



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

MEETING INFORMATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87432227784>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PUBLIC COMMENTS**
- IV. NEW BUSINESS**
 - A. Community Development: Housing Code Updates**
- V. REPORTS AND COMMUNICATIONS**
 - A. CITY MANAGER**
 - B. MAYOR**
 - C. CITY COUNCIL**
- VI. ADJOURNMENT**

UPCOMING MEETINGS: Monday, August 11, 2025 - Workshop at 5:00 PM & Council at 7:00 PM.

BUSINESS OF THE CITY COUNCIL

City of Washougal, Washington

FOR AGENDA OF:

7/28/2025

SUBJECT:

Community Development: Housing Code Updates

DEPT. OF ORIGIN:

Community Development

REVIEWED AT:

July 8, 2025 - Planning Commission Work Session

TO BE RETURNED TO COUNCIL:

Yes

ATTACHMENTS:

1. WMC Annotated Housing Code Edits
2. Housing Code Updates - City Council (07-28-2025) (002)

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

SUMMARY STATEMENT

These code changes are proposed to ensure the City of Washougal is in compliance with the State requirements intended to address affordable housing and middle housing. In addition, they are intended to be consistent with the goals and policies of the City of Washougal's Housing Element, which was recently presented to the City Council at the June 9th Workshop.

The Growth Management Act requires that all Comprehensive Plans include a housing element, to outline goals and strategies that effectively address housing needs and shortages, ensuring housing access to residents of all backgrounds and economic status. Baseline requirements for the Housing Element include:

- Planning sufficient land capacity for all economic backgrounds and income levels, including emergency and supportive housing, and outlines policies and regulations that address racially disparate impacts and exclusionary housing practices.
- Incorporating an adequate mix of housing stock and types, including moderate density housing within Urban Growth Areas (UGAs), especially duplexes, triplexes, and townhomes. This will be accomplished by documenting an inventory of current and forecasted housing needs, including units for moderate, low, very low, and extremely low-income households, as well as for emergency and supportive housing units.
- Documenting and outlining housing needs for residents of all economic backgrounds, including provisioning programs and action items needed to be taken to achieve these goals.
- Highlighting and identifying inequities in existing housing policies and regulations, and providing guidance on ways to mitigate and eliminate these impacts, and establishing anti-displacement policies.
 1. As communities should give consideration to the preservation of historical and cultural communities, policies to combat anti-displacement that should also be considered include: “equitable development initiatives, inclusionary zoning, community planning requirements, tenant protections, land disposition policies, and consideration of land that may be used for affordable housing.”

New Statutory Planning Requirements

- In 2021, GMA planning requirements were updated with the passage of House Bill 1220 (HB 1220), which requires local governments to plan for and accommodate housing affordable to all income levels.
- In 2023 Washington State Legislature passed HB 1337, which requires local governments to include accessory dwellings units (ADUs) as a planning and development mechanism, as a means to address a greater number of missing middle housing units. HB 1110 was also passed and adopted into Washington state law in 2023, requiring many areas traditionally designated as single-family detached zoning to allow for multi-unit development, in an aim to increase density, stimulate the development of housing near transit, and increase the availability of affordable housing. Planning requirements outlined in HB 1110 are differentiated by three tiers, including: 1) Cities with a population of at least 75,000, 2) Cities with a population of at least 25,000 but less than 75,000, and 3) Cities with a population under 25,000 that are contiguous with an urban growth area (UGA) that includes the largest city in a county with a population over 275,000. Based on its population and location within Clark County, Washougal

falls within the third tier.

RECOMMENDED ACTION

Staff is just seeking feedback and input from the Council regarding the proposed Housing Code Changes. No formal action or recommendation at this time.

Washougal Code Update: Housing Element

WASHOUGAL MUNICIPAL CODE (WMC) TEXT AMENDMENTS

Existing WMC Section	New WMC Section	Description of Change
Title 18 Zoning		
18.06 Definitions		
18.06.040, Accessory Dwelling Unit (ADU)		Amend definition for accessory dwelling unit (ADU) to support standalone ADUs as equal housing types (HB 1110, HB 1337)
18.06.090, Apartment		Amendments may be necessary to exclude middle housing types from this definition (HB 1110)
18.06.335, Cottage Housing		Amendments proposed to remove overly prescriptive language. Design considerations added to chapter 18.46 Supplemental Regulations. (HB 1110)
	18.06.336	Consider addition of definition for "Courtyard Apartment" per model ordinance (HB 1110)
	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)
18.06.470, 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)
	18.06.505	Consider addition of definition for "Fiveplex" per model ordinance. (HB 1110)

	18.06.506	Consider addition of definition for “Fourplex” per model ordinance <i>(HB 1110)</i>
	18.06.845	Addition of definition for “Major transit stop” per model ordinance <i>(HB 1110)</i>
	18.06.846	- Addition of definition for “Middle Housing” per model ordinance <i>(HB 1110)</i>
	18.06.935	Addition of definition for “permanent supportive housing” per RCW 36.70A.030 <i>(Checklist: Zoning Code part b)</i>
	18.06.975	Consider adding definition for “primary residential use”.
	18.06.1195	Consider addition of definition for “Sixplex” per model ordinance <i>(HB 1110)</i>
	18.06.1196	Consider addition of definition for “Stacked Flat” per model ordinance <i>(HB 1110)</i>
	18.06.1245	Addition of definition for “transitional housing” per RCW 84.36.043(2)(c) <i>(Checklist: Zoning Code part b)</i>
	18.06.1265	Consider addition of definition for “Triplex” per model ordinance <i>(HB 1110)</i>
18.14 Residential Districts		
18.14.010, Purpose		- Amend language which describes the R1 zones as “single-family zones” to clarify and align with HB 1110’s requirement to allow selected middle housing types and HB 1337’s requirement to allow at least 2 ADUs. Ensure all language treats all primary residence types equally. - Amend to remove language “in certain instances”. This language is vague and suggests middle housing types are rare exceptions <i>(HB 1110)</i>
18.14.020, Uses		- Remove ADU limits and discuss in more detail in chapter 18.46 Supplemental Regulations. <i>(per RCW 36.70A.681(1))</i> - Consider amending to allow middle housing types as described in the land use alternatives <i>(HB 1110)</i>

		- Consider limiting or prohibiting single family detached developments in AR zones - Amend to allow permanent supportive housing where residences are allowed (<i>Checklist: Zoning Code part b</i>) - Amend to allow transitional housing where residences are allowed (<i>Checklist: Zoning Code part b</i>) - Consider adding Middle Housing types (Triplexes, Fourplexes, and Fiveplexes) to the use table (<i>HB 1110</i>)
18.14.025, Duplex, townhouse, zero lot line design standards		- Per RCW 36.70A.635(6)(b), requirements for design standards cannot be more strict for middle housing types than for single family residences in the same zone. Remove this section or amend it to apply to all housing units. - Remove or amend language that emphasizes “appearance of single-family” which can act as a subjective barrier (<i>RCW 36.70A.635(6)(a)</i>)
18.14.030, Lot performance standards		- Consider amending density allowances for R1-5, R1-7.5, R1-10, and R1-15 to align with requirement to allow two housing units per lot (<i>HB 1110</i>) - Consider instituting a minimum density and prohibiting single family detached units in AR zones to further support density needed to accommodate growth anticipated in the preferred land use alternative - Consider allowing covered porches, entries, balconies and bay windows to project up to 5 ft into the front and rear setbacks per model ordinance - Consider reducing rear setback requirements when there is alley access from the rear per model ordinance - Consider amending maximum lot coverage to be 40% or more in all residential zones to align with the model ordinance - Remove parking requirements and refer to Chapter 18.52 or amend parking

		requirements to align with RCW 36.70A.635(6) (d-f).
WMC 18.14.040 Sidewalks and Street Trees for Single Family Residential Use		Consider amending this section to apply to a primary residential use to broaden the applicability such that street trees and sidewalks would be required for existing lots which develop with a duplex, triplex, or other housing type that is not specifically single family
18.38 Woodburn Hill Subarea		
18.38.040, Residential Development		- Amend allowed uses to include ADUs where single family residences are allowed (<i>HB 1110</i>). Consider allowing other middle housing types which align with the underlying zoning, including duplexes and potentially cottage housing, triplexes and fourplexes. - Amend to allow permanent supportive housing where housing or hotels are allowed (<i>Checklist: Zoning Code part b</i>) - Amend to allow transitional housing where housing or hotels are allowed (<i>Checklist: Zoning Code part b</i>) - Consider adjusting density maximums to align with those given in chapter 18.14. - Consider applying the minimum building envelope to only the Primary Residential Use. This allows middle housing types to fit within the approach outlined by table 18.38-. Also consider adding a statement which limits lots to 1 primary residence per lot.
18.38.090, Design Standards		Amend or remove design standard 1 to align with RCW 36.70A.635(6)(b) which requires that all development standards for middle housing — including density — be no more restrictive than for single-family homes within the same zone
18.45 Cottage Housing		
ALL		Consider repealing 18.45 Cottage Housing, and add a new section in 18.42 Supplemental Regulations to describe Cottage Housing specific design standards.

