

# **WOODLAND PLANNING COMMISSION AGENDA**

Planning Commission Regular Meeting – 7:00 PM

**Thursday, July 18, 2013**

Woodland City Council Chambers  
100 Davidson Avenue, Woodland, Washington

## **CALL TO ORDER – 7:00 PM**

## **APPROVAL OF MINUTES**

- June 20, 2013 Meeting Minutes

## **PUBLIC HEARING**

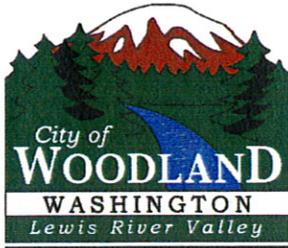
- SEPA issued for: Signs, Site Plan Review Ordinance, and Non-Conforming Uses

## **WORKSHOP**

- Rezone Requests:
  - Schurman Trial Run Trust Rezone (further discussion)
  - Liberty Evans
  - City of Woodland (4 parcels) – 200 E Scott, 300 E Scott, Scott Hill Park project area
  -
- Discussion
  - Auto-oriented uses in the C-1 district

## **ADJOURN**

cc: Post (City Hall Annex, Library, Post Office, City Hall)  
City of Woodland website  
Planning Commission (5)  
City Council (7)  
Mayor  
Department Heads



## Building & Planning Department

P.O. Box 9, 230 Davidson Avenue  
Woodland, WA 98674  
[www.ci.woodland.wa.us](http://www.ci.woodland.wa.us)  
(360) 225-1048 / FAX # (360) 225-7336

### NOTICE OF APPLICATION

### NOTICE OF PUBLIC HEARING

### LIKELY DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project:	Amendments to Woodland's Zoning Code, including the Non-Conforming Use section (LU# 211.913.ZTC/SEPA), the Sign section (LU # 212.920.ZTC/SEPA) and the Site Plan Review section (LU # 213.907.ZTC/SEPA)
Date of Issuance:	June 28, 2013
Applicant:	City of Woodland
Location:	This is a non-project action that could impact property owners and tenants Woodland citywide.
Comment Due Date:	July 12, 2013
Public Hearing Date:	July 18, 2013 at 7:00 PM at the Woodland City Council Chambers, 100 Davidson Ave, Woodland, Washington

#### I. DESCRIPTION OF PROPOSAL

The City of Woodland is considering changes to the Non-Conforming Use, Signs, and the Site Plan Review sections of the Zoning Code. The proposed changes would impact property owners and tenants citywide.

You are invited to comment on this proposed project.

#### II. ENVIRONMENTAL REVIEW:

The City of Woodland has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by 5 p.m. on July 12, 2013 to:

City of Woodland  
Building and Planning Department  
c/o Amanda Smeller  
230 Davidson Ave., PO Box 9  
Woodland, WA 98674

Email: [smellera@ci.woodland.wa.us](mailto:smellera@ci.woodland.wa.us)  
Phone: 360-225-1048  
Fax: 360-225-7336

**IV. EXISTING ENVIRONMENTAL DOCUMENTS**

1. SEPA checklist (June 28, 2013)

Application materials including the document listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Ave., Woodland, WA 98674 or can otherwise be obtained by contacting the SEPA responsible official.

**V. REVIEW AUTHORITY**

Per WMC 19.08.030, SEPA Threshold Determinations shall be made by the City Public Works Department Staff. After the close of the comment period on the NOA, the City will review any comments on the environmental impacts of the project and decide whether to proceed with issuing a DNS. The City is required to circulate the DNS, if issued, to the Department of Ecology, agencies with jurisdiction, anyone who commented on this NOA, and anyone requesting a copy.

**VI. PUBLIC HEARING NOTICE**

The Woodland Planning Commission will hold a public hearing on this matter at their July 18, 2013 meeting. The Planning Commission will accept testimony and make recommendations to the City Council. Date, time, and location are as follows:

**Date:** Thursday, July 18, 2013  
**Time:** 7:00 p.m.  
**Location:** Woodland City Council Chambers, 100 Davidson Ave, Woodland, WA

Date: June 28, 2013

Signature: 

Published in the Reflector: July 3, 2013

## DRAFT ORDINANCE – SIGN CODE AMENDMENTS

Language shown in **yellow highlight** and *italics* is proposed to be added to the existing code. Language that is ~~struck through~~ is proposed to be removed.

### Chapter 17.52 - SIGN REQUIREMENTS

#### Sections:

17.52.010 - Purpose.

17.52.020 - Applicability.

17.52.030 - General requirements.

17.52.040 - Prohibited signs.

17.52.050 - Definitions.

17.52.060 - Residential (LDR, MDR and HDR) districts.

17.52.070 - Commercial (C-1, C-2 and C-3) districts.

17.52.080 - Industrial (I-1 and I-2) districts.

17.52.090 - Temporary signs.

17.52.100 - Conditional uses.

17.52.110 - Abandoned or illegal signs.

17.52.120 - Maintenance of nonconforming signs.

17.52.130 - Exemptions.

17.52.140 - Permit requirements.

17.52.150 - Review procedures.

#### **17.52.010 - Purpose.**

The purpose of this chapter is to create a more attractive economic and business climate while improving the overall quality in the city. It is to promote and protect the public health, safety, welfare and aesthetics by regulating outdoor signs of all types and to encourage the installation of advertising signs that harmonize with buildings, natural settings, neighborhoods, and other signs in the area.

#### **17.52.020 - Applicability.**

This chapter applies to all signs that are visible from the public right-of-way, built or altered after the effective date of the ordinance codified in this chapter. No sign, unless exempted by this chapter, shall be constructed, displayed or altered without a sign permit issued by the city.

**17.52.030 - General requirements.**

A. Sign standards and conditions shall be as follows:

1. The structure and installation of all signs shall comply with the latest adopted edition of the building code and sign code and with all applicable state, county, and city building and fire codes;
2. Awnings, bulletin boards, canopies, display cases and marquees shall be subject to standards outlined in the latest adopted edition of the building code, and shall require, a building permit and inspection by the city building official;
3. All electrically illuminated signs shall have electrical components, connections and installations that conform to all federal, state and local requirements;
4. All signs, including all of their supports, braces, guys and anchors shall be maintained in good repair and in a safe, neat, clean and attractive manner.

B. Illumination. The light directed on, or internal to any sign shall be shaded, shielded or directed so that its brightness or glare does not adversely affect the safe vision of drivers or pedestrians to an unreasonable degree. Lighted signs visible from nearby residences shall be shielded in such a way to prevent glare and reduce brightness.

**17.52.040 - Prohibited signs.**

The following types of signs and advertising displays or structures are not permitted, except as indicated. Prohibited signs are subject to removal at the owner's expense after appropriate notification by the city:

A. Off-premise Signs. Any second party sign that advertises goods, products, services or facilities, or directs persons to a location different from where the sign is installed, and that does not relate strictly to the lawful use of the premise on which it is located. Lawful use is defined as a sign which indicates the business transacted, services rendered, goods sold or produced on the premises, name of the business, and name of person, firm or corporation occupying the premises (exception: off-premise signs as allowed in Section [17.52.070](#)).

B. Flashing, animated, rotating, moving or audible signs.

C. Billboards. Billboards are prohibited in all zones.

D. Signs that Obstruct. Any sign that substantially obstructs free and clear vision of an exit, traffic intersection entrance, traffic sign or signal or constitutes a traffic hazard by reasons thereof.

E. Signs Containing Unwarranted Content. Any sign, which contains statements, words and pictures of an obscene nature.

F. Window signs containing material unrelated to the merchandise for sale or service performed by the person or business on whose premises or property the sign is located; provide, however, on-premises signs may call the attention of the public to public holidays or community events.

G. Miscellaneous Signs and Poster. The tacking, pasting, painting or otherwise affixing of any sign or signs of a miscellaneous character, visible from a public right-of-way, located on exterior walls of any building, barn, shed, tree, pole, post, fence or other structure is prohibited unless otherwise permitted as official sign.

H. Signs which purport to be, or are in imitation of, or resemble an official traffic sign or signal, or which bear the words, "stop," "caution," "danger," "warning," or similar words.

I. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination may be construed as a traffic-control sign, signal or device, or the light of an emergency or radio equipment vehicle; or which obstruct the visibility of any traffic or street sign or signal device.

J. Signs which, by reason of their size, location, movement or manner of illumination, obstruct the visibility of any aviation flight path.

*K. Any sign or advertisement on a vehicle, trailer or cart visible from the public right-of-way and parked for the primary purpose of gaining signage not allowed by this chapter. This provision shall not be construed as prohibiting the identification of a firm or its principal products on a vehicle used in the normal course of business, or preventing the normal travel of fleet vehicles to and from places of employment and employee places of residence. Violation shall be evidenced by either of the following:*

- i. The vehicle, trailer or cart is parked further than one hundred (100) feet from the space occupied by the business being promoted and such vehicle, trailer or cart is parked for a period exceeding twenty-four (24) consecutive hours; or*
- ii. The advertising is promoting a business with no valid City of Woodland business license.*

**L.** Any other sign that does not conform to all provisions of this code.

#### **17.52.050 - Definitions.**

The following definitions and terms shall be used in the interpretation of this chapter:

"Advertising copy" means any letters, figures, symbols, logos, trademarks or similar devices which identify or promote the sign user or any product or service; or which provides information about the sign user, the premises, the building or the products or services available.

"Awning, retractable" means a hood or cover projecting from, but not a permanent part of, an exterior wall of a building and supported by that wall and that is collapsible, retractable, or capable of being folded against the face of the supporting building.

"Awning, fixed" means a hood or cover projecting from, but not a permanent part of, an exterior wall of a building and supported by that wall, and is held in place with rigid frames and covered with a flexible material.

"Banner" means an on-site sign such as those used to announce an open house, a grand opening or to make a special announcement. Normally, it is constructed of cloth, canvas, or similar material and is without a rigid frame. It will be considered either as a fascia or freestanding sign, depending on the method of attachments, and will have to comply with the normal zone requirements.

"Building code" means the current building code as adopted by the state and Woodlands Municipal Code.

"Building frontage—Primary" means as follows:

1. In a building containing only one business, primary frontage shall be the width, as defined in this section, of that side of the building, which contains the main public entrance to that business.
2. In a building containing more than one business, all of which businesses have their main public entrances on the same side, primary frontage shall be the width, as defined in this section, of that side of the building, which contains those public entrances.
3. In a building containing more than one business, where those businesses have their main public entrances on more than one side of the building, each such side shall constitute a primary frontage. Each primary frontage shall be the width, as defined in this section, of that frontage.

"Building frontage—Secondary" means as follows:

1. In a building containing one or more businesses, and having all main public entrances on one side, one secondary frontage may be designated by the building owner. That frontage shall be the width, as defined in this section, of that side of the building so designated.

"Bulletin board" means a board utilized for posting public notices, i.e. garage sales, for sale, etc.

"Business complex" means two or more commercial businesses on a lot or contiguous lots with common access and parking.

"Canopy" means a freestanding permanent structure providing protection from the elements, such as a service station gas pump island.

"Changing image sign" means any sign that, through the use of moving elements, flashing or sequential lights, lighting elements, or other automated method, results in movement, the appearance of movement, or change of sign image or text. Changing image signs do not include otherwise static signs where illumination is turned off and back on not more than once every twenty-four hours.

"Directional sign" means any sign which is designed and erected solely for the purpose of traffic or pedestrian direction (i.e. menu boards, bank machines, height warning) and which are placed on the property to which the public is directed.

"Facade" means the entire building front or the street sidewall of a building from the grade of the building to the top of the parapet or eaves and the entire width of the building elevation.

"Flashing sign" means an illuminated sign, which changes intensity of lighting and/or switches on and off in a constant pattern or in which lighting is not maintained stationary and constant intensity and color.

"Freestanding sign" means a sign or advertising display which is not supported by a building, but which is supported by one or more upright poles or braces which are in or on the ground.

"Gross area of a sign" means the area within a continuous perimeter enclosing the outer limits of the sign face, but not including structural elements, which are not a part of the display. The gross area of a two-faced sign equals the area of one side. The gross area of a spherical, cubical or polyhedral sign equals one-half the total surface area.

"Marquee" means a permanent roof or hood structure attached to, supported by, and projecting from a building over the public right-of-way or public place. It provides protection from weather elements, but does not include a projecting roof.

"Monument sign" means a sign and supporting structure, which has similar top and bottom dimensions and is constructed as a solid structure or one, which gives the appearance of a continuous, nonhollow, unbroken mass.

"Nameplate sign" means a sign, which indicates no more than the name, address and home occupation of the resident of the premises.

"Off-premise sign" means any sign that draws attention to or communicates information about business establishment (or any other enterprise) that exists at a location other than the location of that which the sign has been placed.

"On-premise sign" means a sign which carries only advertisements strictly related to a lawful use of the premises on which it is located, including signs or sign devices indicating the business transacted, services rendered, goods sold or produced on the premises, name of the business, and name of the person, firm or corporation occupying the premises.

"Outdoor advertising" means all publicly displayed messages such as signs, placards, pennants or posters whose purpose is to provide official or commercial information, direction and advertising.

"Political signs" means a sign that is deemed to include information pertaining to levies, nonpartisan, partisan, initiative and/or referendum elections.

"Projecting sign" means a sign attached to and supported by a wall of a building or structure which projects more than one foot horizontally from the vertical face of a building, awning, canopy or parapet.

"Public or semipublic sign" means a sign, which directs attention to public or semipublic buildings, including but not limited to churches, schools, libraries and hospitals.

"Real estate sign" means a temporary sign advertising the real estate upon which the sign is located as being for rent, lease or sale.

"Roof sign" means a sign or advertising display supported by and erected on or above a roof or parapet of a building or similar structure.

"Sign" means a display or device affixed to the ground, attached to a building, or other structure using graphics, logos, symbols, and/or written copy designed specifically for the display of a commercial or other advertisement to the public.

"Street frontage—Primary" means the property width as measured along the street right-of-way at the primary entrance to the property. In cases of pipestem lots or similar reduction in street right-of-way, the lot width which is most parallel to the primary building frontage.

"Street frontage—Secondary" means the property width at the street frontage that is not the primary frontage as measured along the street right-of-way.

"Temporary sign" means a sign that is (1) used in connection with a circumstance, situation or event that is designed, intended or expected to take place or to be completed within a reasonably short or definite period after the erection of such sign, or (2) is intended to remain on the location where it is erected or placed for a period of not more than thirty days. In case of construction project signs, they may be maintained for the duration of the construction. If a sign display area is subject to periodic changes, that sign shall not be regarded as temporary.

"Wall sign" means a sign attached to and supported by a wall of a building or structure, with the exposed face of the sign parallel to the wall. Any sign placed behind glass, or affixed to a window of a building and located in such a manner as to have an obvious intent to capture interest of persons outside the building, shall be considered a wall sign and shall be treated in the same manner.

"Width" means the horizontal distance measured in a straight line between any two corners of a building, exclusive of corners having an angle of greater than ninety degrees.

"Window sign" means a sign attached to or otherwise obscuring vision, in whole or in part, through a window. It is intended to be viewed by persons outside of the building.

#### **17.52.060 - Residential (LDR, MDR and HDR) districts.**

The following signs are permitted in the LDR, MDR and HDR zoning districts with an approved building permit:

A. Public or Semipublic Uses.

1. Public or semipublic use freestanding identification sign and/or bulletin board. Such signs shall not exceed sixty square feet in gross area per face, shall be placed a minimum of ten feet behind all property lines, and shall not be over sixteen feet in height from ground level to sign top. No more than one double-faced freestanding sign shall be allowed per use. Such sign shall be located on the premises of the use to which the sign refers and shall be unobtrusive and in keeping with the character of the neighborhood.

2. Wall, Roof or Projecting Signs. Public or semipublic use, wall, roof or projecting identification sign and/or bulletin board shall not exceed six percent of the building face to which the sign is attached and in no event shall there be more than a total of two signs of either the freestanding, wall, roof or projecting type allowed per use.

#### B. Residential.

1. A sign advertising a subdivision, housing development or construction thereof; no more than two double-faced signs shall be allowed per subdivision or housing development. Such signs shall be located on the premises, of the use, to which the sign refers and shall be unobtrusive and reflect the character of the neighborhood. Such signs shall not exceed thirty-two square feet, shall be setback a minimum of ten feet behind all property lines, and shall be no more than ten feet in height from ground level. Once all lots or units have been sold or otherwise disposed of, the sign or signs shall be removed by the original owner, property developer, builder or agent.

2. A permanent sign identifying a subdivision, multifamily complex or building, mobile home park or subdivision, or similar housing development and located on the premises of the development. Such sign shall not exceed sixteen square feet in gross area per face, shall be placed a minimum of ten feet from all property lines, and shall not be over ten feet in height from ground level if a wall sign or five feet in height from ground level if freestanding. Each entrance is allowed one sign of either the freestanding or wall type, to a maximum of two per subdivision and/or development. Freestanding signs shall be set in a landscaped setting and designed and constructed of materials compatible with the development and the neighborhood and shall be unobtrusive.

