMATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88472441275>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PUBLIC COMMENTS**
- IV. NEW BUSINESS**
 - A. Community Development: Draft Land Use Element and Draft Code Updates**
 - B. Community Development: Shoreline Master Program (SMP) Update**
- V. REPORTS AND COMMUNICATIONS**
 - A. CITY MANAGER**
 - B. MAYOR**
 - C. CITY COUNCIL**
- VI. ADJOURNMENT**

UPCOMING MEETINGS: Monday, May 12, 2025, Workshop at 5:00 pm and Council at 7:00 pm

[MEET_FOOT]

BUSINESS OF THE CITY COUNCIL

City of Washougal, Washington

FOR AGENDA OF:

4/28/2025

SUBJECT:

Community Development: Draft Land Use Element and Draft Code Updates

DEPT. OF ORIGIN:

Community Development

REVIEWED AT:

Planning Commission Work Session - April 22, 2025

TO BE RETURNED TO COUNCIL:

No

ATTACHMENTS:

1. 1) Draft Land Use Element
2. 2) WMC Code Update Tracking Sheet
3. 3) WMC Draft Annotated Code Updates

EXPENDITURE REQUIRED:	BUDGETED:	APPROPRIATION REQ'D:
\$0	\$0	\$0

SUMMARY STATEMENT

The *Land Use Element* is a foundational component of the City's Comprehensive Plan, as mandated by the Growth Management Act (RCW 36.70A.070). The GMA requires cities planning under its framework to adopt a Land Use Element that designates the proposed general distribution and location of land uses, including residential, commercial, industrial, recreation, open space, public utilities, and public facilities. It must also include population densities, building intensities, and estimates of future land needs based on population projections and regional growth strategies.

The Land Use Element provides the geographic and policy framework upon which all other elements—such as housing, transportation, capital facilities, and economic development—are based. It ensures consistency between long-term growth projections

and land capacity, and it serves as a guide for zoning, subdivision regulations, and permitting decisions.

RECOMMENDED ACTION

No formal recommendation. Staff is just seeking feedback/input on the Draft Land Use Element and Draft Code Changes.



**WASHOUGAL
ONWARD**

Land Use Element



CITY OF WASHOUGAL

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Introduction

The Land Use Element is the foundation of the comprehensive plan and ensures Washougal can balance future population growth, employment growth, and the infrastructure needs with sustainability. Land use policies housed in this element guide the interpretation of functional plans, the land use regulations, zoning, and other municipal regulations which are the implementation tools used to further accomplish the vision identified in this plan.

Land use designations on the Future Land Use Map (FLUM) are the basis for establishing zoning which determines where people can live, work, shop, and recreate in Washougal. The FLUM and goals and policies in this element are the roadmap for where focused growth and investment would be most impactful to equitably support future growth over the next 20 years.

As part of this periodic update process, the Clark County Council adopted countywide population and job forecasts. Following selection of these forecasts, the County, in collaboration with Washougal and other cities in the county, set population, housing and job allocations for each jurisdiction. For this periodic update Washougal must plan for the following through the year 2045:

- 24,874 residents (6,724 new residents)
- 3,735 new housing units
- 2,100 new jobs

Vision

In 2022, the City began work on a five-year strategic plan which was intended to establish the City's priorities, goals, and objectives for the continued prosperity and success of Washougal. As part of that effort, the City developed a vision statement which embodies the community's shared aspirations for the future. Input from residents, business leaders, and community groups was gathered through various methods including open houses, stakeholder engagement groups, and community forums and online engagement. The vision statement below is a summation of this effort and describes a future Washougal the community strives for.

“Washougal will be a safe, vibrant, and friendly community that successfully balances growth and expanding economic opportunity while preserving the community's natural beauty and the unique amenities of small-town living.”

With this vision in mind, the City began the periodic update process with the development of land use alternatives to meet projected population, housing and job needs for the next 20 years.

Regulatory Framework

Growth Management Act

The Washington State Growth Management Act (GMA) requires the City of Washougal to include a Land Use Element in its comprehensive plan that identifies certain mandatory elements. As such, the Land Use Element includes the following required features:

- The proposed distribution and general location and extent of the uses of land, where appropriate, for housing, commerce, industry, recreation, open spaces, public utilities, public facilities, and other land uses.
- Population densities, building intensities, and estimates of future population growth.
- Provide for protection of the quality and quantity of ground water used for public water supplies.
- Where applicable, the land use element will review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute the waters of the state.
- Wherever possible, the land use element will consider urban planning approaches to promote physical activity.

Because the land use element is intended to provide a general overview of the distribution of land uses in the urban area, some of the above requirements will receive more detailed attention in other more appropriate sections.

Relationship to other elements

The land use element affects all elements in the Comprehensive Plan. Land use goals, policies, and strategies determine the distribution of different land use types within the city as well as to coordinate the other Elements in the plan. Accordingly, most goals, policies, and strategies within this chapter concern multiple elements simultaneously. For example, land use goals and policies work to establish a development pattern that co-locates multimodal transportation with higher density housing and amenities which impacts the Housing, Transportation, and Capital Facilities & Utilities Elements. Similarly, the land use goals work to establish a lower-density development pattern close to environmentally critical areas which coordinates with the Housing Element as well as the Climate Change & Resiliency Element.

Conditions and Trends

Population

Similar to other communities in Clark County, the City of Washougal continues to experience on-pace growth with population forecasts. More specifically, population estimates for land within city limits observed a 20-percent growth between 2010-2020 and a 2.6- percent growth rate between 2020-2023, or a 1.7percent increase year-over-year. Changes in population of Clark County and Washougal since the prior comprehensive plan are illustrated in Table 1.

Table 1. Washougal and Clark County Historic Population and Percent Growth

	2000	2010	2020	2023
County	345,238	425,363	503,311	527,400
Washougal	8,595	14,095	17,039	17,490

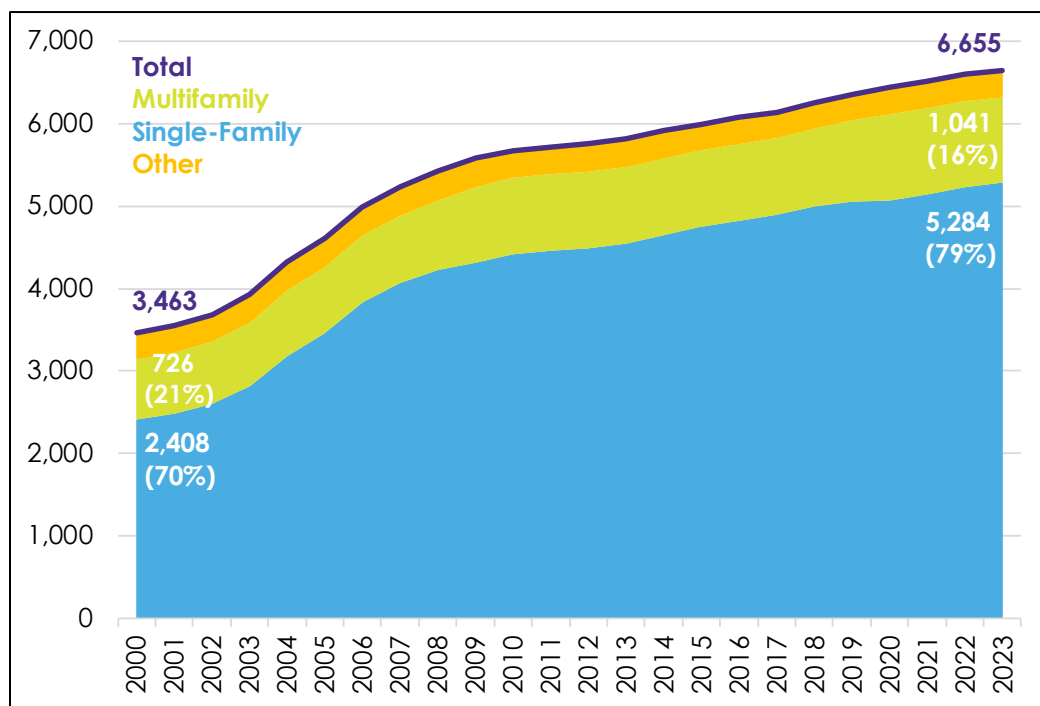
Source: Washington Office of Financial Management (OFM)

Housing

Washougal has continued to increase housing stock throughout the community. As expected, housing development is predominantly within the city limits with only small amounts of development within the UGA. As detailed in the Housing Analysis Report, between 2000 and 2023, the City added 3,192 new housing units with a vast majority of those units being single-family. Housing units noted in this data set as “other” include

manufactured homes and other special housing units. As part of this update, the City must consider ways to diversify housing supply to achieve affordability targets. Further discussions regarding housing strategies and needs related to state law will be covered in the Housing Element.

Figure 1. Housing Units by Number of Units in Structure, Washougal, 2000 -2023

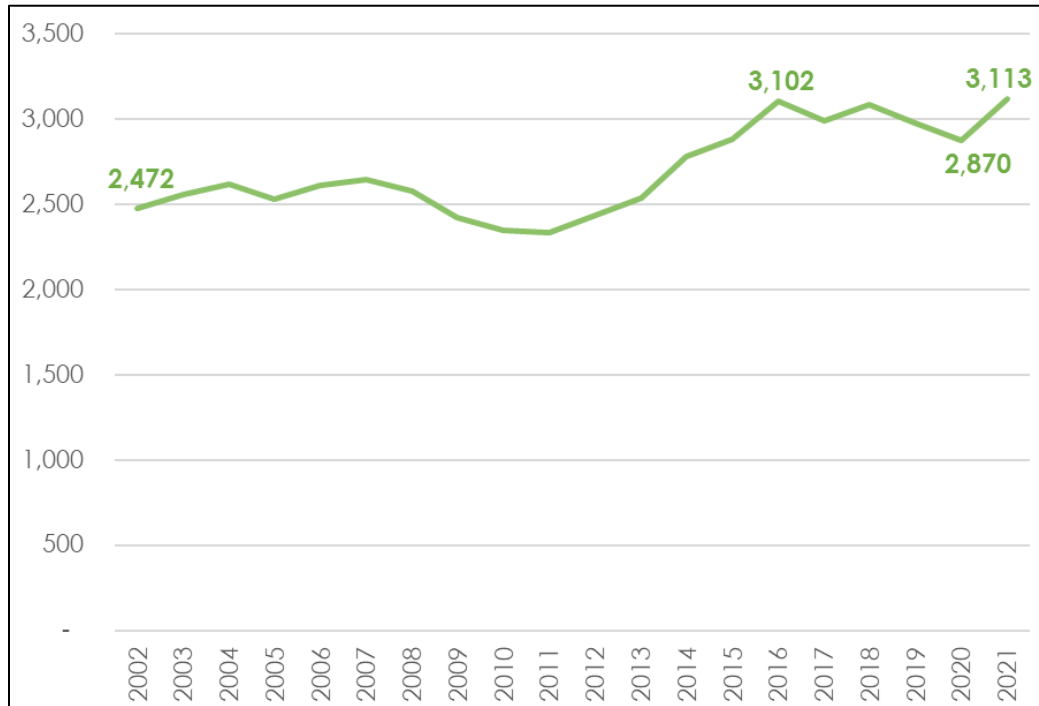


Source(s): Washington Office of Financial Management, 2003, 2016 & 2024; Community Attributes, Inc 2024.

Employment

Washougal has continued to experience job growth. Between the years of 2002 and 2021, the City added 641 jobs. As noted in Table 6, the City experienced two significant dips in employment during that time period. The first, was a result of the market crash of 2008 and the subsequent recession, which affected job growth for several years in Washougal. The second drop was seen in 2020 in response to the COVID-19 pandemic. However, following the pandemic, the City reached a new high for overall employment. Further discussion regarding the City's economic conditions and development strategy will be covered in the Economic Development Element.

Figure 2: Total Historic Employment, Washougal, 2002-2021



Source(s): U.S. Census OnTheMap, 2002-2021; Community Attributes, Inc. 2024.

Land Use Concepts

Following confirmation of the population, housing and job allocations by Clark County, the City began evaluating land capacity to determine whether an expansion was necessary to achieve the allocations. The City collaborated with Clark County to set assumptions to inform the vacant buildable lands model (VBLM) which calculates development capacity. This was the basis for developing land use alternatives and ultimately in determining the future land use map.

Land Use Assumptions

In order to determine the land that would be necessary to accommodate projected growth, the following assumptions were developed and enacted by Clark County through the issuance of various technical documents including the “VBLM Methodology Document,” “Issue Paper 4: Planning Assumptions” and “Issue Paper 5: Population, Housing and Employment Allocation”:

- The 20-Year population projection county wide will be 718,154.
- The planned population growth, or new growth county wide, will be 190,754.
- The Urban/Rural population growth split is 95/5.
- Annual population growth rate is assumed to be 1.4% per year.

- There were 12,000 housing units added countywide between 2020-2023.
- The ratio of single-family to multifamily housing is based on planning density.
- Persons per household is assumed to be 2.67.
- There will be 73,500 new jobs county wide.
- The jobs to household ratio will be 1:1.
- The residential infrastructure deduction is 31.5%.
- The commercial/industrial infrastructure deduction is 25%.
- Residential VBLM includes a 10% never to convert market factor on vacant land and 30% never to convert factor on underutilized land.
- 50% of available constrained (critical) residential land will not convert.
- 20% of available constrained (critical) commercial and mixed use land will not convert.
- A 6% vacancy rate for residential housing units as required under HB 1220.

Population and Density Forecasts

The projected population for Washougal in 2045 is 24,874 persons. This represents an annual growth rate of approximately 1.37% over the existing population estimate for 2024 of 18,026 persons.

To evaluate employment capacity, a job density of nine (9) jobs per acre was applied to lands zoned as Industrial, while 20 jobs per acre was applied to Commercial and Town Center zoned land.

Residential density assumptions vary by zone and are influenced by the City's requirement to accommodate up to two middle-housing units per residential lot, as well as up to two accessory dwelling units (ADUs) per lot.

Land Use Designations

A number of land use designations guide the City in the distribution, location, and extent of the use of land within its UGA. It is through these designations, and their incorporation into the future land use map, that the City will be able to implement the goals and objectives of the Comprehensive Plan. The city has five (5) comprehensive land use categories : Residential, Commercial, Town Center, Industrial and Institutional and Public District. Land use designations break down further into specific zoning designations as summarized below.

Table 2. Land Use Designations Summary

Zoning Designation	Densities	Description and Characteristics
Residential		
R1-15	15,000 sf lots	- Provides residential areas of lower urban densities (15,000 square foot lot size). - The larger lots in the R1-15 district are intended to accommodate the demand for more spacious and amenity-based residential development.
R1-10	10,000 sf lots	- Provides residential areas of lower urban densities (10,000 square foot lot size). - These districts are located primarily in areas removed from higher density residential and commercial development.
R1-7.5	7,500 sf	7,500 square foot lot size. - Same features as R1-5.
R1-5	5,000 sf	5,000 square foot minimum lot size. - These districts are located primarily in areas to provide a smooth transition between the lower density residential districts (R1-10 and R1-15) and high-density residential districts (AR-16 and AR-22). - Encourages integration of medium density housing with easy access to shopping and services, employment, transportation, and public parks. - Some convenience commercial is allowed as a conditional use (3,000 ft or less).
AR-16	16 units per acre	- Provides for higher density residential development within the immediate vicinity of shopping and services, employment and transportation. - Allows for flexibility in design to encourage creative approaches to this intermediate variation of the multifamily residential district. - Encourages the preservation and enhancement of the existing building stock as well as its conversion to higher density uses.
AR-22	22 units per acre	

		The district may be characterized by garden style apartments, townhouses, and row houses, among others.
Commercial		
Convenience Commercial (CV)	30 units per acre	- Provides goods and services that cater to the frequent needs of residents in immediately surrounding neighborhoods. - High-density multi-family residential development is permitted in this zone to promote additional housing adjacent to services and amenities near the city center and along commercial corridors. - This district is designed to be compatible with adjacent residential environments and provide easy accessibility to adjacent neighborhoods. - The successful integration of these commercial districts adjacent to neighborhoods serves to reduce vehicle miles traveled and contributes to a more viable neighborhood atmosphere.
Community Commercial (CC)	30 units per acre	- Provides goods and services to a more regional rather than local market area. - Generally, the mix of permitted uses is intended to encourage a pedestrian-friendly environment, one that does not promote extensive vehicle travel. For this reason, highway business uses are generally not permitted and industrial and storage operations that necessitate truck traffic are only permitted as conditional uses if they can peacefully coexist in a pedestrian environment. - Development within this district is typically characterized by large percentages of the lots occupied by buildings; few, if any, front, side and rear yards. - High-density multi-family residential development is permitted in this zone to promote additional housing adjacent to services and amenities near the city center and along commercial corridors.

Highway Commercial (CH)	30 units per acre	• Intended to acknowledge the existing highway orientation of a significant stock of commercial development. • Serves the needs of highway travelers, conveniently. • Uses include intensive commercial activities and establishments that rely on highway-oriented, passerby traffic. • Characteristics of these sites include high visibility from highway traffic, large sites, and immediate highway access. • This district is not normally suitable adjacent to lower density residential neighborhoods, without mitigation efforts to address compatibility. • This district is designed to be the least restrictive of all the commercial districts. • High-density multi-family residential development is permitted in this zone to promote additional housing adjacent to services and amenities near the city center and along commercial corridors.
Town Center		
Town Center Core (TC-C)	Based on Floor Area Ratio (FAR). See WMC Section 18.35	• This district is envisioned to have the highest intensity uses, especially retail, offices, residences, and hotels contained within mid-rise buildings. • Shops and restaurants should be located along key streets, particularly a principal pedestrian corridor. • Over time, parking should be increasingly located within structures.
Town Center East Village (TC-EV)	Same as above	• This district is envisioned to have a mixture of higher density housing and retail contained within low-rise buildings. • Some retail uses should be auto-oriented and have somewhat large footprints. • Public open spaces should be found throughout the district.
Town Center West Village (TC-WV)	Same as above	• This district is envisioned as a predominantly residential area with some modest infill development on vacant and underutilized parcels.

		- Any development should be low-rise. - The district should also contain public buildings and uses.
Industrial		
Light Industrial (IL)		- Provides suitable areas for a variety of industrial uses including manufacturing, wholesale trade and distribution activities. - The industries locating in this district can be characterized as clean and generally compatible with surrounding commercial uses. - The light industrial districts are intended to contain uses that will not generate excessive noise, pollution, vibration, smoke, dust, gas, fumes, odors, radiation and other nuisance characteristics. - Certain commercial activities are also included as permitted uses in this district.
Heavy Industrial (IH)		- Provides suitable areas for manufacturing, assembling, fabrication and processing, bulk handling, storage, warehousing and trucking. - The uses associated with this district may generate significant levels of truck traffic, noise, pollution, vibration, dust, gas, fumes, odors and radiation and create fire or explosion hazards or other objectionable conditions. - Uses within this district may require rail and water transportation. - Conditional uses permitted in this district are primarily those known to create a severe safety hazard or to be a major producer of air pollution, thus being subject to state and/or federal environmental statutes. - The heavy industrial district is highly unsuitable adjacent to residential districts.
Institutional and Public District		
Institutional and Public District (IP)		- Provides a companion use district for properties designated as “schools and public facilities” and “parks and open space” on the comprehensive plan maps. - The institutional and public district provides

		for major institutional and governmental activities such as schools, public parks, government offices, utility structures, and other similar public and semipublic uses. • Certain uses that are typically located adjacent or in close proximity to institutional uses may be permitted in areas designated as “schools and public facilities” as conditional uses.
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Overlays and Subareas

Columbia River Scenic Gorge Area: This overlay applies to all land mapped in the “Land Use Designations Map,” adopted as part of the Columbia River Gorge National Scenic Area Management Plan. Policies and regulations for development in this overlay are enforced by the Columbia River Gorge National Scenic Area Management Plan, separate from the City’s Comprehensive Plan.

Urban Reserve: The Urban Reserve is a Clark County overlay that applies to all lands located outside of City limits but within the City’s Urban Growth Boundary. These lands are regulated by Clark County until annexed into the City of Washougal. As such, proposed uses and zoning designations are expected to be compatible with City and County zoning regulations.

Woodburn Hill Subarea Development: This subarea was established to guide development of the Woodburn Hill Subarea. The guidelines and standards set a framework that allows for flexibility in design and development while preserving, to the greatest degree possible, the environmentally sensitive areas and open space opportunities within the subarea while balancing these interests with those of private property rights.

Northeast and Northwest Urban Growth Area Subareas: This subarea plan reflects the Community’s vision to encourage high quality, lower density residential choices and limited commercial development opportunities within the northern urban growth areas and direct denser residential and employment development towards the town center.

Future Land Use Map (FLUM)

After completing the necessary technical work to establish capacity and set planning assumptions, the city engaged the community to develop land use alternatives that can meet the required population, housing, and job needs. Through a transparent and robust process, consistent with the adopted Public Participation Plan, these alternatives were developed, reviewed and a preferred land use alternative was selected.

The Future Land Use Map maintains existing land use designations throughout the City including implementing changes as part of the Northeast and Northwest Urban Growth Area Subarea plan approved by the City following the last periodic update process in 2015. The plan promotes a mix of uses in the town center and along the waterfront, with emphasis on housing in these areas. The plan also considers the implications of both State required middle housing and accessory dwelling unit (ADU) regulations on the land use alternatives, a rate of development was established for both vacant and developed lots within the City.

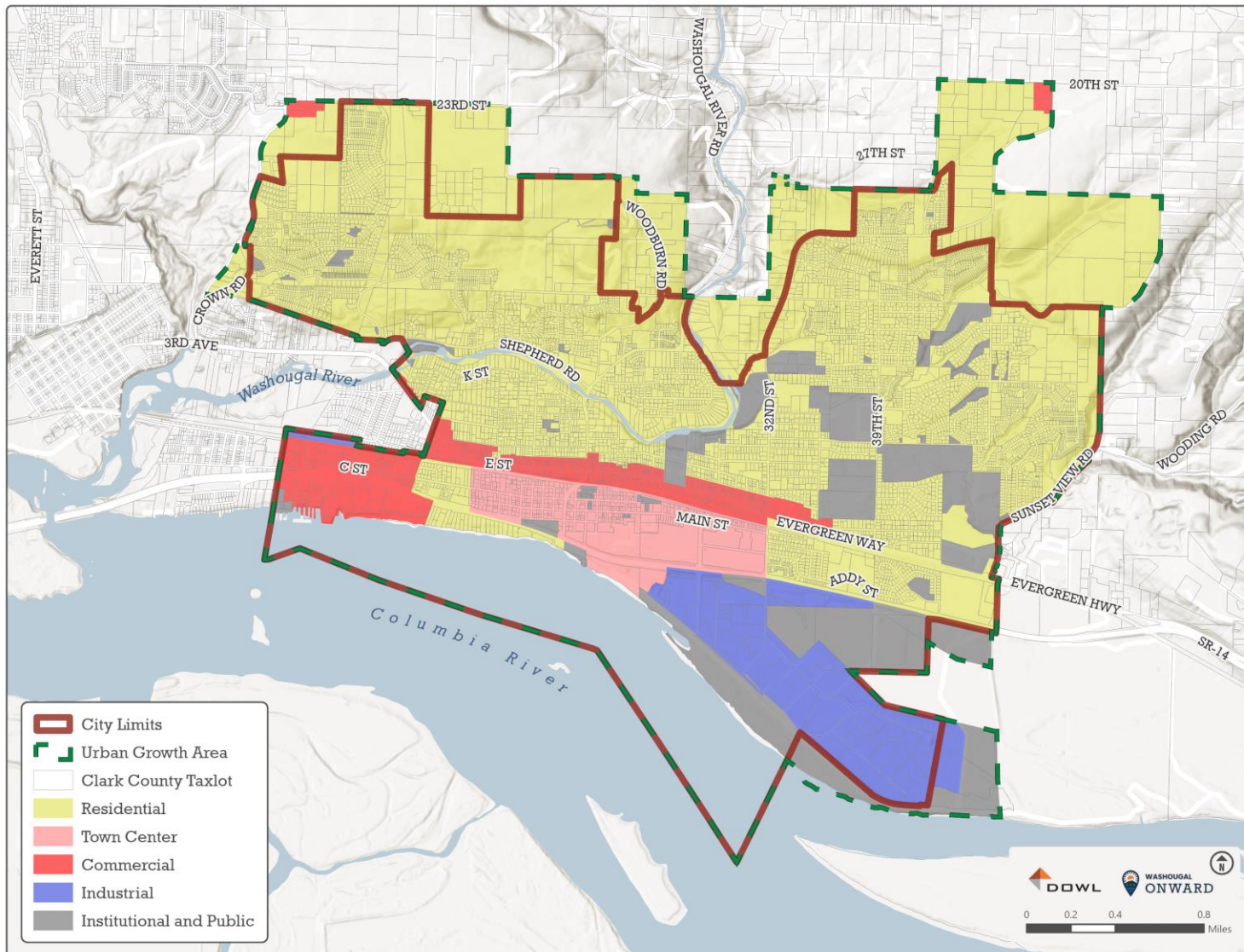


Figure 3. Future Land Use Map

Land Capacity

The following table identifies the distribution of land by district and provides an estimate of built and buildable based on the Vacant Buildable Lands Model (VBLM) performed by Clark County Geographic Information System.

Table 3. Amount and Percent of Land Devoted to Various Zoning Districts (VBLM)

Type of Zoning	Total Acres	Built Acres	Not Buildable Acres	Buildable Acres
Residential	2,753.57	1,091.63	1,221.15	753.11
R1-5	274.14	83.74	167.48	94.36
R1-7.5	1,078.11	587.79	386.43	213.46
R1-10	538.04	179.27	252.42	164.49
R1-15	775.87	173.96	397.13	273.36
AR-16	33.92	19.21	13.07	4.80
AR-22	53.12	47.66	4.62	2.64
Town Center	165.64	88.11	40.43	45.42
TC-C (Town Center – Core)	70.83	51.00	14.06	11.59
TC-EV (Town Center – East Village)	60.76	6.05	24.11	31.85
TC-WV (Town Center – West Village)	34.05	31.06	2.25	1.98
Commercial	193.82	100.56	57.57	56.99
CV (Convenience)	1.58	1.24	0.11	0.23
CC (Community)	100.25	64.00	22.78	22.83
CH (Highway)	92.00	35.32	34.68	33.93
Industrial	317.54	151.76	139.29	61.03
LI (Light)	0	0	0	0
HI (Heavy)	317.54	151.76	139.29	61.03
Institutional and Public	607.53	0.00*	607.53	0.00*

*The VBLM does not consider these municipally owned properties in the Built or Buildable calculations

Source: Clark County GIS

Goals, Policies, and Strategies

Land Use Strategy

GOAL 1: To create a city with a sense of community and civic pride among residents and business owners.

- Policy 1-A: The City will encourage development that uses private and public resources efficiently.
- Policy 1-B: The City will encourage citizen participation throughout the land use planning and administration process.
- Policy 1-C: The City will coordinate planning activities with neighboring jurisdictions, Clark County, the Columbia River Gorge National Scenic Area, and special districts including schools, public utilities and transit.
- Policy 1-D: The City will channel all urban development in the Washougal area within the Urban Growth Boundary (UGB).
- Policy 1-E: The City will establish a development process which is simple, clearly understood, and predictable for the public, the development community, and public officials.
- Policy 1-F: The City will identify and encourage the preservation of lands, sites, and structures that have historic or archaeological significance.