18.46 Supplementary Regulations for Specific Uses		
18.46.020, Accessory dwelling unit (ADU)		- Amend item (b) density to align with HB 1337. Consider whether Washougal wishes to tie ADU development to a primary residential use or to the residential lot itself. - Amend item (d) which institutes a maximum unit size of 800 sf or "40% of the primary home" for ADUs in order to align with RCW 36.70A.681(2)(b) per HB 1337 which states "A local government may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet." - Amend item (h) which describes parking requirements for ADUs to align with RCW 36.70A.635(6) (d-f); per HB 1110 no parking is required for units within a half mile walking distance of a major transit stop, a maximum of 1 parking space per unit may be allowed on lots 6,000 sf or smaller, and 2 parking spaces per unit for lots larger than 6,000 sf. Per HB 1337, cities cannot require additional parking for ADUs if the ADU is within an existing structure (such as a basement unit) or if street parking is available nearby. - Amend item (j)(4) regarding impact fees to reflect restructuring of impact fees as proportionate to the size of the dwelling unit using # of bedrooms or square footage.
	18.46.102	Consider adding a new section for Cottage Housing which details design standards for this housing type. This simplified section replaces WMC 18.45.
18.46.240, Zero lot line developments		Remove or amend Item (4) on parking requirements to align with RCW 36.70A.635(6) (d-f).

Chapter 18.06

DEFINITIONS

Sections:

18.06.020	Abandonment.
18.06.030	Abutting.
18.06.040	Accessory dwelling unit (ADU).
18.06.050	Accessory building.
18.06.060	Adult family home.
18.06.070	Advertising off-site.
18.06.080	Alley.
18.06.090	Apartment.
18.06.100	Applicant.
18.06.110	Bed and breakfast establishment.
18.06.111	Bioretention facility.
18.06.120	Repealed.
18.06.130	Boarding house.
18.06.140	Buffer.
18.06.150	Building.
18.06.160	Building, principal.
18.06.170	Building official.
18.06.180	Building permit.
18.06.190	Building setback.
18.06.200	Carport.
18.06.210	Certificate of occupancy.
18.06.220	Repealed.
18.06.230	Repealed.
18.06.240	Church.
18.06.250	Club, nonprofit.
18.06.260	Commercial recreation facility, enclosed.
18.06.270	Commercial recreation facility, unenclosed.
18.06.280	Compatibility.
18.06.290	Comprehensive plan.
18.06.300	Concurrency.
18.06.310	Conditional use.
18.06.320	Condominium (residential building).
18.06.330	Contractor's establishment.
18.06.335	Cottage housing.
18.06.336	Courtyard apartment.
18.06.340	Day care center.
18.06.350	Day care, family.
18.06.360	Density.
18.06.370	Development.
18.06.380	Director.
18.06.390	Drive-in – Drive-through.
18.06.400	Duplex.
18.06.410	Dry cleaners.
18.06.420	Dry cleaning plant.
18.06.430	Dwelling unit.
18.06.435	Emergency housing.
18.06.436	Emergency shelter.
18.06.440	Espresso – Drive-through.
18.06.450	Espresso – Walk-up.
18.06.460	Essential public facilities.

18.06.470	Family.
18.06.480	Fence.
18.06.490	Finance, insurance and real estate establishment.
18.06.500	Findings.
18.06.505	Fiveplex.
18.06.506	Fourplex.
18.06.510	Garage.
18.06.520	Glare.
18.06.535	Gross area.
18.06.530	Guest house.
18.06.540	Hazardous waste.
18.06.550	Hazardous waste storage.
18.06.560	Hazardous waste treatment.
18.06.570	Height of a building.
18.06.580	Home occupation.
18.06.590	Hotel.
18.06.600	Infill development.
18.06.610	Junk.
18.06.620	Junked motor vehicle.
18.06.630	Junkyard.
18.06.640	Kennel.
18.06.650	Landscape strip.
18.06.660	Landscaping.
18.06.670	Laundromat.
18.06.680	Levels of service.
18.06.690	Loading and unloading space.
18.06.700	Lot.
18.06.710	Lot, corner.
18.06.720	Lot, flag.
18.06.730	Lot area, minimum.
18.06.740	Lot coverage, maximum.
18.06.750	Lot depth.
18.06.760	Lot frontage, minimum.
18.06.770	Lot, through.
18.06.780	Lot width.
18.06.790	Manufacturing.
18.06.800	Manufactured home.
18.06.805	Manufactured home designated.
18.06.810	Manufactured home, Class A.
18.06.820	Manufactured home, Class B.
18.06.830	Manufactured home, Class C.
18.06.840	Manufactured home park.
18.06.845	Major transit stop.
18.06.846	Middle housing.
18.06.850	Mobile home.
18.06.860	Modular structure.
18.06.870	Motor vehicle junkyard.
18.06.875	Multiple-family.
18.06.876	Native vegetation.
18.06.878	Net area.
18.06.880	Nonconforming lot.
18.06.890	Nonconforming structure.
18.06.900	Nonconforming use.
18.06.910	Off-street parking space.
18.06.920	Outdoor storage.
18.06.930	Panelized, log, prefab, or kit home.

- [18.06.935 Permanent supportive housing.](#)
- 18.06.940 Permitted use.
- 18.06.945 Permeable pavement.
- 18.06.950 Planned unit development.
- 18.06.960 Planning commission.
- 18.06.970 Premises.
- [18.06.975 Primary residential use.](#)
- 18.06.980 Property line, front.
- 18.06.990 Property line, rear.
- 18.06.1000 Public use.
- 18.06.1005 Public use, limited.
- 18.06.1010 Recreational vehicle.
- 18.06.1020 Recycling.
- 18.06.1030 Recycling center.
- 18.06.1040 Recycling collection boxes.
- 18.06.1050 Residence.
- 18.06.1060 Restaurant, drive-in/drive-through.
- 18.06.1070 Restaurant, drive-up.
- 18.06.1080 Retail trade establishment, enclosed.
- 18.06.1090 Retail trade establishment, unenclosed.
- 18.06.1100 Screened.
- 18.06.1110 Screening.
- 18.06.1120 Semipublic use.
- 18.06.1130 Service, automotive.
- 18.06.1140 Service, business.
- 18.06.1150 Service, health.
- 18.06.1160 Service, lodging.
- 18.06.1170 Service, personal.
- 18.06.1180 Service station.
- 18.06.1183 Setback.
- 18.06.1185 Single-family.
- 18.06.1190 Site plan.
- [18.06.1195 Sixplex.](#)
- [18.06.1196 Stacked flat.](#)
- 18.06.1200 Stick or site-built home.
- 18.06.1205 Stormwater low impact development.
- 18.06.1210 Street.
- 18.06.1220 Structure.
- 18.06.1225 Sustainable development.
- 18.06.1230 Temporary use.
- 18.06.1240 Townhouse.
- [18.06.1245 Transitional housing.](#)
- 18.06.1250 Transportation, communication and utility facilities.
- 18.06.1260 Tree.
- [18.06.1265 Triplex.](#)
- 18.06.1270 Use.
- 18.06.1280 Variance.
- 18.06.1290 Vehicle towing services.
- 18.06.1295 Vested application.
- 18.06.1300 Warehouse – Mini.
- 18.06.1310 Wrecking yards.
- 18.06.1320 Yard.
- 18.06.1330 Yard, front.
- 18.06.1340 Yard, rear.
- 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 located within, attached to, or detached from an existing primary residential use on the same lot ~~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 residential use 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, [courtyard housing](#), or a residential condominium, used for or containing ~~three~~ [six](#) 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 that includes shared open space and is designed to foster a sense of community. Land divisions for cottage housing are subject to ULS or platting standards. Cottage Housing is subject to design standards described in 18.46.102.

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)~~

18.06.336 Courtyard apartment.

Courtyard apartments" means attached dwelling units arranged on two or three sides of a yard or court.

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, reciprocal 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 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 accommodations.

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, solid waste handling facilities and in-patient facilities including substance abuse and mental health facilities. 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)

18.06.505 Fiveplex.

“Fiveplex” means a residential building with five attached dwelling units.

18.06.506 Fourplex.

“Fourplex” means a residential building with four attached dwelling units.

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)

18.06.535 Gross area.

“Gross area” means the total area of a parcel or parcels of land measured to the centerline of bounding streets and including all public and private rights-of-way, easements, and undevelopable areas such as floodways and steep slopes.

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)

18.06.845 Major transit stop.

“Major transit stop” means:

- (a) a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;
- (b) commuter rail stops;
- (c) stops on rail or fixed guideway systems; or
- (d) stops on bus rapid transit routes, including those stops that are under construction.

18.06.846 Middle housing.

“Middle housing” means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

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)

18.06.878 Net area.

“Net area” means the portion of a gross area that is usable for development after deducting public rights-of-way, streets, required dedications, easements for utilities or drainage, and other undevelopable areas. Net area is used to calculate density, lot yield, and other development standards.

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" is 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)

18.06.975 Primary Residential Use.

“Primary Residential Use” means one or more dwelling units that constitute the principal residential use of a lot, including a single-family home, duplex, triplex, fourplex, townhome, or units within a cottage housing development or another middle housing type.

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)

18.06.1195 Sixplex.

“Sixplex” means a residential building with six attached dwelling units.

18.06.1196 Stacked flat.

“Stacked flat” means dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented or owned.

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)

18.06.1265 Triplex.

“Triplex” means a residential building with three attached dwelling units.