3. For sale, lease or rent signs—Allowable area six square feet, sign shall be located inside property lines as not to restrict site distance and shall be considered a temporary sign to be removed upon the sale, rental or lease of said property. Sign shall be located on property for which the sale, lease or rental is referring.

4. Directional signs; for real estate purposes (open house or special sale)—One four square foot sign per function per street frontage, which shall be removed at completion of open house or special sale or a maximum of seven continuous days.

5. Illumination of signs in any residential district shall be limited to ground or sign level flood lighting, illuminating only the sign and not casting glare or light into neighboring properties. With the exception of individual residence nameplates and permanent development identification signs, all lighting of signs shall terminate at ten p.m.

6. Identifying home occupation signs shall not exceed four square feet in gross area, shall be limited to one per property, and shall be set back a minimum of ten feet from all property lines. The style and materials used shall be in keeping with the character of the neighborhood.

**17.52.070 - Commercial (C-1, C-2 and C-3) districts.**

The following signs are permitted in the C-1, C-2 and C-3 zoning districts with an approved building permit:

A. On-premise Freestanding Signs.

1. Allowable Area. Primary frontage within the C-1 and C-3 districts shall be calculated at one square foot per linear foot of street frontage of the premises up to a maximum of one hundred square feet, provided that premises with less than thirty-two feet of linear street frontage shall be allowed a maximum of a thirty-two square foot sign. Secondary frontage shall be calculated at one-half square foot of sign area for each linear foot of street frontage up to a maximum of fifty square feet.

2. Primary frontage within the C-2 district shall be calculated at one square foot per linear foot of street frontage of the premises up to a maximum of two hundred square feet; provided that a premises with less than thirty-two feet of linear street frontage shall be allowed a maximum of a thirty-two square foot sign. Secondary frontage shall be calculated at one-half square foot of sign area for each linear foot of street frontage up to a maximum of one hundred square feet.

3. Number of Signs. Each commercial building shall have not more than one freestanding sign to be located either on a primary frontage or a secondary frontage. A business complex shall have not more than two freestanding signs; one sign to be located on a primary frontage and the second sign located on the secondary frontage.

4. Height of Sign. Maximum height in all C-2 districts shall not exceed thirty feet. Businesses or business complexes of 1.5 acres or greater located within five hundred feet of the traveled way of the I-5 corridor (including off ramps and the frontage roads known as Pacific and Atlantic) may be allowed one freeway oriented sign not to exceed forty-five feet in height. *Such sign must be placed within five hundred feet of the travel way of the I-5 corridor.* Maximum height in C-1 and C-3 districts shall not exceed twenty-five feet.

5. The placement of freestanding signs or pole signs shall be in such a fashion and location as to not unreasonably obstruct the safe vision of motorists and pedestrians, nor unreasonably obstruct the view of signs on adjacent properties.

6. Freestanding or pole signs shall not be located closer than one hundred feet to another freestanding sign along the same side of the street or right-of-way, except if the establishment's lot width would result in less than one hundred feet, the distances between signs shall be the maximum possible.

7. Each freestanding or pole sign shall have a landscaped area twice the size of the sign ~~face area~~ **around** at the base of the sign. Pre-existing developments may be exempt from the landscape requirement subject to the approval of the public works director or his or her designee.

8. If more than one business in an area where businesses share the use of a parking lot, structure, parcel or facility, has the need of a freestanding, pole sign, or monument type sign, all signs shall be located together on the same joint use sign.

9. One sandwich board or A frame sign is allowed. The sign shall be situated on the private property of the location of the business or within the **planting strip** ~~right-of-way~~ immediately at the front of said business, and is erected only during hours of operation. **Where the sidewalk immediately at the front of said business is six-feet wide or greater, an A frame sign may be situated in the public sidewalk as long as forty-four inches of pedestrian travel area, or current ADA standard, whichever is greater, is maintained at all times.** Such signs shall not be placed so as to obstruct traffic or visibility. ~~A minimum of forty four inches of pedestrian travel area must be maintained at all times.~~

10. For the purpose of informing and directing traffic, on-premises directory signs, menu boards, bank machines and height warning signs are permitted; provided the signs are not oriented to and not intended to be legible from a street or other private property. On-site directory signs shall not exceed thirty-two square feet in area and eight feet in height.

11. For the purpose of informing and directing traffic; on-premise directional signs are permitted; provided the placement of such signs shall be situated in such a way as not to create a vehicle or pedestrian hazard; shall be limited to not more than two signs per business; shall not exceed sixteen square feet in area and eight feet in height.

#### B. Off-premise Signs.

1. Any second party sign that advertises goods, products, services or facilities, or directs persons to a location different from where the sign is installed and that does not relate strictly to the lawful use of the premises on which it is located may be allowed in the highway commercial (C-2) district provided; such signs shall be unobtrusive in nature; shall not exceed thirty-two square feet in gross area per sign face; shall be limited to one double faced sign on the premise of either the off-premise type or on-premise type; and shall be subject to written permission by the property owner of said site where the off-premise sign is located. Off-premise signs shall not exceed ten feet in height. Off-premise sign shall be subject to building permit approval.

2. Off-premise signs shall not be posted in state, county or city rights-of-way, on telephone poles, utility poles, bridge abutments, traffic signs or other public structures. Off-premise signs shall not be affixed to or painted on trees, rocks, or other natural features. Such signs shall observe the corner vision requirements and shall be placed in such a manner that does not create any type of traffic hazard. All off-premise signs shall be aesthetically pleasing and unobtrusive in nature.

#### C. On-premise Wall, Window, Roof Projecting.

1. Allowable Area. Primary frontage within the C-1 and C-3 districts shall be calculated at one square foot per linear foot of building frontage as measured horizontally along the side building elevation at the appropriate frontage, up to a maximum of one hundred square feet total sign area. Primary frontage within the C-2 district shall be calculated at one square foot per linear foot of building frontage as measured horizontally along the side building elevation at the appropriate frontage, up to a maximum of two hundred square feet total sign area; provided that a building elevation with less than thirty-two feet of horizontal length shall be allowed a maximum of thirty-two square feet of sign area. Secondary frontage shall be calculated at one-half square foot of sign area for each linear foot of building frontage up to a maximum of fifty square feet.

2. Number of Signs. Three per primary frontage; one per secondary frontage; and in no event shall there be more than a total of four wall, roof or projecting signs per business.

3. In any building occupied by more than one business, the maximum sign area on each primary frontage shall be shared proportionally by those businesses whose main public entrance is along that frontage. Where applicable, the sign allowed on the secondary frontage shall be a joint use sign.

4. The maximum sign area per primary frontage may be divided between projecting, wall and first floor window signs. The total sign area per frontage shall be determined by adding together the area for all types of signs.

5. Each business shall be allowed one painted window sign in addition to the maximum number of signs and square footage allowed by this chapter for the limited purpose of identifying the business owner, business name and hours of operation. The sign shall not cover more than six square feet of window area where it is located.

6. For buildings located on or within one foot of the street right-of-way line, projecting signs shall project no more than five feet from the walls to which they are attached.

7. All projecting signs shall be at least ten feet above sidewalks and walkways.

#### D. Awnings and Canopies.

1. Awnings and canopies shall not be considered signs, except that the area of any awning or canopy, which displays advertising copy, shall be considered a sign.

2. Advertising copy, which appears on any side of an awning, or canopy, which most nearly parallels the side of the building, shall be treated as a wall sign, and shall be subject to all the requirements of this chapter which apply to wall signs affixed directly to a building.

3. Advertising copy which appears on any side of an awning or canopy which is generally perpendicular to the side of the building, shall be treated as a projecting sign, and shall be subject to all of the requirements of this chapter which applies to projecting signs affixed directly to a building. In the event advertising copy appears on two sides of an awning or canopy which are perpendicular to the same wall, those sides shall be considered one projecting sign.

4. Marquees, awnings, and canopies shall not extend further than the curb of the street.

E. Sign Illumination. The light from any illuminated sign shall be shaded, shielded or directed so that the light will not be objectionable to surrounding uses, residential areas and public safety. No sign shall have rotating, flashing or blinking lights or other illuminating device that changes in lights or other illuminating device that changes in light intensity, brightness or color except as follows:

1. In the central business (C-1) district and the highway commercial (C-2) district one changing image sign shall be allowed per business.

2. In the central business (C-1) district and the highway commercial (C-2) district, changing image signs are allowed for alphanumeric messages. Changing image signs may scroll, travel and may not change information more frequently than once every two seconds.

3. In the central business (C-1) district changing image signs shall not exceed eight square feet in area and the lighting of the message area **and lighting of the background** shall not consist of more than one color **each, for a possible two color changing image sign**. The allowed changing image sign area is to be included in the total allowed sign area, not in addition to.

4. In the highway commercial (C-2) district changing image signs shall not exceed fifty percent of the total allowed sign area up to a maximum of thirty-two square feet in area. The lighting of the message area **and lighting of the background** shall not consist of more than one color **each, for a possible two color changing image sign**. The allowed changing image sign area is to be included in the allowed sign area, not in additions to.

5. Rotating barber poles are allowed in all commercial districts.

F. For Sale, Lease or Rent Signs. **No more than one, double-face sign** Allowable area six **thirty-two** square feet **in area shall be allowed. The** sign shall be located inside property lines as not to restrict site distance and shall be considered a temporary sign to be removed upon the sale, rental or lease of said property. Sign shall be located on property for which the sale, lease or rental is referring **and shall be no more than ten feet in height from ground level and more than ten feet from all property lines**.

#### **17.52.080 - Industrial (I-1 and I-2) districts.**

The following signs are permitted in the I-1 and I-2 zoning districts with an approved building permit:

A. On-premise Freestanding Signs.

1. Allowable Area. Primary frontage shall be calculated at one square foot per linear foot of street frontage of the premises up to a maximum of two hundred square feet, provided that premises with less than thirty-two feet of linear street frontage shall be allowed a maximum of a thirty-two square foot sign.

2. Secondary frontage shall be calculated at one-half square foot of sign area for each linear foot of street frontage up to a maximum of one hundred square feet, provided that a premises with less than thirty-two feet of linear street frontage shall be allowed a maximum of a thirty-two square foot sign.

3. Number of Signs. Each industrial business shall have not more than one freestanding business identification sign, located on the primary or secondary frontage. An industrial complex shall have not more than two freestanding signs; one to be located on a primary frontage and the second sign located on the secondary frontage. Entrance, delivery, warning and other strictly directional signs are permitted; provided each sign does not exceed sixteen square feet in area and eight feet in height.

4. Height of Sign. Maximum height shall not exceed thirty feet.

5. The placement of freestanding signs or pole signs shall be in such a fashion and location as to not unreasonably obstruct the safe vision of motorists and pedestrians, nor unreasonably obstruct the view of signs of adjacent property owners.

6. Freestanding or pole signs shall not be located closer than one hundred feet to another freestanding sign along the same side of the street or right-of-way, except if the establishment's lot width would result in less than one hundred feet, the distances between signs shall be the maximum possible.

7. Each freestanding or pole sign shall have a landscaped area twice the size of the sign ~~face area~~ **around** at the base of the sign. Pre-existing developments may be exempt from the landscape requirement subject to the approval of the public works director or his or her designee.

8. If more than one business in a complex where businesses share the use of a parking lot, structure, parcel or facility, has the need of a freestanding, pole sign or monument type sign, all signs shall be located together on the same joint use sign.

9. One sandwich board or A frame sign is allowed. The sign shall be situated on the private property of the location of the business or that portion of public right-of-way immediately at the front of said business, and is erected only during hours of operation. Such signs shall not be placed so as to obstruct traffic or visibility. A minimum of forty-four inches of pedestrian travel area, **or current ADA standard, whichever is greater,** must be maintained at all times.

#### B. On-premises Wall, Window, Roof Projecting.

1. Allowable Area. One square foot per linear foot of building frontage as measured horizontally along a side building elevation, at the appropriate frontage, up to a maximum of two hundred square feet per sign; provided that a building elevation with less than thirty-two feet of horizontal length shall be allowed a maximum thirty-two square foot sign.

2. Number of Signs. One per primary frontage; one per secondary frontage; and in no event shall there be more than a total of two wall, roof or projecting signs per business.

3. In any building occupied by more than one business, the maximum sign area on each primary frontage shall be shared proportionally by those businesses whose main public entrance is along that frontage. Where applicable, the sign allowed on the secondary frontage shall be a joint use sign.

4. Each business shall be allowed one painted window sign in addition to the maximum number of signs and square footage allowed by this chapter for the limited purpose of identifying the business owner, business name and hours of operation. The sign shall not cover more than six square feet of window area where it is located.

#### C. Awnings and Canopies.

1. Awnings and canopies shall not be considered signs, except that the area of any awning or canopy, which displays advertising copy, shall be considered a sign.

2. Advertising copy, which appears on any side of an awning, or canopy, which most nearly parallels the side of the building, shall be treated as a wall sign, and shall be subject to all the requirements of this chapter which apply to wall signs affixed directly to a building.

3. Advertising copy which appears on any side of an awning or canopy which is generally perpendicular to the side of the building, shall be treated as a projecting sign, and shall be subject to all of the requirements of this chapter which apply to projecting signs affixed directly to a building. In the event advertising copy appears on two sides of an awning or canopy which are perpendicular to the same wall, those sides shall be considered one projecting sign.

4. Marquees, awnings and canopies shall not extend further than the curb of the street.

D. Sign Illumination. The light from any illuminated sign shall be shaded, shielded or directed so that the light will not be objectionable to surrounding uses, residential areas and public safety. No sign shall have rotating, flashing or blinking lights or other illuminating device that changes in lights or other light intensity, brightness or color.

E. For Sale, Lease or Rent Signs. *No more than one, double-face sign* Allowable area six *thirty-two* square feet *in area shall be allowed. The* sign shall be located inside property lines as not to restrict site distance and shall be considered a temporary sign to be removed upon the sale, rental or lease of said property. Sign shall be located on property for which the sale, lease or rental is referring *and shall be no more than ten feet in height from ground level and more than ten feet from all property lines.*

#### 17.52.090 - Temporary signs.

A. Signs endorsing bond elections, levies, fairs, political signs, little league sign up, and similar activities shall be removed within five days following the election, event and/or last showing of any fair, show or similar activity. It shall be the joint responsibility of the property owner or tenant and the party or parties who initiated the placement of the sign or signs to remove said sign or signs, within five days after the election or event for which the sign(s) are displayed. Failure to comply with this requirement

shall be deemed a violation of this chapter and each and every day for which said violation continues shall be deemed a distinct and separate violation (See Section [17.52.130](#)).

B. Political signs shall be deemed to include those pertaining to nonpartisan, partisan, initiative and/or referendum elections. Political signs shall not exceed four feet in height or width and eight feet in length, shall not be placed or situated in such a manner to obstruct or impede the sight distance of those using the public streets and shall not be erected on public right-of-way.

C. Outdoor Sale and Temporary Advertising Signs. Individual business establishments may utilize special but temporary advertising signs or displays related only to the services and goods offered by the business. No more than two signs are to be used and the gross areas of each sign will not exceed twenty-five square feet with the total area of all signs, not exceeding fifty square feet, shall be placed in such a fashion and location as to not unreasonably obstruct the safe vision of motorists and pedestrians, and shall not exceed fifteen days unless through an approved temporary use or conditional use permit.

D. Displays utilizing banners, flags, pennants, streamers, twirlers or propellers, strings of light, flares, balloons and similar devices are permitted as seasonal decorations, grand openings or special sales. Such signs may be used for a maximum of thirty consecutive days with no more than three events per year, provided it does not adversely affect the safe vision of drivers, pedestrians or aviation traffic.

E. Beacon and Searchlights. Individual business establishments may utilize special but temporary beacons or search lights for special sales, and/or grand openings and may be used for a maximum of three consecutive days provided it does not adversely affect the safe vision of drivers, pedestrians or aviation traffic.

#### **17.52.100 - Conditional uses.**

Signs for all conditional uses in all zoning districts will be permitted as part of the conditional use approval. The sign code applicable to that zoning district, in which the conditional use is approved, shall designate the size, number and location of each sign unless otherwise noted on the conditional use allowed.

#### **17.52.110 - Abandoned or illegal signs.**

A. Any abandoned or illegal sign, any sign that exists after a business closes that advertised the closed business, any graffiti placed on a sign, building, parking lot or landscaped area, or any temporary sign that exists after its expiration time is hereby declared to be a danger to the health, safety, and welfare of the citizens of Woodland. Any sign that is partially or wholly obscured by the growth of vegetation or weeds or by the presence of debris or litter also presents a danger to the health, safety and welfare of the citizens.

B. Any such signs as set forth in subsection A of this section are hereby deemed to be a public nuisance. Any such sign shall be removed by the property owner within ten days after notice from the public works director or designee. Any sign not removed within ten days after such notice, may summarily be abated by the public works director or designee. Costs of such abatement may be assessed against the

property using the procedures established in Woodland Municipal Code [Chapter 8.12](#). C. Legal, conforming structural supports for abandoned signs may remain, if installed with a blank sign face and supporting structures are maintained.