Urban Design Strategy

GOAL 2: To design a community whose form and function capitalize on the area's natural scenic beauty, the economic advantages of its multi-modal accessibility and its proximity to the Columbia River Gorge National Scenic Area in a way that provides an attractive environment for people to live and work.

- Policy 2-A: The City will direct commercial development in a way that will lead to the establishment of an identifiable business core for retail and commercial enterprises.
- Policy 2-B: The City will pursue the development and rehabilitation of neighborhoods that are safety conscious in design and promote neighborhood stability, identity and sense of place.
- Policy 2-C: The City will encourage the enhancement of industrial development on presently occupied sites and in the Camas-Washougal Industrial Park.
- Policy 2-D: The City will provide adequate public services and facilities to support desired development in an efficient manner.
- Policy 2-E: The City will produce design guidelines for the Downtown Core

addressing an overall theme, building heights and mass, building materials, signage, and appropriate streetscapes.

Policy 2-F: The City will modify the legal non-conforming use provision of the Washougal Zoning Code to permit expansions of legal non-conforming businesses, subject to full compliance with current development standards.

Residential Development Strategy

Further housing analyses and policies are contained in Chapter 6: Housing.

GOAL 3: To provide adequate opportunity for the development of a variety of housing types and price ranges that can accommodate the diverse resources of all economic segments in the community.

Policy 3-A: The City will provide an adequate supply of land zoned for a variety of residential densities and housing types.

Policy 3-B: The City will encourage infill development in appropriate areas in a way that is consistent with the integrity of existing neighborhoods.

Policy 3-C: The City will guide the pattern and progress of residential development through the planned provision of infrastructure in an efficient and cost effective manner.

Policy 3-D: The City will address the need to enhance and preserve the existing housing stock and the neighborhoods in which it exists through land use policies that are conducive to existing neighborhood character.

Commercial Development Strategy

Further commercial development analyses and policies are contained in Chapter 7: Economic Development.

GOAL 4: To concentrate retail, service, professional, and other commercial activity in the downtown core district and only provide for special purpose commercial uses (Highway/Tourist or Neighborhood) at other strategic locations identified on the plan map.

Policy 4-A: The City will discourage strip highway commercial development through appropriate zoning and development regulations.

Policy 4-B: The City will encourage desired commercial development in the downtown core district and other special purpose districts through appropriate land use regulations and incentive programs.

Policy 4-C: The City will create tourist service zones within the City in which commercial services related to tourism will be aggregated to efficiencies in access, signage, and interaction.

Policy 4-D: The City will strive to create an economic climate in which business owners will feel support and expand in Washougal.

Industrial Development Strategy

Further industrial development analyses and policies are contained in Chapter 7: Economic Development.

GOAL 5: To create an industrial climate which fosters the redevelopment and improvement of existing industrial land and expands industrial enterprise in appropriate areas in a fashion that enhances the socio-economic character of Washougal.

Policy 5-A: The City will encourage the continued economic viability and expansion of existing industrial enterprises.

Policy 5-B: The City should direct future industrial growth to the Camas-Washougal Port Industrial Park and to other appropriate industrial lands.

Policy 5-C: The City should enhance transportation access to industrial properties in order to facilitate the movement of both employees and business/industrial activities.

Policy 5-D: The City will ensure the availability of adequate supply of developable industrial land through appropriate zoning.

Policy 5-E: The City should encourage desired industrial development through the provision of adequate infrastructure for industrial uses.

Transportation Development Strategy

Pursuant the GMA, the Transportation Capital Facilities Plan (TCFP) is the basis for the City's Transportation Element and is adopted by reference. Additional goals and policies can be found in the TCFP.

GOAL 6: To establish an efficient, inter and intra city circulation system which, by design, integrates the full range of land uses in a way that accommodates and encourages a variety of transportation alternatives such as carpooling, public transit, bicycles and walking.

Policy 6-A: The City will coordinate its transportation system with those of neighboring communities, Clark County, and the State of Washington.

Policy 6-B: Washougal should improve north-south movement within the city in order to improve access to and encourage the use of downtown services by city residents.

Policy 6-C: The City should improve facilities and circulation patterns for all modes of transportation among residences, places of employment,

commercial places, and public services.

Open Space Development Strategy

Further analyses and policies are contained in Chapter 5: Parks and Open Space.

GOAL 7: Satisfy the recreational needs of the citizens of the City of Washougal.

Policy 7-A: The City will prioritize acquiring and developing parks and open space.

Policy 7-B: Encourage the cooperation and coordination between public jurisdictions and private enterprise in the provision of recreational services and level of service standards.

Policy 7-C: Prioritize public access to natural and resource lands and water.

Policy 7-D: Ensure identified open space corridors within and between urban growth areas, are developed responsibly with appropriate uses including recreation, wildlife, trails, and connection of critical areas.

Groundwater Protection Strategy

Further analyses and policies are contained in Chapter 2: Natural Resources & Critical Areas.

GOAL 8: To protect and improve the quality of life through the protection of ground water quality and quantity.

Policy 8-A: Ensure all standards and regulations applicable to waters within the City of Washougal are enforced and coordinated.

Policy 8-B: Enforce the wellhead protection ordinance in order to maintain the high quality ground water resources enjoyed by the city.

Policy 8-C: Provide quality water for public water supplies and other beneficial uses.

Sustainable Development Strategy

In combination with the Climate Change and Resiliency Element, the Land Use Element plays a role in natural hazard mitigation by managing development near critical areas.

GOAL 9: Mitigate the risk to lives and property posed by wildfires by using land use planning tools that reduce wildfire risks to development in high-risk areas and the wildland urban interface area, separating human development from wildfire prone landscapes, and protecting existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures.

Policy 9-A: Provide residents living in the Wildland-Urban Interface (WUI) areas information about fire prevention practices.

Policy 9-B Ensure city building code regulations support fire prevention practices.

Policy 9-C Support the development of community wildfire protection plans.

Policy 9-D Encourage undergrounding of existing overhead transmission lines within the WUI.

Policy 9-E Discourage new development of critical and essential facilities in the WUI, consistent with the Hazard Mitigation Plan.

GOAL 10: Future climate goal/policy.

Washougal Code Update: Land Use Element

WASHOUGAL MUNICIPAL CODE (WMC) TEXT AMENDMENTS

Existing WMC Section	New WMC Section	Description of Change
Title 17 Land Division		
17.04 Definitions		
	17.04.135	Add definition for "lot, parent" per model ordinance (Checklist: Subdivision Code Part d)
	17.04.136	Add definition for "lot, unit" per model ordinance (Checklist: Subdivision Code Part d)
	17.04.268	Add definition for "unit lot subdivision" per model ordinance (Checklist: Subdivision Code Part d)
17.50 Unit Lot Subdivision (New)		
	17.50 Unit Lot Subdivisions	New code section <u>will</u> be written to address procedures for unit lot subdivisions as required by RCW 58.17.060. Draft code will be provided with housing element. (Checklist: Subdivision Code Part d)
Title 18 Zoning		
18.06 Definitions		
	18.06.435	Addition of definition for "emergency housing" consistent with definition in RCW 36.70A.030(14) (Checklist: Zoning Code part c)
	18.06.436	Addition of definition for "emergency shelter" consistent with definition in RCW 36.70A.030(15) (Checklist: Zoning Code part c)
18.06.460, Essential Public Facilities		Amend 18.06.460 "Essential Public Facilities" per RCW 36.70A.200 (Checklist: Siting Essential Public Facilities Part d)
18.06.470, Family		Amend 18.06.470 definition of "Family" to omit maximum number of non-related persons in a household

		(Checklist: Zoning Code part d & i)
	18.06.935	Addition of definition for “permanent supportive housing” per RCW 36.70A.030 (Checklist: Zoning Code part b)
	18.06.1245	Addition of definition for “transitional housing” per RCW 84.36.043(2)(c) (Checklist: Zoning Code part b)
18.14 Residential Districts		
18.14.020, Uses		- Amend to allow permanent supportive housing where residences are allowed (Checklist: Zoning Code part b) - Amend to allow transitional housing where residences are allowed (Checklist: Zoning Code part b)
18.14.050, Northeast and Northwest UGA Additional Standards		Amendments <i>may be necessary</i> following the housing element work to address any conflicts/friction with middle housing and ADU goals. (Checklist: Regulations to Implement Optional Elements part f)
18.32 Commercial Districts		
18.32.020, Uses		- Amend to allow permanent supportive housing or transitional housing where hotels are allowed (Checklist: Zoning Code part b) - Amend to allow indoor emergency shelters/housing in any districts where hotels are allowed (Checklist: Zoning Code part c) - Amend to permit Family Day Care Centers (Checklist: Zoning Code part f)
18.35 Town Center Districts		
18.35.030, Use Limitations		No changes needed to address permanent supportive housing, transitional housing, or indoor emergency shelters/housing given that the code only lists prohibited uses at this time. (Checklist: Zoning Code part c)
18.35.070, Design Standards and Guidelines		Amendments may be necessary to verify that standards are clear and objective and that procedures are clear and defensible. We recommend this be

		evaluated at time of the housing element update when other specific standards for housing are considered. (Checklist: Regulations to Implement Optional Elements part f)
18.38 Woodburn Hill Subarea		
18.38.040 Residential Development		- Amend to allow permanent supportive housing where housing or hotels are allowed (Checklist: Zoning Code part b) - Amend to allow transitional housing where housing or hotels are allowed (Checklist: Zoning Code part b) - Amend to permit Family Day Care (Checklist: Zoning Code part f)
18.38.060 Surface Mining Overlay		Repeal.
18.38.090, Design Standards		Amendments may be necessary to verify that standards are clear and objective and that procedures are clear and defensible. We recommend this be evaluated at time of the housing element update when other specific standards for housing are considered. (Checklist: Regulations to Implement Optional Elements part f)
18.44 Institutional and Public District		
18.44.010 Purpose		Amendment to remove references to “schools and public facilities” and “parks and open space” designations on the comprehensive plan map. These uses are included in the IP designation and as such don’t have specific comprehensive plan categories or zones.
18.44.030 Conditional Uses		Amend language to remove references to “schools and public facilities” on the comprehensive plan map.

Note: Modified code language is reflected using strike-through to denote removed text and blue underlined text to denote new language. The highlights indicate code updates that are required based on state law. Other updates are considered voluntary or have been identified to be necessary to support the proposed Comprehensive Plan Update.

Chapter 17.04

DEFINITIONS*

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17.04.268	Unit lot subdivision
17.04.270	Walkway/pedestrian path.

*Prior history: Ords. 324, 1118, 1179 and 1193.

17.04.005 Purpose.

The purpose of this chapter is to carry out the intent of the city's land division regulations. The terms defined in this chapter are the minimum necessary to resolve questions of interpretation. Terms not defined shall hold their common and generally accepted meaning as found in the Second College Edition of the American Heritage Dictionary unless specifically defined otherwise in this code.

The following terms shall be interpreted as follows:

- (1) Words used in the present tense include the future;
- (2) The plural includes the singular and vice versa;
- (3) The words "will" and "shall" are mandatory;

- (4) The word “may” indicates that discretion is allowed;
- (5) The word “used” includes designed, intended, or arranged to be used;
- (6) The masculine gender includes the feminine and vice versa;
- (7) The word “person” may be taken for persons;
- (8) The word “building” includes a portion of a building or a portion of the lot on which it stands;
- (9) Distances shall be measured horizontally unless otherwise specified;
- (10) The word “structure” includes buildings;
- (11) The word “occupied” includes designed or intended to be used. (Ord. 1520 § 1, 2005; Ord. 1421, 2001)

17.04.010 Alley/lanes.

As defined within the Washougal Engineering Standards, current edition. (Ord. 1520 § 1, 2005; Ord. 1495 § 1, 2004; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.020 Applicant.

“Applicant” means a person, including a corporate person, who undertakes to divide land, pursuant to this chapter and Chapter 58.17 RCW. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.030 Arterial.

As defined within the Washougal Engineering Standards, current edition. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.035 Binding site plan.

“Binding site plan” means a drawing to a scale specified by local ordinance which: (1) identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified by local regulations; (2) contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the local government body having authority to approve the site plan; and (3) contains provisions making any development be in conformity with the site plan. It is a division of land to lots or tracts for industrial or commercial use, when approved by the city for the use of the land, in accordance with local regulations, RCW 58.17.020 and 58.17.035, and recorded with Clark County. (Ord. 1520 § 1, 2005; Ord. 1421, 2001)

17.04.036 Bioretention facility.

“Bioretention facility” means a shallow depression or planter combining vegetation with a specified soil mix designed to filter, transpire, and infiltrate runoff in a way that mimics natural drainage functions. Bioretention facilities can be cells, swales or planters. For the purposes of this title, “bioretention facility” includes rain gardens. (Ord. 1821 § 1 (Att. A), 2016)

17.04.040 Building line/building setback.

“Building line/building setback” means a line established by the minimum yard requirement as the minimum allowable distance between the wall of a building and the street right-of-way or property line when measured perpendicularly thereto. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.050 City of Washougal department.

“City of Washougal department” means the department of community development. (Amended during 9/08 supplement; Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.060 Collector street.

As defined within the Washougal Engineering Standards, current edition. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.070 Comprehensive plan.

“Comprehensive plan” means plans, maps, reports or any combination thereof, adopted in December of 1994 by the city council for the guidance of growth and improvement of the city, including modifications which may be made from time to time, in accordance with the State Growth Management Act. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.075 Cul-de-sac (dead end street).

As defined within the Washougal Engineering Standards, current edition. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.080 Director.

“Director” means the community development director or designated representative. (Ord. 1613 § 1 (Exh. A), 2008; Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.090 Easement.

“Easement” means a grant of the right to use a portion of land for specific purposes, as part of a plat or subdivision or provided between parties for common and mutual benefit and recorded. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.100 Flag stem or flag lot access strip.

“Flag stem” or “flag lot access strip” means a strip of land having a width narrower than that of the lot, tract or parcel to be served thereby, and designed for the purpose of providing access to a lot, tract or parcel not having full frontage on a public street. (Ord. 1740 § 1 (Exh. A), 2013; Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.110 Hammerhead street.

As defined within the Washougal Engineering Standards, current edition. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.120 Industrial/commercial collector.

As defined within the Washougal Engineering Standards, current edition. (Ord. 1520 § 1, 2005; Ord. 1421, 2001)

17.04.130 Lot.

“Lot” means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts and parcels, as created through platting and recorded in accordance with Chapter 58.17 RCW and any and all amendments. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.135 Lot, parent.

“Lot, parent” means a lot which is subdivided into unit lots through the unit lot subdivision process.

17.04.136 Lot, unit.

“Lot, unit” means a lot created from a parent lot and approved through the unit lot subdivision process.

17.04.145 Local residential street.

As defined within the Washougal Engineering Standards, current edition. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.146 Native vegetation.

“Native vegetation” means vegetation comprised of plant species, other than noxious weeds, that are indigenous to the coastal region of the Pacific Northwest and which reasonably could have been expected to naturally occur on the site. (Ord. 1821 § 1 (Att. A), 2016)

17.04.150 Pedestrian way.

“Pedestrian way” means a right-of-way or easement for pedestrian traffic. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.160 Person.

“Person” means an individual, firm, partnership, corporation, company, association, syndicate or any legal entity, including any trustee, receiver, assignee, or other similar representative thereof. See also “applicant.” (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.170 Planning commission.

“Planning commission” means the city of Washougal planning commission. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.180 Plat.

“Plat” means a map or representation of a subdivision, or short subdivision showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys or other divisions or dedications. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.190 Private road.

As defined within the Washougal Engineering Standards, current edition. (Ord. 1520 § 1, 2005; Ord. 1495 § 1, 2004; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.200 Public dedication.

“Public dedication” means the deliberate granting of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.210 Public road.

“Public road” means an improved and maintained public right-of-way which provides vehicular circulation or a principal means of access to abutting properties, and includes provisions for public utilities, curbs and gutters or alternatives as approved by the director of public works, pedestrian walkways, cut-and-fill slopes, street lights, street trees, and storm drainage. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.220 Right-of-way.

“Right-of-way” means the area between boundary lines of a street or other easement. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.230 Roadway.

“Roadway” means the portion of street right-of-way developed for vehicular traffic. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.240 Short subdivision.

“Short subdivision” means the division or redivision of land into nine or fewer lots, tracts, parcels, sites or divisions for the purpose of sale or lease, or transfer of ownership. (Ord. 1629 § 1 (Exh. A), 2009; Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.250 Sidewalk.

As defined within the Washougal Engineering Standards, current edition. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.260 Subdivision.

“Subdivision” means the division or redivision of land into 10 or more lots, parcels or tracts for the purpose of sale, lease or transfer of ownership. (Ord. 1629 § 1 (Exh. A), 2009; Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1233 § 1 (Exh. A), 1997)

17.04.268 Unit lot subdivision.

“Unit lot subdivision” means the division of a parent lot into two or more unit lots within a development and approved through the unit lot subdivision process.

17.04.270 Walkway/pedestrian path.

As defined within the Washougal Engineering Standards, current edition. (Ord. 1520 § 1, 2005; Ord. 1421, 2001)

Chapter 18.06

DEFINITIONS

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18.06.130	Boarding house.
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18.06.160	Building, principal.
18.06.170	Building official.
18.06.180	Building permit.
18.06.190	Building setback.
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18.06.240	Church.
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18.06.890	Nonconforming structure.
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18.06.1350	Yard, side.
18.06.1360	Zero lot line.

18.06.010 Generally.

For the purpose of this title, certain terms are defined in this chapter. When not inconsistent with the context, words used in the present tense include the future, words used in the singular number include the plural, and words in the plural number include the singular; the word “persons” may be taken for a person, firm, partnership or corporation; the word “structure” includes building; the word “occupied” includes premises designed or intended to be occupied; the word “used” includes designed or intended to be used; and the word “shall” is always mandatory and not merely directive. Other words and terms shall have their customary dictionary definitions. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.020 Abandonment.

“Abandonment” means the cessation of a use on the property, by the owner or lessee without any intent of transferring rights of the property to another owner or of resuming the use of the property. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.030 Abutting.

“Abutting” means having property or land use district lines in common, or having property separated by only an alley. Separation by a street right-of-way shall not be considered abutting. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.040 Accessory dwelling unit (ADU).

“Accessory dwelling unit” means one or more rooms with private bath and kitchen facilities comprising an independent, self-contained dwelling unit within or attached to an existing single-family detached dwelling or in a detached building on the same lot as the principal primary dwelling unit. An ADU is distinguishable from a duplex in that, unlike a duplex, it is clearly subordinate to the primary dwelling unit, both in use and appearance. (Ord. 1632 § 1 (Exh. A), 2009; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.050 Accessory building.

“Accessory building” means an independent building, such as a garage, carport, greenhouse, or garden shed, customarily incidental to and located on the same lot occupied by the principal building. An accessory building or use is subordinate in area, extent or purpose to the principal building. (Ord. 1632 § 1 (Exh. A), 2009; Ord. 1613 § 1 (Exh. A), 2008; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.060 Adult family home.

A residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services, licensed by the state of Washington. (Ord. 1613 § 1 (Exh. A), 2008; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.070 Advertising off-site.

“Off-site advertising” means any single-faced or multi-faced sign, billboard, banner, poster or visual display whose principal use is the advertising or promotion of a service or product not for sale or rent on the immediate premises. These shall include directional signs (those meant to direct pedestrian or vehicular traffic to a facility, service or business located on other premises). (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.080 Alley.

“Alley” means a public way 20 feet or less in width, which affords only a secondary means of access to adjoining property. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.090 Apartment.

“Apartment” means any building or portion thereof, other than a townhouse or a residential condominium, used for or containing three or more dwelling units. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.100 Applicant.

“Applicant” means the record owner or owners of a unit, area or lot of land proposing land development activities covered by this title and includes the authorized representatives of the record owner or owners. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.110 Bed and breakfast establishment.

“Bed and breakfast establishment” means a dwelling unit which is utilized by the owner/operator as short-term lodging for travelers and guests. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.111 Bioretention facility.

“Bioretention facility” (bioretention) means a shallow depression or planter combining vegetation with a specified soil mix designed to filter, transpire, and infiltrate runoff in a way that mimics natural drainage functions. Bioretention facilities can be cells, swales or planters. For the purposes of this title, “bioretention facility” includes rain gardens. (Ord. 1821 § 1 (Att. A), 2016)

18.06.120 Board of adjustment.

Repealed by Ord. 1496. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.130 Boarding house.

“Boarding house” means a building other than a lodging service, where, for compensation, meals or lodging and meals are provided for four or more persons. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.140 Buffer.

“Buffer” means an open space on a given lot, not covered by buildings, pavement, or service areas, that is located between incompatible land uses for the purpose of visibly separating uses through distance and to shield and block noise, light, glare or visual or other nuisances through screening. The width of the buffer is measured from the common property line and extending the developed portion of the common property line. A buffer consists of trees, shrubs, berming, screening, other natural vegetation undisturbed and replanted vegetation where sparsely vegetated or where disturbed for approved access and utility crossings. (Ord. 1821 § 1 (Att. A), 2016; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.150 Building.

“Building” means a structure, or combination of materials to form a structure, either temporary or permanent, above or below ground, having a roof or other covering and designed, built or used as shelter for persons or animals, or property of any kind. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.160 Building, principal.

“Principal building” means a building in which is conducted the main use of the property on which the building is located. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.170 Building official.

“Building official” means the building official of the city of Washougal, who is charged to administer and enforce the building code. (Ord. 1421, 2001; Ord. 1193 § 1 (Exh. B), 1996; Ord. 1167 § 1, 1995)

18.06.180 Building permit.

“Building permit” means a permit required pursuant to the Washougal building code or this title. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.190 Building setback.

“Building setback” means a line established by the minimum yard requirement as the minimum allowable distance between the wall of a building, and the street right-of-way or property line when measured perpendicularly thereto. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.200 Carport.

“Carport” means a structure for enclosure of motor vehicles but which is not enclosed on all sides by a sight-obscuring wall and/or doors. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.210 Certificate of occupancy.

“Certificate of occupancy” means a legal statement or document issued by the building official indicating that the building and use or reuse of a particular building or land is in conformity with all applicable codes and regulations, and that such building or land may be occupied for the purpose stated thereon. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.220 Child day care.

Repealed by Ord. 1849. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.230 Child day care facility.

Repealed by Ord. 1849. (Ord. 1421, 2001; Ord. 1167 §§ 1, 1995)

18.06.240 Church.

“Church” means an institution that people regularly attend to participate in or hold religious services, meeting and other purposes, including education, day care and recreation facilities when owned and operated by such institution or sponsored by such institution. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.250 Club, nonprofit.

“Nonprofit club” means a building or facilities owned or operated by a group for social, educational or recreational purposes, but not customarily for profit nor to render a service that is customarily carried on for gain. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.260 Commercial recreation facility, enclosed.

“Enclosed commercial recreation facility” means any use of building and/or land that involves the provision of sports and leisure activities to the general public for a fee, conducted entirely within an enclosed building, including, but not limited to, billiard halls, amusement and video arcades, bowling alleys, ice and roller skating rinks, indoor physical fitness facilities and indoor racquetball courts. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.270 Commercial recreation facility, unenclosed.

“Unenclosed commercial recreation facility” means any use of building and or land that involves the provision of sports and leisure activities to the general public for a fee, conducted at least partially outside of a building and in the open air, including, but not limited to, outdoor firearms shooting ranges, golf driving ranges, miniature golf courses, batting cages, race tracks, horse and pony riding rinks, circuses and carnivals, and zoological gardens. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.280 Compatibility.

“Compatibility” means the characteristics of different uses or activities that permit such uses or activities to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre or gross square footage per acre; pedestrian or vehicle traffic generated; volume of goods handled; and such environmental effects such as noise, vibration, odor, glare, air pollution, visual pollution and radiation. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.290 Comprehensive plan.

“Comprehensive plan” means the plans, maps, reports or any combination thereof which has been adopted in December of 1994 by the city council, including modifications which may be made from time to time and in accordance with the State Growth Management Act. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.300 Concurrency.

“Concurrency” means a condition where specified facilities and services have or will have the necessary capacity to meet the adopted level of service standard at the time of impact of the development project, or within the standard of the six-year capital facilities plan. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.310 Conditional use.

“Conditional use” means a use which would not be appropriate without restriction throughout a zoning district and is not automatically permitted by right within a zoning district, but which may be permitted within a zoning district subject to meeting specific conditions as contained in this title or as required during the review process. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.320 Condominium (residential building).

“Condominium” means a residential structure of two or more units, the interior space of which are individually owned. The balance of the property (both land and building) is owned in common by the owners of the individual units. The balance of the property is called the common area. (Ord. 1167 § 1, 1995)

18.06.330 Contractor’s establishment.

“Contractor’s establishment” means an establishment engaged in the provision of construction activities including but not limited to plumbing, electrical work, building, paving, carpentry and other such contracting activities, including the storage of materials and the overnight parking of commercial vehicles. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.335 Cottage housing.

“Cottage housing” means a development of detached dwellings which has the following characteristics:

- (1) Each unit is of a size and function suitable for a single person or small family;
- (2) Each unit has the construction characteristics of a single-family house;
- (3) The density is typically eight to 17 units per acre within R1 zone districts;
- (4) All units are located either on a commonly owned piece of property or individual small lots;
- (5) The development is designed with a coherent concept and includes:
 - (a) Shared usable open space;
 - (b) Off-street parking;
 - (c) Access within the site and from the site;
 - (d) Amenities such as a multipurpose room, workshop, or garden;
 - (e) Coordinated landscaping. (Ord. 1634 § 1 (Exh. A), 2009)

18.06.340 Day care center.

“Day care center” means a building and premises operated by any person, entity or agency that provides child care and early learning services outside a child’s own home for periods of less than 24 hours. A day care center shall not be located in a private family residence unless the portion of the residence to which the children have access is used exclusively for the children during the hours the center is in operation or is separate from the usual quarters of the family. As used in this title, the term is not intended to include: babysitting services of a casual, nonrecurring nature or in the child’s own home; or, cooperative, reciprocative child care by a group of parents in their respective homes. (Ord. 1849 § 1 (Exh. A), 2018; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.350 Day care, family.

“Family day care” means a residence operated by a “family day care provider” as defined by RCW 43.216.010 who provides early childhood education and early learning services for not more than 12 children **at any given time** in the provider’s home in the family living quarters. (Ord. 1886 § 1 (Exh. A), 2019; Ord. 1793 § 1 (Exh. A), 2016; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.360 Density.

“Density” means the number of dwelling units developed, or to be developed, per gross acre of land, or the gross square footage of a building per gross acre of land. (Ord. 1465 § 1, 2003; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.370 Development.

“Development” means any manmade change to improved or unimproved real estate, including but not limited to expansion and major alteration to buildings or other structures, subdivision or short subdivision, mining, dredging, filling, grading, paving, excavation or drilling operations or change in the use of the land or structure upon it. (Ord. 1465 § 1, 2003; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.380 Director.

“Director” means the community development director of the city, who is by virtue of adoption of the regulations contained in this title authorized to administer, enforce and interpret these regulations. (Ord. 1613 § 1 (Exh. A), 2008; Ord. 1465 § 1, 2003; Ord. 1421, 2001; Ord. 1193 § 1 (Exh. E), 1996)

18.06.390 Drive-in – Drive-through.

“Drive-in – Drive-through” means a retail or service enterprise wherein service is provided to the customer within a motor vehicle on the outside of a principal building. (Ord. 1465 § 1, 2003; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.400 Duplex.