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 ~~residential 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 ~~residential single family~~ zones are intended for the use and protection of ~~predominantly single-family dwellings, with provisions for the location of two family dwellings, accessory dwelling units, duplexes, triplexes, fourplexes,~~ townhouses, or zero lot line homes ~~in certain instances.~~ The R1 ~~residential 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 ~~residential 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~~ higher density 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 ~~er~~ urban densities with minimum individual lot sizes of 15,000 square feet. These districts are located primarily in areas removed from ~~multiple family~~ higher density 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 allows single family detached homes, accessory dwelling units and duplexes, and it 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 (ADUs) 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

USE	R1-15	R1-10	R1-7.5	R1-5	AR-16	AR-22
3. Apartments	X	X	X	X	P	P
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	<u>P¹³</u> X	<u>P¹³</u> 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
<u>14. Fourplex</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>1415. Institutionalized Residential Living Facilities</u>	X	X	X	X	C	C
<u>1516. Manufactured Home Parks⁴</u>	X	X	X	X	C	C
<u>1617. Manufactured Homes³</u>	P	P	P	P	P	P
<u>1718. Permanent Supportive Housing</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>171819. Personal Services</u> – 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>181920. Public Uses</u>	C	C	C	C	C	C
<u>192021. Public Uses, Limited</u>	P	P	P	P	P	P
<u>202122. Restaurants with waterfront along the Columbia or the Washougal Rivers¹⁴</u>	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>212223. Similar Uses</u> (As determined by the community development director)	P	P	P	P	P	P
<u>222324. Townhouses¹</u>	P in a PUD only	P in a PUD only	P in a PUD only	P	P	P
<u>2425. Transitional Housing</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

USE	R1-15	R1-10	R1-7.5	R1-5	AR-16	AR-22
26. Triplex	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
2327. Zero Lot Line²	P in a PUD only	P in a PUD only	P in a PUD only	P	P	P
2428. Medical marijuana cooperatives as defined in RCW 69.51A.250	X	X	X	X	X	X
2529. 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~~Dwelling unit— design standards.

~~Special d~~Design standards are required ~~for duplexes, townhouses or zero lot line structures to integrate them with surrounding single family, as follows~~for dwelling units; to promote visual interest and a cohesive streetscape.

(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; On corner lots or where alley access is available, garages and primary entrances should be oriented to different yards or street frontages;~~

- (2) ~~Use roof lines and eaves to provide the appearance of one single family dwelling; All residential units shall incorporate varied roof lines or overhanging eaves;~~
- (3) ~~Use architectural structural elements such as dormers and porches. Dwelling units shall include at least one prominent architectural element, such as a porch, covered entryway, or dormer-~~(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 ^(B)	<u>Minimum Density (units/ square feet)</u>	Maximum Density ^(C) (units/aresquare feet)	Maximum Height (feet)	Parking Required (#) ^(B)
		Front*	Rear*	Side	Street Side			Width				
R1-5	5,000	10	10	5	10	25	50	50	<u>1 Unit / 5,000 SF</u>	08.70 <u>1 Unit / 2,500 SF</u>	35	<u>2.0/unit</u>
R1-7.5	7,500	10	10	5	10	25	45	50	<u>1 Unit / 7,500 SF</u>	05.80 <u>1 Unit / 3,750 SF</u>	35	<u>2.0/unit</u>
R1-10	10,000	10	10	5	10	25	40	50	<u>1 Unit / 10,000 SF</u>	04.30 <u>1 Unit / 5,000 SF</u>	35	<u>2.0/unit</u>
R1-15	15,000	10	10	10	10	25	40 <u>35</u>	50	<u>1 Unit / 15,000 SF</u>	02.90 <u>1 Unit / 7,500 SF</u>	35	<u>2.0/unit</u>
AR-16	5,000 ^(A)	10	10	10 ^(EΔ)	10		50	Demonstrate Buildability	<u>1 Unit / 3,500 SF</u>	16.00 <u>1 Unit / 2,500 SF</u>	45	<u>1.5/unit</u>
AR-22	5,000 ^(A)	10	10	10 ^(EΔ)	10		60		<u>1 Unit / 2,500 SF</u>	22.00 <u>1 Unit / 2,000 SF</u>	75	<u>1.5/unit</u>

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

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

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

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

(C) One primary residential use is permitted per lot.

*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 homes)	Noncom-bustible buildings	1-hour wall (no opening)	Stairs and decks (without roofs)	Porch, stairs and decks (with combustible roofs)	Porch, stairs and decks (noncombustible)	Combustible awnings	Noncombustible awnings
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~~primary residential uses.

(1) Any vacant preexisting lot of record seeking a permit for a new ~~single-family residence~~primary residential use 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 primary~~ -residential use 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 18.38

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.
- 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 Uses. The following residential uses shall be permitted within the subarea in accordance with the density provisions of this section:

- (a) Detached single-family;
- [\(b\) Accessory dwelling units;](#)
- [\(c\) Duplexes;](#)
- [\(d\) Triplexes;](#)
- [\(e\) Fourplexes;](#)
- (b) Townhouses;
- (c) Zero lot line developments;
- (d) Residential condominiums;
- (e) Public use, limited-;
- [\(f\) Permanent supportive housing;](#)
- [\(g\) Transitional housing.](#)

(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.

(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/ square feet acre) ^{2,3,9}	Minimum Building Envelope ^{4,9}			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 Unit / 2,500 SF	1,800	20'	60'	10'/15'	18' min.	5'	5'
5 – 10%	6 1 Unit / 2,500 SF	1,800	20'	60'	10'/15'	18' min.	5'	5'
10 – 15%	1 Unit / 3,750 SF ⁸	2,800	40'	70'	10'/15'	18' min.	5'	5'
15 – 25%	3.5 1 Unit / 3,750 SF	3,000	60'	50'	10'/15'	18' min.	5'	10'
25 – 40%	2.5 1 Unit / 5,000 SF	3,500	70'	50'	10'/15'	18' min.	5'	10'
40 – 50%	2 1 Unit / 7,500 SF	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](#).

[⁹One primary residential use is permitted per building envelope.](#)

(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.

(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 18.46

SUPPLEMENTARY REGULATIONS FOR SPECIFIC USES

Sections:

- 18.46.010 Purpose.
- 18.46.020 Accessory dwelling unit (ADU).
- 18.46.030 Repealed.
- 18.46.040 Amusement devices.
- 18.46.045 Automotive sales lots.
- 18.46.050 Automotive service stations and gasoline sales.
- 18.46.060 Bed and breakfast establishments.
- 18.46.070 Child day care facilities.
- 18.46.080 Christmas tree lots.
- 18.46.090 Churches, temples, synagogues and places of worship.
- 18.46.100 Circuses, carnivals, fairs and exhibitions.
- [18.46.102 Cottage Housing.](#)
- 18.46.105 Enclosed retail and personal services in residential zone.
- 18.46.110 Fences and hedges.
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- 18.46.130 Home occupations.
- 18.46.145 Manufactured homes on individual lots.
- 18.46.150 Manufactured home parks.
- 18.46.170 Swimming pools.
- 18.46.180 Taxicab operations.
- 18.46.200 Townhouses.
- 18.46.210 Travel trailers and recreational vehicles storage.
- 18.46.220 Recycling centers and motor vehicle junkyards.
- 18.46.230 Adult entertainment establishments.
- 18.46.240 Zero lot line developments.

18.46.010 Purpose.

This chapter specifies certain size, location and dimensional and other requirements that are specific to particular uses. These provisions apply to the specific use regardless of what district in which the use is located. These provisions are in addition to the use and dimensional requirements for the district in which property is located. The specific uses described and regulated below may be a permitted use, a conditional use or a nonpermitted use in any given use district. (Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

18.46.020 Accessory dwelling unit (ADU).

The purpose of these code provisions for accessory dwelling units (ADUs) is to: (1) provide homeowners with flexibility in establishing separate living quarters within or adjacent to their homes for the purpose of caring for elderly parents, providing housing for their children, companionship, security, or other purposes; (2) increase the supply of affordable housing units within the community; (3) provide for a range of choices of housing in the city and provision of additional dwelling units, thereby increasing densities with minimal cost and disruption to existing neighborhoods; and (4) ensure that the development of accessory dwelling units does not cause unanticipated impacts on the character or stability of single-family neighborhoods.

(1) Development Standards for Accessory Dwelling Units. An ADU shall comply with the following standards:

- (a) Configuration. An ADU may be located either within, attached to, or detached from the primary structure.

(b) Density. ~~ADUs do not count towards density maximums. At least two~~Only one ADUs may be created ~~in conjunction with each single family residence in the R1 and Town Center zoning districts per residential lot where residential units are allowed.~~

(c) ADUs are not required to comply with WMC 18.50.070.

(d) Maximum Unit Size. The gross floor area, calculated from finished wall to finished wall, of an existing structure, an addition, or a new detached structure converted to or constructed for the purpose of creating an ADU shall not exceed ~~40 percent of the gross floor area of the primary single family structure, not including garage and/or detached accessory buildings, or 800-1,000 square feet, (whichever is less).~~

(e) Minimum Unit Size. The gross floor area of an ADU shall not be less than 300 square feet, even if this exceeds the maximum requirement in subsection (1)(d) of this section, or as otherwise established by the requirements of the city's adopted building code.

(f) Setbacks and Lot Coverage. Additions to existing structures, or the construction of new detached structures, associated with the establishment of an ADU shall not encroach into required setbacks as prescribed in the underlying zone. The applicable setbacks shall be the same as those prescribed for the primary structure, not those prescribed for detached accessory structures. An ADU shall not be included in the maximum lot coverage calculation.