**17.52.120 - Maintenance of nonconforming signs.**

Except as restricted in specific zoning districts, legally pre-existing nonconforming signs may be maintained, or altered if:

- A. Structural revisions or alterations will not increase the sign's nonconformity with the provisions of this chapter.
- B. Such alteration or relocation is required because of government action.
- C. The sign is not changed to another nonconforming sign.
- D. The sign is not reestablished after discontinuance for ninety days or more.
- E. The sign is in full compliance with all other ordinances of the city.

**17.52.130 - Exemptions.**

The following types of signs are permitted without benefit of a building permit, all signs are required to conform to the provision of this chapter.

- A. A residential nameplate sign not to exceed two square feet and bearing only the name and address of the occupant.
- B. A sign announcing a product is being offered for sale at a reduced price for a limited period, provided that the sign is located within the building where the product is sold, to include the interior surface of windows and doors.
- C. Special event signs, provided that all of the following conditions are met:

- 1. The promoter of the event *receives permission from the Public Works Director or his/her designee that the event meets the following criteria for a special event, 1) the event is open to the general public, and 2) the event has broader benefits related to tourism, promotion of a charitable or civic cause, or fostering community pride and identity. Events such as the Planters Days Festival, the farmers market, the Lilac Festival, and the Tulip Festival are examples of special events;* shall have first met with the public works director or designee to obtain a determination that the proposed sign falls within the definition of a special event sign;
- 2. No such sign shall include moving parts or flashing lights;
- 3. No such sign shall be erected or displayed more than ten days before the special event it announces; and

4. Special event signs less than 6 square feet in size and no more than 3 feet in height above ground level may be placed in planting strips within the public right-of-way or with permission on private property. Special event signs can also be situated on the public sidewalk where the sidewalk is six-feet wide or greater as long as forty-four inches of pedestrian travel are, or current ADA standard, whichever is greater, is maintained at all times. Signs shall not be placed so as to obstruct traffic or visibility or in street medians or sidewalks within the public right-of-way.

5.4- All such signs shall be removed within three days after the conclusion of the event.

D. Temporary signs to indicate that the premises are for sale or rent. Such signs using terms such as quitting business, open for business, for sale, inquire within, for rent, open house, sold, may also include a telephone number and insignia. These signs shall not exceed two square feet.

E. Signs erected by a public official in the performance of his or her duty, on property under the jurisdiction of that official shall be allowed without a permit.

F. Campaign political signs are permissible providing the sign copy is limited to information about a candidate, political party or public issue in a current election campaign. They shall be removed within five days after the applicable election.

G. Public service directional signs for public buildings such as public schools, libraries, hospitals and similar public services facilities placed within public rights-of-way.

H. Signs of a public, noncommercial nature including, but not limited to, safety, direction, danger, and no trespassing.

I. Traffic signs, traffic control devices, traffic signals and markings installed by the city.

J. "No hunting," "no trespassing," "no dumping," "no parking," "private" and other informational warning signs, shall not exceed four square feet in gross area per sign.

K. Plaques, tablets or inscriptions indicating the name of a building, its date of erection, or other commemorative information, which are an integral part of the building structure or are attached flat to the face of the building, which are non-illuminated, and which do not exceed three square feet in surface area.

L. Product Dispensers.

M. Sandwich board or A Frame.

N. Reasonable seasonal decorations within the appropriate public holiday season. However, such displays shall be removed promptly at the end of the public holiday season.

O. The Flag of a Commercial Institution. No more than one flag is permitted per business premises, the flag shall not exceed twenty square feet in surface area, and shall be left loose to fly in the breeze.

P. Sculptures, fountains, mosaics and design features which do not incorporate advertising or identification.

Q. Advertisement on existing theater marquees (freestanding and/or building-mounted).

R. Repair, maintenance and/or modification of existing conforming or pre-existing nonconforming signs; provided the sign's conformance or nonconformance is not structurally altered and/or increased.

**17.52.140 - Permit requirements.**

A. A sign permit shall be required before the placing, erecting, moving, reconstructing, altering or displaying of any sign within the city, unless expressly exempted by Section [17.52.130](#) of this chapter. Signs requiring permits shall comply with this chapter and all other applicable laws and ordinances.

B. Sign permit applications shall be made on forms provided by the city of Woodland, public works department. The completed application form and plans shall be accompanied by the required fee as set forth from time to time by the Woodland city council by resolution.

**17.52.150 - Review procedures.**

A. All sign permit applications shall be reviewed to comply with this chapter by the public works director or designee as provided in this section:

1. Name, address and telephone number of sign owners;
2. Name, address and telephone number of sign contractor or erectors;
3. Address of sign by site location;
4. Two site plans showing locations of proposed sign(s);
5. Two plans of the proposed sign with sign style and size included with a scaled design;
6. Type of sign, whether illuminated or non-illuminated;
7. Electrical permit for the sign, if illuminated.

## SITE PLAN REVIEW - DRAFT ORDINANCE

The text highlighted and *italicized* are proposed amendments to the current code. Text struck through is proposed to be eliminated from the current code.

1. **Repeal Old Section WMC 17.84.130– Site plan review and decision procedures – Development proposals.**
2. **Repeal Old Section WMC 16.19 – Binding Site Plans.**
3. **New Ordinance to be added to WMC Title 19 – Development Code Administration.**

*NEW ORDINANCE (Text to be added as a new WMC Chapter) capitalization*

### **Chapter 19.10 Site Plan Review**

#### *Sections:*

- 19.10.010 *Purpose.*
- 19.10.020 *Applicability.*
- 19.10.030 *Exemptions.*
- 19.10.040 *Site plan review types and procedures.*
- 19.10.050 *Submittal requirements.*
- 19.10.060 *Criteria for site plan approval.*
- 19.10.070 *Final site plan review.*
- 19.10.080 *Appeal.*
- 19.10.080 *Preliminary site plan approval / Final civil plan approval.*
- 19.10.090 *Modifications to approved site plan.*
- 19.10.100 *Compliance required and expiration.*
- 19.10.110 *Completion prior to occupancy.*
- 19.10.120 *Phasing.*

#### **19.10.010 Purpose.**

*The purpose of site plan review is to ensure compatibility between new developments, existing uses, and future developments in a manner consistent with the goals and objectives of the comprehensive plan, the Woodland Municipal Code, and city<sup>1</sup> development standards in order to create healthful and safe conditions. Site plan review is required according to the provisions of this chapter in order to promote developments that are harmonious with their surroundings and maintain a high quality of life for area residents. Site plan review is required for all developments as specified in this chapter.*

#### **19.10.020 Applicability.**

---

<sup>1</sup> Woodland's code publisher has decided not to capitalize the word "city" regardless of if it is referring to the city as a governmental organization or to the city as a geographic area.

The provisions of this chapter shall apply to all changes of use, new construction, and expansion or alteration of a land use unless expressly exempted by this chapter. No use shall be established, no structure erected or enlarged, and no other improvement or construction undertaken except as shown upon an approved plan that is in conformance with the requirements set out in this chapter.

**19.10.030 Exemptions.**

The following are exempt from the site plan review provisions of this chapter unless otherwise classified as a Type I or II site plan review or a binding site plan:

- A. New construction of or modification to existing single-family detached and duplex residential dwellings within an approved plat.
- B. Modifications to the interior of an existing structure that does not change the use or the degree of a use.
- C. Subdivisions, short plats, boundary line adjustments, and lot consolidations subject to WMC Title 16.
- D. The installation or replacement of underground utilities.
- E. Any change in commercial or industrial land use to another commercial or industrial land use permitted in the applicable zoning district.
- F. Landscaping or landscape alterations, unless such landscaping or alterations would modify or violate a condition of approval or landscaping requirements.
- G. Normal or emergency repair or maintenance of public or private buildings, structures, landscaping, or utilities.
- H. New parking lots having ten (10) or fewer parking spaces.
- I. On-site utility permits, e.g., sewer hook-ups, water hook-ups.
- J. Comprehensive plan<sup>2</sup> map and text amendments and associated zoning changes and site-specific rezoning requests not associated with any other land use permit.
- K. Fire and life safety permits.
- L. Other development determined by the development review committee to be exempt because it does not result in an appreciable increase in land use activity or intensity or in adverse off-site impacts, does not trigger review under the adopted stormwater ordinance, and because the city can assure the development complies with applicable standards without site plan review.

**19.10.040 Site plan review types and procedures.**

---

<sup>2</sup> Woodland's code publisher has decided not to capitalize "comprehensive plan".

A. Except for exempt activities listed in WMC 19.10.030, site plan reviews shall be classified and processed as follows:

1. *Type I Site Plan Review.* Type I site plan reviews are typically relatively minor in nature, consistent with the zoning of surrounding land uses, and do not have a substantial impact on the natural and built environment. Type I applications are approved by the public works director<sup>3</sup> or his/her designee without public notice and without a public hearing. A pre-application conference is not required unless requested by the applicant. The following are classified as Type I site plan reviews:

a. Changes in use of an existing structure or site not exempt under WMC 19.10.030.

b. Any development or change of use that will result in thirty (30) or fewer PM peak trips and that requires payment of a traffic impact fee. Trips shall be based on the latest edition of the International Transportation Engineer's Trip Generation Manual or substantial evidence by a professional engineer licensed in the State of Washington with expertise in traffic engineering.

c. New construction or expansions of existing construction that does not exceed any of the following:

i. Four thousand (4,000) square feet of additional floor area,

ii. Twenty (20) new parking spaces, or

iii. Four (4) new multifamily residential units, except as provided for in WMC 19.10.030.

2. *Type II Site Plan Review.* Type II site plan reviews are typically more substantial in nature and may have potential incompatibility with surrounding zoning or land uses or may have a more substantial impact on the natural and built environment. Type II reviews are approved by the development review committee<sup>4</sup> with public notice and an opportunity for comment. A pre-application conference is required. The following are classified as Type II site plan reviews:

a. Any development which is not listed as a Type I site plan in subsection (A)(1) of this section or listed as exempt under WMC 19.10.030.

b. Any development subject to SEPA pursuant to WMC Chapter 15.04 (Environmental Policy).

---

<sup>3</sup> Woodland's code publisher has decided not to capitalize "public works director".

<sup>4</sup> Woodland's code publisher has decided not to capitalize "development review committee".

c. Any development or change of use that will result in thirty-one (31) or more PM peak trips, based on the latest edition of the International Transportation Engineer's Trip Generation Manual, or substantial evidence by a professional engineer licensed in the State of Washington with expertise in traffic engineering.

3. *Binding Site Plan Reviews.* A binding site plan functions as an alternative to dividing commercial or industrial property through the platting process. A binding site plan is required for any proposal which involves the division of commercial or industrial property for the purposes of sale, lease, or transfer of ownership without completing the platting process pursuant to WMC Title 16 and RCW Chapter 58.17.

a. There are two types of binding site plans:

i. *Binding site plan – New developments.* This type of binding site plan includes all applications to create legal lots in conjunction with a new development. Any binding site plan of this type less than five (5) acres<sup>5</sup> in size shall be administratively approved by the development review committee. Land division associated with any binding site plan of this type five (5) acres or greater in size shall first be approved by city council with a recommendation by the planning commission<sup>6</sup> (preliminary binding site plan approval). Following preliminary approval of the proposed land division, staff shall administratively approve proposed site improvements.

ii. *Binding site plan – Existing developments.* This type of binding site plan includes all applications to create legal lots in conjunction with an existing development or when no development is proposed. Any binding site plan of this type that is less than five (5) acres shall be administratively approved by the development review committee. Any binding site plan of this type five (5) acres or greater shall be approved by city council with a recommendation by the planning commission.

b. A pre-application conference is required for all binding site plan applications. Binding site plans shall be completed consistent with the requirements and provisions of RCW 58.17.035 and this chapter and shall be valid for the same period as a Type I or II site plan.

c. Revisions to a binding site plan are permitted so long as any revisions are made through the site plan review process and are consistent with the regulations in effect at the time of application for revisions. If a binding site plan expires or is vacated, the

---

<sup>5</sup> The Commission was leaning towards recommending a 5-acre threshold at the May 2013 meeting.

<sup>6</sup> Woodland's code publisher has decided not to capitalize "planning commission".

*parcel boundaries shall return to the original configuration. Vacation of a binding site plan shall require the signatures of all current owners of the parcels involved.*

*B. If a site plan review is part of an overall application that is subject to a higher approval authority, site plan review shall be considered in conjunction with the overall application by that higher review authority.*

**17.143.050 Submittal requirements.**

*A. Applicants shall submit the information:*

*1. A completed land-use application.*

*2. Written narrative and phasing plan, if applicable, that includes a description of uses, types of structures proposed, hours of operation, abutting properties, proposed access, frequency of deliveries, and construction schedule including project phasing.*

*3. Payment of all applicable application fees.*

*4. Five (5) copies of an existing conditions plan drawn to scale on a sheet no larger than twenty-four inches by thirty-six (24x36) inches and one reduced eleven-by-seventeen-inch (11x17) copy showing the following (not required for Type I reviews):*

*a. Vicinity map showing location of subject site within the city and the surrounding existing street system.*

*b. Property boundaries, dimensions, and size of the subject site.*

*c. Graphic scale of the drawing and the direction of true north.*

*d. Zoning and uses of subject site and of properties adjacent to the subject site.*

*e. Current structural setbacks.*

*f. Location of on-site driveways and access points within 100 feet of the subject site.*

*g. Location of existing on-site structures and the approximate location of existing structures within 100 feet of the site.*

*h. Location of existing aboveground electrical, telephone or utility poles, and traffic control poles.*

*i. Location of existing fire hydrants.*

*j. Location, centerline, and dimensions of existing public rights-of-way and easements on-site and within 100 feet of the site.*

k. Locations, centerlines, and dimensions of existing private streets on-site and within 100 feet of the site.

l. Approximate on-site slopes and grades within 100 feet of the site.

m. Approximate location of significant natural conditions such as rock outcroppings; floodplain and floodway boundaries; drainage patterns and courses; slopes in excess of fifteen percent; unstable ground; high seasonal water table or impermeable soils; areas of severe erosion potential; areas of weak foundation soils; areas of significant wildlife habitat; and areas known to have historic, cultural, or archaeological resources.

5. Five (5) copies of a site plan drawn to a minimum scale on a sheet no larger than twenty-four inches by thirty-six (24x36) inches and one reduced eleven-by-seventeen-inch (11x17) copy. The site plan shall at a minimum indicate the following:

a. Property boundaries, dimensions, and size of the subject site.

b. Location, dimensions, and height of proposed buildings and location and dimensions of existing buildings to remain on site.

c. Proposed building setbacks.

d. Proposed project-phasing boundaries, if applicable.

e. Legend indicating total site area, the total square footage of proposed buildings or structures including percentage of total site area, the total square footage amount of impervious area including percentage of total site area, the total square footage amount of on-site landscaping including percentage of total site area, the total amount of dedicated parking area including percentage of total site area, the proposed number of parking spaces including the number of standard parking spaces, the number of compact parking spaces, the number of handicapped-accessible parking spaces, and the required number of parking spaces.

f. Location of proposed access points including vehicular driveways and designated pedestrian access points.

g. Location and dimensions of proposed on-site parking areas including required parking landscaping islands and indicating whether proposed parking is standard, compact, or handicapped-accessible. On-site drive aisles and circulation areas shall be indicated including their dimensions.

h. Location and dimensions of proposed on-site pedestrian connections between the public street and buildings, between on-site buildings, and between on-site buildings and on-site or off-site parking areas.

i. Location and size of off-site parking areas, if applicable, including details on the number and type of off-site parking spaces and existing or proposed drive aisles and circulation areas including dimensions.

j. Locations, centerlines, and dimensions of proposed on-site public or private streets and public and private easements.

k. Location, centerlines, and dimensions of proposed dedications, and identification of proposed frontage improvements including roadway improvements, curb and gutter installation, landscaped planter strip installation, and public sidewalk installation.

l. The location and dimensions of loading and service areas, recreational or open space features, aboveground utilities, location of fences and signs, and the size and location of solid waste and recyclable storage areas.

m. Specialized site treatments including but not limited to pedestrian plazas, bicycle parking, and outdoor seating areas.

n. Environmental features including critical areas and their buffers, the ordinary high water mark, shorelines jurisdiction, the 100-year floodplain, and floodway location.

o. Applicants for binding site plan shall also show proposed lots including dimensions and total acreage.

6. If applicable, a preliminary utility plan indicating the proposed location, size, connection points to existing public systems, and terminus points for sanitary sewer, water, and stormwater drainage and control. Public and private easements for sanitary sewer, water, and stormwater shall also be indicated.