“Duplex” means a building, on a single lot, designed or used for residence purposes by not more than two families, and containing two dwelling units. (Ord. 1637 § 1, 2009; Ord. 1465 § 1, 2003; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.410 Dry cleaners.

“Dry cleaners” means an establishment engaged in providing laundry, dyeing, alterations, and dry cleaning services to individual customers. (Ord. 1465 § 1, 2003; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.420 Dry cleaning plant.

“Dry cleaning plant” means an establishment engaged in providing laundry, dyeing and dry cleaning services on a large scale for institutions, businesses or other such establishments. (Ord. 1465 § 1, 2003; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.430 Dwelling unit.

“Dwelling unit” means one or more rooms designed as a unit, with kitchen facilities, for occupancy by one household for living and sleeping purposes. (Ord. 1465 § 1, 2003; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.435 Emergency housing.

“Emergency housing” means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

18.06.436 Emergency shelter.

“Emergency shelter” means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodation.

18.06.440 Espresso – Drive-through.

“Drive-through espresso” means a retail service enterprise, mainly serving coffee beverages, to customers in vehicles from inside a structure. (Ord. 1465 § 1, 2003; Ord. 1421, 2001)

18.06.450 Espresso – Walk-up.

“Walk-up espresso” means a retail service enterprise mainly serving coffee beverages from inside a structure at a service window to customers that walk up to the service window. (Ord. 1740 § 1 (Exh. A), 2013; Ord. 1421, 2001)

18.06.460 Essential public facilities.

“Essential public facilities” means facilities provided by government, substantially funded by government, contracted for by government, or provided by private entities subject to public service obligations, that are typically difficult to site, such as, but not limited to, airports, state education facilities, state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, opioid treatment programs including both mobile and fixed-site medication units, recovery residences, harm reduction programs excluding safe injection sites, and in-patient facilities including substance abuse disorder treatment facilities, and mental health facilities, group homes, community facilities as defined in RCW 72.05.020, and secure community transition facilities as defined in RCW 71.09.020. Any use defined as “essential public facilities” by the Clark County comprehensive plan and/or development regulations shall also be considered an essential public facility under the terms of this title. Notwithstanding any conflicting provisions of this title, essential public facilities are considered conditional uses, with the exception of solid waste transfer stations within the heavy industrial district. (Ord. 1520 § 1, 2005; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.470 Family.

“Family” means individuals customarily living together as a single housekeeping unit and using common cooking facilities related by genetics, adoption, or marriage, or a group of not more than six unrelated individuals.-(Ord. 1849 § 1 (Exh. A), 2018; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.480 Fence.

“Fence” means a structural barrier or enclosure, screening or demarcation, presenting a solid face or having openings amongst or between its constituent members; also, a wall separate from or extending from a building. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.490 Finance, insurance and real estate establishment.

“Finance, insurance and real estate establishment” includes, but is not limited to, banks, savings and loan institutions and credit unions; security and commodity exchanges; insurance agents, brokers and service; real estate brokers, agents, managers and developers; trusts; and holding and investment companies. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.500 Findings.

“Findings” means a written statement of facts, conclusions and determinations based on the evidence presented in relation to approval criteria and prepared in support of a decision for approval, approval with conditions, or denial. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.510 Garage.

“Garage” means an accessory building or portion of a principal building used only for the private storage of motor vehicles and other personal property as an accessory use. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.520 Glare.

“Glare” means a sensation of brightness within the visual field that causes annoyance, discomfort, or loss in visual performance and visibility. (Ord. 1167 § 1, 1995)

18.06.530 Guest house.

“Guest house” means a detached dwelling without any kitchen facilities, designed for and used to house transient visitors or nonpaying guests of the occupants of the principal dwelling, and are subject to WMC 18.50.070. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.540 Hazardous waste.

“Hazardous waste” means all dangerous and extremely hazardous waste as defined in RCW

70.105.010(15) or its successor, except for moderate-risk waste as set forth in RCW 70.105.010(17) or its successor. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.550 Hazardous waste storage.

“Hazardous waste storage” means the holding of hazardous waste for a temporary period, as regulated by the State Dangerous Waste Regulations, Chapter 173-303 WAC or its successor. (Ord. 1167 §§ 1, 1995)

18.06.560 Hazardous waste treatment.

“Hazardous waste treatment” means the physical, chemical or biological processing of hazardous waste for the purpose of rendering these wastes nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, or reduced in volume, as regulated by the State Dangerous Waste Regulations, Chapter 173-303 WAC or its successor. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.570 Height of a building.

“Height of a building” means the vertical distance at the center of a building’s principal front, measured from the level of the first floor above grade to the highest point of the roof beams in the case of flat roofs, to the deck line of mansard roofs, or to the center height between eaves and ridges for gable, hip or gambrel roofs. For buildings set back from the street line, the height may be measured from the average elevation of the finished grade along the front of the building. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.580 Home occupation.

“Home occupation” means an occupation carried on entirely within a residence by the occupants thereof, which activity is clearly incidental to the use of the residence as a dwelling and which does not change the residential character thereof, and is conducted in a manner as to not give any outward appearance of a business in the ordinary meaning of the term. This occupation does not infringe upon the right of neighboring residents to enjoy a peaceful

occupancy of their homes for which purpose the residential zone was created and primarily intended. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.590 Hotel.

“Hotel” means a building that provides lodging with or without meals for the public and especially for temporary guests, but which does not have cooking facilities in individual rooms. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.600 Infill development.

“Infill development” means construction on vacant lots within previously established or approved developments that have one or more vacant lots available for the construction of new structures. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.610 Junk.

“Junk” means any scrap, waste, reclaimable material, or debris, whether or not stored, for sale, or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed, or other use or disposition. Junk may include inoperable vehicles, tires, vehicle parts, equipment, paper, rags, metal, glass, building materials, household appliances, machinery, brush, wood and lumber. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.620 Junked motor vehicle.

“Junked motor vehicle” means any motor vehicle not capable of being driven from the place of its location under its own power, and in addition any motor vehicle not equipped with four inflated tires, shall be considered a junked motor vehicle. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.630 Junkyard.

“Junkyard” means the use of more than 200 square feet of a place where waste or discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled, including auto wrecking yards, house wrecking yards, and yards for use of salvaged house wrecking and structural steel materials and equipment. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.640 Kennel.

“Kennel” means any lot or premises on which four or more dogs or cats over six months of age are kept for commercial or noncommercial purposes. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.650 Landscape strip.

A “landscape strip” is that portion of a given lot, not covered by buildings, pavement, parking, access and service areas, established as landscaped open space, the width of which is measured from a given property line and extending the developed portion of the property line. A landscape strip, as distinguished from a buffer, may be disturbed by grading or site development but is maintained as landscaped open space. A landscape strip may consist of grass lawns, decorative and native plantings, berms, walls, fences or other features designed and arranged to produce an aesthetically pleasing effect within and outside of the development. A landscape strip may be used to manage stormwater runoff using bioretention facilities or dispersion. (Ord. 1821 § 1 (Att. A), 2016; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.660 Landscaping.

“Landscaping” means changing, rearranging or adding to the original vegetation or scenery of a piece of land to produce an aesthetic effect appropriate for the use to which the land is put. It may include reshaping the land by moving the earth, as well as preserving the original vegetation. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.670 Laundromat.

“Laundromat” means a business that provides home-type washing and drying machines for hire to be used by customers on the premises. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.680 Levels of service.

“Levels of service” are those adopted level of service standards in the local comprehensive plan. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.690 Loading and unloading space.

“Loading and unloading space” is a space, typically with dimensions of 12 feet by 60 feet, logically and conveniently located for pickups and/or deliveries or for loading and/or unloading in such a way as it does not conflict with driveways or patron parking, scaled to the delivery vehicles to be used, and accessible to such vehicles. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.700 Lot.

“Lot” means a single parcel of property, as recorded in the county assessor’s office, which is occupied or intended to be occupied by a principal building or buildings, including such open spaces as are required by ordinance and having frontage upon a street. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.710 Lot, corner.

“Corner lot” means any lot which is located at an intersection of two or more streets. (Ord. 1421, 2001; Ord. 1167 §§ 1, 1995)

18.06.720 Lot, flag.

“Flag lot” means land of uneven dimensions in which the portion fronting on a public street is less than the required minimum width, but not less than 20 feet in width, for construction of a building or structure on that lot. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.730 Lot area, minimum.

“Minimum lot area” means the smallest permitted total horizontal area within the lot lines of a lot, exclusive of street rights-of-way but inclusive of utility easements. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.740 Lot coverage, maximum.

“Maximum lot coverage” means the largest permitted percentage of a lot occupied by the footprint of buildings and structures, including accessory buildings and structures, but not including unenclosed parking areas. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.750 Lot depth.

“Lot depth” means the horizontal distance between the front and rear property lines measured in the mean direction of the side property lines. (Ord. 1421, 2001; Ord. 1167 §§ 1, 1995)

18.06.760 Lot frontage, minimum.

“Minimum lot frontage” is the smallest permitted width in linear feet of a lot where it abuts the right-of-way of any street, but is no less than 20 feet in width. (Ord. 1167 § 1, 1995)

18.06.770 Lot, through.

“Through lot” or “double frontage lot” means a lot which has frontage on two streets which do not intersect. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.780 Lot width.

“Lot width” means the horizontal distance between the side property lines measured at right angles in the mean direction of the side property lines. (Ord. 1421, 2001; Ord. 1167 §§ 1, 1995)

18.06.790 Manufacturing.

“Manufacturing” means the converting of raw, unfinished materials or products, or any or either of them, into an article or articles or substance of a different character, or for use for a different character, or for use as a different purpose. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.800 Manufactured home.

“Manufactured home” means a home built on permanent, internal chassis in one or more pieces and moved to a dwelling site. Built for use with or without a permanent foundation. Towed to building site on its internal chassis. Constructed after 1974 MHC&SSA. Construction Code – HUD. (Ord. 1421, 2001)

18.06.805 Manufactured home designated.

Defined in RCW 35.63.160. Constructed after June 15, 1976. At least two fully enclosed parallel sections, each at least 12 feet wide by 36 feet long. Not less than 3:12 roof pitch of composition, wood shake, coated metal, or similar roof material. Exterior siding similar in appearance to conventional site-built IBC houses. Also built on permanent, internal chassis and moved to dwelling site. Construction Code – HUD. (Ord. 1613 § 1 (Exh. A), 2008; Ord. 1421, 2001)

18.06.810 Manufactured home, Class A.

“Class A manufactured home” means a manufactured home that meets or exceeds the requirements of a Class B manufactured home and in addition satisfies the following criteria:

- (1) A continuous, permanent masonry or concrete skirting, unpierced except for required ventilation and access, is installed around the perimeter of the home; and
- (2) The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy. (Ord. 1421, 2001; Ord. 1214 § 1, 1996; Ord. 1167 § 1, 1995)

18.06.820 Manufactured home, Class B.

“Class B manufactured home” means a manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, which:

- (1) Is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;
- (2) Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch;
- (3) Has exterior siding similar in appearance to siding materials commonly used on conventional site-built International Building Code single-family residences; and
- (4) Is certified by the manufacturer to have an exterior or thermal envelope meeting performance standards which reduce energy levels equivalent to the performance standards required of single-family dwellings constructed under the State Building Code. (Ord. 1613 § 1 (Exh. A), 2008; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.830 Manufactured home, Class C.

“Class C manufactured home” means a manufactured home that does not meet the definition of a Class B manufactured home. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.840 Manufactured home park.

“Manufactured home park” means a parcel of land under single ownership which has been planned or improved for the placement of three or more manufactured homes for residential use, including land, buildings and facilities used by the occupants of manufactured homes on such property. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.850 Mobile home.

“Mobile home” means a building on permanent internal chassis in one or more pieces and moved to dwelling site. Built for use with or without a permanent foundation. Towed to building site on its internal chassis. Also known as noninsignia/pre-HUD home. Constructed prior to 1974 – Federal Manufactured Housing Construction and Safety Standards Act of 1974; passed in 1974; enacted in 1976 (the law that changed the name of mobile homes to manufactured homes, even though the terms are often casually used interchangeably to this day). Not bearing HUD insignia. (Ord. 1421, 2001)

18.06.860 Modular structure.

“Modular structure” is a factory fabricated transportable building consisting of units designed to be incorporated at a building site on a permanent foundation into a permanent structure to be used for residential or commercial purposes and which complies with local building codes or applicable industrial building regulations of the state of Washington.

No chassis. Must be mounted on permanent foundation prior to occupancy. Entirely or substantially prefabricated or assembled in modules away from building site. Modules are commonly transported to final building assembly site

by separate vehicle. Typically indistinguishable from site-built house once installed. Construction code – State of Washington International Building Code. (Ord. 1613 § 1 (Exh. A), 2008; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.870 Motor vehicle junkyard.

“Motor vehicle junkyard” means any property used for placement, parking, storage or dismantling of junked motor vehicles in accordance with Chapter 46.80 RCW and WAC 308-61-200. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.875 Multiple-family.

“Multiple-family” means a building or portion thereof on a single lot designed or used as a residence by three or more families, and containing three or more dwelling units. (Ord. 1637 § 1, 2009)

18.06.876 Native vegetation.

“Native vegetation” means vegetation comprised of plant species, other than noxious weeds, that are indigenous to the coastal region of the Pacific Northwest and which reasonably could have been expected to naturally occur on the site. (Ord. 1821 § 1 (Att. A), 2016)

18.06.880 Nonconforming lot.

“Nonconforming lot” means a lot, the area, width or other characteristic of which fails to meet the requirements of the zoning district in which it is located and which was of record as of the date of adoption of this title. Any lot which was subsequently annexed into the Washougal city limits which does not meet the requirements of the particular zoning district shall also be considered a nonconforming lot. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.890 Nonconforming structure.

“Nonconforming structure” means any building or structure which does not conform to the regulations governing the location, height, size of buildings or structures permitted in the district or of yards required for the district. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.900 Nonconforming use.

“Nonconforming use” means an activity to which a building or land was being used at the date of adoption of this title, or at the time of any amendments thereto which does not conform to the permitted use provisions of the district within which such activity is located or a use in existence precedent to annexation to the city of Washougal. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.910 Off-street parking space.

“Off-street parking space” means a permanently surfaced area of not less than 300 square feet, either within a structure or in the open, inclusive of driveway or access drives, for the parking of a motor vehicle. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.920 Outdoor storage.

“Outdoor storage” means the keeping of any goods, landscaping materials consisting of rock, gravel, or bark dust, merchandise or material outside of a business, building or establishment in the same outdoor place for more than 24 hours, including the storage of trash in dumpsters and recycling bins, and other waste/recoverable material containers; provided, however, that outdoor display shall not be construed to be outdoor storage; and provided further, that automobile dealerships and similar retail vehicle sales shall not constitute an outdoor storage use. Further, that outdoor display for sale merchandise shall not encroach, hinder, or eliminate required parking or open space areas. (Ord. 1465 § 1, 2003; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.930 Panelized, log, prefab, or kit home.

No chassis. Must be mounted on permanent foundation prior to occupancy. Entirely or substantially prefabricated or assembled away from building site. Sections commonly transported to final building assembly site by separate vehicle (i.e., flat bed truck). Typically indistinguishable from site-built houses once installed. Construction code – State of Washington International Building Code. (Ord. 1613 § 1 (Exh. A), 2008; Ord. 1465 § 1, 2003; Ord. 1421, 2001)

18.06.935 Permanent supportive housing.

“Permanent supportive housing” means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use

lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

18.06.940 Permitted use.

“Permitted use” means a use permitted in a district without the need for special review and approval, upon satisfaction of the standards and requirement of this title. (Ord. 1465 § 1, 2003; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.945 Permeable pavement.

“Permeable pavement” means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir. (Ord. 1821 § 1 (Att. A), 2016)

18.06.950 Planned unit development.

“Planned unit development” means a form of development usually characterized by a unified site design for a number of housing units, clustered buildings, common open space, and a mix of building types and land uses in a more dense setting than allowable on separate zoned lots. (Ord. 1465 § 1, 2003; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.960 Planning commission.

“Planning commission” means the planning commission of the city, as established in Chapter 35.63 RCW and RCW 35A.63.020, and Chapter 2.12 WMC. (Ord. 1465 § 1, 2003; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.970 Premises.

“Premises” means a lot with or without buildings. (Ord. 1465 § 1, 2003; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.980 Property line, front.

“Front property line” means the line separating the street from the front of the lot as shown on the official recorded plat of the property, and as modified by any subsequent vacation, condemnation, or conveyance for public purposes. A through lot shall be considered to have a front property line on each of the opposite streets upon which said lot has frontage. (Ord. 1465 § 1, 2003; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.990 Property line, rear.

“Rear property line” means the property line of a lot most nearly parallel to the front line of the same lot, as defined herein, except that for triangular or gore-shaped lots, the rear property line shall be represented by the point of intersection of the two property lines which are not the front property line as herein defined. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1000 Public use.

“Public use” means any building structure or use owned and/or operated by the federal government, state of Washington, Clark County, the city of Washougal or other city, or any authority, agency, board or commission of the above governments, which is necessary to serve a public purpose, such as, but not limited to, the following: government administrative buildings, police and fire stations, public health facilities and hospitals, parks and community centers, water and sanitary sewerage storage, intake, collection, treatment and pumping facilities. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1005 Public use, limited.

“Public use, limited” means any building structure or use owned and/or operated by the city of Washougal, which is necessary to serve a public purpose and limited to neighborhood parks and water and sanitary sewerage storage, intake, collection, treatment and pumping facilities. (Ord. 1758 § 1 (Exh. A), 2014)

18.06.1010 Recreational vehicle.

“Recreational vehicle” means a vehicular type portable structure which can be towed, hauled or driven and is primarily designed as temporary living accommodations for recreational, camping and travel uses. A recreational vehicle is not considered a permanent residence. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1020 Recycling.

“Recycling” means collection and/or reclamation of any material or article having lost its value for the original purpose for which it was created or manufactured and which has a value only for the salvage of its material or parts; this definition shall not include motor vehicle recycling. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1030 Recycling center.

“Recycling center” means a facility that is used for the business of sorting, baling, processing, storing and transporting recyclable material as defined in WMC 7.06.010(7). (Ord. 1740 § 1 (Exh. A), 2013; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1040 Recycling collection boxes.

“Recycling collection boxes” are containers, for public use, made for the collection of recyclable material. (Ord. 1740 § 1 (Exh. A), 2013; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1050 Residence.

“Residence” means a building or portion thereof designed exclusively as a place of habitation for one or more persons, but excluding dormitories, motels, hotels, tourist homes, hospitals and nursing homes. Mobile homes, house trailers, campers and similar vehicles not complying with the city building code shall not be considered a residence. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1060 Restaurant, drive-in/drive-through.

“Drive-in restaurant” means any retail establishment preparing and serving food which is not conducted entirely within the confines of the building where the food is prepared, such as serving customers from a service window to vehicles from inside a structure or service window. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1070 Restaurant, drive-up.

“Drive-up restaurant” means a retail service enterprise/establishment preparing and serving food from inside a structure at a service window to customers that walk-up to the service window. (Ord. 1421, 2001)

18.06.1080 Retail trade establishment, enclosed.

“Enclosed retail trade establishment” means any business offering goods and products for sale to the public, which operates entirely within a building, except for outdoor display or other use during normal business hours and accessory storage in enclosed, accessory buildings. Incidental repair is also included. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1090 Retail trade establishment, unenclosed.

“Unenclosed retail trade establishment” means any business offering goods and products for sale to the public, which does not operate entirely within a building, and which all or a portion of the goods and products are displayed and/or stored, or business transacted, in the open-air or other shelter not completely enclosed. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1100 Screened.

“Screened” means any object, lot or portion thereof, when screening is provided and maintained between the object, lot or portion thereof, except reasonable entrance ways, and all adjoining properties and streets as otherwise specified in this title. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1110 Screening.

“Screening” means any natural or replanted growth, including plants within a bioretention facility, or wall, fence, berm or combination thereof not less than six feet high, except as otherwise specified in this title, which is sight-obscuring in that objects beyond the screen are indistinct to the sight or not visible. Fences, walls and berms may be used as screening only in compliance with these regulations. (Ord. 1821 § 1 (Att. A), 2016; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1120 Semipublic use.

A “semipublic use” is any building, structure or use owned and/or operated by private utilities or private companies for a public purpose, or which is reasonably necessary for the furnishing of adequate service by such utilities, including but not limited to underground or overhead gas, electrical, steam or water distribution or transmission lines or systems, electric power substations, wires, towers, cables and poles, and railroad facilities. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1130 Service, automotive.

An “automotive service” is an establishment providing services and repairs to motor-driven vehicles, including but not limited to repair shops; top and body, paint, automotive glass, transmission and fire repair shops; car washes, including automated, self-service and fully-staffed facilities; and oil change and lubrication shops. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1140 Service, business.

A “business service” is a facility engaged in support functions to establishments operating for a profit on a fee or contract. (Ord. 1167 § 1, 1995)

18.06.1150 Service, health.

A “health service establishment” includes health care facilities as well as establishments providing support to the medical profession and patients. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1160 Service, lodging.

A “lodging service” is a facility that offers temporary shelter accommodations, or place for such shelter, open to the public for a fee. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1170 Service, personal.

A “personal service establishment” is a facility engaged in the provision of services to persons and their apparel. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1180 Service station.

“Service station” means a retail establishment for the sale on the premises of motor vehicle fuel and other petroleum products including convenience grocery not exceeding 3,000 square feet. (Ord. 1167 § 1, 1995)

18.06.1183 Setback.

“Setback” means the minimum allowable horizontal distance from a given point or line of reference, such as a street right-of-way or property line, to the nearest point of a foundation or supporting post or pillar of any applicable structure. (Ord. 1793 § 1 (Exh. A), 2016)

18.06.1185 Single-family.

“Single-family” means a building on a single lot designed or used for residence purposes by not more than one family, and containing one dwelling unit only. Single-family can be attached or detached. (Ord. 1637 § 1, 2009)

18.06.1190 Site plan.

“Site plan” means a graphic illustration, two-dimensional, prepared to scale, showing accurately and with complete dimensions, all proposed and existing buildings, stacks, buffers, landscaped open space structures and features, and parking proposed within accurately dimensioned boundaries of a lot, tract or specific parcel of land. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1200 Stick or site-built home.

No chassis. Assembled at the permanent dwelling site on a permanent foundation. Materials brought to permanent building site in substantially unassembled form, typically raw materials. Construction code – State of Washington International Building Code. (Ord. 1613 § 1 (Exh. A), 2008; Ord. 1421, 2001)

18.06.1205 Stormwater low impact development.

“Stormwater low impact development” means a stormwater and land development strategy that strives to mimic predisturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing

conservation of soils and trees, reduction of impervious surfaces, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design. (Ord. 1821 § 1 (Att. A), 2016)

18.06.1210 Street.

“Street” means a public or private way which provides the principal means of access to property. (Ord. 1496 § 1, 2004; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1220 Structure.

“Structure” means a combination of materials constructed or erected which has permanent or temporary location on the ground, or attached to something having permanent location on the ground. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1225 Sustainable development.

“Sustainable development” means to transform the way buildings and communities are designed, built and operated, enabling an environmentally and socially responsible, healthy and prosperous environment that improves the quality of life (USGBC). (Ord. 1630 § 1 (Exh. A), 2009)

18.06.1230 Temporary use.

“Temporary use” means a use that may be permitted, through an administrative approval process, whereby the city may permit uses to locate within the city on an interim basis without requiring full compliance with the development standards for the applicable zoning district, or by which the city may allow seasonal or transient uses not otherwise permitted, and in compliance with Chapter 18.47 WMC. (Ord. 1421, 2001)

18.06.1240 Townhouse.

“Townhouse” means a dwelling within a building containing multiple dwelling units which share one or more common walls with other dwelling units, and with each dwelling unit occupying its own lot with no side yards between adjacent dwelling units located in the same building. (Ord. 1613 § 1 (Exh. A), 2008; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1245 Transitional housing

“Transitional housing” means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

18.06.1250 Transportation, communication and utility facilities.

“Transportation, communication and utility facilities” include but are not limited to the following: bus passenger stations and terminals; airports, heliports and helistops; taxicab and limousine services; radio and television broadcasting towers; recycling collection centers; truck stops, truck terminals and courier services; marinas, railroad facilities, emergency medical services. Particular districts may specify some of these uses and not others. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1260 Tree.

“Tree” means any self-supporting woody perennial plant having a trunk diameter of two inches or more which normally grows at a maturity to an overall height of a minimum of 15 feet. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1270 Use.

“Use” means a purpose for which either land or a building is or may be occupied or maintained, or for which a building is arranged, designed or intended, or for which it is occupied or maintained, let or leased. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1280 Variance.

“Variance” means a minimal relaxation or modification of the strict terms of the height, area, placement, setback, yard, buffer, landscape strip, parking and loading regulations as applied to specific property when, because of particular physical surroundings, or topographical condition of the property, compliance would result in a particular hardship or practical difficulty upon the owner, as distinguished from a mere inconvenience or a desire to make a profit. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1290 Vehicle towing services.

“Vehicle towing services” means land or building used for the dispatch of towing vehicles, temporary storage of damaged and or impounded vehicles for redemption by vehicle owners. (Ord. 1421, 2001)

18.06.1295 Vested application.

“Vesting” means an application which is deemed technically complete at a certain date and is to conform to the zoning, environmental, and land division ordinances of the city at the time of vesting in order to process a preliminary application. (Ord. 1496 § 1, 2004)

18.06.1300 Warehouse – Mini.

“Warehouse – mini” means building(s) with multiple spaces for rent or lease for storage of household goods, and associated secondary outdoor storage of RV, boats, and rental equipment and supplies. (Ord. 1421, 2001)

18.06.1310 Wrecking yards.

“Wrecking yards” means the storage, dismantling of salvaging, sale of wrecked vehicles, house wrecking, structural steel and equipment. (Ord. 1421, 2001)

18.06.1320 Yard.

“Yard” means a space on the same lot with a principal building, which is open, unoccupied, and unobstructed by buildings or structures from the ground to the sky except where encroachments and accessory buildings are expressly permitted. A yard may contain a parking and/or loading area unless otherwise specified by these regulations. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1330 Yard, front.

“Front yard” means a space on the same lot with a principal building, extending the full width of the lot, and situated between the street right-of-way and the front line of the building projected to the side lines of the lot. In the cases of a double frontage lot, both spaces with street frontage shall be considered front yards. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1340 Yard, rear.

“Rear yard” means a space on the same lot with a principal building, extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the side lines of the lot. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1350 Yard, side.

“Side yard” means a space on the same lot with a principal building, situated between the building and the side lot line and extending from the rear line of the front yard to the front line of the rear yard. (Ord. 1421, 2001; Ord. 1167 § 1, 1995)

18.06.1360 Zero lot line.

“Zero lot line” means the location of a building on a lot in such a manner that one or more building sides have no side building setback and rest directly on a side lot line. (Ord. 1613 § 1 (Exh. A), 2008; Ord. 1421, 2001; Ord. 1167 § 1, 1995)

Chapter 18.14

RESIDENTIAL DISTRICTS (R1-5, R1-7.5, R1-10, R1-15, AR-16, AR-22)

Sections:

- 18.14.010 Purpose.
- 18.14.020 Uses.
- 18.14.025 Duplex, townhouse, zero lot line design standards.
- 18.14.030 Lot performance standards.
- 18.14.040 Sidewalks and street trees for single-family residences.
- 18.14.045 Maintenance requirement for stormwater facilities.
- 18.14.050 Northeast and northwest UGA additional standards.