(g) Scale and Visual Subordination. The ADU shall be visually subordinate to the primary unit. Specifically, new detached structures, or additions to existing structures, created for the purpose of establishing an ADU, shall not comprise more than 40 percent of the total front elevation of visible structure, including the combined ADU and primary unit. This standard does not apply for internal conversions of existing structures.

(h) Parking. ~~Parking to serve ADUs shall comply with WMC 18.52 Parking and Loading Regulations. One additional on-site parking space is required in conjunction with the establishment of an ADU. The two required off street parking spaces provided for the primary residence shall be maintained.~~

(i) Design and Appearance. An ADU, either attached or detached, shall be consistent in design and appearance with the primary structure. Specifically, the roof pitch, siding materials, color and window treatment of the ADU shall be similar to the primary structure.

(j) Construction Standards. The applicant must apply for a building permit for an accessory dwelling unit. An ADU shall comply with applicable building, fire, health, and safety codes. Addressing of the ADU shall be assigned by the community development department. An ADU cannot be occupied until a certificate of occupancy is issued by the building department. The design and construction of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.

(2) Detached accessory dwelling units require Type I site plan approval; however, no application fee is required.

(3) An accessory dwelling unit shall connect to public sewer and water. A home or lot not connected to public sewer and water, which adds an accessory dwelling unit, shall connect to public sewer and water.

(4) Impact fees for ADUs shall be calculated at 35 percent of the single-family rate. (Ord. 1929 § 1 (Exh. A §§ 3 – 6), 2020; Ord. 1886 § 1 (Exh. A), 2019; Ord. 1793 § 1 (Exh. A), 2016; Ord. 1740 § 1 (Exh. A), 2013; Ord. 1654 § 1 (Exh. A), 2010; Ord. 1632 § 1 (Exh. A), 2009; Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

18.46.030 Adult family homes.

Repealed by Ord. 1613. (Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

18.46.040 Amusement devices.

Amusement devices, where permitted, are subject to Chapter [5.16](#) WMC. (Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

18.46.045 Automotive sales lots.

(1) Automotive sales lots shall be processed as a Type II site plan review, subject to the following criteria:

- (a) Vehicle storage and maneuvering areas shall be paved.
- (b) Lighting of lots shall be designed, placed and shielded to assure no excessive glare on adjacent properties or public rights-of-way.
- (c) No inoperable vehicles shall be stored in automotive sales lots.
- (d) Any repairs to automobiles in inventory shall be completed within an entirely enclosed building.

(2) Screening and Buffering. Vehicle storage areas abutting public or private streets or rights-of-way shall be screened with a medium screen B-2 buffer. Vehicle storage areas abutting a property line shall be screened with a high screen, B-3 buffer.

(3) Licensing. Prior to approval, the applicant shall provide evidence of license approval from the state of Washington. (Ord. 1421 § 1, 2001; Ord. 1262 § 1, 1997)

18.46.050 Automotive service stations and gasoline sales.

The minimum lot area for such use shall be 10,000 square feet, with at least 100 feet of frontage on a public street. Gasoline pump islands shall be set back at least 20 feet from public rights-of-way, although canopies may be located within 10 feet of rights-of-way. All driveway entrances must be at least 50 feet from a street intersection. (Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

18.46.060 Bed and breakfast establishments.

A bed and breakfast establishment must be accessory to a dwelling unit as the principal use on the property. The intent is to allow for a more efficient use of homes for a purpose, which has been found to be compatible with residential uses. An individual or family who operates the bed and breakfast establishment must occupy the house as their primary residence. Bed and breakfast establishments shall be limited to a maximum of four bedrooms for guests. No more than four people shall be accommodated per night per room, and shall not stay more than 14 consecutive days per visit. Food services may be provided only to overnight guests of the bed and breakfast. Banquets, parties, weddings or meetings for guests or other nonfamily members are prohibited. Residential structures may be remodeled for the bed and break-fast, but not enlargement except for minor expansions to accommodate additional kitchen or bathroom needs. Two off-street parking spaces, plus one off-street space for each bedroom to be rented, are required. Any additional parking shall be screened from adjacent property by a B3 buffer. Prior to occupancy, evidence of compliance with all health, state, building and fire regulations will be required. (Ord. 1465 § 1, 2003; Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

18.46.070 Child day care facilities.

“Family day care” and “day care centers,” as defined in this title, shall meet the following requirements:

- (1) Washington State child day care licensing requirements;
- (2) Lot size, building size, setbacks and lot coverage requirements of the district in which it is located unless the structure is nonconforming;
- (3) All applicable building, fire safety and health codes;
- (4) Possess a city business license and be in compliance with city business licensing requirements;

- (5) Provide a safe parking and loading area, which complies with Chapter [18.52](#) WMC;
- (6) For family day care facilities operated in a private family residence, no signs are permitted, and any structural alterations to the private family residence must be consistent with the residential character of the surrounding neighborhood;
- (7) Day care centers shall provide a minimum outdoor play area of 75 feet per person for whom care is being provided. The outdoor play area shall be separated from adjoining lots by a sight-obscuring fence of at least four feet in height. Fences must comply with WMC [18.46.110](#). (Ord. 1793 § 1 (Exh. A), 2016; Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

18.46.080 Christmas tree lots.

The director may require suitable guarantees that any property used for Christmas tree sales be restored in a neat and orderly condition after termination of said use. Said use may not encroach upon required parking spaces as determined by the director. (Ord. 1421 § 1, 2001; Ord. 1193 § 1 (Exh. E), 1996; Ord. 1167 § 1, 1995)

18.46.090 Churches, temples, synagogues and places of worship.

Churches shall be located on a site of at least one-half acre. A minimum 30-foot side and/or rear yard shall be required abutting any residential district, where applicable. (Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

18.46.100 Circuses, carnivals, fairs and exhibitions.

Such uses may be permitted for a term not to exceed 21 days, with written approval of the director. All such uses shall comply with Chapter [5.20](#) WMC. (Ord. 1193 § 1 (Exh. E), 1996; Ord. 1167 § 1, 1995)

18.46.102 Cottage Housing.

The purpose of these code provisions for cottage housing is to: (1) Support the city council's sustainability goals: economic, environmental, and social sustainability; affordable community housing; (2) Support the growth management goal of more efficient use of urban residential land; (3) Support development of diverse housing in accordance with the comprehensive plan and that meet the needs of a population diverse in age, income, household composition and individual needs; (4) Provide an alternative type of detached housing providing small residences as part of the city's overall housing strategy, which intends to encourage affordability, innovation, and variety in housing design and site development and to promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs. (Ord. 1634 § 1 (Exh. A), 2009)

(1) Density Standards for cottage housing

(a) Two cottage housing units shall be allowed in place of each unit allowed by the maximum density of the underlying zoning district as detailed in WMC Table 18.14-2.

(b) Cottage housing developments shall include a minimum of four units to a maximum of 12 units.

(2) Design standards for cottage housing

(a) All units are located either on a commonly owned piece of property, individual lots or unit lots;

(b) Cottage housing is not subject to minimum lot coverage requirements of the underlying zoning district as detailed in WMC Table 18.14-2. (Ord. 1634 § 1 (Exh. A), 2009)

(c) The cottage development is designed with a coherent concept and includes:

(i) Shared usable open space;

(ii) Private open space;

(iii) Access within the site and from the site;

(iv) Optional shared amenities such as a multipurpose accessory buildings, on-site pedestrian facilities, shared parking, workshops, or gardens;

(v) Coordinated landscaping. (Ord. 1634 § 1 (Exh. A), 2009)

(d) Entries. All cottages shall feature a roofed porch at least 60 square feet in size with a minimum dimension of five feet on any side facing the street and/or common open space.

(e) Setbacks. Setbacks of the underlying zoning district apply to the perimeter of a cottage development.

(f) Parking. Parking to serve the cottage development shall comply with WMC 18.52 Parking and Loading Regulations.

(g) Alternative design. The director shall have the authority to review and approve a proposed alternative design that meets the intent and purpose of this middle housing type. (Ord. 1634 § 1 (Exh. A), 2009)

(3) Common Open Space. Open space that is commonly owned by all residences of a cottage housing development is an important feature of any site design. It is intended that the open space be adequately sized and centrally located with individual cottage entrances oriented toward the open space.

(a) For the purpose of cottage housing, “common open space” shall be the central space that may be used by all occupants of the cottage complex, surrounded by grouped cottages.

(b) A minimum of 20 percent of the net area of the development is required to be common open space.

(c) Common open space shall be a contiguous area located in front or behind the cottages.

(d) Common open space areas shall not be located between buildings or in the side yard area.

(e) Parking areas, yard setbacks, spaces between buildings, areas under power lines, and private open space and driveways do not qualify as common open space.

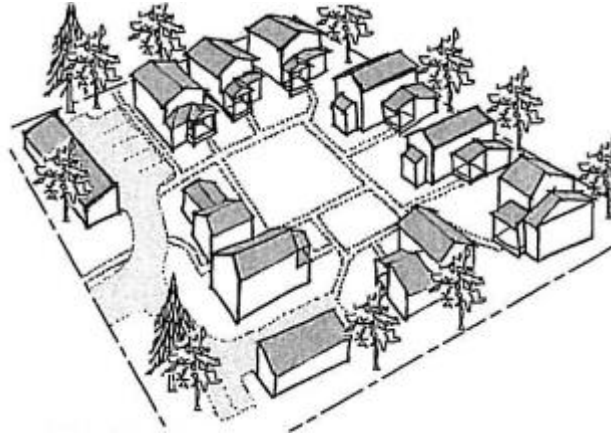
(f) The common open space shall have cottages abutting at least two sides grouped around the common open space.