7. If applicable, stormwater information shall be provided in conformance with WMC Chapter 15.12.

8. If applicable, a preliminary grading and erosion control plan shall be provided consistent with WMC Chapter 15.10.

9. If applicable, a preliminary landscape plan shall be submitted at the time of application for site plan review. The preliminary landscape plan need not include the detail required for final approval, although areas of proposed landscaping must be shown. Final civil plan approval cannot be given until a final landscape plan is submitted and approved. The final plan shall show the location of proposed vegetation, the common and botanical name of the proposed vegetation, the initial planting size (height or gallon) and the mature planting size, and proposed methods of irrigation, if any. Landscaping proposed in and around buildings, on the perimeter of

*the site and within proposed parking areas shall be indicated. In addition, street trees or other forms of landscaping within the public rights-of-way shall be indicated.*

*10. If applicable, architectural elevations, showing north, south, west and east elevations and specifying a measurable scale, structural dimensions, and structural heights.*

*11. If applicable, lighting plan indicating the location, height, and type of proposed exterior lighting fixtures (pole-mounted or wall-mounted). Photometric point or curve detail shall be provided for the subject site, abutting properties, and abutting public streets or rights-of-way at final civil plan review.*

*12. A certified document, typically a title report that is provided by a title company and issued within the last 60 days that details all encumbrances, easements, and ownership (not required for Type I site plan reviews).*

*13. If applicable, a State Environmental Policy Act (SEPA) checklist.*

*14. Completed critical areas identification checklist.*

*15. Signed agreement to reimburse the city for professional services used in the processing of applications for site plan review and site inspections.*

*16. If applicable, a traffic study.*

*17. Any additional items requested by the city during the pre-application conference.*

**19.10.060 Criteria for site plan approval.**

*A. In approving site plans, it shall be the responsibility of the planning official<sup>7</sup> to review each plan for compliance with all provisions of this chapter and any other applicable regulations that may affect the final plan as submitted or revised. The planning official shall coordinate review with the public works director, building official<sup>8</sup>, staff or contract fire professionals, and the city's reviewing consultants.*

*B. In reviewing a site plan for approval, the planning official shall find that all of the following have been met:*

*1. The proposal does or can comply with all applicable land use and development standards including but not limited to landscaping and screening requirements, parking and loading standards, frontage improvements, design standards, sewer and water standards, stormwater and erosion control standards, and critical areas standards, with or without conditions of approval. If compliance cannot be achieved by imposing conditions of approval, the application shall be denied.*

---

<sup>7</sup> Woodland's code publisher has decided not to capitalize "planning official".

<sup>8</sup> Woodland's code publisher has decided not to capitalize "building official".

2. All conditions of any applicable previous approvals have been met.

3. Proposed phasing plans comply with the requirements of WMC 19.10.120 and any necessary performance bonds or other suitable securities per WMC 19.10.110 have been secured.

**19.10.070 Preliminary site plan approval / Final civil plan approval.**

A. Where a site plan is issued subject to conditions that require the submittal of additional materials or changes to existing plans (preliminary approval), the planning official may require that the applicant submit for final civil plan approval to determine if the revised plans comply with the conditions of approval. If so required, the proponent must submit final civil construction drawings for review and approval. Unless waived by the public works director, the final civil plan set shall include the following elements:

1. Overall site plan that is substantially the same as that preliminarily approved.

2. Final grading plan.

3. Final stormwater plan and report pursuant to WMC Chapter 15.12.

4. Erosion control plan pursuant to WMC Chapter 15.10.

5. Final landscaping plan.

6. Final utilities plan.

7. Additional information as required by the public works director or his/her designee.

B. In addition to the requirements of a standard final civil plan submittal, a final binding site plan application shall also contain a survey prepared and stamped by a land surveyor or engineer licensed in the state of Washington showing land division lines, area of the lots created expressed in square footage, property addresses, future buildings, setbacks, parking areas, roads, stormwater detention, and other proposed site improvements. The name of the proposed development, the land use number, and the title "Binding Site Plan" shall be at the top of the plan along with the following statement:

The use and development of this property must be in accordance with the plan as represented herein or as hereafter amended, according to the provisions of the binding site plan regulations of the city of Woodland. The roads and utilities shown on this plan need not have been constructed and/or installed at the time that the property subject to this plan is divided. No permit required to build permanent structures upon any portion of this property, other than for site preparation (including grading and infrastructure installations), shall be issued until the roads and utilities necessary to serve that portion of this property have been constructed and installed or until arrangements acceptable to



NOTARY PUBLIC in and for the State of Washington, residing at \_\_\_\_\_

**CITY OF WOODLAND:**

Examined and Approved:

This \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_\_.

(Signed) \_\_\_\_\_

Public Works Director

**AUDITOR:**

Filed for Record at the Request of: \_\_\_\_\_

This \_\_\_\_\_ Day of 20\_\_\_\_, and Recorded in Volume \_\_\_\_\_ of \_\_\_\_\_, on Page \_\_\_\_\_ Records of Cowlitz County, Washington.

(Signed) \_\_\_\_\_

Cowlitz County Auditor

(Signed) \_\_\_\_\_

Deputy Auditor

**TREASURER:**

I hereby certify that the taxes on the land described hereon have been paid to date.

Dated: \_\_\_\_\_

(Signed) \_\_\_\_\_

**SURVEYOR:**

I hereby certify that the Binding Site Plan shown herein and known as \_\_\_\_\_ is based on actual survey and land division in Section(s) \_\_\_\_\_, Township \_\_\_\_\_ North, Range \_\_\_\_\_, W.M., city of Woodland, Cowlitz County, Washington, and that the distances, courses and angles are shown thereon correctly and that proper monuments have been set.

\_\_\_\_\_  
(Seal)

Professional Land Surveyor

- C. Prior to decision, the planning official may refer site plans for development proposals to the planning commission for review and comment and shall make such referral when requested by the planning commission or as the planning official or public works director deems appropriate.

D. Approved binding site plans shall be filed with the county auditor at the applicant's expense and three (3) copies of the recorded document shall be returned to the planning department. All lots or parcels created through the binding site plan procedure shall be legal lots of record.

**19.10.080 Appeal.**

Appeal procedures for administrative decisions are set forth in WMC 19.06 and 19.08.

**19.10.090 Modifications to approved site plan.**

A. No approved site plan shall be modified or amended except after reapplication for site plan review and approval. The determination of the application type (Type I or Type II site plan review) for site plan modifications will be based upon the criteria in WMC 19.10.040.

**19.10.100 Compliance required and expiration.**

A. All development of the property for which a site plan was approved shall conform to the approved site plan and any conditions imposed thereon unless amended or replaced by a subsequent city approval.

B. An approved site plan (without phasing) shall be null and void if:

1. Complete building permit applications for all proposed structures are not submitted to the Woodland Building Department within three (3) years of site plan review approval.
2. Construction does not commence within four (4) years of site plan review approval.

C. A site plan review approval with a phasing plan shall be null and void if the applicant fails to meet the conditions and time schedules specified in the approved phasing plan.

D. Once expired, an applicant must re-apply for site plan review and receive approval before further development of the site proceeds. Expiration of site plan approval shall not apply to applicants with complete applications before the effective date of this ordinance, \_\_\_\_\_ (Month Day, Year). The public works director or his/her designee may approve up to two, one-year extensions if:

1. There have not been any substantial changes in the laws governing the development of the site with which lack of compliance would be contrary to the changed laws;
2. Approved building permits have been issued to the applicant; and
3. The applicant has pursued development in good faith where good faith is evidenced by progress on final permitting, surveying, engineering, and construction of improvements.

**19.10.110 Completion prior to occupancy.**

A. All required public and site improvements and other conditions of site plan approval shall be met prior to occupancy of any site unless required sooner as a condition of approval provided that completion and occupancy may be accomplished in phases if approved by the public works director or his/her designee as part of the site plan review process. Incomplete items may be secured by the

issuance of a performance bond or other suitable security as a condition of approval to secure an applicant's obligation to complete the provisions and conditions of the approved site plan.

B. For binding site plans, the roads and utilities shown on the plan need not be constructed and/or installed at the time the property is divided. However, no permit required to build permanent structures upon any portion of the property, other than for site preparation (including grading and infrastructure installations), shall be issued until the roads and utilities necessary to serve that portion of the property have been constructed and installed or until arrangements acceptable to the city have been made to ensure that the construction and installation of such roads and utilities will be accomplished.

#### **19.10.120 Phasing.**

A. Upon written request, the public works director or his/her designee may approve a time schedule for developing a site in phases, but in no case shall the total time period for all phases be greater than eight (8) years without reapplying for site plan review.

B. The criteria for approving a phased site plan review application shall be as follows:

1. All public facilities necessary to serve a phase shall be completed prior to or with the development of the phase.
2. The development and occupancy of any phase is not dependent on the use of temporary public facilities. A temporary public facility is any facility not constructed to the applicable city standard.
3. The phased development shall not result in requiring the city, other property owners, or latecomers, to construct public facilities that were required as part of the approved development proposal.

#### **4. Repeal and Replace Old Section WMC 19.08.030 – Review and appeal authority.**

##### **19.08.030 - Review and appeal authority.**

The following table describes development permits and the final decision and appeal authorities. All applicable administrative appeals shall be exhausted prior to initiation of judicial review. All judicial appeals shall be made to county superior court in accordance with RCW 36.70.C except comprehensive plan policy decisions or updates which may be appealed to the State Growth Management Hearings Board and final shoreline permit actions which may be appealed to the Shoreline Hearings Board. As per WMC [19.06.050](#), appeal of the city's procedural SEPA decision or threshold determination shall be consolidated with a hearing or appeal on the underlying governmental action in a single simultaneous hearing before the hearing examiner and any further appeal shall be made to **Cowlitz or Clark County Superior Court**. When decision making authority rests with the city council, appeal shall be to the

county superior court. Appeal procedures for decisions and interpretations of the fire chief and building official are set forth in WMC [14.48](#).

Key:	R	=	Recommendation to Higher Review Authority	D	=	Decision
	OP	=	Open Record Predecision Hearing	SR	=	Staff Recommendation with Staff Report
	C	=	Closed Record Appeal Hearing	A	=	Appeal Decision
	ORH	=	Open Record Hearing			

	Public Works Department Staff	Development Review Committee	Hearing Examiner	Planning Commission	City Council
<b>ZONING</b>					
ADMINISTRATIVE CONDITIONAL USE PERMITS	D		A (ORH)		
CONDITIONAL USE PERMITS		SR	D (OP)		A (C)
MINOR MODIFICATION TO APPROVED CONDITIONAL USES AND ADMINISTRATIVE CONDITIONAL USES		D		A (ORH)	
ADMINISTRATIVE TEMPORARY USE PERMITS	D		A (ORH)		
MAJOR VARIANCE		SR	D (OP)		A (C)
MINOR VARIANCE		D		A (ORH)	
SITE SPECIFIC ZONE CHANGES		SR		R (OP)	D
ZONING TEXT AMENDMENT (DEVELOPMENT REGULATION CHANGES)		SR		R (OP)	D
AREA WIDE MAP AMEND		SR		R (OP)	D
<b>COMPREHENSIVE PLAN</b>					
COMPREHENSIVE PLAN TEXT AMENDMENT		SR		R (OP)	D
COMPREHENSIVE PLAN MAP AMENDMENT		SR		R (OP)	D
<b>LAND DIVISION</b>					
RE-PLAT	SR		D (OP)		A (C)
PLAT VACATION	SR		D (OP)		A (C)
BOUNDARY LINE ADJUSTMENT	D				A (ORH)
PRELIMINARY PLAT		SR		R (OP)	D
VARIANCE RELATED TO PRELIMINARY PLAT		SR		R (OP)	D
PHASING AND EXPIRATION EXTENSION OF APPROVED PRELIMINARY PLAT		D			A (ORH)
SHORT PLAT	D				A (ORH)

VARIANCE RELATED TO SHORT PLAT		SR			D (OP)
FINAL PLAT		SR		R	D
PLANNED UNIT RESIDENTIAL DEVELOPMENT		SR		R (OP)	D
BINDING SITE PLAN <b>(UNDER 5 ACRES)</b>	Ⓟ	<b>D</b>	<b>A (ORH)</b>		A (ORH)
<b>BINDING SITE PLAN (5 ACRES OR LARGER)</b>		<b>SR</b>		<b>R (OP)</b>	<b>D</b>
<b>ENVIRONMENTAL</b>					
CRITICAL AREAS PERMIT	D		A (ORH)		
SEPA PROCEDURAL DETERMINATION					
1. DNS	D		A (ORH)* <sup>1</sup>		
2. MDNS	D		A (ORH)* <sup>1</sup>		
3. DS/EIS	D		A (ORH)* <sup>1</sup>		
<b>SHORELINES</b>					
SUBSTANTIAL DEVELOPMENT PERMIT		SR	D (OP)* <sup>2</sup>		
CONDITIONAL USE PERMIT		SR	D (OP)* <sup>2</sup>		
VARIANCE		SR	D (OP)* <sup>2</sup>		
EXEMPTION	D		A (ORH)* <sup>2</sup>		
EXTENSION OF SHORELINE RELATED PERMIT	D		A (ORH)		
<b>SITE PLAN REVIEW</b>					
<b>TYPE I SITE PLAN REVIEW</b>	<b>D</b>		<b>A (ORH)</b>		
<b>TYPE II SITE PLAN REVIEW</b>		<b>D</b>	<b>A (ORH)</b>		
COMMERCIAL		Ⓟ			A (ORH)* <sup>3</sup>
INDUSTRIAL		Ⓟ			A (ORH)* <sup>3</sup>
MULTI FAMILY		Ⓟ			A (ORH)* <sup>3</sup>
OTHER USES		Ⓟ			A (ORH)* <sup>3</sup>
MOBILE HOME PARK		Ⓟ			A (ORH)* <sup>3</sup>
<b>OTHER</b>					
BUILDING/GRADING/FILL PERMIT W/SEPA	Building Official				
SIMILAR USE DETERMINATION		SR		D	A (ORH)

FLOODPLAIN DEVELOPMENT PERMIT	D <sup>*4</sup>		A (ORH)		
APPEAL OF ENFORCEMENT ACTION PER WMC <a href="#">17.92</a>		SR	A (ORH)		
APPEAL OF ADMINISTRATIVE DECISIONS UNRELATED TO SEPA OR ENFORCEMENT ACTION PER WMC <a href="#">17.92</a>		SR	D (OP)		A (C)
APPEAL OF DECISIONS RELATED TO TAKINGS OR SUBSTANTIVE DUE PROCESS RELATED ISSUES AS OUTLINED IN WMC <a href="#">17.81.095</a>		D	A (ORH)		
WAIVER OF VIOLATION AS OUTLINED IN WMC 17.81.020.C			D (OP)		

\*<sup>1</sup> See WMC [19.06.040](#) and [19.06.050](#)

\*<sup>2</sup> Appeals of the hearing examiner's decisions shall be reviewed by the Shoreline Hearings Board. Shoreline conditional use permits and variances must also be approved by the Department of Ecology.

\*<sup>3</sup> Unless the appeal includes SEPA related matters in which case appeal is to hearing examiner as set forth in WMC [19.06.050](#)

\*<sup>4</sup> Preferably the city's floodplain manger.

# DRAFT Ordinance

Date: June 21, 2013

The text highlighted and *italicized* are proposed amendments to the current code. Text ~~struck through~~ is proposed to be eliminated from the current code.

## Chapter 17.60 - PRE-EXISTING USES AND STRUCTURES

Sections:

**17.60.010 – Purpose.**

**17.60.020 – Nonconforming uses, structures and lots.**

**17.60.030 – Abatement of illegal use, structure or development**

**17.60.040 – Continuation.**

**17.60.050 – Modification.**

**17.60.060 – Discontinuance.**

**17.60.070 – Change of use.**

**17.60.080 – Destruction.**

**17.60.090 – Completion of structure.**

**17.60.100 – Single-family dwellings.**

**17.60.110 – Nonconforming lots.**

**17.60.010 - Purpose.**

*The purpose of this chapter is to provide for those circumstances, uses and lots that are inconsistent with regulations of this title but which enjoy rights based on their previous legal existence. The intent of this chapter is to permit legal nonconforming developments, lots, structures, and uses to continue until they are removed but not to encourage their perpetuation.*

**17.60.020 - Nonconforming uses, structures and lots.**

*A nonconforming use is a use of property that was allowed at the time the use was established but which, because of changes in zoning regulation, is no longer permitted. A nonconforming structure is a*

*structure that complied with zoning and development regulations at the time it was built but which, because of subsequent changes to the zoning and/or development regulations, no longer fully complies with those regulations. A nonconforming lot is one that, at the time of its establishment, met the minimum lot size requirements for the zone in which it is located but which, because of subsequent changes to the minimum lot size applicable to that zone, no longer complies with requirements.*

**17.60.030 - Abatement of illegal use, structure or development.**

*Any use, structure, lot or other site improvement not established in compliance with use, lot size, and development standards in effect at the time of establishment shall be deemed illegal and shall be discontinued or terminated and subject to removal.*

**17.60.040 - Continuation.**

A pre-existing use or structure which is nonconforming may be continued and maintained in reasonable repair and safe condition; provided that the use or structure is not enlarged, increased, made more nonconforming, or extended to occupy a greater area than was occupied on the date of adoption of the ordinance codified in this title or applicable amendments thereto. The extension of said pre-existing use to a portion of a structure which was built for the pre-existing use at the time of the passage of the ordinance codified in this title is not considered an extension of a nonconforming pre-existing use. A nonconforming, pre-existing use or structure may not be moved in whole or in part to any other portion of the lot or zoning district in which it is located. If moved, it must be to a district in which the use is permitted. *Any nonconformance that is brought into conformance for any period of time shall forfeit status as nonconformance.* For single-family dwelling exception, see Section **17.60.100**.