18.14.010 Purpose.

The R1 single-family zones are intended to implement the city comprehensive plan community vision of providing for a diversity of housing types and sizes and that no more than 75 percent of new housing stock will be of a single product type (i.e., single-family detached residential). The R1 single-family zones are intended for the use and protection of predominantly single-family dwellings, with provisions for the location of two-family dwellings, townhouses or zero lot line homes in certain instances. The R1 single-family zones are also intended to provide for related public and institutional uses such as schools, parks, churches. In limited instances, convenience commercial uses may be permitted within certain R1 single-family zones to serve adjacent and surrounding residential areas.

The R1-5, R1-7.5 and R1-10 districts are intended to provide for single-family residential areas of low urban densities with minimum individual lots sizes of 5,000 square feet, 7,500 square feet and 10,000 square feet, respectively. These districts are located primarily in areas to provide a smooth transition between the lower density residential districts (R1-15) and multiple-family residential districts (AR-16 and AR-22). Some convenience commercial development may be allowed to serve the needs of surrounding residential development, as a conditional use, limited to 3,000 square feet in one structure within the zone district. Duplexes and townhomes may also be allowed.

The R1-15 district is intended to provide for single-family residential areas of low urban densities with minimum individual lot sizes of 15,000 square feet. These districts are located primarily in areas removed from multiple-family residential and commercial development. The larger lots in the R1-15 district are intended to accommodate the demand for more spacious and amenity-based residential development identified in the comprehensive plan. The larger lot sizes are also intended to help protect steep slopes, unstable land and wetlands from overdevelopment. The R1-15 district contemplates the possible need, as conditional uses, for future convenience commercial development, limited to 3,000 square feet in one structure within the zone district, in certain of these areas as residential neighborhoods develop and evolve. (Ord. 1465 § 1, 2003; Ord. 1421, 2001; Ord. 1264 § 1, 1997; Ord. 1167 § 1, 1995)

18.14.020 Uses.

The permitted, conditional and prohibited uses, as well as the procedures under which they are permitted, are listed in Table 18.14-1. If a use is not listed, it is understood to be prohibited.

Table 18.14-1 Use Table

USE	R1-15	R1-10	R1-7.5	R1-5	AR-16	AR-22
1. Accessory Dwelling Units ⁶ (Only permitted in conjunction with a single-family residence – not duplex or higher density)	P	P	P	P	P	P
2. Adult Family Homes ⁷	P	P	P	P	P	P
3. Apartments	X	X	X	X	P	P

USE	R1-15	R1-10	R1-7.5	R1-5	AR-16	AR-22
4. Bed and Breakfast Establishments ¹⁰	MC	MC	MC	MC	MC	MC
5. Churches ¹⁸	C	C	C	C	C	C
6. Community Gardens ¹⁵	P	P	P	P	P	P
7. Cottage Housing ¹⁶	X	P	P	P	P	P
8. Day Care Centers ⁹	X	X	X	X	C	C
9. Detached Single-Family	P	P	P	P	P	P
10. Duplexes ¹³	X	X (P ¹³ in a PUD)	P ¹³	P ¹³	P ¹³	P ¹³
11. Enclosed Retail ¹¹ – Limited to 3,000 square feet in area a. Neighborhood market including bakeries b. Drug stores c. Florists d. Video rental and sales store (not including adult entertainment establishments) e. Community supported agriculture establishment f. Book store	C	C	C	C	P	P
12. Family Day Care ⁸	P	P	P	P	P	P
13. Home Occupations ⁵	P	P	P	P	P	P
14. Institutionalized Residential Living Facilities	X	X	X	X	C	C
15. Manufactured Home Parks ⁴	X	X	X	X	C	C
16. Manufactured Homes ³	P	P	P	P	P	P
<u>17. Permanent Supportive Housing</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>17</u> 18. Personal Services – Limited to 3,000 square feet in area ¹² a. Barber and beauty shops b. Nail salon c. Dry cleaners (without drive-through) d. Photographic studio e. Shoe repair and shoeshine parlor f. Dance studios, school and hall g. Specialized instructional studios and schools h. Travel agencies i. <i>Repealed by Ord. 1793.</i> j. Doctor and dentist offices – single (one) physician	C	C	C	C	P	P
<u>18</u> 19. Public Uses	C	C	C	C	C	C
<u>19</u> 20. Public Uses, Limited	P	P	P	P	P	P
<u>20</u> 21. Restaurants with waterfront along the Columbia or the Washougal Rivers ¹⁴	P in a PUD only	P in a PUD only	P in a PUD only	P in a PUD only	P in a PUD only	P in a PUD only
<u>21</u> 22. Similar Uses (As determined by the community development director)	P	P	P	P	P	P
<u>22</u> 23. Townhouses ¹	P in a PUD only	P in a PUD only	P in a PUD only	P	P	P
<u>24. Transitional Housing</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
23. Zero Lot Line ²	P in a PUD only	P in a PUD only	P in a PUD only	P	P	P
24. Medical marijuana cooperatives as defined in RCW 69.51A.250	X	X	X	X	X	X

USE	R1-15	R1-10	R1-7.5	R1-5	AR-16	AR-22
25. Recreational marijuana producers, processors and retailers as defined in RCW 69.50.101	X	X	X	X	X	X
P = Permitted by Site Plan Review C = Conditional Use (Conditional uses are discretionary) MC = Minor Conditional Use Permit (discretionary) X = Prohibited						

¹Subject to WMC 18.46.200.

²Subject to WMC 18.46.240.

³Subject to WMC 18.46.145.

⁴Subject to WMC 18.46.150.

⁵Subject to WMC 18.46.130.

⁶Subject to WMC 18.46.020.

⁷Permitted outright if in compliance with all regulations of the State of Washington Department of Health and Social Services.

⁸Subject to WMC 18.46.070.

⁹Subject to WMC 18.46.070.

¹⁰Subject to WMC 18.46.060.

¹¹Subject to WMC 18.46.105. Enclosed retail uses are not permitted in residential zones in the northwest or northeast areas prior to or after annexation.

¹²Subject to WMC 18.46.105. Personal service uses are not permitted in residential zones in the northwest or northeast areas prior to or after annexation.

¹³Subject to design standards requirements at WMC 18.14.025.

¹⁴The restaurant shall not have a drive-through and the associated planned unit development must consist of 25 dwelling units or more (see WMC 18.64.020).

¹⁵Subject to the guidelines established by the parks department.

¹⁶Subject to Chapter 18.45 WMC.

¹⁷*Repealed by Ord. 1807.*

¹⁸Subject to WMC 18.46.090.

(Ord. 1849 § 1 (Exh. A), 2018; Ord. 1823 § 1, 2017; Ord. 1807 § 2 (Exh. A), 2016; Ord. 1793 § 1 (Exh. A), 2016; Ord. 1764 § 2 (Exh. A), 2014; Ord. 1758 § 1 (Exh. A), 2014; Ord. 1634 § 1 (Exh. A), 2009; Ord. 1632 § 1 (Exh. A), 2009; Ord. 1613 § 1 (Exh. A), 2008; Ord. 1465 § 1, 2003; Ord. 1429 § 1, 2002; Ord. 1421, 2001; Ord. 1264 § 1, 1997)

18.14.025 Duplex, townhouse, zero lot line design standards.

Special design standards are required for duplexes, townhouses or zero lot line structures to integrate them with surrounding single-family, as follows:

- (1) Orienting the individual dwelling entrances and garages to face a different yard or street in order to be similar to a typical single-family dwelling on corner lots, or served by an alleyway;
- (2) Use roof lines and eaves to provide the appearance of one single-family dwelling;
- (3) Use architectural structural elements such as dormers and porches. (Ord. 1465 § 1, 2003; Ord. 1421, 2001)

18.14.030 Lot performance standards.

Table 18.14-2

Residential District Dimensional and Parking Requirements

District	Minimum Lot Area (square feet)	Yard Requirements (feet)				Minimum Area of Landscaping (%)	Maximum Lot Coverage (%)	Minimum Lot Dimensions ^(D)	Maximum Density (units/acre)	Maximum Height (feet)	Parking Required (#) ^(B)
		Front*	Rear*	Side	Street Side			Width			
R1-5	5,000	10	10	5	10	25	50	50	08.70	35	2.0/unit
R1-7.5	7,500	10	10	5	10	25	45	50	05.80	35	2.0/unit
R1-10	10,000	10	10	5	10	25	40	50	04.30	35	2.0/unit
R1-15	15,000	10	10	10	10	25	35	50	02.90	35	2.0/unit
AR-16	5,000 ^(A)	10	10	10 ^(C)	10		50	Demonstrate Buildability	16.00	45	1.5/unit
AR-22	5,000 ^(A)	10	10	10 ^(C)	10		60		22.00	75	1.5/unit

(A) This is the maximum lot size for a detached single-family dwelling.

(B) For other uses, refer to Chapter 18.52 WMC.

(C) If abutting use is same density, the community development director may reduce the side yard setback to five feet.

(D) Applies to quadrangle lots – Flag, triangular or irregular shaped lots must demonstrate buildability.

*A minimum 18-foot driveway shall be maintained inside of the curb and sidewalks in order to eliminate a vehicle parked in the driveway encroaching into the pedestrian and/or vehicular ways.

Mobile Home Park Setbacks

	Combustible buildings (mobile)	Noncom-bustible buildings	1-hour wall (no opening)	Stairs and decks	Porch, stairs and decks (with	Porch, stairs and decks	Combustible awnings	Noncombustible awnings
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	homes)			(without roofs)	combustible roofs)	(noncombustible)		
Combustible buildings (mobile homes)	10	5	5	5	10	5	10	5
Noncombustible buildings	5	3	3	3	5	3	5	3
1-hour wall (no openings)	5	3	3	3	5	3	5	3
Stairs and decks (without roofs)	5	3	3	3	3	3	5	3
Porch, stairs and decks (with combustible roofs)	10	5	5	5	10	5	10	5
Porch, stairs and decks (noncombustible)	5	3	3	3	3	3	5	3
MHP property line and street	5	5		5	5	5	5	5
Property line at public street	25	25		25	25	25	25	25

1. Separations measured wall to wall, post to wall, and post to post.
2. Stairs and decks less than 18 inches high, no setbacks.
3. 1-foot maximum roof projection into required setbacks.
4. Exact size MOH replacement allowed without causing greater encroachments.
5. No setback requirements between carport and MOH on same site only.
6. One layer of sir type “x” gypsum board inside and out, as required for one-hour construction for storage sheds less than five feet from mobile home; for existing same-as installations, on new construction, a minimum of one layer of 5/8-inch type “x” gypsum board is required, inside or outside.

**Private single-family lots – see IBC and zoning regulations.

(Ord. 1886 § 1 (Exh. A), 2019; Ord. 1821 § 1 (Att. A), 2016; Ord. 1793 § 1 (Exh. A), 2016; Ord. 1632 § 1 (Exh. A), 2009; Ord. 1613 § 1 (Exh. A), 2008; Ord. 1496 § 1, 2004; Ord. 1465 § 1, 2003; Ord. 1264 § 1, 1997)

18.14.040 Sidewalks and street trees for single-family residences.

(1) Any vacant preexisting lot of record seeking a permit for a new single-family residence shall be required to construct curbs and sidewalks along all frontages of the lot in compliance with the Washougal Engineering Standards for Public Works Construction unless there are no existing sidewalks on the same side of the street within 200 feet of the lot.

(2) Any vacant preexisting lot of record seeking a permit for a new single-family residence shall be required to install street trees unless there are no existing street trees on the same side of the street within 200 feet of the lot. Street tree planting shall be according to city requirements and include a species compatible with the width of the planting area, or planting vaults.

(a) Planter strips shall be planted an average of every 30 feet on center with a deciduous canopy tree, and the balance of the planter area planted and maintained with live ground cover or bioretention facilities.

(b) Where bioretention facility design interferes with tree spacing, the director may modify the tree spacing requirement.

(c) Street trees shall have a one-and-one-half-inch caliper diameter at breast height (DBH) at time of planting and shall reach a maximum mature height of 30 feet to top of crown. Street trees shall be selected from the city's street tree list and shall comply with the requirements of Section 3.22, Landscaping in the Right-of-Way, Easements and Access Tracts, of the Washougal Engineering Standards for Public Works Construction.

(d) Bioretention plants and trees shall be selected from the city's bioretention plant list. (Ord. 1821 § 1 (Att. A), 2016; Ord. 1793 § 1 (Exh. A), 2016; Ord. 1758 § 1 (Exh. A), 2014; Ord. 1740 § 1 (Exh. A), 2013; Ord. 1632 § 1 (Exh. A), 2009)

18.14.045 Maintenance requirement for stormwater facilities.

An easement, or other recorded document, meeting the approval of the community development director and recorded against the lot, shall provide for the ongoing maintenance of all stormwater facilities. (Ord. 1849 § 1 (Exh. A), 2018)

18.14.050 Northeast and northwest UGA additional standards.

In 2016 the city and citizen volunteers invested time and expertise in the question of how best to grow the northeast and northwest urban growth areas.

After an extensive public engagement process, the community reached a consensus that it is in the public interest to promote economic opportunity and higher density housing choices in the downtown core of Washougal and to encourage high quality lower density residential choices and limited commercial development opportunity in the northern urban growth areas. The community consensus is reflected in these additional standards. The standards contained in this chapter will apply to lands within the northeast and northwest areas at the time of annexation into the city of Washougal.

(1) Guiding Principles. Effective planning regulations are guided by principles understood and accepted by the community. The guiding principles supporting this section are:

(a) General Principles, Generally.

(i) Zoning designations should avoid creating nonconforming uses;

(ii) Assure compatibility between zones through the use of open space, landscaping and buffer standards;

(iii) Roads and trails should provide connectivity throughout the area;

(iv) Commercial nodes should be limited in area and scale and serve the neighborhood; and

(v) Steep slopes and critical areas should be retained as open space to the maximum extent practical and all new development shall comply with the city's environmental regulations (WMC Title 16).

(b) Guiding Principles – Northwest Annexation Area.

- (i) Encourage lower density development adjacent to existing large lots;
- (ii) Commercial development at the intersection of 23rd and Crown Road should support the new development within the northwest area and Camas; and
- (iii) New development should ensure that greenways provide connectivity to trails, views, parks and open space throughout the northwest area.

(c) Guiding Principles – Northeast Annexation.

- (i) The neighborhood commercial node at the intersection of 352nd and SE 20th should support new development within the northeast area of the city and should be proximate to the existing fire station;
- (ii) Roads and trails should follow slope contours and should connect directly to existing streets; and
- (iii) Provide trail connections where topography makes roadway connections impractical.

(2) Zoning. When the city annexes lands situated in the northern UGAs it shall apply residential zoning designation to those lands in a manner fully consistent with the northeast urban growth area preferred alternative map or the northwest urban growth area preferred alternative map. The city shall apply the following zoning designation to the land classifications as follows:

- (a) Low density residential = R1-15;
- (b) Transitional density residential = R1-10 or R1-7.5;
- (c) Medium density residential = R1-5; and
- (d) Neighborhood commercial = CV.

(3) Split Zoned Property. Where a zoning district boundary line divides a lot in single ownership, the zones shall apply where adopted. The city may refine the zoning district boundary lines consistent with WMC 18.02.060, Interpretation of district boundaries.

(4) Applicable Regulations. Unless expressly provided otherwise in this section, all regulations applicable to these zoning districts shall apply. In the case of a conflict between this section and other elements of WMC Title 17 or this title, the city shall apply the regulation or standard in this section.

(5) Residential Site Development.

- (a) All new lots shall meet the minimum lot size of the zoning district unless the subdivision is approved through the PUD process, Chapter 18.64 WMC.
- (b) Perimeter lots of the subdivision or PUD not abutting a dedicated public right-of-way, dedicated public facility, or critical area dedicated to the city shall be no smaller than the minimum lot size of the zone in which the subdivision is located.

(6) Buffering Residential Zones. The buffering standards will help ensure compatibility between different zoning districts and protect the property values of existing and future property owners. Where residential districts abut each other and are not separated by a developed public right-of-way, public park, or public trail, lot sizes in higher density districts adjacent to the perimeter of a lower density district shall increase incrementally.

- (a) Where an R1-15 zone abuts an R1-10 or R1-7.5 zone the abutting perimeter lots within the R1-10 or R1-7.5 shall be a minimum of 12,000 square feet.

(b) Where an R1-10 or R1-7.5 zone abuts an R1-5 zone the abutting perimeter lots within the R1-5 zone shall be a minimum of 7,500 square feet.

(c) Where a residential zone abuts a commercial zone, commercial buildings and structures, including parking lots, shall be set back a minimum of 20 feet from the residential zone and shall be consistent with Chapter 18.48 WMC, Aesthetics, Buffers, Compatibility and Landscaping Standards, and shall meet the B3 “high screen buffer” standard.

(d) Where a residential redevelopment abuts a residential lot created by short plat and recorded as Book 2, page 208; Book 2, page 312; Book 2, page 635; and Book/page H963, the abutting lot shall be a minimum of 26,000 square feet.

(7) View Corridors. The city of Washougal is fortunate to have some of the most impressive views of the Columbia River basin and the Cascade Mountain range of any city in Clark County. These views remind us of the majesty of the area and inspire personal reflection. They are a treasure for all and they will be in high demand for future development. Consequently, the intent of this section is to create view corridors along public rights-of-way so that all residents can find an opportunity to enjoy the beauty that surrounds Washougal. To accomplish this goal the city adopts the following guidelines and regulations:

(a) Significant View Corridors. For purposes of this subsection, significant view corridors are:

- (i) The Columbia River and the Columbia River Gorge National Scenic Area;
- (ii) Mt. Hood; and
- (iii) The Portland skyline.

(b) Scope. This section applies to present and future public rights-of-way:

- (i) With a general north/south alignment;
- (ii) Classified as a collector street or higher; or
- (iii) Trails.

(c) Orientation. Building orientation should face the street frontage to preserve view corridors. “View corridor” means the line of sight, identified as to height, width, and distance, of an observer looking toward significant sights identified in subsection (7)(a) of this section, from a public right-of-way, public property, or trail.

(d) Development Standards. Along designated public view corridors:

- (i) All utilities shall be underground.
- (ii) Building facades, excluding single-story porches or stoops shall be set back a minimum of 25 feet from a designated view corridor.
- (iii) Street trees should be selected to be less than 30 feet at maturity.
- (iv) Within front yards landscape materials should not obscure the public view along the view corridor.
- (v) In the northeast area open spaces and developed viewing areas should be incorporated into new development greater than nine new lots above 600 feet elevation.
- (vi) In the northwest area open spaces and developed viewing areas should be incorporated into new development greater than nine new lots above 550 feet elevation.

(e) At the time of preliminary plat application for a subdivision or planned unit development with more than nine lots the developer shall provide a view corridor analysis that demonstrates consistency with the

requirements and development standards in subsection (7) of this section. A view corridor analysis is a three-dimensional study of the view corridor including:

- (i) The width of the corridor which is the width of the right-of-way or trail plus 25 feet on either side;
- (ii) The height from grade of the lowest point of the right-of-way up to 65 feet; and
- (iii) The length of the right-of-way.

(f) The community development director shall have the authority to approve minor modifications in site requirements, such as side and rear yard setbacks, lot coverage and maximum impervious surface standards, if the director finds that granting of a minor variation:

- (i) Is consistent with the comprehensive plan;
- (ii) Will not create an undue hardship on similarly situated properties; and
- (iii) Will further the goal of protecting view corridors along public rights-of-way, public open space, and trails.

(8) Residential Architectural Standards.

(a) Purpose. The purposes of these standards are to ensure compatibility and continuity between and within developments, as well as variety in architecture.

(b) Applicability. The standards of this section apply only to residential subdivisions with more than nine new lots created after the effective date of the ordinance codified in this section.

(c) Architectural Design. To ensure architectural variety and to reduce the dominance of garages on the streetscape, applicants for new residential developments shall demonstrate compliance with the following provisions at the time of final plat application and subsequent building permit application:

(i) The street facing facade of each single-family residence shall contain a porch or covered entry area for the primary entrance facing or accessible from the public or private street serving the residence.

(ii) The street facing facade of each dwelling shall contain at least three of the following features:

- (A) Garage with decorative door(s);
- (B) Bay window(s) facing the street;
- (C) Cross gable roof (separate gable ends that intersect meeting in a valley);
- (D) Roof dormer(s);
- (E) Cupolas or towers;
- (F) Pillars or posts;
- (G) Eaves, with a minimum six-inch projection;
- (H) Offsets in building face by a minimum of 16 inches;
- (I) Balconies;
- (J) Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features);
- (K) Use of contrasting materials, such as brick or stone, on a minimum of 25 percent of the facade;

- (L) Decorative cornices and rooflines (e.g., for flat roofs);
 - (M) Trim a minimum of two inches wide around the windows facing a public street;
 - (N) Varied roofline with at least one intersecting plane; or
 - (O) Other architectural elements, other than color, glass or lighting, but including varying texture and materials, massing, window voids, or other elements the director finds compatible with the residential character of the zone.
- (iii) If a rear facade of a dwelling is visible from a public right-of-way and there is not a buildable lot fully between the nearest point of the rear property line of the subject property and the nearest point of a public right-of-way or private street, the rear facade of the subject dwelling shall also comply with the requirements of subsection (8)(c)(ii) of this section.
- (iv) Template Analysis. The street facing facades of dwellings within the prescribed template area shall be substantially different.
- (A) Facades shall include combinations of architectural variety such as: front porches, dormers, gables, bay windows, hipped or pitched roofs, orientation of the primary roofline, or similar architectural features described in subsection (8)(c)(ii) of this section that substantially differentiate house facades.
 - (B) Template Area Described. Along a street frontage the template area consists of the proposed dwelling and:
 - (1) On the same side of the street as the proposed dwelling: the next eight building lots to the immediate left and right side of the proposed dwelling;
 - (2) On the opposite side of the street from the proposed dwelling: the dwelling lot opposite the proposed dwelling and the next four building lots to the immediate left and right of the building lot across from the proposed dwelling;
 - (3) The template area does not extend across public rights-of-way, private streets, or lands dedicated to a public use.
 - (C) If, at time of review, vacant lots exist within the template area the city will evaluate facade variation based upon the units either built or under building permit review within the template area.
- (v) Where houses are served by alleys, all garages and on-site parking shall be accessible from the alley and the facade of the house facing the public street shall be designed as the front of the house including, but not limited to, a primary building entrance consisting of inward swinging door(s), porch(es), window(s) and pathway(s) to the public sidewalks.

(9) Parks, Trails and Open Space. The Washougal “Comprehensive Park, Recreation, and Trails Plan” anticipates that the city will need a minimum of 43 acres of park and recreation land by the year 2035 based on a level-of-service standard (LOS) of five acres of parks per 1,000 people.

Parks and trails are an integral part of the overall design and development of the northeast and northwest areas. Consistent with Goal 11 of the Washougal comprehensive plan, the city will identify open space corridors within urban growth areas, including lands useful for recreation, wildlife, trails, and connection of critical areas.

- (a) Location. The northeast and northwest UGA preferred alternative maps identify the location of potential trails, trail easements and parks. Future residential development is required to dedicate and construct parks and trails consistent with the locations generally provided in the UGA preferred alternative maps. Dedication and construction may be eligible for park impact fee credits (PIFs).

(b) Applicability. Every residential development larger than 50 units shall provide park or trail facilities within the development and shall provide meaningful connectivity and opportunities to access planned parks and trails.

(c) Park Development Standards.

(i) Required park shall be no smaller than 0.50 acres per 50 units including protected critical areas and dedicated open space.

(ii) Fifty percent of a required park shall be usable for park amenities including picnic areas, viewing or seating areas, play equipment, play fields, trails, or bike or vehicle parking.

(iii) Developed park land should be centrally located within the subdivision and accessible to a majority of residences in the subdivision or planned unit development.

(iv) If dedicated to the city the required park area shall be in one contiguous parcel and shall have public access. If the park land is maintained by a homeowners' association the park areas may be less than 0.50 acres but not less than 10,000 square feet and may be located throughout the subdivision.

(v) Sidewalks or trails shall provide pedestrian access to each park.

(d) Trail Development Standards.

(i) Where feasible, trail locations should be located within existing utility easements or protected open space corridors.

(ii) Trails shall be multi-modal providing both recreational and transportation functions, including bicycle access.

(iii) Trails shall be designed and constructed consistent with the city's engineering standards for public works.

(iv) Trails and greenways must ensure connectivity to both the trail and greenway network on the adopted UGA preferred alternative map and provide connectivity to and through existing and future subdivisions and planned development.

(10) Commercial Development. See Chapter 18.32 WMC.

(11) Public Roads. Public roads are an integral part of the overall design and development of the northeast and northwest areas. Consistent with Goal 6 of the Washougal comprehensive plan, the city will "establish an efficient inter- and intra-city circulation system which, by design, integrates the full range of land uses in a way that accommodates and encourages a variety of transportation alternatives such as carpooling, public transit, bicycles and walking."

(a) Location. The Washougal northeast and northwest UGA preferred alternative maps identify the location and functional classification of potential public roadways. The locations of the roadways on the preferred alternative maps are general and their location is not precisely identified.

(b) Applicability. Future residential development is required to dedicate right-of-way and construct its proportionate share of the public roadways consistent with the locations generally provided in the UGA preferred alternative maps. Dedication and construction may be eligible for traffic impact fee credits (TIFs).

(c) In determining the relationship and responsibility of future development to dedicate land, construct a portion of the public roadway, potential for TIF credits, or need to connect to the roadways identified on the UGA preferred alternative maps, the community development director shall consider:

- (i) The 2016 “Washougal NE and NW Urban Growth Area Traffic Impact Analysis” prepared by Global Transportation Engineering and the applicant’s independent traffic impact analysis assessing the development’s potential impacts to the transportation system and potential mitigation measures;
- (ii) The proximity of the proposed development to the roadways identified in the preferred alternative map; and
- (iii) Whether a nexus exists between the potential impacts of the proposed development and the roadway system identified in the preferred alternative map and, if so, the development’s proportionate share of reasonable mitigation measures, including factors such as:
 - (A) Topography and critical area limitations which may inhibit the reasonable construction of the public roadway; and
 - (B) Whether alternative alignments can more easily accomplish the goals of creating an integrated and efficient transportation system which implements the transportation goals of the northeast and northwest UGAs.
- (d) Roadway Development Standards. Public roadways shall be designed and constructed consistent with the city’s adopted engineering standards for public works. (Ord. 1823 § 1, 2017)

Chapter 18.32

COMMERCIAL DISTRICTS (CV, CC, CH)*

Sections:

- 18.32.010 Purposes.
- 18.32.020 Uses.
- 18.32.030 Lot performance standards.
- 18.32.040 Commercial site design standards.
- 18.32.050 Espresso stands – Drive-through.
- 18.32.060 Commercial recreational facilities (enclosed and unenclosed) – Design standards.

*Prior ordinance history: Ords. 1167 and 1264.

18.32.010 Purposes.

(1) Convenience Commercial (CV).