(g) At least 50 percent of the cottage units shall abut a common open space.

(h) All of the cottage units shall be within 60 feet walking distance measured from the nearest entrance of the cottage along the shortest safe walking route to the nearest point of the common open space. The common open space shall not be across a street or parking area.

(i) The common open space shall be distinguished from the private open space with fencing, landscaping, or berm to provide a visual boundary or a walkway around the perimeter of the common area.

(j) No dimension of the common open space shall be less than 10 feet.



(Ord. 1634 § 1 (Exh. A), 2009)

(4) Private Open Space

Each residential unit in a cottage housing development shall be provided an area of private open space. The private open space shall separate the main entrance to the cottage from the common open space to create a sense of privacy and shall be oriented to take advantage of solar orientation and other natural features to create a small but pleasant private yard area. The private open space may be separated from the common open space with a small hedge, picket fence or other similar visual separation to create a sense of separate ownership.

(a) Each cottage unit shall be provided with a minimum of 300 square feet of usable private open space separated from the common open space by a hedge or fence not to exceed 36 inches in height.

(b) No dimension of the private open space shall be less than 10 feet. (Ord. 1634 § 1 (Exh. A), 2009)

(5) Existing nonconforming structures and accessory dwelling units

(a) On a lot to be used for a cottage housing development, an existing detached single-family residential structure, which may be nonconforming with respect to the standards of this chapter, shall be permitted to remain, but the extent of the nonconformity may not be increased. Such nonconforming dwelling units shall be included in the maximum permitted cottage density.

(b) All residential units in a cottage housing development count towards the maximum permitted density.

(c) An existing attached or detached ADU that is accessory to an existing nonconforming single-family structure may be counted as a cottage unit if the property is developed subject to the provisions of this chapter. (Ord. 1634 § 1 (Exh. A), 2009)

(6) Review Procedure. Cottage housing developments require site plan review approval. Where land division is proposed compliance with applicable provisions of Title 17 is required.

18.46.105 Enclosed retail and personal services in residential zone.

Specific design standards apply to enclosed retail and personal services permitted in the R1 zones. Those design standards are:

- (1) Enclosed retail and personal services are required to be placed on corner lots, unless fronted by an arterial street.
- (2) The building is to be built to the sidewalk with parking on the side or rear of the building.
- (3) Fifty percent of the street front shall be in windows.
- (4) The architectural design shall include gabled rooflines, paned window treatment and awnings.

- (5) Signs shall be fascia or wall-mounted and may not be neon or lighted in any manner including internal lighting.
- (6) Neighborhood markets shall not have gasoline or fuel pumps.
- (7) Primary building entrances shall be oriented toward the public street. Buildings on corner lots shall have frontages on both streets.
- (8) The exterior finish of buildings shall be similar to that of the residential neighborhood and shall not be corrugated metal or vertical jointed wood siding (T1-11).
- (9) Parking, driveways or auto maneuvering areas shall not separate the primary face of the building (front entry face) from the abutting street.
- (10) Enclosed retail and personal services in residential zones shall provide a B3 buffer from adjoining residential uses. (Ord. 1632 § 1 (Exh. A), 2009; Ord. 1421 § 1, 2001)

18.46.110 Fences and hedges.

Fences not over 48 inches may occupy a front yard. Fences not over six feet in height may occupy the rear yard, side yard, and the street side yard on corner lots in back of the front yard setback line. No fence, wall or hedge shall be erected in such a manner as to obstruct vision within a public right-of-way or vision needed for driveway access onto a public right-of-way. Barbed wire top strands six feet above the ground may be permitted in commercial, industrial, and institutional and public districts. Razor wire shall be prohibited in all zone districts within the city of Washougal with the exception of heavy industrial. (Ord. 1849 § 1 (Exh. A), 2018; Ord. 1740 § 1 (Exh. A), 2013; Ord. 1465 § 1, 2003; Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

18.46.120 Garage sales.

Garage sales must comply with Chapter [5.56](#) WMC. (Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

18.46.130 Home occupations.

Home occupations must comply with the following provisions:

- (1) Applicants for a home occupation shall obtain a home occupation permit to ensure compliance with these standards; home offices with no perceivable impacts, as determined by the director, are exempt from obtaining said permit.
- (2) There shall be no structural alteration to accommodate the occupation.
- (3) Not more than 25 percent of the floor space of the main floor, which may be in the basement or on the first floor only, of such dwelling may be used, and under no circumstances shall exceed 500 square feet in area.
- (4) Home occupations shall not be conducted outside or in an accessory building detached from the principal dwelling.
- (5) There shall be no external features or characteristics that suggest the principal building is used for anything except a residence; there shall be no commercial advertising, no window displays, nor sample commodities displayed outside the principal building.
- (6) No material or mechanical equipment shall be used which will be detrimental to the residential use of the property or surrounding residences and properties because of vibration, noise, dust, smoke, odor, interference with radio or television reception, or other factor.
- (7) Materials or commodities delivered to or from the residence which are of such bulk or quantity as to require delivery by a commercial motor vehicle or a trailer, or the parking of customers' motor vehicles in a manner or frequency causing disturbance or inconvenience to nearby residents, or so as to necessitate a public parking lot, shall be prima facie evidence that the occupation is a primary business, and not a home occupation. (Ord. 1849 § 1 (Exh.

A), 2018; Ord. 1740 § 1 (Exh. A), 2013; Ord. 1632 § 1 (Exh. A), 2009; Ord. 1421 § 1, 2001; Ord. 1245 § 1, 1997; Ord. 1167 § 1, 1995)

18.46.145 Manufactured homes on individual lots.

(1) Class A and manufactured homes, as defined by WMC [18.06.800](#) and [18.06.810](#), shall be permitted on individual lots within all residential districts. Manufactured homes shall meet design standard (a) and at least three of standards (b) through (h) listed in subsection (2) of this section.

(2) Design Standards for Manufactured Homes. The following design standards shall apply to manufactured homes as expressly provided for in subsection (1) of this section.

(a) Removal of Devices. All removable towing devices, such as tongues, wheels, axles, hitches and transporting lights must be removed after placement on the lot;

(b) A covered porch or entry area;

(c) A garage or carport, constructed of finished materials similar to the residence;

(d) Gables;

(e) Eaves with a minimum projection of six inches;

(f) Dormers;

(g) Bay windows;

(h) Window shutters. (Ord. 1758 § 1 (Exh. A), 2014; Ord. 1421 § 1, 2001; Ord. 1214 § 1, 1996)

18.46.150 Manufactured home parks.

Manufactured home parks, where permitted, shall meet the following requirements:

(1) Site. The site area shall be no less than five acres nor more than 20 acres.

(2) Access. The site must have direct access to a public road which shall have suitable right-of-way, pavement width, and curb radii to accommodate the entrance and exiting of manufactured homes (typically an arterial or collector street). Interior streets shall be improved to a width of not less than 28 feet from back of curb to back of curb. They shall include sidewalks on both sides of interior streets, and properly designated signs shall be installed.

(3) Perimeter Buffer or Screen. Where natural vegetation exists, a perimeter buffer of at least 10 feet in depth shall be required around the entire manufactured home park development, except for approved access crossings. Where natural vegetation does not exist, a landscape strip with a minimum depth of 10 feet, consisting of evergreen or other suitable screening vegetation shall be installed around the entire perimeter of the manufactured home park development, except for approved access crossings.

(4) Maximum Density. The maximum density shall be that permitted for the district in which the manufactured home park is located.

(5) Recreation and Open Space. Not less than five percent of the area devoted to a manufactured home park development shall be improved and maintained for recreational and/or open space purposes, exclusive of the perimeter buffer.

(6) Individual Space Requirements. Individual manufactured home spaces within the park shall be a minimum of 3,000 square feet in area with a minimum width of 20 feet.

(7) Community Laundry and Other Facilities. Depending upon the size of the manufactured home development, the planning commission may require laundry facilities as part of the development and other such convenience

commercial facilities for which a demand will be created, to avoid unnecessary vehicle trips to and from the development.

(8) Design and Location Standards. Manufactured homes located in a manufactured home park shall be skirted with fully sight-obscuring material (such as masonry or a material consistent in color and material with the primary siding of the manufactured home) that provides an appearance of permanency, and shall meet, at the minimum, standards (a) through (c) of WMC [18.46.145\(2\)](#). New manufactured homes in manufactured home parks should, to the extent possible, be designed and placed so as to meet the definition of a Class A manufactured home. (Ord. 1758 § 1 (Exh. A), 2014; Ord. 1421 § 1, 2001; Ord. 1214 § 1, 1996; Ord. 1167 § 1, 1995)

18.46.170 Swimming pools.

Swimming pools shall meet the yard requirements of the underlying zoning district as well as the requirements of WMC [15.04.020\(2\)](#). (Ord. 1886 § 1 (Exh. A), 2019; Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

18.46.180 Taxicab operations.

Taxicab operations shall comply with Chapter [5.68](#) WMC. (Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

18.46.200 Townhouses.

Each fee-simple townhouse shall be located on its own lot of record, and subdivision plat approval shall be required in accordance with the Washougal subdivision regulations. Each lot shall be a minimum of 2,000 square feet with a minimum lot width and frontage of 18 feet. No more than six townhouses shall be permitted to form any one building. Townhouse construction is exempt from the maximum lot coverage requirements of the underlying zone. Townhouse developments shall not exceed the maximum density permitted for the district in which they are located. (Ord. 1613 § 1 (Exh. A), 2008; Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

18.46.210 Travel trailers and recreational vehicles storage.

House trailers, horse trailers, tents, automobiles and boats must meet the requirements of WMC [9.70.040\(17\)](#) and they are not recognized as permanent residences and such uses may be permitted only in appropriate zones, and for a time period not to exceed 21 days. (Ord. 1886 § 1 (Exh. A), 2019; Ord. 1421 § 1, 2001; Ord. 1167 § 1, 1995)

18.46.220 Recycling centers and motor vehicle junkyards.

(1) Permit Required. It is unlawful for any person, persons, partnership or corporation to operate or maintain a recycling center or motor vehicle junkyard or engage in the business of such within the city limits, without having obtained a permit from the city to so engage in the business of recycling center or motor vehicle junkyard. Motor vehicle junkyards or recycling centers shall be located on a minimum of two acres.