**17.60.050 - Modification.**

**A.** A pre-existing structure nonconforming with respect to height, yard requirements, lot coverage, or density may be utilized by a use which is permitted in the district in which the structure is located. In order to accommodate a permitted use, the structure may be repaired, modified, or altered, internally and externally; provided such repairs and modifications do not increase the nonconformance of the structure and that they meet the International Building Code standards.

**B.** In addition, a pre-existing structure which is non-conforming according to the description contained in subsection (A) of this section may be modified or altered in such a manner that it conforms to the standards of the district, this title, and the International Building Code.

**C.** *The owner of a pre-existing use which is non-conforming, may be able to expand with special permission of the hearing examiner through a conditional use permit.*

**17.60.060 - Discontinuance.**

*A pre-existing, nonconforming use that lies vacant for a period of six months or that is abandoned by the property owner, shall be deemed discontinued. Abandonment is evidenced by an overt act, or failure to act, which carries the implication that the owner does not claim or retain any interest in the right to the*

*nonconforming use. A period of nonuse alone does not prove intent to abandon a nonconforming use. Instead, the intent to abandon must be shown by the owner or occupier's overt acts, or failure to act, such as a written statement showing an intent to abandon the use, structural alterations to the building inconsistent with the continuance of the nonconforming use, or the listing of the property or structure for sale or lease in a manner inconsistent with the continuance of the nonconforming use.* ~~If a pre-existing use is nonconforming and not actively used for a period of six months, it shall be deemed discontinued. A discontinued pre-existing use which is nonconforming cannot be revived and any further uses of the property must conform to the provisions of this title as provided for above.~~

**17.60.070 - Change of use.**

If a pre-existing use which is nonconforming is changed, it shall be changed to a use conforming to the regulations of the **zoning** district in which it is located, and after change, it cannot be changed back again. *A pre-existing use cannot be changed into some other kind of nonconforming use but is limited to either retaining the specific pre-existing, nonconforming use legally established or changing to a use allowed by the zoning code.*

**17.60.080 - Destruction.**

If a pre-existing use or structure which is nonconforming is destroyed by any cause to an extent exceeding fifty percent of the cost of replacement of the structure, using new materials, a future structure or use of the property shall conform to the provisions of this title. For single-family dwelling exception, see Section **17.60.100**.

**17.60.090 - Completion of structure.**

Nothing contained in this title shall require any change in the plans, construction, alternation, or designated use of a structure for which a building permit has been legally issued and construction commenced prior to the adoption of the ordinance codified in this title and subsequent amendments thereto.

**17.60.100 - Single-family dwellings.**

**A.** Single-family dwellings, *including manufactured homes*, existing in the C-1, C-2, **C-3, I-1, and I-2** districts at the time of passage of the ordinance codified in this title shall be allowed to remain, and any addition or improvements thereto shall meet the standards of the LDR-6 district.

~~**B.** If said single family dwelling existing at the time of passage of the ordinance codified in this title are destroyed by any cause to an extent exceeding fifty percent of the cost of the structure, such dwellings are permitted to be improved or reconstructed; provided the standards of the LDR-6 district are maintained.~~

***B.** In any zone, a single-family dwelling destroyed by any cause to any extent, shall be allowed to be improved or reconstructed, provided the setback standards of the LDR-6 district are maintained or provided that the original footprint of the destroyed dwelling is maintained.*

**~~17.60.110 – Manufactured home on an individual lot.~~**

~~A manufactured home legally sited on an individual lot outside of a manufactured home park or subdivision, may be replaced by another manufactured home, provided the replacing manufactured home meets the standards set forth in Section [17.16.080\(L\)](#) of this code.<sup>4</sup>~~

**17.60.110 – Nonconforming lots.**

*Any permitted use may be established on an undersized lot that cannot satisfy lot size or width requirements of this Title; provided that:*

- 1. All other applicable zoning development standards, such as building setback requirements and lot coverage requirements, are met or a variance has been granted;*
- 2. The lot was legally created and satisfied the lot size and width requirements applicable at the time of creation;*
- 3. No unsafe condition is created by permitting development on the nonconforming lot; and*
- 4. The lot was not created as a “special tract” to protect critical area, provide open space, or as a public or private access tract.*

---

<sup>1</sup> SB 6593 (2004) requires that cities regulate manufactured homes no differently than they regulate other types of homes.

## Staff Report: Rezone Requests

**To:** Planning Commission

**From:** Amanda Smeller, Community Development Planner

**Date:** July 9, 2013

**RE:** Additional Comprehensive Plan Map Changes

The City has received two additional requests for Comprehensive Plan Map changes and rezones. The Planning Commission's task for the July 18, 2013 meeting is to determine if the proposals listed below should receive further consideration in 2013. As per WAC 365-196-640(6)(D), "Once a proposed amendment is received, the County or City may determine if a proposal should receive further consideration as part of the Comprehensive Plan amendment process."

Complete (& Proposed) Docket as of July 10, 2013:

<b>Applicant</b>	<b>Acres (approx.)</b>	<b>Existing Comp Plan Designation</b>	<b>Proposed Comp Plan Designation</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
Schurman Trial Run Trust*	East portion of a 1.23 acre lot that is divided by Lewis River Road. The property owners are interested in rezoning that portion of the property that is east of LRR.	High Density Residential	Commercial	High Density Residential	Commercial. Applicant did not specify if they would like to rezone to NC or HC. The parcel abuts both. PC to determine which is more appropriate.
Liberty Evans	Approximately 3.4 acre portion of their 26.9 acre property.	Light Industrial	Highway Commercial	Light Industrial	Highway Commercial
City of Woodland	50623 – 2.82 acres	Light Industrial	Public/Quasi-Public/Institutional	Light Industrial	Public/Quasi-Public/Institutional
	50626 - .22 acres	Light Industrial	Public/Quasi-Public/Institutional	Light Industrial	Public/Quasi-Public/Institutional
	5062302 – 2.53 acres	Light Industrial	Public/Quasi-Public/Institutional	Light Industrial	Public/Quasi-Public/Institutional
	508800100 – 44.04 acres	Low Density Residential 7.2	Public/Quasi-Public/Institutional	Low Density Residential 7.2	Public/Quasi-Public/Institutional

\*The Planning Commission has already moved the Schurman Trial Run Trust forward, but must determine if the proper zoning is Highway Commercial or Neighborhood Commercial.

**Liberty Evans Rezone Request:**

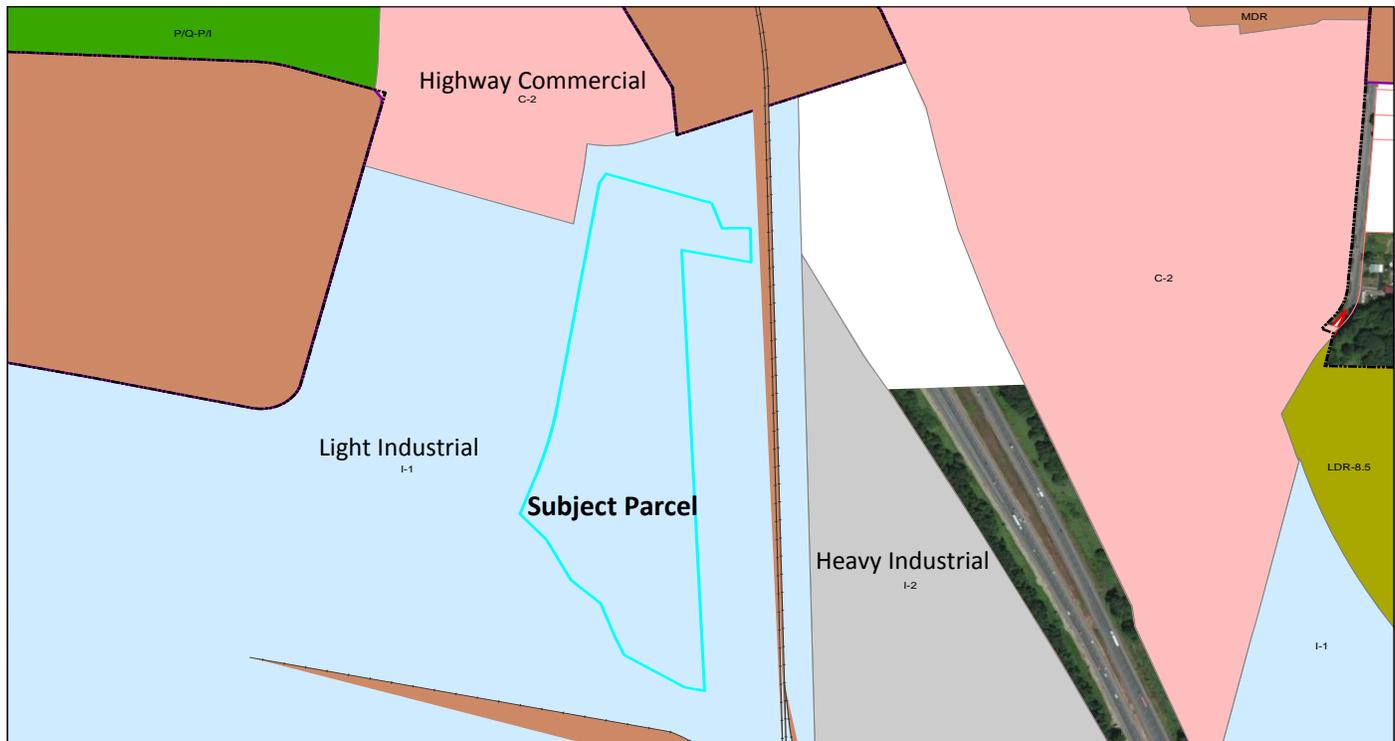
Liberty Evans has applied to rezone an approximately 3.4 acre portion of a 26.9 acre parcel located on Schurman Way just south of Dike Access Road. The entire vacant property is currently zoned Light Industrial. Liberty Evans would like to rezone the upper 3.4 acre portion, together with the Dike Access City owned Right-of-Way to Highway Commercial.

Liberty Evans applied in 2012 to rezone the same portion of this parcel. The Planning Commission and the Development Review Council recommended against the rezone as it didn't meet all of the Comprehensive Plan's goals and policies:

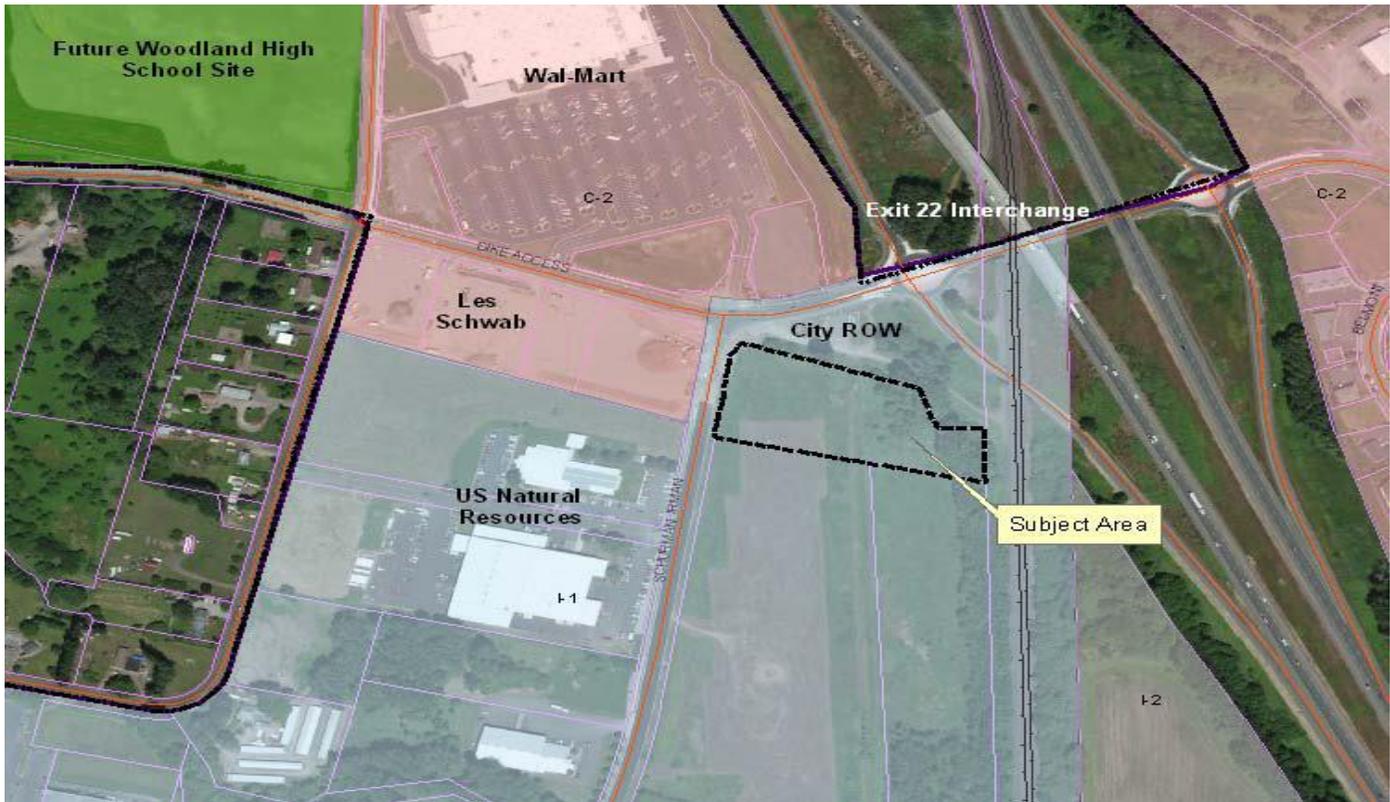
- **Policy 6 for Commercial Land Uses/Central Business District, Page 1-57** - "Areas classified for commercial use on the Land Use Plan Map should be utilized before other areas are reclassified for commercial use. A market factor may be appropriate to ensure sufficient land and price stability."
- **Policy 2 for Industrial Land Use, Page 1-57** - "Preserve prime industrial sites and reserve suitable land for future industrial expansion prior to need."

The Comprehensive goals and policies listed above, and those that this proposal was consistent with during the 2012 review, have not changed. The City Council denied the motion to rezone during the December 2012 council meeting, and denied the motion to reconsider at the January 2013 council meeting.

Surrounding zoning:



Current surrounding uses:



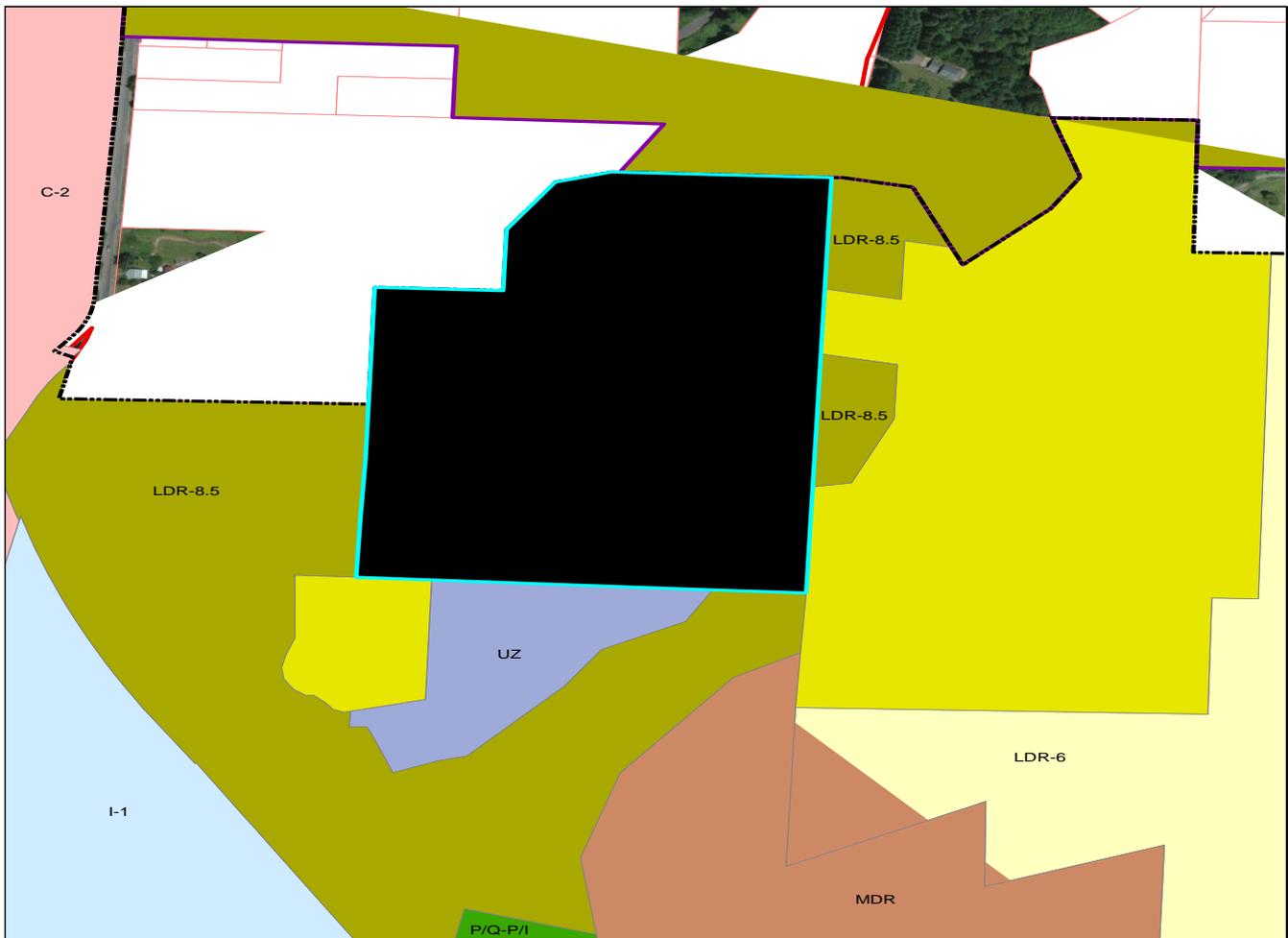
**City of Woodland Rezone Requests**

The City of Woodland is requesting to rezone four City owned properties to Public/Quasi Public/Institutional:

- Parcel Nos. 50263 & 50626, 300 E Scott: currently zoned Light Industrial (I-1)
- Parcel No. 5062302, 200 E Scott, currently zoned Light Industrial (I-1)
- Parcel No. 508800100, no address: currently zoned Low Density Residential 7.2 (LDR7.2)

**Parcel No. 508800100** is currently vacant. The City, together with the Rotary Club of Woodland, have plans to construct a public park and sports complex on this property. Currently zoned LDR7.2, this use would require a Conditional Use Permit before the Hearing Examiner, and any subsequent changes or additions on the property would require a Modified Conditional Use Permit. By rezoning this parcel to PQPI, a public park and sports complex is an outright allowed use. Planning Department review and building permits would still be required, but the use would not have to go before the Hearing Examiner.