(a) The intent of the convenience commercial district is to provide goods and services that cater to the frequent needs of residents in immediately surrounding neighborhoods. This district is designed to be compatible with adjacent residential environments and provide easy accessibility to adjacent neighborhoods. The successful integration of these commercial districts adjacent to neighborhoods serves to reduce vehicle miles traveled and contributes to a more viable neighborhood atmosphere.

(b) Convenience retail and service establishments are the only uses permitted in this district. Normally, the size of the site for a convenience commercial district does not exceed five acres, and typically does not contain more than five individual services or retail establishments. Floor area limitations are imposed to ensure such services and establishments remain small in scale and compatible with the residential environment. Businesses catering to highway traffic are inappropriate due to large areas of parking, heavy traffic volumes, and potential nuisance characteristics such as noise from loudspeakers and odors from painting. Uses that cater to a larger market area, such as major chain grocery stores, are too large in scale to be compatible with immediately adjacent neighborhoods.

(2) Community Commercial District (CC).

(a) The intent of this commercial district is to provide goods and services to a more regional rather than local market area.

(b) Generally, the mix of permitted uses is intended to encourage a pedestrian-friendly environment, one that does not promote extensive vehicle travel. For this reason, highway business uses are generally not permitted and industrial and storage operations that necessitate truck traffic are only permitted as conditional uses if they can peacefully coexist in a pedestrian environment.

(c) Development within this district is typically characterized by very large percentages of the lots occupied by buildings; few, if any, front, side and rear yards.

(3) Highway Commercial District (CH). The highway commercial district is intended to acknowledge the existing highway orientation of a significant stock of commercial development. The purpose of these commercial areas is primarily to serve the needs of highway travelers, conveniently. Uses include intensive commercial activities and establishments that rely on highway-oriented, passerby traffic. Characteristics of these sites include high visibility from highway traffic, large sites, and immediate highway access. This district is not normally suitable adjacent to residential neighborhoods, without substantial mitigation efforts. This district is designed to be the least restrictive of all the commercial districts and includes most every use permitted in the community commercial district. (Ord. 1849 § 1 (Exh. A), 2018; Ord. 1503 § 1, 2005; Ord. 1496 § 1, 2004; Ord. 1473 § 1, 2004; Ord. 1437 § 1, 2002; Ord. 1398 § 1 (Exh. A), 2000)

18.32.020 Uses.

Uses permitted, conditional and prohibited and their associated review procedures are listed in Table 18.32-1. If a use is not listed, it is understood to be prohibited. In addition, all commercial uses shall comply with the commercial design standards at WMC 18.32.040, Commercial site design standards.

Table 18.32-1

Uses				
	USE	CV	CC	CH
A. Residential.				
1.	New single-family residences	X	X	X
2.	Emergency Housing	C	C	C
3.	Emergency Shelter	C	C	C
24.	Existing residences without any increase in density	P	P	P
35.	High density multifamily residential within a mixed use development (10 to 16 units/acre, including condominiums and townhouses*), up to 30 units/acre with retail/commercial on first floor and residential above	P	P	P
* Townhouses shall also comply with WMC 18.46.200				
46.	Mixed commercial and residential use, including professional offices	P	P	P
7.	Permanent supportive housing	C	C	C
58.	Residential and congregate care facilities	X	P	P
69.	Sanitarium, convalescent and rest homes	X	P	P
10.	Transitional housing	C	C	C
B. Retail Trade.				
1.	Car washes	X	P	P
2.	Commercial off-street parking facilities	X	P	P
3.	Drinking places, alcoholic beverages (with or without entertainment)	C	P	P
4.	Enclosed retail establishments, <5,000 square feet gross floor area	P	P	P
5.	Enclosed retail establishments, 5,000 – 50,000 square feet gross floor area	X*	P	P
*Allowed in CV if the site is currently surrounded on at least two sides by other commercial uses and has street frontage on E Street				
6.	Enclosed retail establishments, >50,000 square feet gross floor area	X	C	P
a.	Apparel, shoe and accessory clothing stores			
b.	Automotive parts stores not involving repair			
c.	Book, art and stationery stores			
d.	Camera and photographic supply stores, luggage and leather goods stores			
e.	Catalog and mail order stores			
f.	Convenience stores			
g.	Drug stores, proprietary stores and apothecaries			
h.	Florists			
i.	Furniture, floor covering and home furnishing stores			
j.	Grocery and food stores including bakeries			
k.	Hobby, toy and game shops			
l.	Jewelry, gift, novelty, souvenir and antique shops			
m.	Liquor stores			
n.	Musical instrument stores			
o.	Newsstands			
p.	Optical goods stores			
q.	Paint, glass and wallpaper stores			
r.	Pawnshops			
s.	Record, tape and compact disc stores			
t.	Sewing, needlework and piece goods stores			
u.	Sporting goods and bicycle shops			
v.	Tobacco stores			
w.	Used merchandise stores			
x.	Video rental and sales stores			
y.	Watches and clock shops			

7.	Finished product retailers with primary fabrication or assembly on-site. Within an entirely enclosed building.			
a.	Uses of < 5,000 square feet gross floor area	P	P	P
b.	Uses of 5,000 – 25,000 square feet gross floor area	X	P	P
c.	Uses of 25,000 square feet gross floor area or greater	X	C	P
8.	Manufactured home sales	X	X	P
9.	Motorcycle sales	X	P	P
10.	Motor vehicle dealers, new and used, including auto, truck trailer, boat, recreational vehicles and equipment subject to WMC 18.46.045	X	P	P
11.	Quick vehicle servicing	X	P	P
12.	Restaurants, with associated drinking places, alcoholic beverages *not including drive-in or drive-through facilities in CV	P*	P	P
13.	Service station and subject to WMC 18.46.050	X	C	P
14.	Transportation terminals			
a.	Freight	X	X	P
b.	People	X	C	P
15.	Unenclosed retail establishments			
a.	Flea markets	X	P	P
b.	Lumber and building materials	X	C	C
c.	Produce stands	X	P	P
d.	Retail nurseries and garden supply stores	X	P	P
16.	Vehicle rental or repair including auto, boat, and recreational vehicles			
a.	Located entirely within an enclosed building	X	P	P
b.	Including outside storage or repair	X	C	P
17.	Vehicle towing and storage services	X	C	P
C. Services.				
1.	Ambulance services	X	P	P
2.	Amusement centers	X	P	P
3.	Animal hospitals and veterinary clinics			
a.	Outside animal activities	X	X	X
b.	Inside animal activities only	P	P	P
4.	Artists/photographic studios	P	P	P
5.	Athletic, health and racket clubs (<10,000 square feet gross floor area)	C	P	P
6.	Athletic, health and racket clubs (>10,000 square feet gross floor area)	X	P	P
7.	Automotive – not tractor trailers			
	<2,500 square feet gross floor area	P	P	P
	>2,500 square feet gross floor area	X	P	P
a.	Automotive glass			
b.	Car washes, including automated, self-service and fully staffed facilities			
c.	Oil change and lubrication shops			
d.	Paint			
e.	Repair shop			
f.	Top and body			
g.	Transmission and fire repair shops			
8.	Bowling alleys, billiard and pool parlors, and video arcades	X	P	P
9.	Branch banks, finance, insurance and real estate establishments	X*	P	P
*Allowed in CV if the site is currently surrounded on at least two sides by other commercial uses and has street frontage on E Street				
10.	Business	X*	P	P
a.	Accounting, auditing and bookkeeping services			
b.	Advertising agencies			
c.	Blueprinting and duplication services			
d.	Commercial art and graphic design			
e.	Computer and data processing			
f.	Detective, protective and security system services			
g.	Food catering			
h.	Interior decorating			
i.	Locksmiths			
j.	Mailing agencies and mailbox rental			
k.	Personnel services and employment agencies			
l.	Photocopying			
m.	Publications and business consulting firms			
*Allowed in CV if the site is currently surrounded on at least two sides by other commercial uses and has street frontage on E Street				

11. Churches (subject to WMC 18.46.090)	P	P	P
12. Contractor's establishment, not including the outside storage of materials or equipment or the overnight parking of commercial vehicles	X	P	P
13. Day care center	P	P	P
14. Day care, family (subject to WMC 18.46.070)	P	P	P
14. Drive-in theaters, stadium and arena facilities	X	X	P
15. Espresso (drive-through) Frontage on Washougal River Road, 32nd Street or E Street required (subject to WMC 18.32.050).	P	P	P
16. Espresso (walk-up)	P	P	P
17. Health	X*	P	P
a. Blood banks, oxygen and miscellaneous types of medical supplies and services			
b. Medical and dental laboratories			
c. Offices of doctors, dentists and other medical practitioners			
*Allowed in CV if the site is currently surrounded on at least 2 sides by other commercial uses and has street frontage on E Street			
18. Libraries	X	P	P
19. Lodging			
a. Hotels/motels	X	P	P
b. Bed and breakfast inns	P	P	P
c. Fraternal organizations	X	P	P
d. Recreational vehicle parks and campgrounds	X	X	P
e. Rooming and boarding houses	P	P	P
20. Miscellaneous	X	P	P
Funeral homes, mortuaries and mausoleums, pet grooming, taxidermists			
21. Mini-warehouse not including outdoor storage of RV, boats, and rental equipment and supplies within the CC district	X	C	P
22. Nursery schools, preschools	P	P	P
23. Personal			
< 2,500 square feet per floor	P	P	P
> 2,500 square feet per floor	X*	P	P
a. Barber and beauty shop			
b. Coin-operated and full service laundries and dry cleaners (not including drive-through facilities)			
c. Dance studios, schools and halls			
d. Photographic studios			
e. Shoe repair and shoeshine parlors			
f. Specialized instructional studios and schools			
g. Travel agencies			
*Allowed in CV if the site is currently surrounded on at least 2 sides by other commercial uses and has street frontage on E Street			
24. Professional offices (< 5,000 square feet per floor)	P	P	P
25. Professional offices (> 5,000 square feet per floor)	X*	P	P
*Allowed in CV if the site is currently surrounded on at least 2 sides by other commercial uses and has street frontage on E Street			
26. Public uses (see WMC 18.06.1000) including public parks, parkways, recreation facilities, trails, government administration buildings including police and fire stations, and community centers	P	P	P
27. Semipublic uses (see WMC 18.06.1120) – buildings or structures used, owned, and operated by private utilities for public purpose including but not limited to electrical, gas, steam, or water distribution lines and systems, and electric power stations	C	C	C
28. Skating rinks, ice and/or roller	X	P	P
29. Theaters, indoor	X	P	P
30. Vocational schools	X	P	P
31. Nonprofit club (business, professional, civic and labor)	MC	MC	P
32. Commercial recreation facility, enclosed	C	C	C
33. Commercial recreation facility, unenclosed	X	X	C
34. Medical marijuana cooperatives as defined in RCW 69.51A.250	X	X	X
35. Recreational marijuana producers, processors and retailers as defined in RCW 69.50.101	X	X	X

P = Permitted subject to site plan review approval

C = Conditional use (public hearing before hearing examiner – discretionary decision)

X = Prohibited

MC = Minor conditional use (public hearing before hearing examiner – discretionary decision)

(Ord. 1849 § 1 (Exh. A), 2018; Ord. 1807 § 2 (Exh. A), 2016; Ord. 1793 § 1 (Exh. A), 2016; Ord. 1764 § 2 (Exh. A), 2014; Ord. 1740 § 1 (Exh. A), 2013; Ord. 1613 § 1 (Exh. A), 2008; Ord. 1503 § 1, 2005; Ord. 1496 § 1, 2004; Ord. 1473 § 1, 2004; Ord. 1451 § 1, 2003; Ord. 1437 § 1, 2002; Ord. 1422 § 1, 2001; Ord. 1398 § 1 (Exh. A), 2000)

18.32.030 Lot performance standards.

Table 18.32-2

Commercial Districts Dimensional Requirements

District	Minimum Lot Area (square feet) ^(A)	Yard Requirements (feet) ^(B)			Minimum Lot Frontage (feet)	Maximum Lot Coverage (%)	Maximum Residential Density (units per acre)	Maximum Height (feet)
		Front	Rear	Side				
CC	5,000	None	None	None	30	None	16	75
CV	10,000	20 ^(C)	20 ^(C)	10 ^(C)	75	50	16	35 ^(C)
CH	5,000	None	None	None	50	50	16	75
LI	21,780	20	20	20 ^(D)	50	45	N/A	60
HI	40,000	25	20	20	50	50	N/A	None

(A) Minimum lot area applies to all land uses, residential or nonresidential.

(B) Buffering and/or screening requirements may apply, as indicated in Table 18.48-1.

(C) Community Commercial (CC) front, rear and side yard requirements as well as maximum height may be used in the CV zone district if the site is currently surrounded on at least two sides by other commercial uses and has street frontage along E Street. If a commercial use abuts a residential zone or use, a B3 buffer is required.

(D) No side yard setback required if abutting other light industrial uses.

N/A = Not applicable, residential use not permitted.

(Ord. 1758 § 1 (Exh. A), 2014; Ord. 1503 § 1, 2005; Ord. 1496 § 1, 2004; Ord. 1437 § 1, 2002; Ord. 1398 § 1 (Exh. A), 2000)

18.32.040 Commercial site design standards.

(1) General. These standards and guidelines shall apply to all property zoned commercial within the city of Washougal.

(2) Site Design.

(a) Sidewalks and Street Trees (see Appendix A, Figures 1 through 3).

Intent: to maintain a continuous, safe and consistent street frontage and character.

(i) Sidewalk area shall maintain a clear zone of five feet for pedestrian travel.

(ii) Within a development, sidewalks shall be continuous without gaps and connect to adjacent sidewalks, if any.

(iii) Unless otherwise specified, sidewalk paving material shall be consistent with street frontage improvements of adjacent developments.

(iv) Street trees shall be spaced equivalent to one every 30 feet in tree pits or four-foot-wide continuous planted area. Trees may be grouped. Tree pits may be planted or have pavers.

(v) Street trees shall be a minimum of 1.5 inches in caliper and approved by the city.

(b) Plazas, Courtyards and Seating Areas (see Appendix A, Figures 4 through 6).

Intent: to provide a friendly pedestrian environment by creating a variety of usable and interesting open spaces within private development.

(i) New buildings shall have plazas, courtyards, or other pedestrian spaces at or near their main entrances. Pedestrian spaces should be a minimum of one square foot of plaza per 100 square feet of building area.

(ii) Plazas, courtyards and other pedestrian space should include at least three of the following:

(A) Special interest landscape.

(B) Pedestrian scale bollard or other accent lighting.

(C) Special paving, such as colored/stained concrete, brick, or other unit paver.

(D) Public art.

(E) Seating, such as benches, tables, or low seating walls.

(F) Water feature.

(G) An element not listed here that meets the intent.

(c) Setbacks (see Appendix A, Figures 7 and 8).

Intent: to establish active, lively uses within close proximity to the sidewalk.

(i) Commercial buildings shall be set as close as possible to the sidewalk.

(ii) Major portions of single buildings shall abut the sidewalk. In multi-building developments, one or more buildings shall be set to the sidewalk.

(iii) Buildings at the corners of intersections should be set back from the corner property lines to allow for both a more generous sidewalk and additional street landscaping.

(d) Lighting (see Appendix A, Figures 9 through 11).

Intent: to ensure that lighting contributes to the character of the streetscape and does not disturb adjacent developments and residences.

(i) Use city-approved standardized fixtures for sidewalk lighting.

(ii) Lighting elements throughout and surrounding the site should be complementary, including pedestrian pathway, accent and parking lot lighting, lighting of adjacent developments and the public right-of-way.

(iii) All lighting should be shielded from the sky and adjacent properties and structures, either through exterior shields or through optics within the fixture.

(iv) Lighting used in parking lots shall not exceed a maximum of 30 feet in height. Pedestrian scale lighting shall be a maximum of 16 feet in height.

(v) Parking lot lighting should be appropriate to create adequate visibility at night and evenly distributed to increase security.

(vi) Lighting design should comply with the Illuminating Engineering Society of North America's Recommended Practices and Design Guidelines, latest editions, or other publication approved by the city, for each applicable lighting type (i.e., parking lots, walkways, etc.).

(e) Screening of Trash and Service Areas (see Appendix A, Figure 12).

Intent: to screen trash and service areas from public view.

All loading docks and trash collection areas shall be screened by a combination of planting and architectural treatment (masonry, wood) similar to the design of the building and shall not be located between the building and the street frontage unless no other location is reasonable.

(f) Curb Cuts (see Appendix A, Figure 13).

Intent: to enhance pedestrian safety by consolidating driveways, while providing for adequate vehicular and service access.

Adjacent developments should share driveways to the greatest extent possible (cross-over agreements between properties strongly encouraged).

(g) Drive-Thru Lanes (see Appendix A, Figure 14).

Intent: to reduce vehicle/pedestrian conflicts and improve the pedestrian environment.

Drive-thru lanes should not be allowed between the building and the public right-of-way unless reasonably impractical.

(h) Location and Screening of Parking (see Appendix A, Figures 15 through 18).

Intent: to locate parking lots in areas that are as visually unobtrusive as possible while also maintaining visibility for public safety.

(i) New development should locate parking lots behind buildings when possible.

(ii) Where parking lots are allowed to remain in front of or beside buildings, parking lots shall be screened adjacent to the right-of-way with one or a combination of the following treatments:

(A) Low walls made of concrete, masonry, or other similar material and not exceeding a maximum height of three feet.

(B) Raised planter walls planted with a minimum 80 percent of evergreen shrubs not to exceed a total height of three feet, including planter wall and landscape planting.

(C) Landscape plantings consisting of trees of which at least 80 percent are deciduous and shrubs and groundcover materials of which at least 80 percent are evergreen. A clear view between three and eight feet above the ground shall be maintained.

(D) Bioretention facilities. A clear view between three and eight feet above the surrounding grade shall be maintained.

(E) An element not listed here that meets the intent.

(iii) Walls and raised planters shall not exceed a maximum height of three feet, unless all of the following are provided:

(A) Screen treatment does not create a safety hazard.

(B) Portion of treatment that is above three feet in height is a minimum 75 percent transparent (i.e., see-through metal railing, trellis, or other similar treatment).

(C) Portion of wall/landscape treatment that is above three feet in height provides added visual interest, detail, and character suitable to the character of the development.

(iv) Fencing around parking lots shall be allowed if the following conditions are met:

(A) All screen fencing should not exceed a maximum height of six feet, and any portion higher than three feet must be 75 percent transparent.

(B) Fencing and architectural details shall complement the materials used in the development.

(C) Chain link fencing, coated or uncoated, shall not be used on any street frontage or adjacent public sidewalk.

(i) Parking Lot Landscape (see Appendix A, Figures 19 through 21).

Intent: to reduce the visual impact of parking lots through landscaped areas and/or architectural features that complement the overall design and character of development.

(i) Parking lot landscape should reinforce pedestrian and vehicular circulation, especially parking lot entrances, ends of driving aisles, and pedestrian walkways leading through parking lots.

(ii) The number of trees required in the interior landscape area in parking lots shall be dependent upon the location of the parking lot in relation to the building and public right-of-way:

(A) Where the parking lot is located between the building and the public right-of-way, one tree for every four spaces shall be provided.

(B) Where the parking lot is located to the side of the building and partially abuts the public right-of-way, one tree for every six spaces shall be provided.

(C) Where the parking lot is located behind the building and is not visible from the public right-of-way, one tree for every eight spaces shall be provided.

(D) Required street trees may be counted towards these ratios if they screen the parking lot.

(E) Trees planted within bioretention facilities may be counted toward these ratios if they screen the parking lot.

(iii) To protect vegetation, a minimum four-foot area from the base shall be provided for all trees and shrubs where vehicle overhang extends into landscape areas.

(j) Pedestrian Connections (see Appendix A, Figures 22 through 24).

Intent: to create a network of safe and attractive linkages for pedestrians.

(i) Clearly defined pedestrian connections not less than five feet wide shall be provided:

(A) Between a public right-of-way and building entrances.

(B) Between parking lots and building entrances.

(ii) Pedestrian connections should be clearly defined in a combination of two or more of the following ways:

(A) Six-inch vertical curb.

(B) Trellis.

(C) Special railing.

(D) Bollards.

(E) Special paving.

(F) Low seat wall and/or other architectural features.

(G) A continuous landscape area a minimum of three feet wide on at least one side of the walkway, except when walkway crosses vehicular travel lanes.

(H) Pedestrian scale lighting, bollard lighting, accent lighting, or combination thereof to aid in pedestrian way finding.

(I) An element not listed here that meets the intent.

(3) Building Design.

(a) Orientation to the Street (see Appendix A, Figures 25 and 26).

Intent: to ensure that buildings contribute to the liveliness of streets and overall community character.

(i) Buildings, along with trees and landscaping, shall be predominant rather than parking lots and freestanding signs.

(ii) People traveling along arterial streets should be able to see storefronts, windows, merchandise, and other aspects of business activity.

(b) Entrances (see Appendix A, Figures 27 through 29).

Intent: to ensure that entrances are easily identifiable and accessible from streets and sidewalks.

(i) Principal building entry shall be visible from the street and marked by at least one element from Group A and one element from Group B:

Group A:

Large entry doors

Recessed entrance

Protruding entrance

Plaza entrance

Group B:

Canopy

Portico

Overhang

(ii) Weather Protection. Canopies and awnings shall be provided along facades that give access to the building. Minimum depth of any sidewalk canopy shall be five feet. The vertical dimension between the

underside of a canopy and the sidewalk shall be at least eight feet and no more than 12 feet, except for vehicle entrances.

(c) Massing/Articulation (see Appendix A, Figures 30 through 32).

Intent: to reduce the apparent bulk of multi-story buildings and buildings over 30 feet and maintain pedestrian scale.

- (i) Buildings will distinguish a base at ground level using articulation and materials such as stone, masonry, or decorative concrete.
- (ii) The top of the building will emphasize a distinct profile or outline with elements such as a projecting parapet, cornice, upper level setback or pitched roofline.
- (iii) The middle of the building may be distinguished by a change in materials or color, windows, balconies, setbacks and signage.

(d) Transparency (see Appendix A, Figures 33 and 34).

Intent: to provide a visual connection between activities inside and outside of buildings.

- (i) A minimum of 15 percent of any ground floor facade* that is visible from any street shall be comprised of windows with clear, “vision” glass.
- (ii) A minimum of 30 percent of any ground floor facade* located closer than 60 feet to an arterial street shall be comprised of windows with clear, “vision” glass.
- (iii) A minimum of 60 percent of any ground floor facade* located closer than 20 feet to an arterial street shall be comprised of windows with clear, “vision” glass. Display windows may be used to meet this requirement.
- (iv) For portions of facades that do not have windows, see guidelines for blank wall treatments.

*The portion of the facade between two feet and 12 feet above grade.

(e) Ground Level Details (see Appendix A, Figures 35 and 36).

Intent: to reinforce the character of the streetscape by encouraging the greatest amount of visual interest along the ground level of buildings.

Facades of commercial and mixed-use buildings that face the street shall be designed to be pedestrian-friendly through the inclusion of at least three of the following elements:

- (i) Kickplates for storefront windows;
- (ii) Projecting window sills;
- (iii) Pedestrian scale signs;
- (iv) Canopies;
- (v) Plinths;
- (vi) Containers for seasonal plantings;
- (vii) Ornamental tilework;
- (viii) Medallions;

- (ix) Lighting or hanging baskets supported by ornamental brackets;
- (x) An element not listed here that meets the intent.

(f) Blank Wall Treatments (see Appendix A, Figures 37 and 38).

Intent: to reduce the visual impact of blank walls by providing visual interest.

Blank walls longer than 30 feet facing streets or visible from residential areas shall incorporate two or more of the following:

- (i) Vegetation, such as trees, shrubs, ground cover and/or vines adjacent to the wall surface.
- (ii) Artwork, such as bas-relief sculpture, murals, or trellis structures.
- (iii) Seating area with special paving and seasonal plantings.
- (iv) Architectural detailing, reveals, contrasting materials or other special visual interest.

(g) Roofline (see Appendix A, Figures 39 and 40).

Intent: to ensure that rooflines present a distinct profile and appearance for the building and express the neighborhood character.

Commercial buildings with flat roofs shall have extended parapets and projecting cornices to create a prominent edge when viewed against the sky. Cornices shall be made of a different material and color than the predominant siding of the building.

(h) Screening Rooftop Equipment (see Appendix A, Figures 41 and 42).

Intent: to screen rooftop mechanical and communications equipment from the ground level of nearby streets and residential areas of the same elevation.

- (i) Mechanical equipment shall be screened by an extended parapet wall or other roof forms that are integrated with the architecture of the building.
- (ii) Communication equipment should be blended in with the design of the roofs rather than being merely attached to the roof deck. All communication equipment shall be subject to Chapter 18.74 WMC, Telecommunications.

(4) Sign Design.

(a) Creativity (see Appendix A, Figures 43 through 47).

Intent: to encourage interesting, creative and unique approaches to the design of signage.

- (i) Projecting signs, supported by ornamental brackets and oriented to pedestrians, are strongly encouraged.
- (ii) All signage shall comply with Chapter 18.60 WMC, Sign Regulations.

(b) Historic Signage (see Appendix A, Figures 48 through 52).

Intent: to preserve the unique character of Washougal.

Retain existing historic signs that feature the character of the area, wherever possible.

(c) Pedestrian-Oriented Signs (see Appendix A, Figures 53 through 56).

Intent: to provide signs that complement and strengthen the pedestrian use of the commercial zones.

(i) Pedestrian signs include projecting signs (blade signs), window signs (painted on glass or hung behind glass), logo signs (symbols, shapes), wall signs over entrance, A-board and freestanding sidewalk signs.

(ii) All signage shall comply with Chapter 18.60 WMC, Sign Regulations.