(2) Permit Requirements for Recycling Collection Boxes. An annual permit is required for the installation of a recycling collection box. The application, along with a fee as identified in WMC [3.90.010](#) is to be signed by the property owner and submitted to the community development director, who will within 30 days, approve or deny the permit. The permit will be good for a period of one year from the date of approval and is revokable if the applicant is found to be in violation of the provisions of this section.

(3) Special Permit Application – Fee Required. Application of a special permit to conduct a business of a recycling center or motor vehicle junkyard, shall be in writing, signed by the property owner, setting out the true name of the owners of the business, the exact description of the premises upon which the applicant intends to conduct the business, the nature and kinds of material and recycling which will be collected, bought, sold and/or volume stored, the method of collection, storage and transfer, and the application shall be signed by the property owners and accompanied by a fee as identified in WMC [3.90.010](#) and a statement that the owner will abide by and conduct the business according to the city ordinances.

(4) Special Permit – Issuance. The application for special permit shall be promptly considered by the planning commission, which shall forward a recommendation to the city council which shall determine within 45 days

whether and if the application is approved or not. If approved, a special permit shall forthwith be issued by the building official.

(5) Special Permit – Revocation. Any person, persons, partnership or corporation who has received a permit to conduct a business of a recycling center or motor vehicle junkyard who has violated this section or other code provisions two or more times within one year from the date of issuance of the permit shall be subject to revocation. The special permit may be revoked only by a two-thirds vote of the council at any regular or special meeting thereof; provided, the holder of the permit has been notified in writing of the date, time and place of hearing concerning the revocation at least five days prior to the date of the hearing.

(6) Maintenance – Fencing Standards. Any person, persons, partnership, or corporation engaging in operating or maintaining a recycling center, recycling collection box or motor vehicle junkyard within the city limits shall have the operation so operated and so maintained that if any recyclable materials, junked motor vehicles or rubbish are within 150 feet of any street or highway, they shall be enclosed by a board or metal fence eight feet in height and so constructed, built and maintained so as to present an appearance not offensive to the traveling public, and if the recyclable materials, junked motor vehicles or rubbish are 150 feet from any street or highway, they shall be kept and maintained with due regard to the appearance, health and safety of the public. It shall be unlawful for any person, persons, partnership or corporation in the city to engage in the dismantling, wrecking or breaking up of any automobile, piece of machinery or article, without complying with these fencing and maintenance standards.

(7) Junked Motor Vehicles to be Enclosed. It is unlawful for any person, persons, partnership or corporation engaged in operating a recycling center or motor vehicle junkyard in the city to place, park, store, maintain or leave any wrecked, junked, or dismantled or abandoned motor vehicles on any street of the city, or upon any parking area along the streets or upon any public, private or railroad property or pieces of land outside an area fenced and maintained in accordance with this section.

(8) Accumulation of Scrap. It is unlawful for any person, persons, partnership or corporation so engaged in the business of maintaining or operating a recycling center, recycling collection box or motor vehicle junkyard in the city to allow, establish or maintain an accumulation of iron, tin, fencing, wire scrap, metal, rubber tires, papers or other recyclable materials or junked motor vehicles without complying with the maintenance and fencing standards of this section.

(9) Accumulation of Garbage. Any accumulation of garbage, as defined by this title, shall conform to Chapter [7.04](#) WMC. (Ord. 1613 § 1 (Exh. A), 2008; Ord. 1421 § 1, 2001; Ord. 1245 § 1, 1997; Ord. 1193 § 1 (Exh. A), 1996; Ord. 1167 § 1, 1995)

18.46.230 Adult entertainment establishments.

(1) Purpose. The purpose of this section is to regulate the location, licensing and operation of adult entertainment enterprises in order to promote the health, safety and welfare of all city citizens and in order to preserve and protect the quality of, and the quality of life in and around all city neighborhoods through effective land use planning and reasonable regulation in light of the findings adopted by city council and to regulate the display of adult materials by other commercial establishments.

(2) Applicability. The provisions of this section apply to any adult entertainment establishment, as defined by subsection (3)(a) of this section, within the corporate limits of the city.

(3) Definitions. Any term used in this chapter shall be defined as follows, as it is defined under Chapter [18.06](#) WMC.

(a) “Adult entertainment enterprise” (also “adult entertainment establishment,” “adult business,” “adult oriented business,” “sexually oriented business” or any combination thereof used in the context of this section) means an establishment including an adult arcade, adult bookstore, adult lounge, adult encounter center, adult lotion or massage parlor, adult modeling studio, adult motel, adult movie theater, adult video store, or any similar establishment to which customers are invited or permitted access and which, for consideration of any kind, offers adult materials to such customers when:

(i) Any live, video or film adult materials are displayed to customers while on the premises of the establishment; or

(ii) Adult materials, constituting either 50 percent or more of the establishment's stock in trade, as computed by items offered for sale, or 50 percent of gross revenue, is offered for the off-premises display to customers.

(iii) "Adult entertainment enterprises" include the following uses:

(A) Adult Arcade. "Adult arcade" means an adult entertainment enterprise, or segment thereof, which provides rooms, booths or devices, whether referred to as arcades, panoramas, peep shows, preview rooms, reading rooms or viewing booths, and regardless of the method of activation or operation, in which or upon which are produced graphic displays or other pictorial or visual images of adult material for the on-premises display to five or fewer customers at any one time;

(B) Adult Bookstore. "Adult bookstore" means an adult entertainment enterprise, or segment thereof, which offers books, magazines, record or audio tape jackets, periodicals or other printed or pictorial matter constituting or containing adult material which is offered to customers;

(C) Adult Encounter Center. "Adult encounter center" means an adult entertainment enterprise, or segments thereof, whether referred to as a lotion studio, massage parlor, sexy reading room, spa, steam bath or sauna, wherein either employees or customers, or both, display and has direct physical contact with specified anatomical areas of one another or engage in specified sexual activities with or in the presence of one another;

(D) Adult Lounge. "Adult lounge" means an adult entertainment enterprise, or segment thereof, including any bar, cabaret, lounge, tavern, theater, concert hall, auditorium or similar structure, regardless of whether such enterprise dispenses alcohol or is regulated by or under the authority of the state of Washington, wherein the live on-premises display of adult material either by employees or customers, or both, is provided or permitted;

(E) Adult Modeling Studio. "Adult modeling studio" means an adult entertainment enterprise, or segment thereof, wherein models are provided who engage in or display adult material while being observed, painted, painted upon, sketched, drawn, sculptured, photographed, or otherwise depicted by customers;

(F) Adult Motels. "Adult motels" means a commercial establishment, including hotel, motel or similar public accommodation which:

(I) Display a primary or secondary sign, visible from the public right-of-way, which advertises the establishment as an "adult" facility or advertises the availability of services set forth in subsections (3)(a)(iii)(B) or (C) of this section, and

(II) Offers sleeping rooms for rent at a reduced rate for a period of time that is less than 10 hours, or

(III) Provides to its customers facilities for on-premises viewing of adult material not transmitted over the airways.

Evidence that such establishment has, on more than three occasions in any period of 10 consecutive days; engaged in conduct described in subsection (3)(a)(iii)(F)(II) of this section shall constitute prima facie evidence that such establishment is an adult motel;

(G) Adult Movie Theater. “Adult movie theater” means an adult entertainment enterprise, or segment thereof, wherein motion picture films, video cassettes, cable television, or any other such visual media in which adult material constitutes a predominant theme are regularly displayed on-premises to more than five customers at any one time;

(H) Adult Video Store. “Adult video store” means an adult entertainment enterprise, or segment thereof, which offers still photographs, motion picture film, video cassettes or other recorded visual images or pictorial representations constituting or containing adult materials for off-premises display.

(b) “Adult material” means any material, conveyed or communicated by live performance, still photograph, printed or pictorial matter, motion picture film, slide, video cassette, recorded graphic or visual imagery, human conduct, or any other medium which material is intended to provide sexual stimulation or sexual gratification and which is distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas. “Adult material” also includes any instrument, device or paraphernalia designed for use in connection with specified sexual activities.

(c) “Council” means the city of Washougal city council.

(d) “Church” means a permanently located building primarily used for religious worship, or as defined by WMC [18.06.240](#).