Current surrounding zoning:



**Parcel Nos. 50623, 50626, and 5062302** are all currently zoned Light Industrial. Parcel 5062302 is where the new City of Woodland Police Station is currently being constructed. Parcel 50623 contains the existing Public Works Department building. Government buildings, including police and fire stations are permitted uses within the PQPI zoning district.

Currently at 200 & 300 E Scott



This building is adjacent to the new police station location.



Public Works Office – Government building is a permitted use in PQPI.

**Schurman Trial Run Trust Rezone Request:**

The Commission requested more information at the June 2013 meeting to make a determination as to which Commercial zoning district this property should be rezoned to. The property abuts both Neighborhood Commercial, and Highway Commercial zones. The Planning Commission decided against expanding the uses for the Neighborhood Commercial zoning district. The outright allowed uses in this district are very limited at this time. The interest in the property in the last few years has included uses such as café/restaurant (indoor/outdoor), dog grooming, Fish First office space, artist space with outdoor sales and a retail bakery shop. These uses would be allowable in the Highway Commercial zoning district, but limited to prohibited in the Neighborhood Commercial district. Staff recommends Highway Commercial for the rezone.

The attached maps show the surrounding land uses, ownership, and aerial views.

## Staff Report: Auto-Oriented Uses in the Central Business District

**To:** Planning Commission

**From:** Amanda Smeller, Community Development Planner

**Date:** July 10, 2013

**RE:** Auto-Oriented Uses in the C-1 District

---

The Planning Commission requested further information and research from staff during June's meeting, including:

1. Information on traffic impacts, traffic patterns and mitigation options.
2. Healthy downtown resources/literature
3. All areas of the Comprehensive Plan speaking to pedestrian uses and auto-oriented uses.
4. The presentation material from the Clark County Commission of Aging regarding health communities.

1. Information on traffic impacts, traffic patterns and mitigation options:  
Further studies may be necessary or required to determine what impacts certain types of business will have. For example, there may be a difference between a bank with a drive-through versus a fast-food restaurant with a drive-through. The ITE's Trip Generation Manual gives estimates for trip ends based on type of business, size, number of employee's, etc. Attached are some samples from the Trip Generation Manual for Fast Food Restaurant with Drive-Through Window, based on square footage, on a weekday and on a Saturday. Also attached are samples for a Drive-in Bank for a weekday, based on square footage.

The City also recently implemented Transportation Impact Fees. This means that all development will be assessed a fee that will help pay for public streets and roads needed to serve new growth and development.

2. Healthy downtown resources/literature:  
Municipal Research and Service center (MRSC) contains information regarding healthy downtowns and downtown development ([www.mrsc.org](http://www.mrsc.org)).

The books and resources talk about making downtown safe for pedestrians and bicyclists with smart planning in regards to uses and automobile access.

Main Street... When a highway runs through it: A Handbook for Oregon Communities.

- Access points (curb cuts, driveways): A high number of access points for cars can create issues for pedestrians, and cuts can make it difficult to meet ADA standards.
- Crossing opportunities: the more cars the more dangerous/difficult it is for pedestrians to cross the street.
- The book specifically states that drive-throughs are not appropriate downtown.

3. All areas of the Comprehensive Plan speaking to pedestrian uses and auto-oriented uses:  
Chapter 1: Land Use Classifications

- Downtown Commercial: This is high intensity land use including the central business district and other dense arrangements of professional offices and retail stores. This

Staff Report to Planning Commission

July 18, 2013 Meeting

Auto-Oriented Uses in the C-1 District

Page 1 of 3

designation discourages land consumptive uses (i.e. warehouses) and uses that generate high traffic (i.e. drive-through businesses or gas stations). This designation encourages high floor area ratios (1.5 to 1.0) and also residential use on upper floors.

#### Chapter 1.V Land Use Map

- The Downtown Commercial District is that area west of the Interstate 5 freeway and at or near the historic downtown area. It is oriented towards smaller retail stores; services, financial, insurance, real estate, and professional outlets and offices; municipal and private shared parking garages and lots; pedestrian mall and plazas; performing arts and other entertainment and cultural facilities and activities; transportation terminals; mixed-use projects; upper story apartment housing; and pedestrian walkways linking key facilities. Discouraged uses are those that are land consumptive such as warehouses, automobile sales lots, and individual business parking lots that diminish the area's compactness and convenience as an integrated shopping goods and services area. Also discouraged are uses that are strictly automobile-access oriented, such as drive-in restaurants and gas stations, as opposed to pedestrian oriented.

#### Chapter 1.VII Goals, Objectives and Policies

- Commercial Land Use/Central Business District – Policies
  - Search for more creative ways to bring the existing Downtown Business District into closer concert with Horseshoe Lake Park.
  - Encourage more professional offices and local services to locate within the Downtown Business District.
  - New commercial developments should be designed and constructed with adequate consideration for lighting, information signage, off-street parking, and special improvements to accommodate handicapped individuals, all toward the purpose of protecting public safety and enhancing public convenience.
  - Neighborhood commercial uses should be clustered near intersections of major and/or secondary arterials or adjacent to existing commercial land uses.
  - Landscaping or screening structures should be provided between neighborhood commercial areas and adjacent residential areas, in order to minimize any visual incompatibility.
  - Areas classified for commercial use on the Land Use Plan Map should be utilized before other areas are classified for commercial use. A market factor may be appropriate to ensure sufficient land and price stability.

#### Chapter 2, Transportation

- Traffic volumes – This information is provided in the 2005 Comprehensive Plan and is based on data collected in 2004. This data is compared to the 1995 collected data.
  - Generally, traffic growth in the eastern and northwestern areas of Woodland has increased between 2 to 4 percent annually. This reflects the new housing and commercial developments in these areas. In the city's southwest areas, such as along W. Scott Avenue and Davidson Avenue, traffic volumes have declined since 1995. The decline in traffic volumes in these areas is due to

the recently built Schurman Way roadway, which parallels BNSF tracks and connects W. Scott Avenue with Dike Access Road. This has shifted traffic away from the roadways in the southwest area of the city. The new roadway provides an alternative access to I-5 via Dike Access Road for land uses along the W Scott Avenue and Davidson Avenue corridors. Attached is Figure 2.3 and Table 2.1 from the Comprehensive Plan showing Weekday PM Peak Hour Traffic Volumes.

4. The presentation material from the Clark County Commission of Aging regarding health communities.

The portion of the report attached specifically discusses a healthy built environment.

The Commission discussed the lack of design standards in the Central Business District. Staff mentioned a Design Standards Ordinance that was worked on a few years back that would apply to the Central Business District. This ordinance was on the agenda of a May 2011 City Council meeting, but was removed and never voted on after citizen comment discouraged it. I've attached the draft that went to City Council for background purposes.

# Drive-in Bank (912)

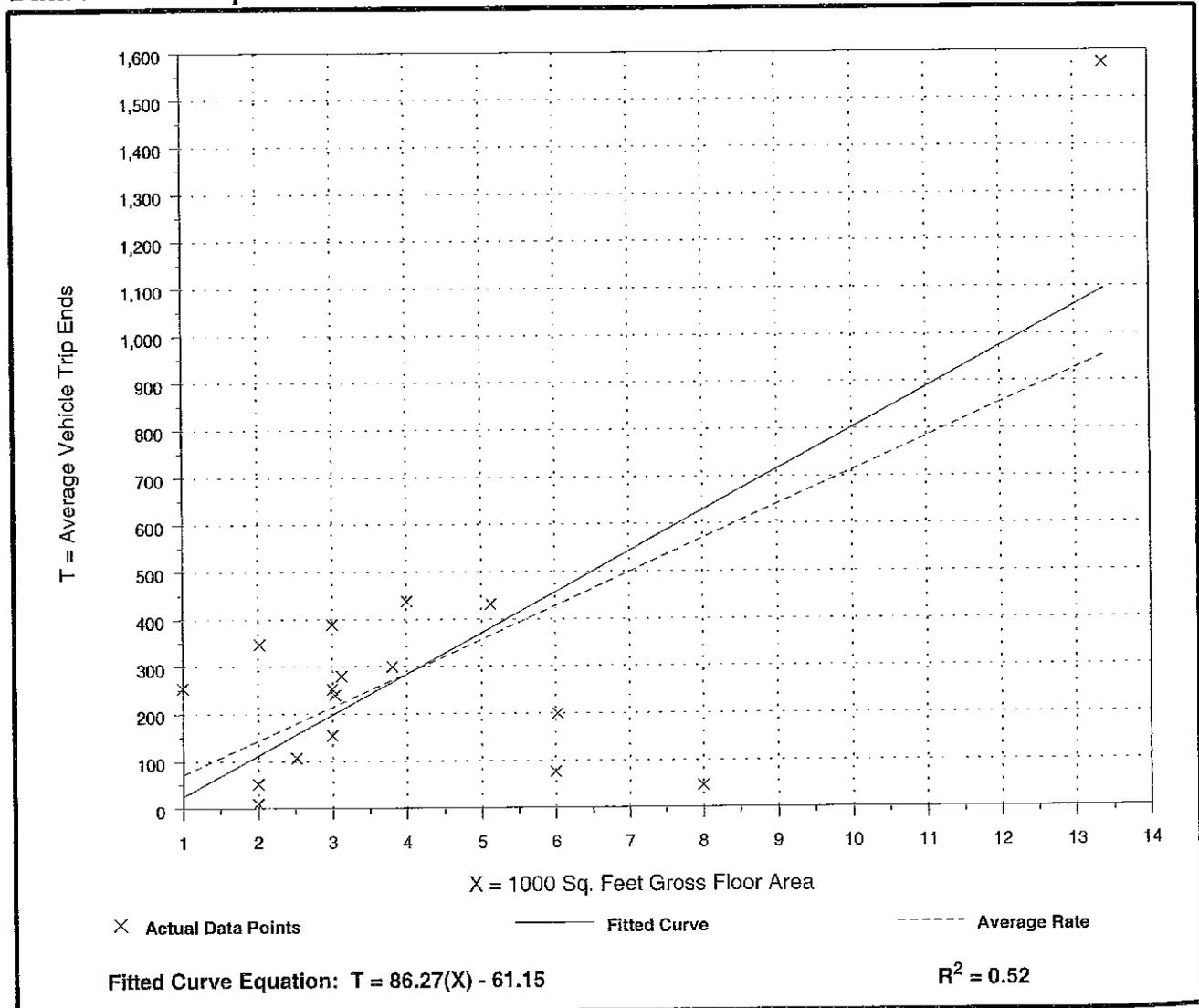
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Saturday**

Number of Studies: 18  
Average 1000 Sq. Feet GFA: 4  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
71.21	5.00 - 255.00	51.24

## Data Plot and Equation



# Drive-in Bank (912)

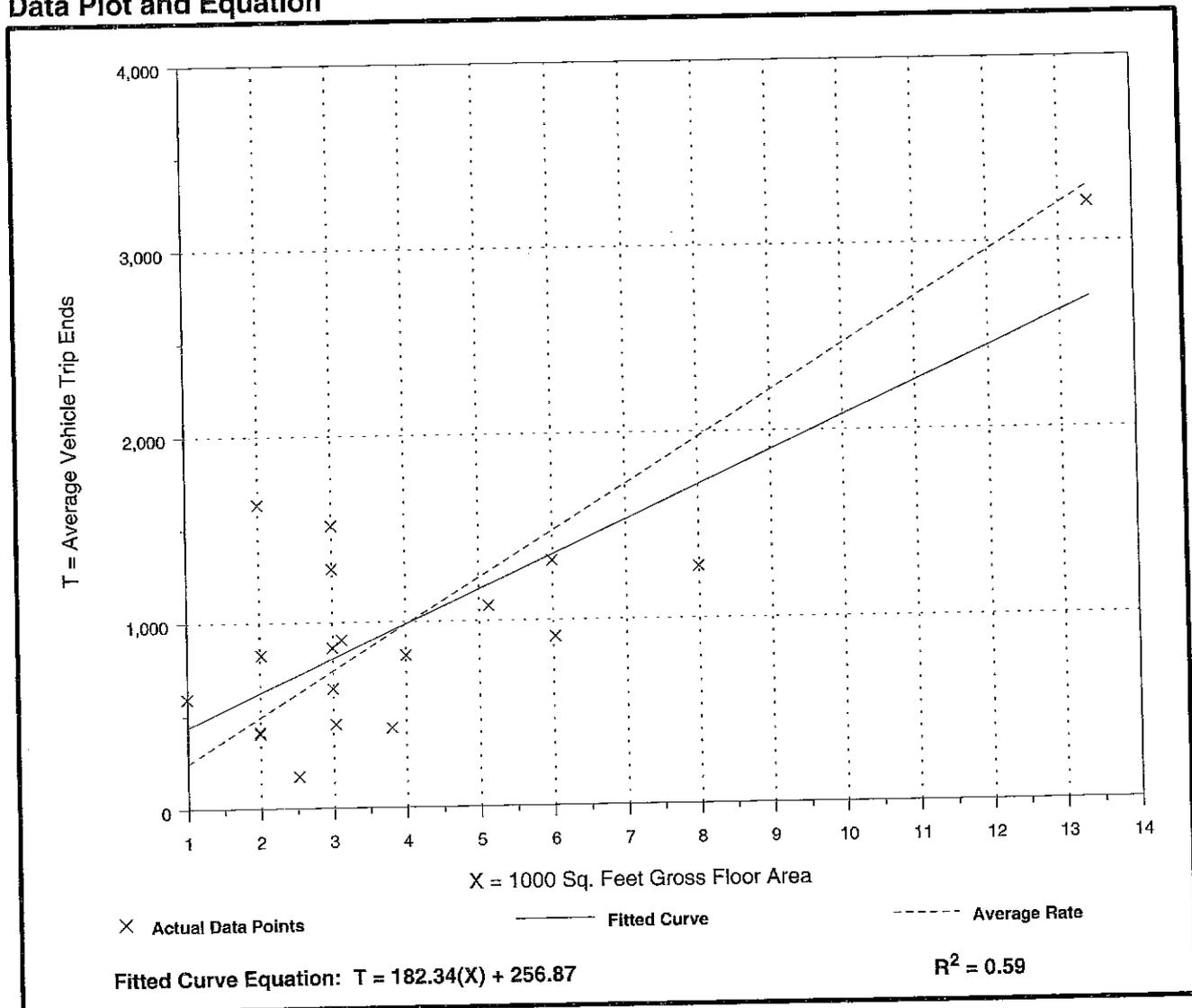
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
On a: Weekday

Number of Studies: 19  
Average 1000 Sq. Feet GFA: 4  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
246.49	68.23 - 817.00	140.03