Appendix A

Design Standards and Guidelines for Commercial Zones

Figure 1



**Five-foot wide clear and continuous
pedestrian zone**

Figure 2



Street trees in grates

Figure 3

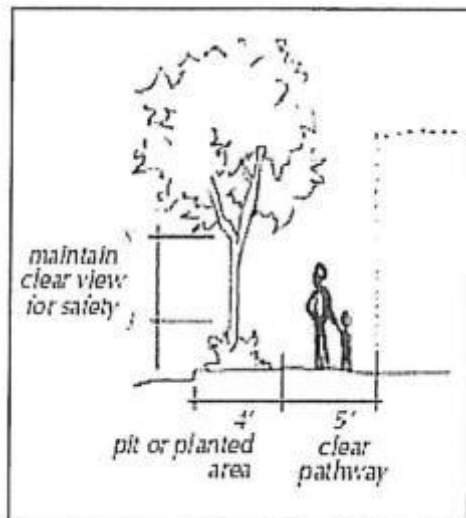


Figure 4



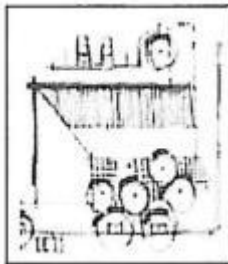
Plaza with seating and landscaping

Figure 5



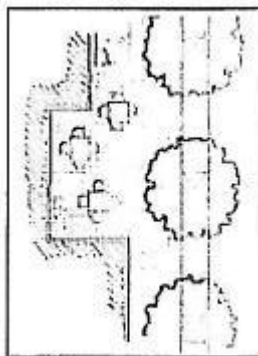
**Half-circle of shared seating area within
a private development**

Figure 6



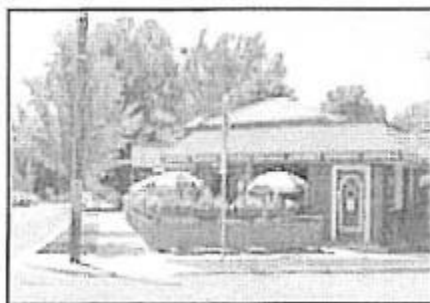
**Accessible and visible
open space**

Figure 7



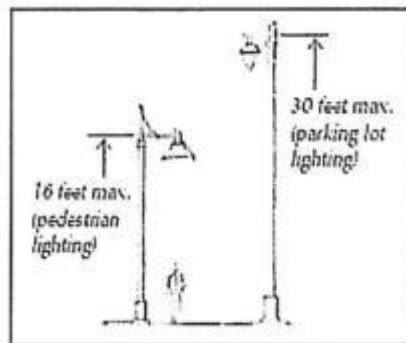
Varied setback from sidewalk

Figure 8



Setback at intersection for patron seating

Figure 9



Light fixtures shall be shielded from the sky

Figure 10



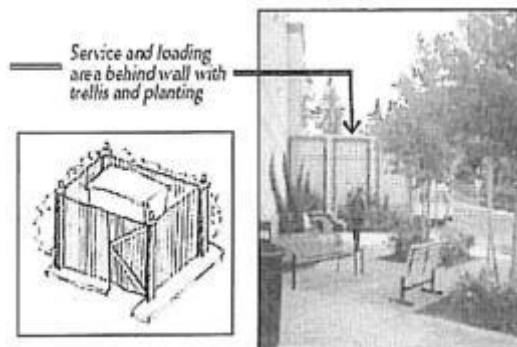
Pedestrian scale lighting

Figure 11



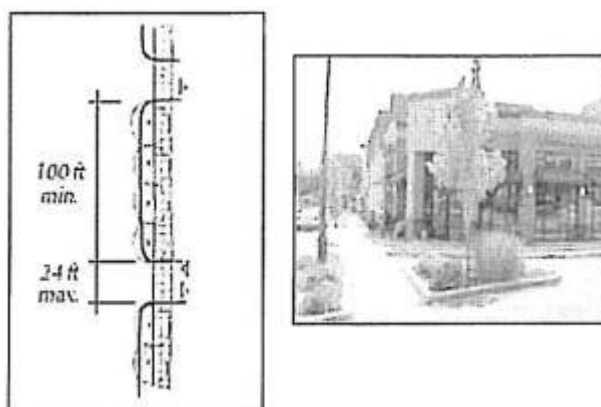
Site and parking lot lighting

Figure 12



Screening of service area

Figure 13



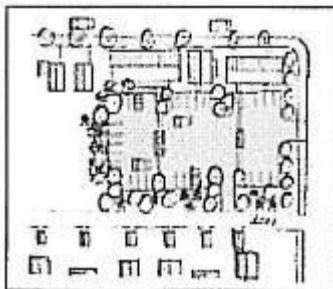
Pedestrian-friendly driveway

Figure 14



Drive-thru located at the rear of the building

Figure 15



**Rear parking screened from
adjacent residences**

Figure 16



Parking located beside building

Figure 17



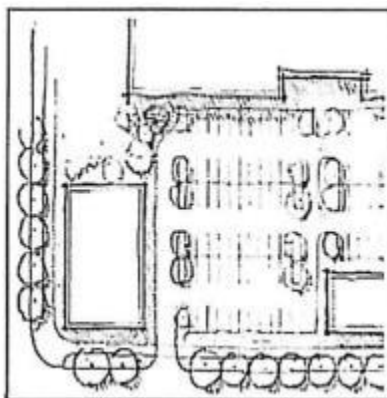
Rear parking

Figure 18



Low masonry wall with landscaping

Figure 19



Trees at a 1:6 ratio in a consolidated parking lot

Figure 20



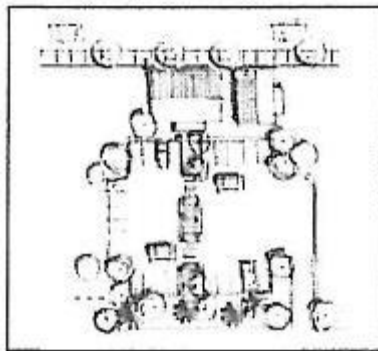
Trees contribute to shopping experiences

Figure 21



Landscaped "fingers" break up the expanse of asphalt

Figure 22



**Five-foot wide pedestrian connection
through rear parking lot**

Figure 23



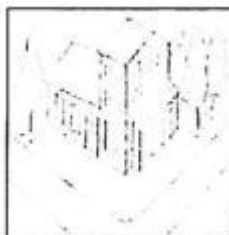
**Connections provide safety and comfort
in large parking lots**

Figure 24



**Connection combined with lighting
and trees**

Figure 25



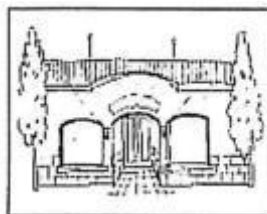
**Storefronts and entrances should
open up towards the street**

Figure 26



**Buildings should enhance the
activity on the street**

Figure 27



Recessed entrance

Figure 28



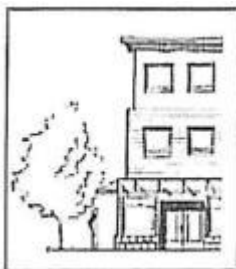
Large entrance and portico

Figure 29



**Weather protection along
front facade**

Figure 30



Distinct base, middle, and top

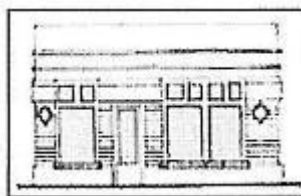
Figure 31



Figure 32



Figure 33



60 percent transparency

Figure 34



Large clear windows allow businesses to thrive

Figure 35

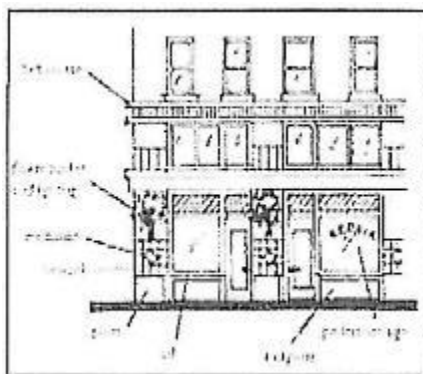
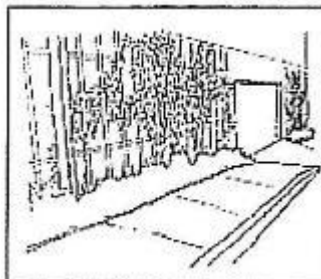


Figure 36



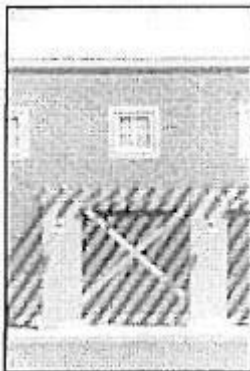
A variety of details at the ground level attracts people and activity

Figure 37



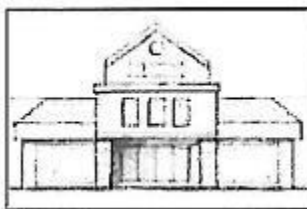
**Trellis with vines next to a
garage entrance**

Figure 38



Architectural details and trellis

Figure 39



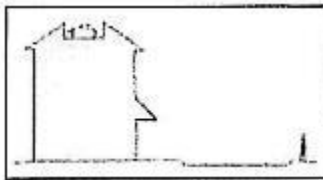
**Pitched roof profile may provide
a more gentle transition to
nearby residential uses**

Figure 40



Distinct building presence on the street

Figure 41



**Mechanical equipment screened
from pedestrians**

Figure 42



Figure 43



Figure 44



Figure 45

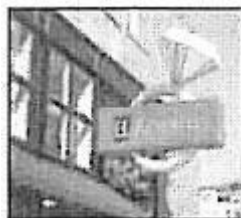


Figure 46



Figure 47



Figure 48

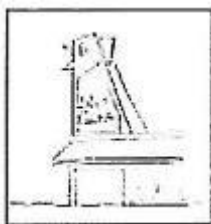


Figure 49



Figure 50



Figure 51



Figure 52



Figure 53

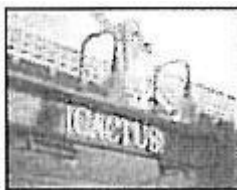


Figure 54

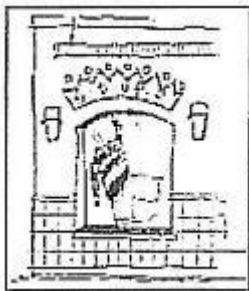


Figure 55



Figure 56



(Ord. 1821 § 1 (Att. A), 2016; Ord. 1591 § 1, 2007; Ord. 1503 § 1, 2005; Ord. 1398 § 1 (Exh. A), 2000)

18.32.050 Espresso stands – Drive-through.

The design requirements for drive-through espresso stands, where permitted by site plan review approval, are:

- (1) On-site circulation shall be provided for the espresso stand that is designed to accommodate a free flow of vehicles that does not conflict with any other uses on the same site or traffic circulation on the site.
- (2) Drive-through lanes shall be designed to accommodate awaiting vehicles so that vehicle stacking does not extend into public streets or other connecting travel lanes on the same site.
- (3) Drive-through espresso stands are to meet the development standards of this code and site plan review criteria as found in Chapter 18.88 WMC and the commercial site design standards including signage as found in Chapter 18.60 WMC.
- (4) Transportation studies in compliance with Chapter 18.90 WMC may be required of applicants for drive-through espresso stands regarding traffic loading, traffic circulation, and the impacts upon the transportation level of service on adjoining streets and roads. (Ord. 1886 § 1 (Exh. A), 2019; Ord. 1613 § 1 (Exh. A), 2008; Ord. 1422 § 1, 2001)

18.32.060 Commercial recreational facilities (enclosed and unenclosed) – Design standards.

The design requirements for commercial recreational facilities, where permitted by site plan review approval and/or conditional use, are:

- (1) Building design and construction shall provide the following:
 - (a) Solid masonry or concrete on all walls.
 - (b) Sound baffling to assure noise levels not greater than 60 dBA at the outside of the building as determined by an acoustical engineer.
 - (c) Air ventilation and filtration system capable of removing dangerous levels of smoke and particulates, as determined by OSHA standards.
- (2) Hearing protection devices shall be required for all persons exposed to noise levels above 75 dBA.
- (3) Air emission permit shall be obtained from Southwest Washington Clean Air Agency prior to occupancy permit.
- (4) Baffling to assure noise levels do not exceed 60 dBA in waiting areas and 50 dBA in an office area.

- (5) A variance may be available to the noise level standard, depending on adjacent use and the use proposed.
- (6) The hours of commercial recreational facilities shall be limited to 7:00 a.m. to 10:00 p.m. (Ord. 1451 § 1, 2003)

Chapter 18.38

WOODBURN HILL SUBAREA DEVELOPMENT

Sections:

- 18.38.010 Purpose.
- 18.38.020 Applicability.
- 18.38.030 Environmental review.
- 18.38.040 Residential development.
- 18.38.050 Nonresidential/mixed use nodes.
- 18.38.060 Surface mining overlay. ([*Repealed*](#))
- 18.38.070 Parks, recreation and open spaces.
- 18.38.080 Slope protection and erosion control.
- 18.38.090 Design standards.
- 18.38.100 Supplemental submittal requirements.

18.38.010 Purpose.

It is the purpose of this chapter to set forth the standards, incentives and guidelines for development within the Woodburn Hill subarea. The standards are intended to set forth a framework that allows for flexibility in design and development while preserving, to the greatest degree possible, the environmentally sensitive areas and open space opportunities within the subarea while balancing these interests with those of private property rights. (Ord. 1520 § 1, 2005; Ord. 1421 § 1, 2001; Ord. 1253 § 1, 1997)

18.38.020 Applicability.

The provisions of this chapter apply to all land located within the Woodburn Hill subarea as identified in the city of Washougal 20-year growth management plan, Element IV(a) (Woodburn Hill subarea plan). It shall be the responsibility of the community development director to interpret and apply the provisions of these standards, and has the authority to modify any standard contained within this chapter if necessary to meet the intent of the standard, in light of physical constraints or unique development design. It shall be the responsibility and authority of the director to interpret and apply the provisions of these standards to assure the intent of these standards is met. (Ord. 1613 § 1 (Exh. A), 2008; Ord. 1520 § 1, 2005; Ord. 1421 § 1, 2001; Ord. 1253 § 1, 1997)

18.38.030 Environmental review.

(1) In reviewing development proposed on land located within the subarea, if in compliance with these regulations and the provisions of the subarea plan elements, the director shall rely to the greatest extent possible on the environmental analysis and documents prepared and adopted as part of the subarea plan.

(2) Where development proposals are consistent with the subarea plan, the director shall adopt the EIS prepared for the plan as the environmental analysis, with addenda analysis only as necessary to address the elements of the development proposal not addressed by the EIS.

(3) Additional environmental review shall be required in the following cases:

(a) The scope of the proposed development exceeds that contemplated in the subarea plan EIS with respect to any other analyzed environmental elements;

(b) The proposed development will have an impact on an element of the environment which was not considered in the scope of the Woodburn Hill EIS. (Ord. 1520 § 1, 2005; Ord. 1421 § 1, 2001; Ord. 1253 § 1, 1997)

18.38.040 Residential development.

In light of the physical constraints within the subarea, it is the intent of the city to allow flexibility in site design and layout for residential uses. The reliance upon minimum building envelope standards and maximum densities instead of lot size standards is intended to facilitate flexible site design, as well as to encourage retention of unbuildable areas in common open space tracts as opposed to under individual private ownerships.

(1) ~~Residential-Permitted~~ Uses. The following residential uses shall be permitted within the subarea in accordance with the density provisions of this section:

- (a) Detached single-family;
- (b) Townhouses;
- (c) Zero lot line developments;
- (d) Residential condominiums;
- (e) Public use, limited.

(f) Family Day Care as defined in WMC 18.06.350 subject to requirements specified in WMC 18.46.070.

(2) Conditional Uses. The following uses shall be conditional throughout the subarea, subject to the provisions of Chapter 18.72 WMC:

- (a) Assisted living or congregate care facilities;
- (b) Day care centers;
- (c) Public uses;
- (d) Churches;
- (e) Apartments, with a maximum of 60 units in any single complex, subject to design review.

(f) Permanent supportive housing and transitional housing.

(3) Densities. All densities referred to throughout these standards shall mean units per gross acre. Densities in the Woodburn Hill subarea shall be in accordance with Table 18.38-1, except as provided for in this subsection and subsection (4) of this section.

- (a) In situations where the physical environment on the site warrants such allocations, the density provisions of Table 18.38-1 may be modified by the director, subject to the design standards of WMC 18.38.090, to meet the intent of this section. However, the maximum residential density on any single development site throughout the subarea shall not exceed 4.7 gross units per acre, and the overall number of units provided within the subarea shall not exceed 1,410.

(4) Density Transfers. Portions of sites encumbered by land identified as sensitive due to the presence of steep slopes, unstable land, historical or archaeological sites, wetlands and buffers, commons, land voluntarily or mandatorily set aside for open space or other permanent physical development limitations, but not including required or existing rights-of-way, as may be determined or approved by the director, may be eligible for transfer of density. The residential density otherwise able to be achieved on such gross acreage may be transferred to the remaining unencumbered land areas, subject to the following limitations:

- (a) Intraparcel Transfer. The maximum number of units which can be transferred is limited to the number of whole units (fractions of units shall be rounded down) which would have been allowed on the unbuildable area described in this section, not to exceed 125 percent of the maximum density set forth in Table 18.38-1; provided, however, the maximum number of units shall be calculated based on the gross area of the site, minus any public road right-of-way, and the maximum density allowed will be dependent upon site characteristics and other factors.
- (b) Interparcel Transfer. Density may be transferred between parcels or ownerships within the subarea; provided, that the overall maximum density for the subarea shall not be exceeded and that the maximum density allowed in any particular area, as set forth in Table 18.38-1, is not exceeded by more than 125 percent.

(i) The city shall maintain a record of the number of units preliminarily approved for construction within the subarea and allow interparcel density transfer of the unused density to subsequent development proposals, upon request by the applicant of those developments, and give priority for use of interparcel density on the basis of technically complete determination.

(5) Height. Height of structures shall be measured from the mean point of adjacent grade to the highest point of the structure, excluding architectural features such as chimneys. The maximum height within the subarea shall be 35 feet, except:

(a) Structures located above the 510-foot elevations shall include features that mitigate the potential impacts on the appearance of the ridgeline including, but not limited to:

(i) Height restrictions;

(ii) Complex roof gables and articulations, or incorporation of dormers or other architectural features to eliminate monotonous roof lines;

(iii) Restriction of building location and type;

(iv) Incorporation of porches and other architectural features on southern building faces that eliminate monolithic blank walls;

(v) Planting of mature vegetation on the north side of structures to provide a natural silhouette backdrop. Such planting shall be selected to assure that at least 25 percent of their crown is above of the height of the structure at time of planting;

(vi) Other measures approved by the review authority.

(6) Medical marijuana cooperatives as defined in RCW 69.51A.250 are prohibited.

(7) Recreational marijuana producers, processors and retailers as defined in RCW 69.50.101 are prohibited.

Table 18.38-1

Degree of Slope ¹	Maximum Density (units/acre) ^{2,3}	Minimum Building Envelope ⁴			Setbacks (Minimum/Maximum)			
		Area (s.f.)	Average Width	Average Depth	Front ⁵		Side/ St. Side	Rear
					Residence ^{5, 6}	Garage ⁷		
0 – 5%	8	1,800	20'	60'	10'/15'	18' min.	5'	5'
5 – 10%	6	1,800	20'	60'	10'/15'	18' min.	5'	5'
10 – 15%	5 ⁸	2,800	40'	70'	10'/15'	18' min.	5'	5'
15 – 25%	3.5	3,000	60'	50'	10'/15'	18' min.	5'	10'
25 – 40%	2.5	3,500	70'	50'	10'/15'	18' min.	5'	10'
40 – 50%	2	4,000	80'	50'	10'/15'	18' min.	5'	15'
50 – 100%	no build							

¹Degree of slope references existing natural topography of the site.

²This density may be exceeded by a maximum of 125 percent with use of the density transfer of WMC 18.38.040(2). Maximum densities listed in this table do not guarantee these densities throughout each parcel within the subarea. Physical or topographical restrictions may prohibit achieving these densities.

³Increased densities may be warranted throughout the subarea regardless of the slope conditions, depending upon design, configuration and compatibility. Densities may be increased upon certification of suitability by a licensed geotechnical engineer of the area for construction. Densities on slopes of 15 percent shall not exceed eight units per acre and shall be subject to approval by the review authority.

⁴Building envelope includes the buildable area of a lot unencumbered by setbacks, unbuildable slopes, irregular lot configuration, environmentally sensitive areas or other restrictions which may make the land unbuildable.

⁵Minimum and maximum setbacks may decrease by one foot for each one percent of slope in excess of 10 percent to a minimum of six feet for the residence (not garage). Front porches that extend beyond the front face of the primary structure may intrude into front yard setbacks. However, no reduction in a setback or intrusion of a front porch may be permitted that will interfere with sight distance.

⁶The front setback of the residence may be reduced by the same distance that the front of the garage is set back from the primary face of the residence, to a maximum reduction of five feet (10 feet rather than 15).

⁷This minimum setback provision shall not apply to garages with entrance doors oriented perpendicular to the adjacent street to form a parking court. (There is to be 18 feet of parking area length inside of the back of the curb and/or sidewalk or planter strip; whichever is the farthest interior to the lot, in order for vehicles not to encroach either into a pedestrian way or roadway.)

⁸Except as provided for in nonresidential development under WMC 18.38.050.

(Ord. 1929 § 1 (Exh. A § 1), 2020; Ord. 1807 § 2 (Exh. A), 2016; Ord. 1764 § 2 (Exh. A), 2014; Ord. 1758 § 1 (Exh. A), 2014; Ord. 1520 § 1, 2005; Ord. 1421 § 1, 2001; Ord. 1253 § 1, 1997)

18.38.050 Nonresidential/mixed use nodes.

(1) Except as provided for in subsection (5) of this section, there shall be the potential for two mixed use nodes within the subarea, subject to all of the following location criteria and as generally designated in the subarea plan:

- (a) Nodes shall be located on land with existing slopes of 10 percent or less; and
- (b) Nodes shall be separated by at least 0.5 miles, but no greater than 1.5 miles;
- (c) Nodes shall be located along an area collector;
- (d) No individual node shall exceed 12.5 contiguous acres in area; and
- (e) The total area dedicated to mixed use nodes shall not exceed 20 acres.

(2) The following uses are permitted in the mixed use nodes, subject to site plan review (Chapter 18.88 WMC) and the design standards contained in WMC 18.38.090:

- (a) Any residential use as provided for in WMC 18.38.040, subject to the design standards contained in WMC 18.38.090;
- (b) Accessory uses and structures normally incidental to one or more permitted principal uses;
- (c) Day care centers, subject to WMC 18.46.070;
- (d) High quality restaurants, as defined by the Trip Generation Manual of the Institute of Transportation Engineers (ITE), not including drive-in or drive-through facilities and not to exceed 5,000 square feet in area;
- (e) Retail trade establishments, enclosed, not exceeding 5,000 square feet of gross floor area;
- (f) Service establishments, personal, not exceeding 2,500 square feet of gross floor area;
- (g) Professional offices;
- (h) Similar uses.

(3) The following use shall be conditional in the mixed use nodes, subject to the provisions of Chapter 18.72 WMC:

(a) Hotels.

(4) There shall be no auto-related uses (such as gas stations, auto service or repair or similar uses) permitted within the subarea.

(5) There shall be no solely residential development within mixed use nodes prior to 50 percent build out of the subarea.

(6) Neighborhood Retail. Neighborhood retail uses shall be permitted throughout the subarea, subject to the provisions of site plan review (Chapter 18.88 WMC) and the following criteria:

(a) Uses shall be limited to retail sales of groceries or disposable household items.

(b) Each retail use shall be enclosed in a single building which does not exceed 3,500 square feet of gross floor area on a parcel which does not exceed 12,000 square feet.

(c) No neighborhood retail use shall be located within a 0.25 mile radius of any other commercial retail use.

(d) Neighborhood retail uses shall be on lots located at the corner of the intersection of two public streets, both of which shall have sidewalks.

(e) Building shall be built to the sidewalk with no parking or maneuvering separating the building and the sidewalk.

(f) At least 50 percent of the street facing facade shall be comprised of windows.

(g) Buildings shall be designed so as to be architecturally compatible with surrounding residential uses.

(h) There shall be no backlit, neon or flashing signs associated with neighborhood retail uses.

(i) Neighborhood retail uses shall provide parking consistent with Chapter 18.52 WMC to a maximum of five parking spaces. On-street parking shall be utilized to meet this requirement. If on-street parking is insufficient to provide the required number of spaces, parking may be provided off-street, provided it is located to the rear of the building.

(j) Neighborhood retail uses shall be restricted to the ground floor of the structure they occupy.

(7) Medical marijuana cooperatives as defined in RCW 69.51A.250 are prohibited.

(8) Recreational marijuana producers, processors and retailers as defined in RCW 69.50.101 are prohibited. (Ord. 1807 § 2 (Exh. A), 2016; Ord. 1764 § 2 (Exh. A), 2014; Ord. 1520 § 1, 2005; Ord. 1421 § 1, 2001; Ord. 1253 § 1, 1997)

18.38.060 Surface mining overlay.

~~Repealed.~~

~~(1) There shall be a surface mining overlay placed on tax lots 2 (131160), 29 (131186) and 13 (131170) located within the subarea, and as specifically indicated on the land use map. Permitted uses within the surface mining overlay are as follows:~~

~~(a) Aggregate surface mining;~~

~~(b) Crushing;~~

~~(2) Prohibited Uses:~~

~~(a) Asphalt and concrete batch plants;~~

~~(3) Removal of Overlay. The overlay zone may be removed at any time as a Type III proceeding, pursuant to the provisions of Chapter 18.94 WMC, and is not bound by the annual review provisions of the comprehensive plan. (Ord. 1520 § 1, 2005; Ord. 1421 § 1, 2001; Ord. 1253 § 1, 1997)~~

18.38.070 Parks, recreation and open spaces.

(1) Public and private parks and open spaces shall be permitted uses throughout the subarea.

(2) An improved community park not less than five acres in area shall be provided within the subarea as generally indicated on the adopted land use map. "Improved" shall mean that at least 75 percent of the gross land area is actively useable via pedestrian trails, playground or fitness equipment, picnic areas or other such amenities. The properties ultimately affected by the final location of the park shall be eligible for park impact fee credit up to the value of the raw land costs plus improvements. Potential residential densities lost as a result of park provisions may be transferred in accordance with WMC 18.38.040(4). The director or review authority may approve alternative park and open space plans which meet the intent of this subsection.

(3) Where possible and feasible, passive open spaces, such as unbuildable ravines and stream corridors, throughout development within the subarea shall ultimately be improved with an integrated network of pedestrian amenities, which connect to the existing street network or to other trail systems in the area such as the Washougal River Greenway, Lacamas Creek Park and parks within the subarea. Such unbuildable areas shall either be dedicated to the city or encumbered with public easements for pedestrian facilities. Easements shall be composed of a 20-foot wide construction easement which, upon completion of trail construction and an eight-foot wide perpetual pedestrian easement, will expire. If such areas are improved with public pedestrian trails by the developer, the developer shall be eligible for park impact fee credits for the costs of improvement only.

(4) Development of active recreational opportunities is strongly encouraged in developments throughout the subarea. Such spaces shall be provided in accordance with the following standards:

(a) Developments of 50 units or more or with an exterior boundary greater than 0.25 miles from any existing, planned or proposed park facility shall provide neighborhood parks as follows:

(i) Parks shall have an area of 10 percent of the gross site development area or one acre, whichever is greater, but not to exceed five acres for any individual park. Developments greater than one quarter mile in any dimension shall provide multiple parks consistent with this intent.

(ii) Parks shall be fronted on at least 50 percent of their perimeter by public streets, and shall have a minimum of 75 percent of their area improved with active open spaces such as fitness facilities, picnic areas, playgrounds or pedestrian trails.

(iii) Whenever possible, parks should incorporate undevelopable areas such as wetlands or on slopes which take advantage of views.

(iv) Parks provided consistent with this section shall be eligible for park impact fee credits, pursuant to Chapter 15.62 WMC. (Ord. 1520 § 1, 2005; Ord. 1421 § 1, 2001; Ord. 1253 § 1, 1997)

18.38.080 Slope protection and erosion control.

(1) Development on slopes in excess of 15 percent and on slopes transitioning to these steep areas (within 100 lineal feet of the crest or toe of a steep slope) shall comply with the following:

(a) Planning of development within the subarea shall take into account the topography, soils, geology, hydrology and other conditions existing on the proposed site.

(b) Development shall be designed and oriented on the site so that grading for infrastructures, build out and other site preparation is kept to a minimum.

(c) Essential grading shall be shaped and engineered so as to blend with natural land forms and to minimize the necessity of padding and/or terracing of building sites.

(d) In addition to the provisions of subsection (3) of this section, projects shall be phased into workable units on which construction shall be scheduled to minimize soil disturbance and to control erosion in accordance with the approved erosion control plan.