(e) “Establishment” means any business engaged in with the object of gain, benefit or advantage, direct or indirect, to the owner, operator or another person, including any business use, commercial use, home business or home occupation regulated under this title, but excluding:

(i) Churches, as defined in this section;

(ii) Any private or public college or university, as defined in and regulated by RCW Title [28B](#);

(iii) Health care professionals, as defined in RCW [18.120.020](#)(1);

(iv) Hospitals, as defined in and regulated by RCW Title [70](#);

(v) Any recognized historical society or museum, any college or university library, or any other archive or library under the supervision of the state, county, a municipality or other political subdivision;

(vi) Nursing homes, as defined in RCW [18.51.010](#)(1);

(vii) Private or public schools, as defined in and regulated by RCW Title [28A](#);

(viii) Any facility operated by the state, county, city, a municipality or other political subdivision;

(ix) Vocational education programs, as defined in or regulated by RCW Title [28C](#) or by this title.

(f) Conduct Any Business. Any person who does any one or more of the following shall be deemed to be “conducting business”:

(i) Operates a cash register, cash drawer or other depository on the premises of an establishment where cash funds, other instruments, or records of credit card or other credit transactions generated in any manner by the operation of the establishment or the activities conducted therein are kept;

(ii) Displays or takes orders from any customer for any merchandise, goods, entertainment or other services offered on the premises of the establishment;

(iii) Delivers or provides to any customer any merchandise, goods, entertainment or other services offered on the premises of the establishment;

- (iv) Acts as a door attendant to regulate entry of customers or other persons into the premises of the establishment; or
- (v) Supervises or manages other persons in the performance of any of the foregoing activities on the premises of the establishment.
- (g) “Contact” means the performance of any specified sexual activity or any touching, clothed or unclothed, direct or indirect, of specified anatomical areas.
- (h) “Customer” means any person 18 years of age or older who:
 - (i) Is allowed to enter a regulated establishment, in return for the payment of an admission fee or any other form of consideration or gratuity;
 - (ii) Enters a regulated establishment and purchases, rents or otherwise partakes of any merchandise, goods, entertainment or other services offered therein; or
 - (iii) Is a member, guest or invitee of and on the premises of a regulated establishment operating as a private club.
- (i) “Day care center” means a building and premises in and on which individuals are cared for during some portion of a 24-hour period, as further defined at Chapter [18.06](#) WMC.
- (j) “Department” means the community development department of the city of Washougal.
- (k) “Display” means any performance or exposure of adult materials or the rendition of any services involving or relating to the performance or exposure of adult materials to customers for consideration of any kind when customers are allowed to read or view such material in its entirety or to inspect or handle such material outside of opaque sealed containers. The physical delivery of printed matter or of goods or merchandise in sealed containers, for any consideration, to customers without on-premises performance or exposure, or rendition of services, is not a display.
- (l) “Display surface” means the entire surface of a sign, on one side, devoted to exhibiting advertising. The “display surface” shall not include the sign frame and incidental supports thereto.
- (m) “Employee” means any person who renders any service whatsoever to the customers of an establishment or who works in or about an establishment or who receives compensation for such services or work from the operator or owner of the establishment or from any customer therein.
- (n) “Exterior portion” means any part of the physical structure of a regulated establishment, including a wall, veneer, door, fence, roof, roof covering, fascia or window, which is visible from any public property, public way, or common area.
- (o) “Interior portion” means any part of the physical structure of a regulated establishment to which customers are invited or allowed access, including restrooms.
- (p) “Library” means any library of any college or university, any archive or library under the supervision of the state, county, city, a municipality or other political subdivision, including any recognized historical society or museum.
- (q) “License, adult entertainment license” means a current, valid document issued by the community development department of the city pursuant to this chapter to an operator of an adult entertainment enterprise.
- (r) “Licensee” means the person or persons to whom an adult entertainment license is issued.
- (s) “Operator” means the manager or other natural person principally in charge of a regulated establishment.

(t) “Owner” means the proprietor, if a sole proprietorship, all partners (general and limited) if a partnership, or all officers, directors, and persons holding 10 percent or more of the outstanding shares of a corporation. The term owner shall not include any limited partner or shareholder who has given the operator a statement under oath that he or she does not desire to be listed on the license application and that he or she waives any right to any notice that is required or permitted to be given under this chapter.

(u) “Park” means publicly owned real property dedicated to recreational uses.

(v) “Community development director” means the community development director of the city.

(w) “Regulated establishment” means any adult entertainment enterprise as defined in this chapter.

(x) “Residential zone” means any real property zoned for urban or rural single-family or multifamily residential use pursuant to this title.

(y) “School” means a building where persons regularly assemble for the purpose of instruction or education together with the playgrounds, stadia and other structures or grounds used in conjunction therewith. The term “school” is limited to public and private schools used for primary or secondary education, in which regular kindergarten or grades one through 12 classes are taught or special educational facilities in which students who have physical or learning disabilities receive specialized education in lieu of attending regular classes in kindergarten or any of the grades one through 12. The term “school” shall be construed to encompass all associated and adjoining real property which is then dedicated and used for school purposes.

(z) “Police chief” means the police chief of the city.

(aa) “Sign,” in addition to the meanings prescribed in this title, means any display, design, pictorial or other representation, which shall be so constructed, placed, attached, painted, erected, fastened or manufactured in any manner whatsoever so that the same is visible from the outside of a regulated establishment and that is used to seek the attraction of the public to any goods, services or merchandise available at such regulated establishment. The term “sign” shall also include such representations painted on or otherwise affixed to any exterior portion of a regulated establishment as well as such representations on or otherwise affixed to any other part of the tract upon which such a regulated establishment is situated.

(bb) “Specified anatomical areas” means:

(i) Less than completely and opaquely covered:

(A) Human genitals, pubic region or pubic hair,

(B) Buttock,

(C) Female breast or breasts below a point immediately above the top of the areola,

(D) Any combination of the foregoing listed in this subsection; or

(ii) Human male genitals in a discernibly erect state, even if completely and opaquely covered.

(cc) “Specified sexual activities” means:

(i) Human genitals in a discernible state of sexual stimulation or arousal;

(ii) Acts of human masturbation, sexual intercourse or sodomy;

(iii) Fondling or other erotic touching of human genitals, pubic region or pubic hair, buttock or female breast or breasts; or

(iv) Any combination of the foregoing listed in this subsection.

(4) Procedures. Requests to establish an adult entertainment establishment shall be processed as a Type II application, pursuant to Chapter [18.94](#) WMC.

(5) Submittal Requirements. In addition to the information required by WMC [18.94.050](#), the applicant shall submit the following information:

- (a) A site plan, prepared in accordance with the provisions of Chapter [18.88](#) WMC;
- (b) A written description of the proposal, including details of the type or types of adult enterprises to be operated by the prospective licensee (e.g., arcade, bookstore, lounge, encounter center, lotion or massage parlor, modeling studio, motel, movie theater, video store) and shall specify whether the enterprise will involve live on-premises display or on-premises display;
- (c) Exterior, signage and interior plans drawn to scale and accurate to plus or minus six inches which cover the applicable requirements and provisions of the city sign code.

(6) Criteria. The community development director shall approve a request for an adult entertainment establishment if the applicant and proposal meets all of the following criteria:

(a) Applicant Requirements. The intended operator, any owner, or any present or intended employee shall not have, within the 24-month period preceding the filing of the application, been convicted of any of the following offenses:

- (i) Promoting pornography, RCW [9.68.140](#);
- (ii) Rape in the first degree, RCW [9A.44.040](#);
- (iii) Rape in the second degree, RCW [9A.44.050](#);
- (iv) Rape in the third degree, RCW [9A.44.060](#);
- (v) Statutory rape in the first degree, RCW [9A.44.070](#);
- (vi) Statutory rape in the second degree, RCW [9A.44.080](#);
- (vii) Statutory rape in the third degree, RCW [9A.44.090](#);
- (viii) Indecent liberties, under either RCW [9A.44.100](#)(1)(a) or [9A.44.100](#)(1)(b);
- (ix) Indecent exposure, RCW [9A.88.010](#);
- (x) Prostitution, RCW [9A.88.030](#);
- (xi) Promoting prostitution in the first degree, RCW [9A.88.070](#);
- (xii) Promoting prostitution in the second degree, RCW [9A.88.080](#);
- (xiii) Permitting prostitution, RCW [9A.88.090](#);
- (xiv) Distributing controlled substance, RCW [69.50.406](#); or
- (xv) A substantially similar offense under the laws of another state.

(b) Location Requirements. Adult entertainment establishments shall meet the following locational criteria:

- (i) Conflicting Uses. No adult entertainment enterprise shall be permitted if the same is hereinafter located within 500 feet of any residential zone, school, church, day care center, park or public service facility, such as City Hall or social service center; provided, that such distance requirement shall not apply to use separated by a limited access freeway. Measurements, for purposes of this

section, shall be made on a straight line, without regard to intervening structures or objects, from the nearest point on the property line of the adult entertainment enterprise to the nearest point on the property line of such school, church, day care center, park or residential zone.

(ii) Other Adult Entertainment Uses. No adult entertainment enterprise shall be permitted nor conduct any business within 1,000 feet of any other adult entertainment enterprise operating under a current and valid adult entertainment license; provided, that such distance requirement shall not apply to adult entertainment enterprises separated by a limited-access freeway. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the nearest point on the property line of the applicant's adult entertainment enterprise to the nearest point on the property line of any other adult entertainment enterprise.

(c) Exterior Regulations. Signage shall comply with applicable requirements of WMC [18.60.120](#).