## Data Plot and Equation



# Fast-Food Restaurant with Drive-Through Window (934)

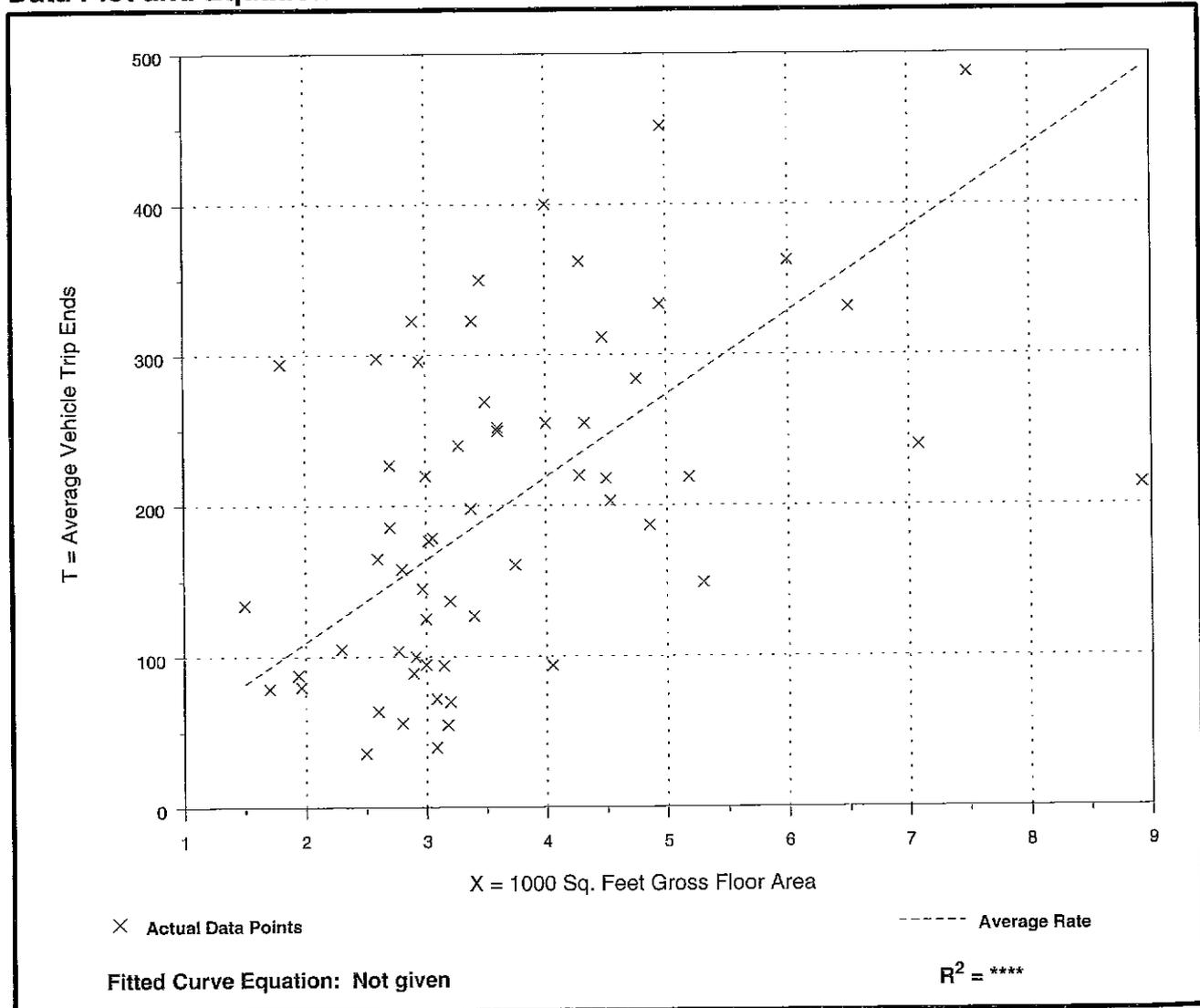
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday,  
A.M. Peak Hour of Generator

Number of Studies: 60  
Average 1000 Sq. Feet GFA: 4  
Directional Distribution: 51% entering, 49% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
54.81	12.96 - 163.33	26.98

## Data Plot and Equation



# Fast-Food Restaurant with Drive-Through Window (934)

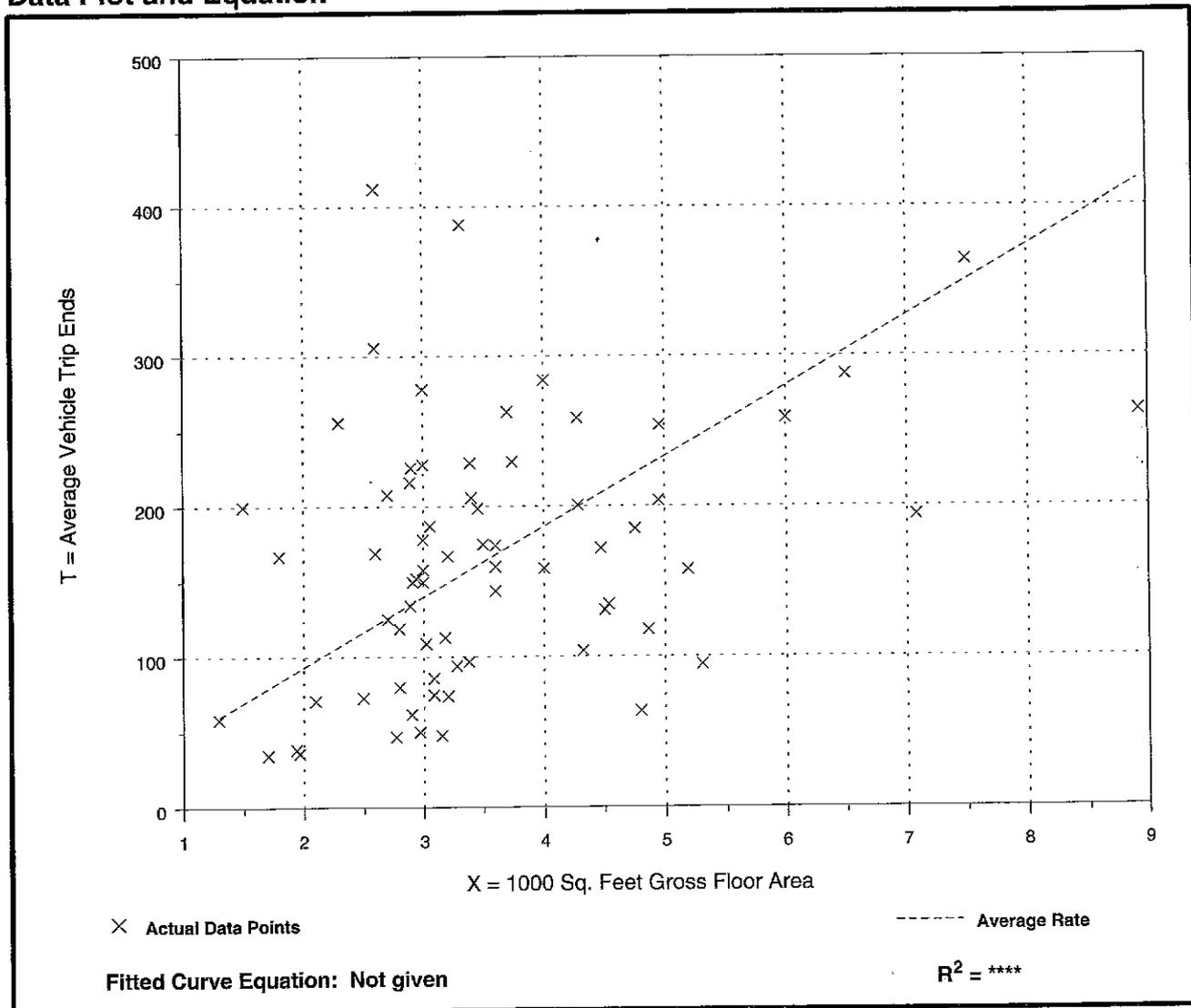
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday,  
P.M. Peak Hour of Generator

Number of Studies: 69  
Average 1000 Sq. Feet GFA: 4  
Directional Distribution: 52% entering, 48% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
46.68	13.33 - 158.46	26.41

## Data Plot and Equation



# Fast-Food Restaurant with Drive-Through Window (934)

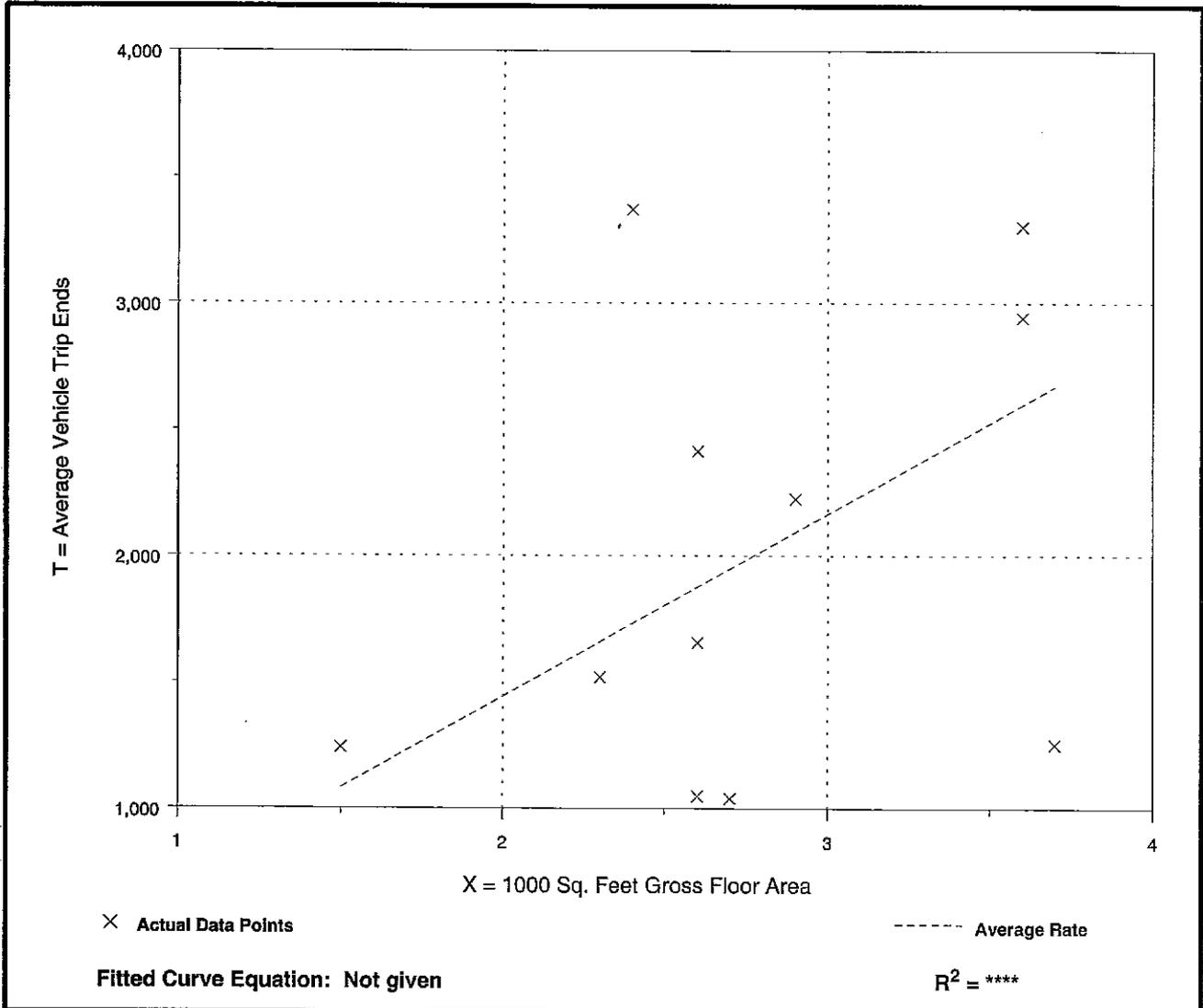
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Saturday

Number of Studies: 11  
Average 1000 Sq. Feet GFA: 3  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
722.03	338.92 - 1405.00	295.62

## Data Plot and Equation



# Fast-Food Restaurant with Drive-Through Window (934)

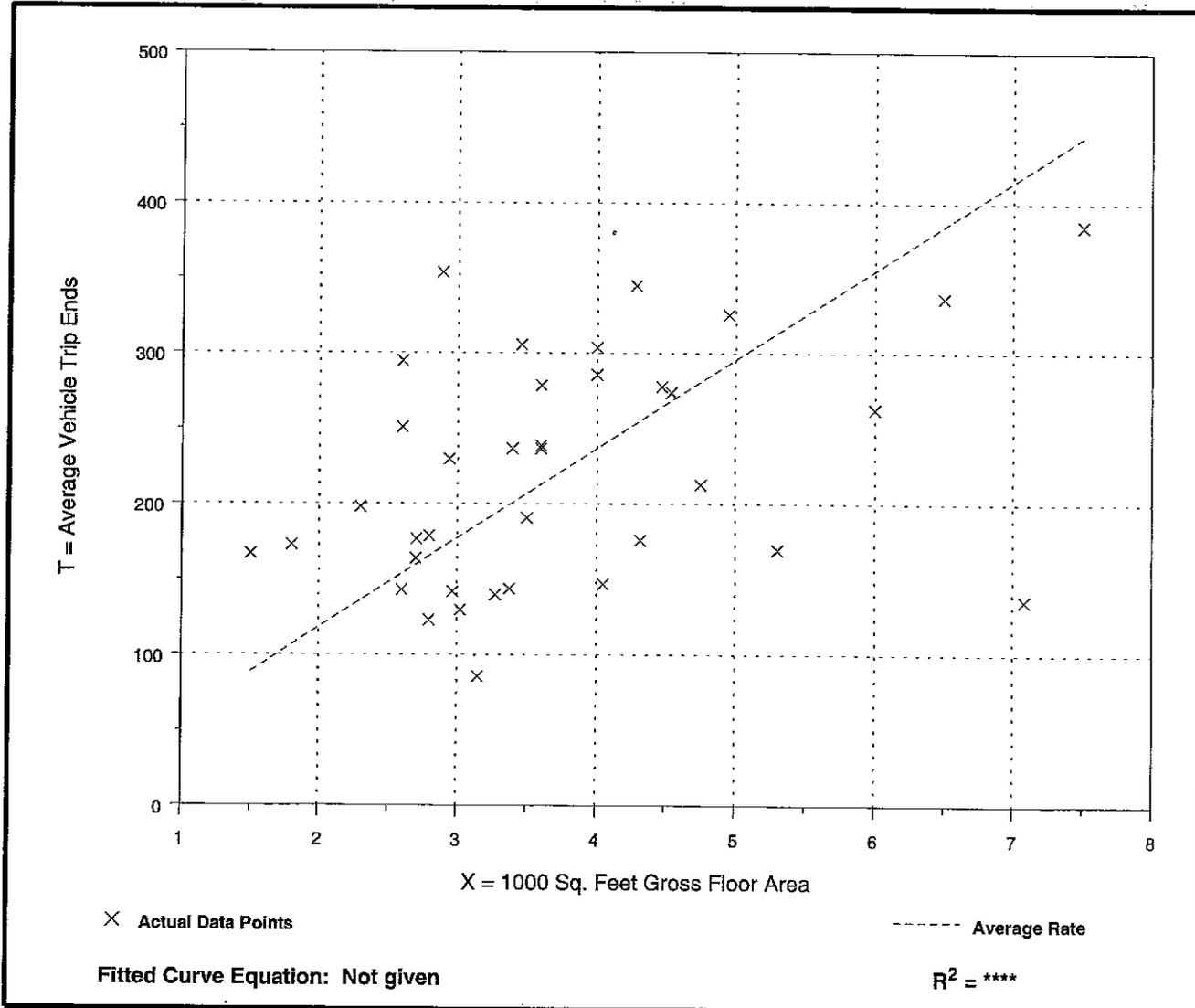
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Saturday,  
Peak Hour of Generator

Number of Studies: 37  
Average 1000 Sq. Feet GFA: 4  
Directional Distribution: 51% entering, 49% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
59.20	19.21 - 122.49	23.48

## Data Plot and Equation





# I. Living Healthier and Longer in Our Communities

“We’re all familiar with the saying ‘You are what you eat.’

Perhaps it’s time to add a new saying:

‘You are where you live’.”

Healthy Communities  
Sustainable Communities  
The 21<sup>st</sup> Century Planning Challenge

We can describe a healthy built environment several ways. But whether we call it age-friendly, a livable community or smart growth, the end result is the same: age-friendly communities use the built environment to create healthier places in which to grow up and grow old.

## HEALTH AND THE BUILT ENVIRONMENT

The built environment profoundly impacts our health. Places with clean air and water and access to healthful food, safe streets, parks and pedestrian-friendly neighborhoods provide an environment which contributes to better health.