(e) Areas not well suited for development because of soil, geology, vegetation or hydrology limitations should be allocated for open spaces and recreational uses, consistent with WMC 18.38.070(2).

(f) Disruption of existing plant and animal life shall be minimized. Existing deep-rooted vegetation on slopes of 15 percent or greater shall be removed only as necessary to construct roads and infrastructure prior to final plat approval. Prior to any earthwork, the applicant shall submit a detailed vegetation plan that indicates preservation, during infrastructure construction, of all trees with a dripline outside of the right-of-way. The plan shall include an inventory of all trees with a 10-inch DBH or greater, their species, size, trunk location and extent of dripline. Removal of deep-rooted vegetation on individual lots with slopes in excess of 15 percent shall be in conjunction with residential construction only, and shall be limited to that necessary to locate individual residences. If deep-rooted trees are removed to accommodate residences, root structures shall be preserved whenever possible to assist in slope stabilization and erosion control.

(g) Soil disturbance shall be minimized.

(h) Developments shall, to the extent possible and feasible, include implementation of best management practices (BMPs) for slope and soil stabilization, grading and landscaping.

(i) Lots with building envelopes that have slopes in excess of 15 percent shall include preplanned building pad and driveway locations which incorporate the intent and provisions of this section.

(2) In addition to the erosion control requirements of the city of Washougal Engineering Standards and subsection (1) of this section, no earthwork activity shall occur on slopes in excess of 25 percent between the dates of October 1st and May 1st, providing that the city of Washougal may extend or shorten this time period on a case-by-case basis depending on actual weather conditions.

(3) The use of temporary portable crushers may be permitted throughout the subarea as warranted to use on-site material for infrastructure construction or in conjunction with approved hillside excavation. Sale of on-site rock, whether crushed or uncrushed, is not permitted. Blasting, rock, and/or crushed rock on the site is allowed only for on-site infrastructure. However, such use shall be identified in the initial application for preliminary development approval, and shall be subject to the following restrictions:

(a) The applicant shall demonstrate that the excavation is necessary to accommodate development within the standards of this chapter and that it is the minimum necessary to accommodate such development.

(b) The applicant shall demonstrate that there are no practicable or feasible alternatives to the use of on-site crushers, such as use of rippers or strippers.

(c) Use of on-site crushers shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, 8:00 a.m. to 6:00 p.m. Saturday and no use on Sunday.

(d) Any blasting necessary for construction, due to geological conditions, shall be completed in accordance within the time frames outlined in the applicable provisions of the RCW and WAC and shall obtain a blasting permit from the city of Washougal fire department. (Ord. 1520 § 1, 2005; Ord. 1465 § 1, 2003; Ord. 1421 § 1, 2001; Ord. 1253 § 1, 1997)

18.38.090 Design standards.

(1) Development Compatibility and Continuity. Development within the subarea shall be designed to the following standards to assure compatibility and continuity between and within developments:

(a) Directly abutting residential uses, either within a single proposal or between a proposed and existing or preliminarily approved development, shall be designed to assure that there is a maximum 25 percent density increase or decrease to transition between housing types or densities. When separated by a street, facing

housing types shall be the same and densities of facing residential uses shall be within 10 percent of each other. The provisions of this section may be modified by the director upon finding:

- (i) That physical site constraints require development to be designed with a separation of more than 300 feet between building envelopes; or
- (ii) That the physical site conditions warrant differing densities, pursuant to Table 18.38-1, and the result is differing housing types. In this case, the applicant shall submit architectural renderings of the proposed development that demonstrate architectural and functional compatibility between the differing housing types and/or densities.

(b) Attached single-family development built immediately adjacent to detached single-family development shall be designed and constructed so as to approximate the height, scale, bulk and appearance of typical single-family residential development of the adjacent zone in order to provide a transition between types of development.

(c) Nonresidential development should not be located immediately adjacent to detached single-family residential development. If such developments do abut, each type of development shall be subject to the following:

(i) Nonresidential Development.

(A) The abutting boundary shall be improved with a 10-foot-wide vegetated buffer consisting of live ground cover and trees planted an average of one per 30 lineal feet on center, filled between with evergreen shrubs which are a minimum height at planting of three feet and reach a minimum height of six feet within three years of planting.

(B) The scale, bulk and appearance of the building facade facing the residential development shall be designed to minimize monolithic or monotonous walls facing residential uses, consistent with subsection (3) of this section.

(ii) Residential Development.

(A) If not separated by a street, the abutting residential development should be attached single-family or multifamily, and shall have a minimum density of six units per acre.

(B) If separated by a street, the abutting residential may be single-family or multifamily, and shall have a minimum density of four units per acre.

(2) View Preservation.

(a) To the extent possible and feasible, developments on slopes in excess of 15 percent shall implement a combination of development design, plat restrictions and/or construction restrictions which assure preservation of private view corridors for 50 percent of the units within the development, as well as public view points from within the subarea, to the Portland city lights, Columbia River Gorge National Scenic Area and/or Mt. Hood. Such measures may include restrictions in height, placement of homes, tree removal or replanting, or other mechanisms approved by the director to preserve or enhance views from the development.

(b) To preserve, to the extent possible and feasible, the natural beauty of Woodburn Hill as a view amenity from within the city, developments visible from the lowlands of the city (i.e., north of Shepherd Road) shall retain existing vegetation to the greatest degree possible to preserve the visual integrity and continuity of hillsides within the city. If tree removal occurs as a result of development, street trees and open space plantings shall occur as a condition of plat approval that assure a developed canopy, which at least partially obscures visibility of rooftops and streets from city lowlands.

(c) Primary view corridors from residences north of the subarea that exist at the time of adoption of the ordinance codified in this section shall be preserved by incorporating design elements that preserve views, such as height limitations, lot configuration or building placement.

(3) Nonresidential Development.

(a) Site Design.

- (i) Primary building entrances shall be oriented toward the public street and pedestrian facilities.
- (ii) Parking, driveways or auto maneuvering areas shall not separate the primary face of the building (front entry face) from the abutting street.
- (iii) Nonresidential development shall provide accessible and accommodating spaces for public civic interaction via pedestrian plazas, street furniture and public open spaces wherever appropriate and feasible.
- (iv) Buildings on corner lots shall, where appropriate, be located on the street corner with building frontages on both streets and primary entrances oriented toward the intersection. If no buildings are located at street corners, pedestrian plazas and amenities shall provide a focus for the area.
- (v) If buildings are not located at the corner intersections, monumentation shall be incorporated at key or focal intersections within or on the perimeter of developments to foster a sense of community identity and arrival. Monument shall be of an appropriate size, scale and design to accomplish this.

(b) Architectural and Building Design.

- (i) The ground floor of building facades facing streets shall have at least 50 percent of the total wall area in permeable surfaces (windows, pedestrian entrances, open shops).
- (ii) Buildings with frontages greater than 50 lineal feet shall vary the building line and create offsetting walls, awnings, arcades, modulated wall textures, climbing landscaping materials and other features that break down the scale of the wall.
- (iii) Buildings shall integrate awnings, overhangs or other rain protection features when abutting pedestrian amenities.
- (iv) The exterior finish of buildings is encouraged to be similar to that of abutting uses, but shall not be corrugated metal or vertical jointed wood siding (TI-11).

(c) Signage. All signage within the subarea shall be monument signage. Any proposed sign lighting shall be indirect with no backlit, flashing or neon. All other sign provisions shall be in accordance with Chapter 18.60 WMC.

(4) Stormwater. The city shall ultimately maintain and operate a stormwater conveyance and disposal system for the subarea. Such a system will provide for conveyance from developments within the subarea to a regional detention facility and/or a direct outfall to the Washougal River. The responsibility for design, permitting and construction of the outfall shall be the responsibility of the developers within the subarea. This may be accomplished by private construction of the outfall and subsequent reimbursement via a "latecomer" system, or by formation of a stormwater LID. The city will, to the extent possible, assist and facilitate the permitting of construction of the disposal outfall structure and conveyance lines from the north line of Shepherd Road to the point of outfall. Upon completion, the system will be publicly owned and maintained. Development within the subarea shall be responsible for treating and disposal of increased stormwater runoff consistent with the provisions of the Washougal Engineering Standards, except as modified below:

(a) All development shall provide methods for on-site stormwater quality treatment consistent with the city of Washougal Engineering Standards.

(b) If, at the time of development, the stormwater collection and outfall system referenced in subsection (4) of this section is not in place, development shall provide interim detention or retention facilities designed in accordance with the provisions of the city of Washougal Engineering Standards.

(c) Stormwater utility plans for all new development shall include dry stormwater transmission lines configured so as to accommodate abandonment of interim facilities and connection to the overall stormwater conveyance system.

(5) Streets. Streets shall generally occur as indicated on the street network map included in the subarea plan and as provided for in this subsection. However, the street network map provided in the plan is conceptual, and shall not be constituted to require strict compliance with the alignments which occur in that plan. The street alignments that appear on the street network map in the subarea plan are intended to indicate where critical street connections need to occur, not necessarily actual physical street alignments.

(a) Street Classifications. There shall be three basic street classifications within the subarea. Other street types may be appropriate upon technical site design, and may be approved by the director upon concurrence with the fire chief and the director of public works. Where standards are not specified in this section, the city of Washougal Engineering Standards shall prevail. The basic street classifications are as follows:

(i) Residential Collector. Residential collector streets are intended to provide primary and consistent connections to, from and between developments within the subarea and to the surrounding street network. There are three residential collectors within the subarea as shown on the Woodburn Hill Subarea Street Network Map, one providing primary east-west connection between 40th Street on the east and Crown Road on the west, one providing north-south connection from Shepherd Road to the east-west area collector, and a second north/south connection from Shepherd Road to the northerly boundary of the current urban growth boundary with ultimate connection to 30th Street. Residential collectors generally carry through traffic from contiguous residential areas. Emphasis is on facilitating pedestrian use.

(ii) Residential Access. A residential access is intended to provide primary means of conveying traffic from residential areas to residential collectors. Through trips are discouraged on residential access. Emphasis is on facilitating pedestrian use.

(iii) Residential Local. Residential local roads are intended to provide direct access to properties within neighborhoods to convey traffic to the residential access and residential collector system.

(b) Except as specifically modified in this section, streets within the subarea shall comply with the provisions of Table 18.38-2.

(c) There shall be a residential collector, constructed to the standards contained in Table 18.38-2, running east-west through the subarea which provides a physically uninterrupted connection between the east end of 40th Street and Crown Road. There shall be an additional residential collector that provides a north-south connection from the eastern portion of Shepherd Road north to the east-west area collector. "Physically uninterrupted" shall mean the collector has no angular turns, no curves with a centerline radius of less than 250 feet and no intersection offset.

(d) Wherever practicable and feasible, development shall be designed to provide cross circulation at maximum intervals of 500 feet on all streets. Where meeting this standard is not practicable or feasible due to physical obstructions such as topography or other environmental features, pedestrian connections shall be provided between roadways at this interval.

(e) There shall be no direct access restrictions on any streets within the subarea, except to provide for safe separation between driveway intersections and public street intersections, to preserve sight distance for vehicles entering roadways, residential collectors, or to assure other safety provisions as determined by the public works director. Maximum width of residential curb cuts shall be 20 feet.

(f) The maximum curb cut onto a public street for nonresidential development shall be no less than 24 feet and no greater than 36 feet.

(g) There shall be a traffic circle, median or other traffic calming device approved by the director incorporated into the design of the eastern intersection indicated on the street network map.

(6) Streetscapes. In order to preserve and enhance the street as a public space, the following provisions shall be incorporated into developments:

(a) There shall be no fencing in excess of three feet in height between the front face of any building and the street.

Table 18.38-2

	Residential Collector	Residential Access	Residential Local
Right-of-Way Width	60'	54'	50'
Roadway Width	38'	36'	32'
Number of Lanes	2	2	2
Lane Width	11'	10'	9'
# of Parking Lanes	2	2	2
Parking Lane Width	8'	8'	7'
Sidewalks	5' both sides	5' both sides	5' both sides
Planter Strips	3' both sides	3' both sides	3' both sides
Design Speed	25	25	25
Max./Min. Curve Radius	500'/250'	400'/200'	200' max.
Max. Intersection Radius	25	20	15

Cul-de-sacs shall comply with Section 3B.08, Street Ends, of the Washougal Engineering Standards.

(b) Rear yards of residential developments shall be oriented to the interior of blocks. Development design shall, to the extent possible and feasible, assure that no rear yard abuts a public street with a classification of loop/cul-de-sac or higher.

(c) The use of rear-loading (private alley fed) lots may be permitted subject to the following:

(i) The lot also has street frontage on an improved public right-of-way containing a parking lane on both sides of the public roadway,

(ii) The home faces the public roadway,

(iii) Parking within or on either side of the alley is prohibited and signed,

(iv) The alley has sufficient width and an approved street end approved by the director of public works and fire chief,

(v) Public utilities shall not be allowed within an alleyway.

(d) Planter Strips. Planter strips required by Table 18.38-2 shall be planted an average of every 30 feet on center with a deciduous canopy tree, with the balance of the planter strip planted and maintained with live groundcover. Detached sidewalks are required so that the planter strips are located behind the curb. Street trees shall have a three-inch caliper diameter breast height (DBH) at time of planting and shall reach a mature height of at least 50 feet to top of crown. Street trees shall be certified by registered landscape architect or certified arborist to be of a variety with a root structure that is least intrusive into utility lines or disruptive to sidewalks,

and shall be selected and placed so as not to conflict with view preservation in subsection (2)(a) of this section, and to augment and enhance the provisions of subsection (2)(b) of this section.

(7) Lighting. Street and building lighting within the subarea shall be designed and placed in a manner that assures safety, while minimizing glares on adjacent properties, particularly rural properties abutting urban development. (Ord. 1658 § 1 (Exh. A), 2010; Ord. 1520 § 1, 2005; Ord. 1496 § 1, 2004; Ord. 1421 § 1, 2001; Ord. 1253 § 1, 1997)

18.38.100 Supplemental submittal requirements.

(1) In addition to the submittal requirements outlined in Chapters 17.12 or 18.94 WMC, preliminary development applications within the subarea shall submit the following:

- (a) Topographic information with contours at a minimum of two-foot intervals;
- (b) Calculations of the amount of land in each slope threshold contained in Table 18.38-1, to the tenth of an acre;
- (c) Density calculations demonstrating compliance with the density provisions of WMC 18.38.040;
- (d) A landscape plan indicating street tree, buffer or open space area plantings as required by this chapter. Such plan shall include plant type, quantity, location, initial planting size and maintenance provisions as well as a certification from a registered landscape architect or certified arborist that the planting provisions of this chapter have been met;
- (e) A view corridor analysis which demonstrates compliance with WMC 18.38.090(2);
- (f) Information, including lot size calculations, density calculations, architectural elevations or buffer plans to demonstrate to the satisfaction of the review body, compliance with the provisions of WMC 18.38.090(1) and (3);
- (g) A street and site lighting plan, including wattage, height, location, shielding and glare information, which demonstrates compliance with WMC 18.38.090(7);
- (h) Information, including architectural renderings, plot plans and landscape plans, which demonstrate to the satisfaction of the review body, compliance with the provisions of WMC 18.38.040(5).

(2) Development submitted for final plat shall be accompanied by a subarea planning cost recovery fee in the amount of \$60.00 per gross acre for developments in excess of 25 gross acres, and a cost recovery fee of \$30.00 for development less than 25 gross acres.

(3) Developments given preliminary approval by city council prior to adoption of the ordinance codified in this section shall pay a subarea planning cost recovery fee of \$15.00 per gross acre prior to final plat approval. (Ord. 1520 § 1, 2005; Ord. 1421 § 1, 2001; Ord. 1260 § 1, 1997; Ord. 1253 § 1, 1997)

Chapter 18.44

(IP) INSTITUTIONAL AND PUBLIC DISTRICT

Sections:

- 18.44.010 Purpose.
- 18.44.020 Permitted uses.
- 18.44.030 Conditional uses.
- 18.44.035 Prohibited uses.
- 18.44.040 Dimensional requirements.

18.44.010 Purpose.

This district is intended ~~to provide a companion use district~~ for properties that provide a public benefit to the community, including designated as “schools and public facilities” and “parks and open space” on the comprehensive plan maps. ~~The institutional and public district provides for~~ major institutional and governmental activities such as schools, public parks, government offices, utility structures, and other similar public and semipublic uses. This district is designed to be compatible with residential and commercial districts. Certain uses that are typically located adjacent or in close proximity to institutional uses may be permitted ~~in areas designated as “schools and public facilities”~~ as conditional uses. (Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

18.44.020 Permitted uses.

The following list of permitted uses is illustrative and not exclusionary, and such uses are allowed only in accordance with the provisions of Chapter 18.88 WMC:

- (1) Accessory uses and structures normally incidental to one or more permitted principal uses;
- (2) Art galleries, libraries and museums;
- (3) Auditoriums and civic centers;
- (4) Cemeteries;
- (5) Clubs, lodges, fraternal institutions and other places of public assembly for membership groups, operated on a nonprofit basis;
- (6) Colleges and universities;
- (7) Public and semipublic uses;
- (8) Recreational facilities of a noncommercial nature, including parks, play fields, and golf courses;
- (9) Schools, public, parochial, private, vocational, technical, business and others, nonprofit or operated for profit;
- (10) Utilities and communication facilities, such as telephone exchanges, electric substations, and public television stations;
- (11) Similar uses. (Ord. 1929 § 1 (Exh. A § 2), 2020; Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

18.44.030 Conditional uses.

The following conditional uses shall only be considered for properties ~~designated as “schools and public facilities”~~ zoned IP on the comprehensive plan maps, with the exception of those areas zoned IP and used for public parks and open space; ~~they shall not be considered for location on properties designated parks and open space.~~ The following uses are allowed only in accordance with provisions of Chapter 18.72 WMC:

- (1) Churches, temples, synagogues and places of worship, including cemeteries, subject to;
- (2) Day care centers, subject to WMC 18.46.070;

- (3) Essential public facilities, as defined in Chapter 18.06 WMC;
- (4) Finance, insurance and real estate establishments;
- (5) Hospitals, health and medical clinics;
- (6) Institutionalized residential living facilities, such as personal care homes, nursing homes, convalescent homes, group homes, continuing care retirement facilities, and similar uses;
- (7) Services, health. (Ord. 1793 § 1 (Exh. A), 2016; Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

18.44.035 Prohibited uses.

The following uses are prohibited:

- (1) Medical marijuana cooperatives as defined in RCW 69.51A.250.
- (2) Recreational marijuana producers, processors and retailers as defined in RCW 69.50.101. (Ord. 1807 § 2 (Exh. A), 2016; Ord. 1764 § 2 (Exh. A), 2014)

18.44.040 Dimensional requirements.

Dimensional requirements shall be the same as for the CC community commercial district, as specified in WMC 18.32.030, Table 18.32-2. Uses in the IP district are subject to the buffer requirements specified in Table 18.48-1 of Chapter 18.48 WMC. (Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

BUSINESS OF THE CITY COUNCIL

City of Washougal, Washington

FOR AGENDA OF:

4/28/2025

SUBJECT:

Community Development: Shoreline Master Program (SMP) Update

DEPT. OF ORIGIN:

Community Development

REVIEWED AT:

TO BE RETURNED TO COUNCIL:

No

ATTACHMENTS:

1. CC - SMP & CAO Update Presentation (04-28-2025)

EXPENDITURE REQUIRED:

Type Here

BUDGETED:

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SUMMARY STATEMENT

RECOMMENDED ACTION

Washougal Shoreline Master Program and Critical Areas Ordinance

Monday, April 28, 2025 - City Council Work Session | Presented by Ethan Spoo, DOWL
Washougal City Hall Council Chambers



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Agenda

- **Welcome + Introductions**
- **Shoreline Master Program Background**
- **Shoreline Master Program Standards**
- **Critical Areas Ordinance Background**
- **Focus Group Input**
- **Next Steps/Action Items**

Shoreline Master Program Background



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Shoreline Master Program Update

- Background
 - Existing SMP (1974)
 - Comprehensive SMP update from 2009-2011
 - Paused in 2011, Restarted in 2021
 - Four phases of the update > Now in final phase
 - Ecology grant: public access & residential standards
 - Locally adopted SMP due June 30, 2025

Shoreline Management 101

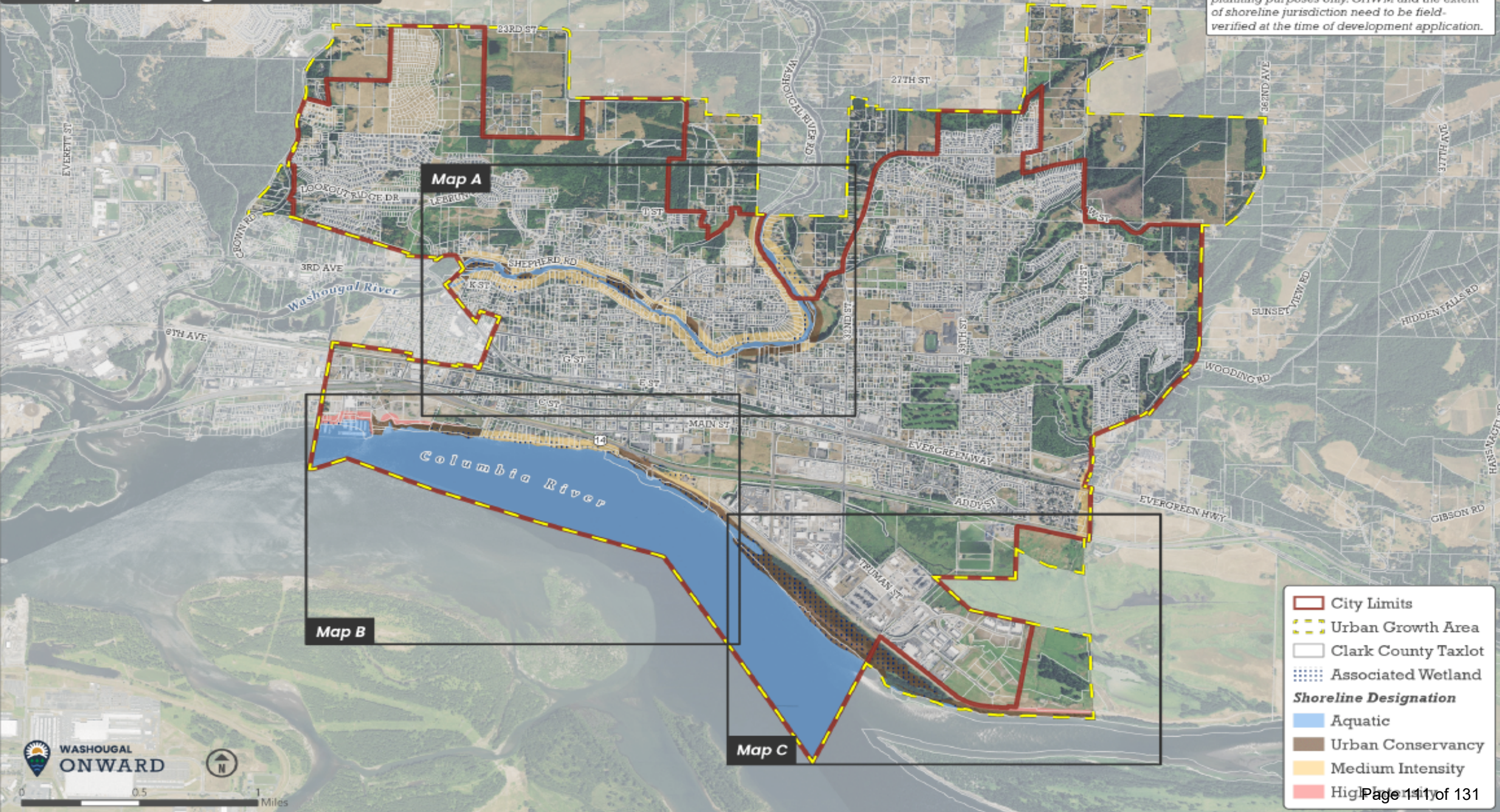
- Shorelines = Columbia & Washougal rivers, segment of Gibbons Creek
- Shoreline jurisdiction = 200 feet landward of ordinary high-water mark and associated wetlands
- Goals:
 - Protect shoreline environment (“no net loss”)
 - Promote water-oriented development
 - Increase public access and recreational opportunities



PROPOSED SHORELINE DESIGNATION

City of Washougal Overview

Shoreline jurisdiction boundaries depicted on this map are approximate and are intended for planning purposes only. OHWM and the extent of shoreline jurisdiction need to be field-verified at the time of development application.