(i) Visual Access. No license shall be issued or continued for an adult entertainment enterprise, if the merchandise or activities of the adult entertainment enterprise are visible from any point outside such enterprise.

(ii) Exterior Decor. No license shall be issued or continued for an adult entertainment enterprise, if the exterior portions of such enterprise have flashing lights, or any words, lettering, photographs, silhouettes, drawings or pictorial representations of any manner.

(d) Interior Regulations. The interior of the establishments shall meet the following criteria:

(i) Lighting Requirements. No permit shall be issued or continued for an adult entertainment enterprise unless such enterprise installs or maintains, except during actual projection of films by adult movie theaters, overhead lighting fixtures of sufficient intensity to illuminate every place within the interior of the premises to which customers will be permitted access at an illumination sufficient to read 12-point type.

(ii) Interior Sight and Setback Requirements. Except for an adult motel, no license shall be issued or continued for any adult entertainment enterprise unless the floor plan, as built and maintained, provides for the following:

(A) Unobstructed Observation. Unobstructed observation, from any manager station or stations, measured in a straight line, must be possible so that all customers are visible from the waist down at all times in any portion of the interior of the enterprise. For purposes of this section, doors, curtains, partitions, racks, shelves or display racks shall be deemed obstructions. This section shall not apply to restrooms within the premises.

(B) Live Display Areas and Setbacks. In the case of adult lounges, adult modeling studios or like enterprises which provide live on-premises display of adult material, in addition to the requirements of subsection (6)(d)(ii)(A) of this section, all areas where such display will occur shall be raised to a height of not less than two feet and shall be separated by a setback area of a distance often lineal feet from any customer observation area, measured in a straight line from the nearest point of the display area to the nearest point of customer observation.

(7) Floor Plans for Permitted Establishments. No license shall be issued or continued for an adult entertainment enterprise unless a floor plan is submitted with any original, transfer or renewal application. Such floor plan shall accurately reflect the interior floor plan of the enterprise at the time of filing of the application and shall designate:

- (a) All portions of the enterprise to which customer access will not be permitted;
- (b) The location of any manager's station or stations and cash registers;
- (c) The location of all overhead lighting fixtures;

- (d) The location of all restrooms;
- (e) The location of all partitions, rooms or booths and the entrances to such rooms or booths;
- (f) The location of all fire exits;
- (g) In the case of an adult lounge or adult modeling studio or similar establishment, the location where any live on-premises display will occur and the exact distance, measured in a straight line to the nearest point for customer observation; and
- (h) The place within the interior of the establishment where the permit of occupancy and adult entertainment license shall be posted, if granted.

(8) Alterations to Permitted Establishments. No additions or alterations to any approved floor plan, other than the removal of booths, rooms or partitions, may be made without prior written approval of the community development director upon written application by the licensee, supported by a floor plan, as required by this section, showing the nature and extent of such addition or alteration. No application for a modified permit of occupancy shall be accepted for filing without payment in full of a fee of \$50.00. Alteration to floor plans of a permitted establishment shall be processed as a Type I land use action, pursuant to Chapter [18.94](#) WMC. (Amended during 9/08 supplement; Ord. 1613 § 1 (Exh. A), 2008; Ord. 1421 § 1, 2001; Ord. 1259 § 1, 1997)

18.46.240 Zero lot line developments.

Zero lot line development shall be permitted as provided for in Table 18.14-1, subject to the following conditions:

- (1) Dwellings shall have no more than one common wall;
- (2) There shall be no more than two dwellings per zero lot line development. Three or more dwellings with common walls is considered a townhouse development;
- (3) With the exception of the zero lot lines, all other setbacks of the underlying zone shall be met;
- ~~(4) Parking shall be provided at a ratio of two spaces per dwelling unit;~~ [\(4\) Parking shall comply with WMC 18.52 Parking and Loading Regulations.](#)
- (5) The density of zero lot line development shall not exceed that permitted by the underlying zone. (Ord. 1421 § 1, 2001; Ord. 1264 § 1, 1997)

Draft Housing Code Updates

July 28, 2025, City Council Workshop | Presented by Elliot Weiss, Community Attributes, Inc.

Washougal City Hall Council Chambers



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City of Washougal

Overview of Updates

Review of Washougal's Municipal Code (WMC) for alignment with RCW per HB 1110, HB 1220, and HB 1337. Updates largely include:

- Ensure all residential zones allow **2 accessory dwelling units (ADUs)** per lot
- Ensure no standards make development of Middle Housing more restrictive or challenging to build than single family units
- Consider updating use tables to allow for a wider variety of **Middle Housing types**
- Revise density maximums to allow for two housing units per lot
- Update parking standards for compliance
- Consider some optional recommendations to bring WMC closer to the Tier 3 Middle Housing Model Ordinance developed by Commerce

Chapter 18.14 Residential Districts

Use Table

Which Middle Housing Types should Washougal add and where should they be permitted?

	R1-15	R1-10	R1.75	R1-5	AR-16	AR-22
Duplex	P	P	P	P	P	P
Triplex	P	P	P	P	P	P
Fourplex	X	X	P	P	P	P
Fiveplex	-	-	-	-	-	-
Sixplex	-	-	-	-	-	-
Courtyard Apartment	-	-	-	-	-	-
Cottage Housing	X	P	P	P	P	P
Stacked Flats	-	-	-	-	-	-
Townhouses	P	P	P	P	P	P

Orange = Proposed

Black = Existing

Chapter 18.14 Residential Districts

Updated Lot Performance Standards:

- Show density in units/square foot rather than units/acre
 - Increase density allowances to allow desired middle housing types (As limited by lot size and use table allowances)
 - Number given allows a duplex on the minimum lot size. Larger middle housing types require more square footage.
- Density increases target only middle housing development by limiting each lot to only one primary residential use.
- Minimum density prevents loss of higher density land to single family home development
- Parking requirements moved to the parking chapter (Add a note to the lot performance table on this reference)

Updated Lot Performance Standards

District	Minimum Lot Area (square feet)	Yard Requirements (feet)				Minimum Area of Landscaping (%)	Maximum Lot Coverage (%)	Minimum Lot Dimensions ^(D) Width	Minimum Density (units/ square feet)	Maximum Density ^(E) (units/acre-square feet)	Maximum Height (feet)	Parking Required (#) ^(B)
		Front*	Rear*	Side	Street Side							
R1-5	5,000	10	10	5	10	25	50	50	1 Unit / 5,000 SF	08.70 1 Unit / 2,500 SF	35	2.0/unit
R1-7.5	7,500	10	10	5	10	25	45	50	1 Unit / 7,500 SF	05.80 1 Unit / 3,750 SF	35	2.0/unit
R1-10	10,000	10	10	5	10	25	40	50	1 Unit / 10,000 SF	04.30 1 Unit / 5,000 SF	35	2.0/unit
R1-15	15,000	10	10	10	10	25	35	50	1 Unit / 15,000 SF	02.90 1 Unit / 7,500 SF	35	2.0/unit
AR-16	5,000 ^(A)	10	10	10 ^(C)	10		50	Demonstrate Buildability	1 Unit / 3,500 SF	16.00 1 Unit / 2,500 SF	45	1.5/unit
AR-22	5,000 ^(A)	10	10	10 ^(C)	10		60		1 Unit / 2,500 SF	22.00 1 Unit / 2,000 SF	75	1.5/unit

- * Notes from Planning Commission Meeting 7/8:
- Consider expanding maximum lot coverage
 - Lower minimum density

Chapter 18.14 Residential Districts

Optional updates to Lot Performance Standards:

- Consider allowing covered porches, entries, balconies and bay windows to project up to 5 ft into the front and rear setbacks per model ordinance
- Consider decreasing rear setback when there is alley access from the rear (Currently 10ft, model ordinance recommends 0 ft, could consider 5 ft)
- Consider amending maximum lot coverage to be 40% or less in all residential zones to align with the model ordinance (only affects **R1-15**, up from 35%)

Accessory Dwelling Units

- Minimum allowance must be 2 ADUs on any lot which allows a single family dwelling.
- Minimum of 1,000 sf for gross floor area

Question:

Should ADUs be tied to the lot or to a primary residential use?

- Tying ADUs to the lot allows more flexibility such that the ADUs can be built before the primary residential use.
- Tying the ADUs to the primary residence limits ADUs on lots without primary residential uses already built.

* Notes from Planning Commission Meeting 7/8:

- Prefer to tie ADUs to the lot itself and not the primary use

Cottage Housing

Chapter 18.45 Cottage Housing

- Changes are required to comply with State law to ensure design standards for cottage housing are not discriminatory or more restrictive than for SFR housing.
- Recommend repeal of this chapter.
- Move updated design standards to chapter 18.46 Supplemental Regulations.

Chapter 18.46 Supplementary Regulations for Specific Uses

- Add a section for Cottage Housing. Transfer all desired and defensible design standards.
 - Consider replacing “Coordinated Landscaping” requirement with a minimum landscaping percentage

Additional Chapters

Chapter 18.38 Woodburn Hill Subarea

- Amend to match the changes made in 18.14 Residential Districts.
- Remove density transition standards.

Chapter 18.06 Definitions

- Update definitions for ADU, Apartment, Cottage Housing, Family & Multiple-Family
- Add definitions for Emergency Housing, Emergency Shelter, Middle Housing, Permanent Supportive Housing, & Transitional Housing
- Add all middle housing types permitted in various zones in the City
- Consider adding definitions for other Middle Housing types

Questions? Discussion?



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