- City Limits
- Urban Growth Area
- Clark County Taxlot
- Associated Wetland
- Shoreline Designation**
- Aquatic
- Urban Conservancy
- Medium Intensity
- High Intensity

Shoreline Master Program Standards



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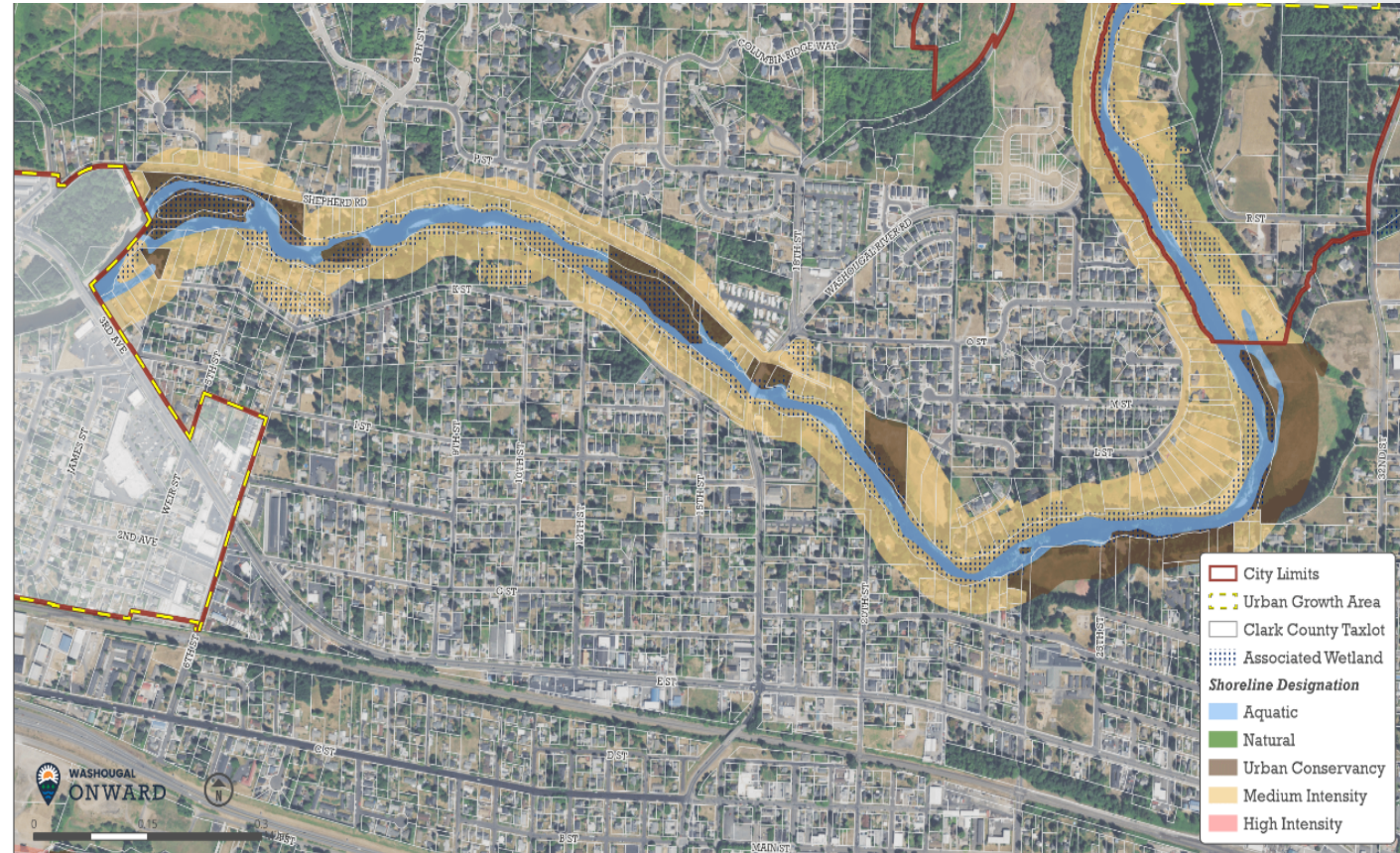


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Shoreline Residential Standards

Shoreline Environment Designations

- Medium Intensity will contain nearly all single-family residences
- Permitted uses, development standards are central to the SMP
- Permitted uses: single-family residential and associated uses are permitted



Shoreline Residential Standards

Exemptions

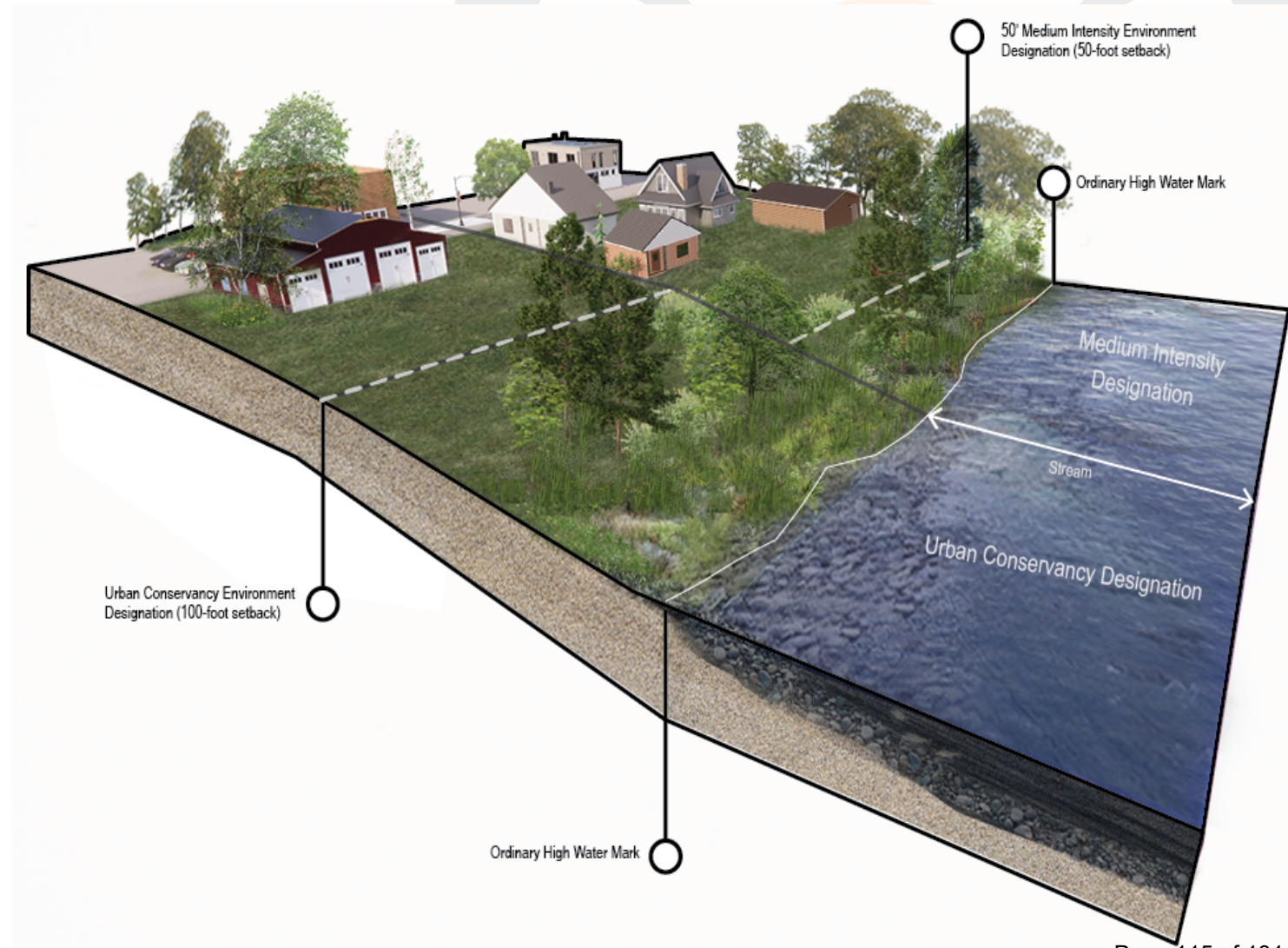
- Normal maintenance, repair, and replacement
- Development less than \$8,504
- Bulkheads (shoreline armoring)
- Many standard improvements are exempt:
 - Home maintenance
 - Shed replacement
 - Landscaping maintenance and replacement
 - Single-family home construction
 - Dock construction



Shoreline Residential Standards cont.

New Development Standards (Medium Intensity Designation)

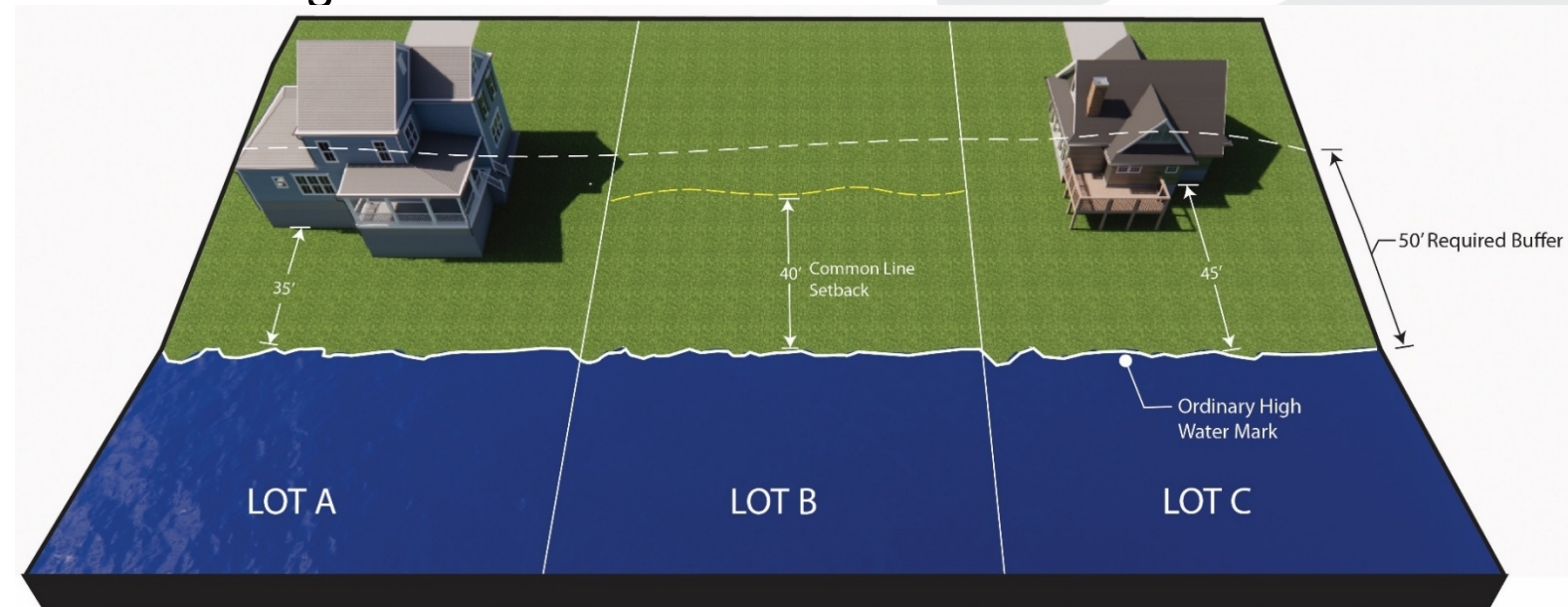
- Setbacks:
 - 50 feet (house, shed, garage)
 - 35 feet (access trail, viewing deck, recreational supply shed)
- Height limited to 35 feet
- Moorage facilities (docks, piers, buoys) prohibited on the Washougal
- Native vegetation needs to be replaced 1:1 based on area



Shoreline Residential Standards cont.

More on setbacks:

- Common-line setback allows setback averaging for additional flexibility
- Minor setback adjustments of up to 10% can be approved by staff
- Setback variances for larger deviations



Shoreline Residential Standards cont.

- Washougal's shorelines are largely developed
- Non-conforming Development
 - Legally existing, but does not comply with current standards
 - Can maintain and repair non-conforming development
 - Can alter, rebuild, enlarge or expand
 - Cannot be waterward or intrude further into the setback
 - One-time, 500 square foot expansion

Non-conforming development example: house or garage closer than setback requirement (many examples in Washougal)



Critical Areas Ordinance Background



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Critical Areas Ordinance Updates

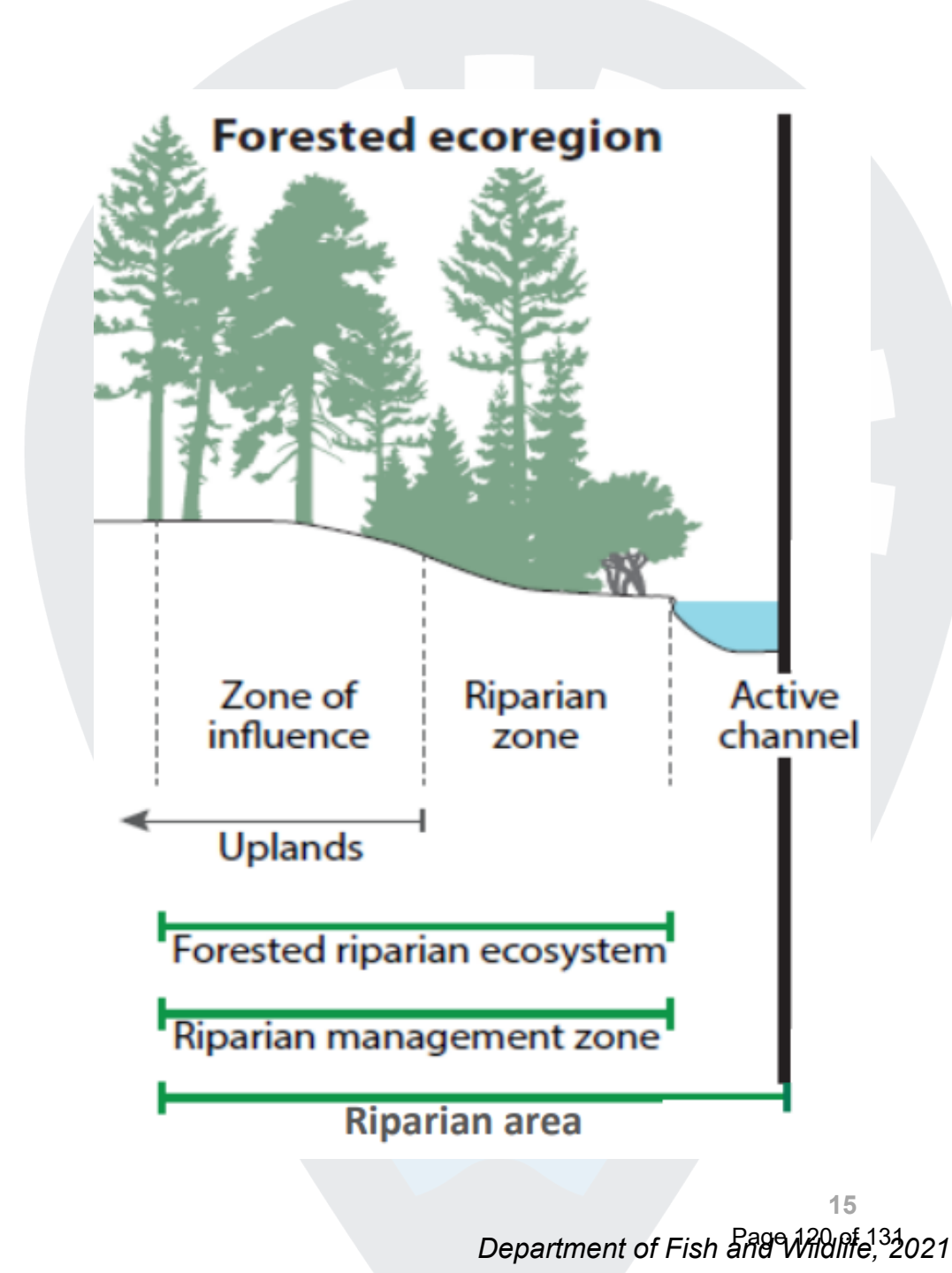
CAO is being updated based on BAS.
The three main updates include:

1. Riparian area widths based on Site Potential Tree Height (SPTH)
2. Oregon white oak mitigation
3. Wetland buffer widths and mitigation ratios



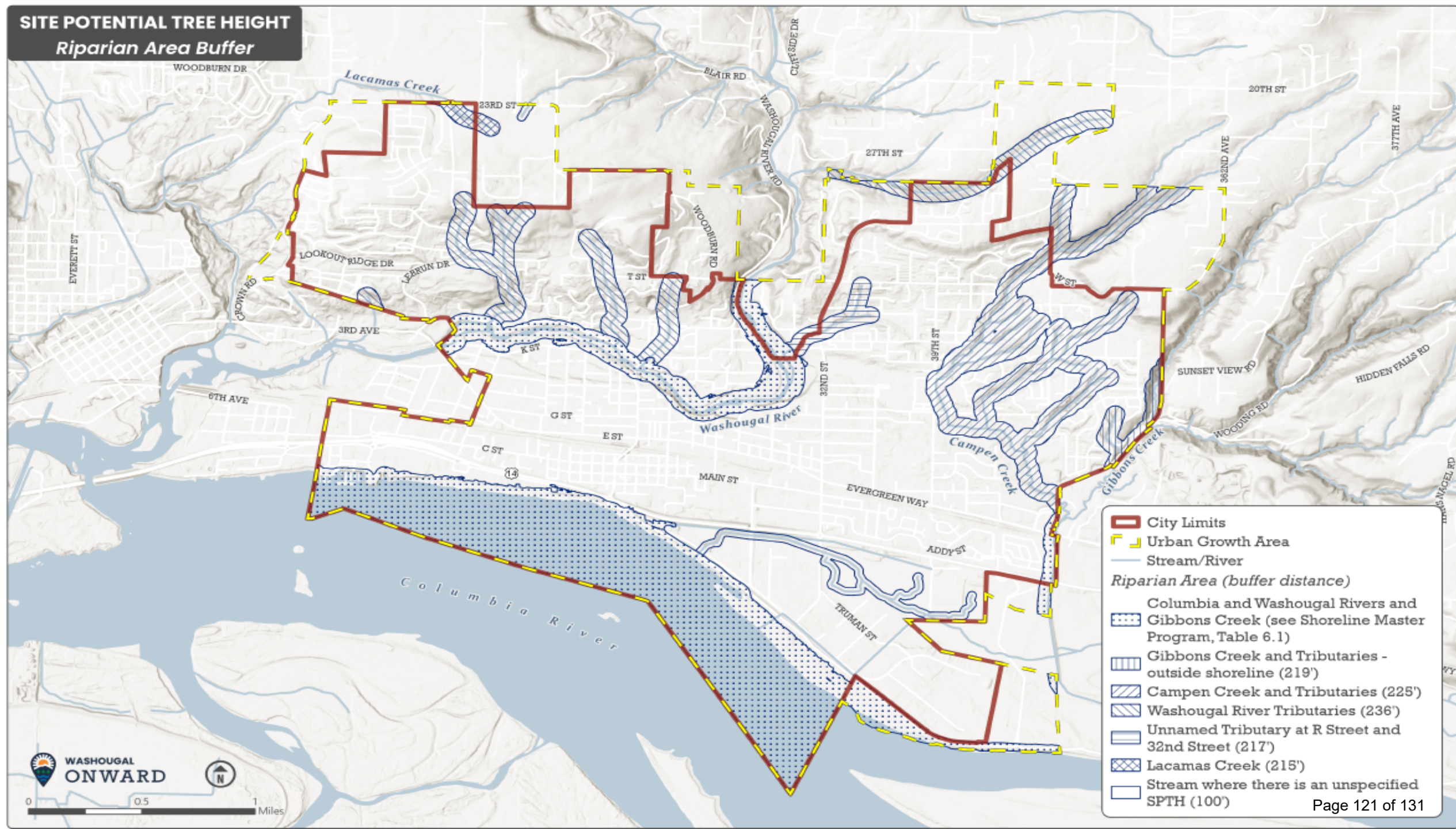
Riparian Areas

- Expected updates (riparian areas)
 - Site Potential Tree Height
 - Results larger buffers – largest change for Type N streams
 - 215 -236-foot buffers
 - Functional isolation will limit the impact of these buffers



SITE POTENTIAL TREE HEIGHT

Riparian Area Buffer

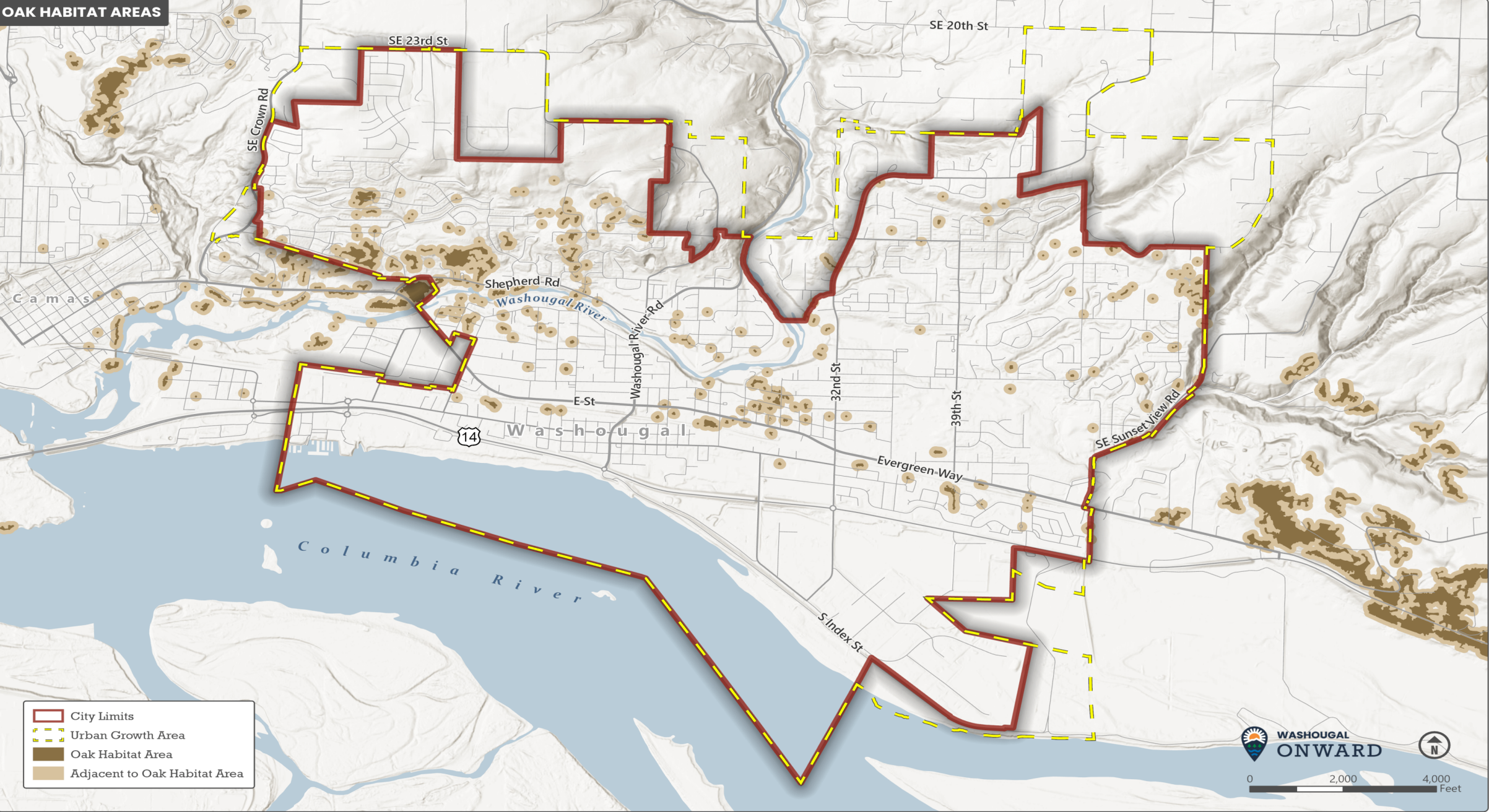


Oregon white oaks

- Expected updates (Oregon White Oak):
 - Oaks grow slow and mitigation is difficult
 - New requirements for mitigation and monitoring
 - Permanent Mitigation
 - In response to physical loss of habitat
 - Replaced through replanting
 - Up to 250:1 replacement ratio (Number of saplings)
 - Temporal Mitigation
 - In response to temporal loss of function
 - Replaced through enhancement of existing strands
 - Up to 10:1 mitigation ratio (based on area)



OAK HABITAT AREAS



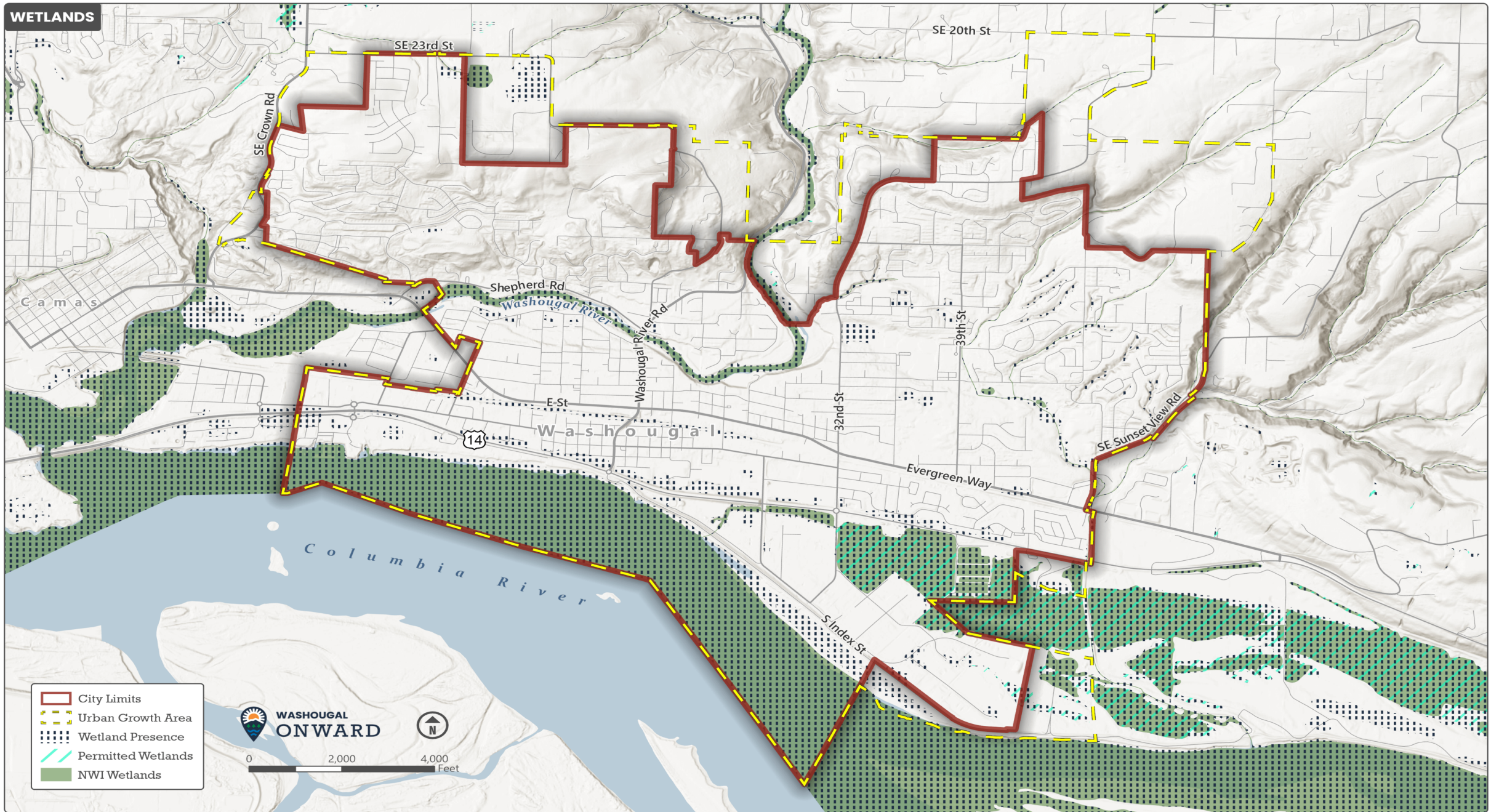
Wetlands

- Expected updates (Wetlands)
 - New buffer widths
 - Generally smaller buffers
 - More flexibility for applicants
 - More information required for applicants
 - Simple = larger buffers
 - New mitigation ratios
 - Higher ratios required
 - Preservation ratios added
 - New mitigation preference (wetland banks)
 - Existing preference is for on-site compensatory mitigation

Buffers Required to Protect Water Quality Functions

Wetland Rating	Low Habitat Score	Moderate Habitat Score	High Habitat Score
Category I	75 ft.	110 ft.	225 ft.
Category II	75 ft.	110 ft.	225 ft.
Category III	60 ft.	110 ft.	225 ft.
Category IV	40 ft.	40 ft.	40 ft.

WETLANDS



Focus Group Input



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Focus Group Input

- Need to develop educational materials for residents for shoreline regulations and vegetation management.
- Creating clearly defined public access points with signage and wayfinding.
- Investing in shoreline ped/bike/trail connections between parks, neighborhoods, and the downtown area.



Focus Group Input

- Encouraging water-oriented commercial development (i.e. as recreational outfitters or restaurants) at appropriate locations along the Columbia River.
- Maintain the remaining natural undeveloped character of the Washougal River.



Focus Group Input

- Improve amenities such as restrooms, trash receptacles, and designated parking at high-use shoreline sites.
- Focus investment on a few high-quality, well-maintained shoreline access areas or points rather than adding new ones.
- Enhance connectivity between Hathaway Park, Schmid Family Park, and surrounding neighborhoods.



Next Steps and Schedule



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SMP Next Steps and Schedule

- Planning Commission Meeting: May 13
- Planning Commission Public Hearing: June 10
- City Council Hearing/Adoption: June 23