Growing research points to a number of land-use elements that influence human activity, facilitate health and mental well-being, and promote social interaction and inclusion. They include:

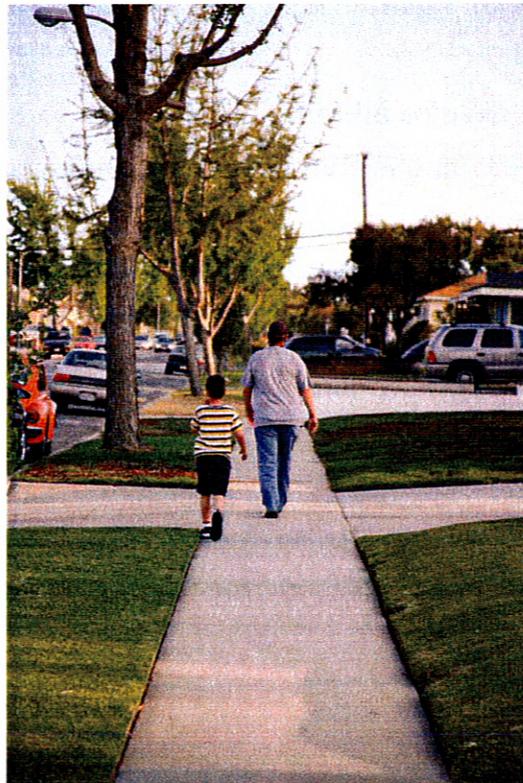
- Layout, design, connectivity and maintenance of sidewalks, roads, bicycle lanes, paths and trails.
- Some combination of homes, stores, businesses, institutions, industries and community and cultural facilities.
- Compactness, density and accessibility of built areas.
- Access to recreational facilities and green spaces.
- Safe, comfortable and attractive streets, public spaces, buildings and structures.
- Healthy and resilient natural environments and biodiversity.

Today, the link between health and the built environment is being reconnected. This link matters because arrangement and design affect people's health and the way they physically and psychologically relate to and interact with their community and the wider world. (Planning by Design - Ontario, 2009)

## Impact on our health

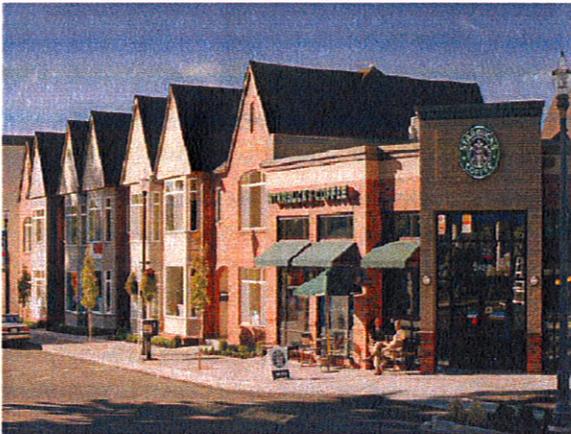
Regular physical activity plays a critical role in offsetting many of the physical and mental health problems facing our aging population. Physical activity can maintain good health or delay the onset of many negative health conditions, including chronic disease. Walking or other moderate activities can alleviate depression and improve older residents' quality of life. Walking in one's community may generate psychological benefits that come with increased social interaction.

In 2001, then-Surgeon General David Satcher issued a landmark statement, saying obesity in America had reached epidemic proportions. In Clark County, a 2008 study found that more than 26 percent of adults are considered obese and 64 percent are considered obese or overweight. (Cantor, 2009) A community's design can provide greater opportunity for everyone to achieve a healthy lifestyle.



## ELEMENTS OF A HEALTHY COMMUNITY

Older adults who practice good physical, psychological and social behaviors are more likely to remain healthy, live independently and incur fewer health-related costs. These outcomes often are achieved in communities that address basic needs, promote optimal health and well-being, foster civic and social engagement, and support the independence of an aging population. A healthy community is a livable community for people of all ages.



Characteristics of a healthy community identified by the Aging Readiness Subcommittee on Healthy Communities include the existence of “complete neighborhoods.” These are neighborhoods that provide a variety of ways to get around and a mix of housing types, stores, businesses, healthful food choices and access to parks and open spaces.

### Complete neighborhoods

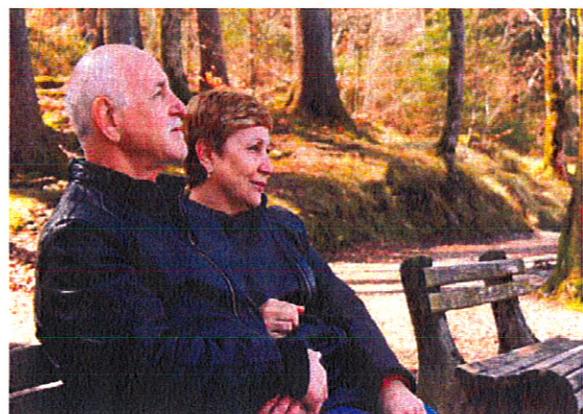
A healthy community has neighborhoods with a well-rounded offering of daily goods and services that can be reached within a comfortable walking distance. This includes convenient access to “third places,” spots were

people like to gather such as parks, community facilities, schools, libraries and coffee shops. Convenient access to a wide variety of neighborhood goods and services promotes physical activity, reduces reliance on automobiles, and improves neighborhood safety.

In addition, having transportation and mobility options aside from the automobile – walking, cycling and public transit, for example – improves the environment and our health through exercise.

### Access to parks, recreation and open space

Access to parks, recreation and open space has a direct effect on our health. Public health practitioners have documented a 40 percent increase in physical activity when people have access to parks and open space. One study looked at how long patients took to recover from surgery based on whether they could see trees from their hospital windows. Patients with treed views had shorter hospital stays, used less analgesic medications, and generated fewer negative nurse notes. Another study found that Japanese elders who had access to green spaces lived an average of seven years longer than those who did not. (Frumkin, 2011)



### Healthful food choices

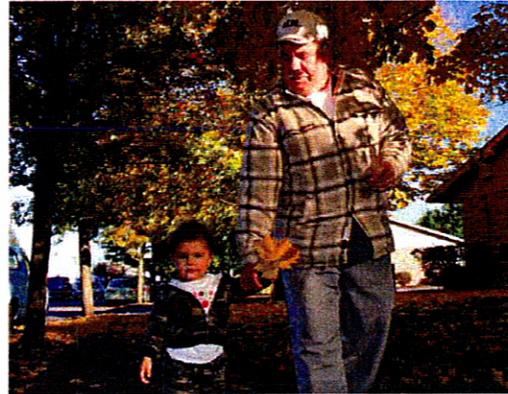
A healthy community provides a readily available, affordable and abundant selection of healthful eating options through conveniently located fresh produce markets, grocery stores, farmers' markets and community gardens. Farmers' markets and community gardens provide an excellent source of fresh, locally grown and often organic food, which may help residents meet the standards for recommended daily consumption of fruits and vegetables.



### Outcomes of living in a healthy community

We all age differently. But generally, people want to maintain their quality of life as they grow older. By avoiding or managing chronic disease, maintaining high cognitive mental and physical health, engaging in activities, and planning for the future, everyone can influence their own aging process. Keeping people healthier is one of the most effective ways to reduce health care costs.

A recent study concluded that an investment of \$10 per person per year in proven, community-based disease prevention programs can yield a national savings of more than \$2.8 billion annually in one to two years.



These community programs lead to improved physical activity and nutrition. A state-by-state return on investment estimated that Washington would see a rate of return of 0.94:1 in the first two years. (Cantor, 2009)

Physical activity can improve health and quality of life for people of all ages. In addition to being better able to fight chronic diseases, seniors who exercise have stronger hearts, more fit and flexible muscles, stronger bones and joints and happier moods. Exercise helps decrease the need for hospitalizations, doctor visits and some medications. (CDC, 2011)

“Walkable communities are destined for people...safe, secure, balanced, mixed, vibrant, successful, healthful, enjoyable, and comfortable..” (Burden, 2011)

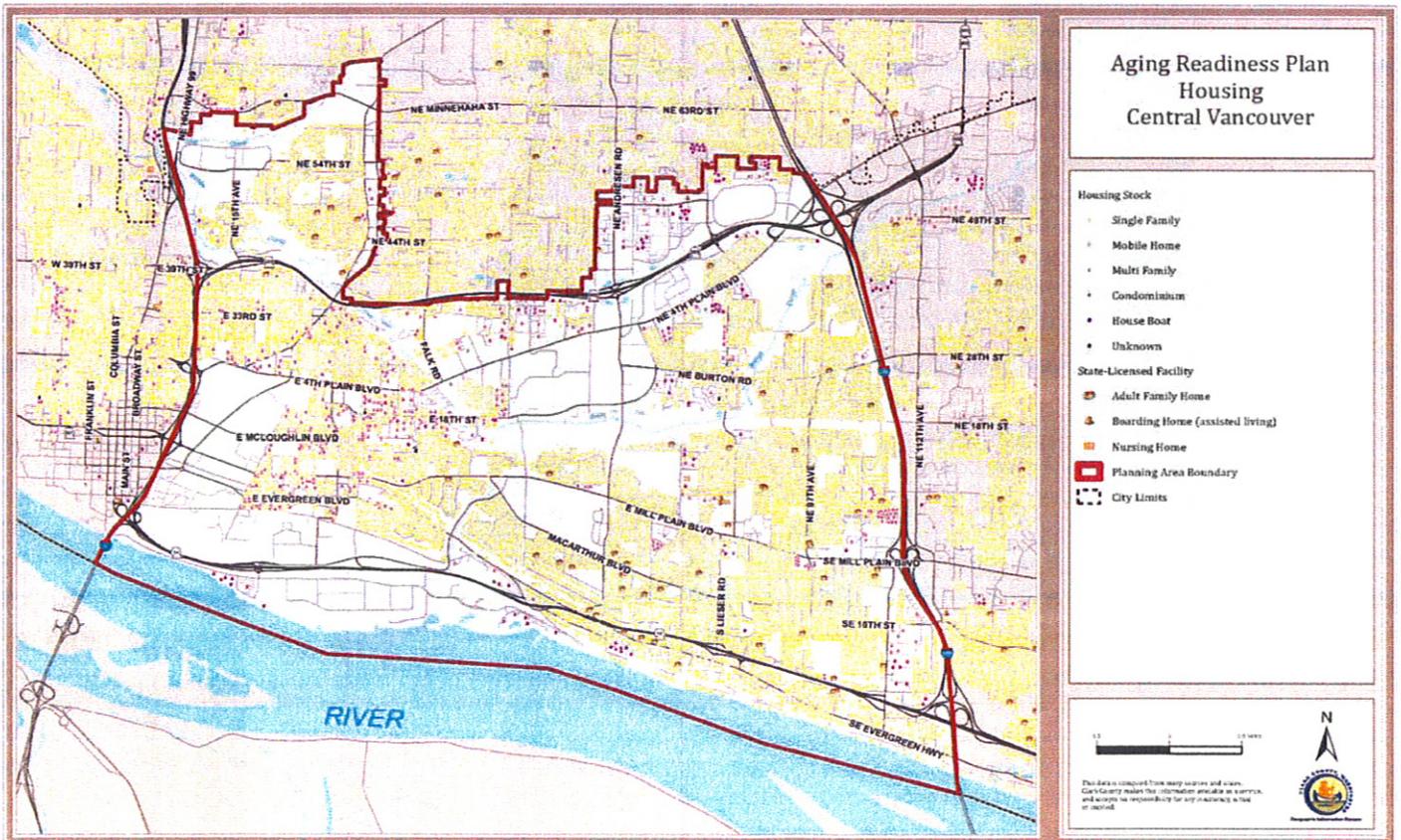
# ASSESSING CLARK COUNTY COMMUNITIES

Most suburbs are not designed with aging residents in mind. Homes are segregated from all other buildings, goods and services, creating an over-dependence on the automobile. Land use decisions can determine our ability to be physically active through a feature called “connectivity,” which means you can walk or bike from your home to other destinations on a street, path or road. A purely residential neighborhood with cul-de-sacs may be a safe place for children, but it does not provide any connectivity to other places without having to get in your car.

## Healthy community indicators

The Task Force Subcommittee on Healthy Communities explored and discussed elements that contribute to a healthy community. To illustrate these elements in a familiar location, the subcommittee decided to highlight central Vancouver. Using Clark County’s Geographical Information System, subcommittee members chose indicators they believe were characteristics of a healthy community: residential areas good for walking; proximity to parks; transit; and healthful food choices.

The central Vancouver area is approximately 18 square miles and has a population of 66,297. The area includes 25 neighborhoods and a variety of housing, retail, businesses, parks and food options. Below is a map of the planning area boundaries and housing types. (A larger map is included in Appendix C.)



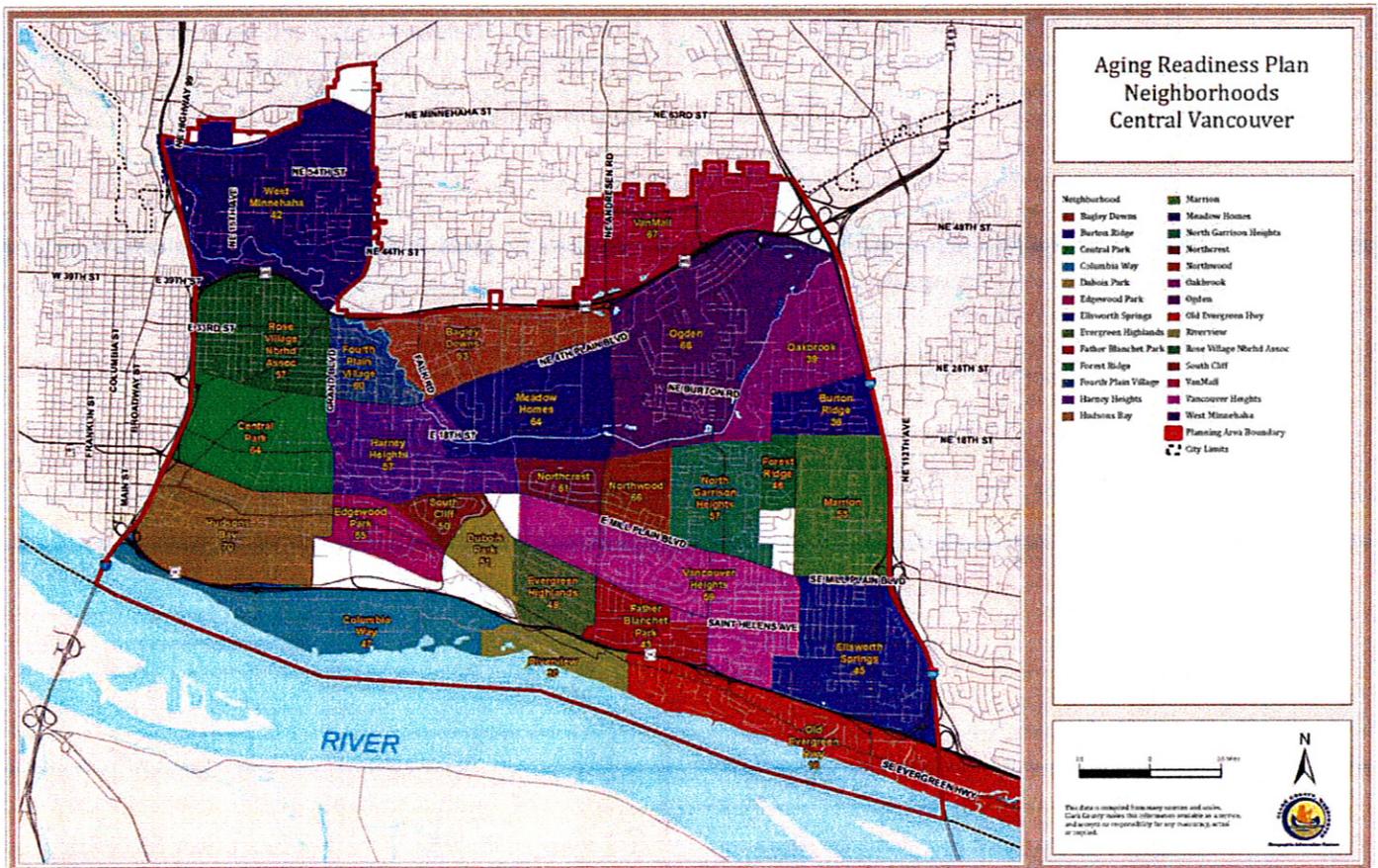
## Mobility - Walkability

Many communities measure how pedestrian-friendly neighborhoods are with a Walk Score. The map below shows the walk score for each of the 25 neighborhoods in central Vancouver.

Walk Score considers two basic characteristics: a walkable environment and destinations that support daily needs. Walk scores range from 0 (car dependent) to 100 (most walkable). Walkability is directly related to how many destinations are within a quarter-mile to 1-mile distance of a home. Walk Score calculates a total by mapping the walking distance to the

closest amenity in nine amenity categories: grocery; restaurants; shopping; coffee shops; banks; parks; schools; books; entertainment.

Each category is weighted to show its importance relative to other categories. The most heavily weighted amenity is a grocery store. Once a base score is determined, it may receive a penalty for having a poor pedestrian element such as long blocks or missing sidewalks. For a more detailed explanation, visit [www.WalkScore.com](http://www.WalkScore.com). (A larger map is included in the Appendix C.)



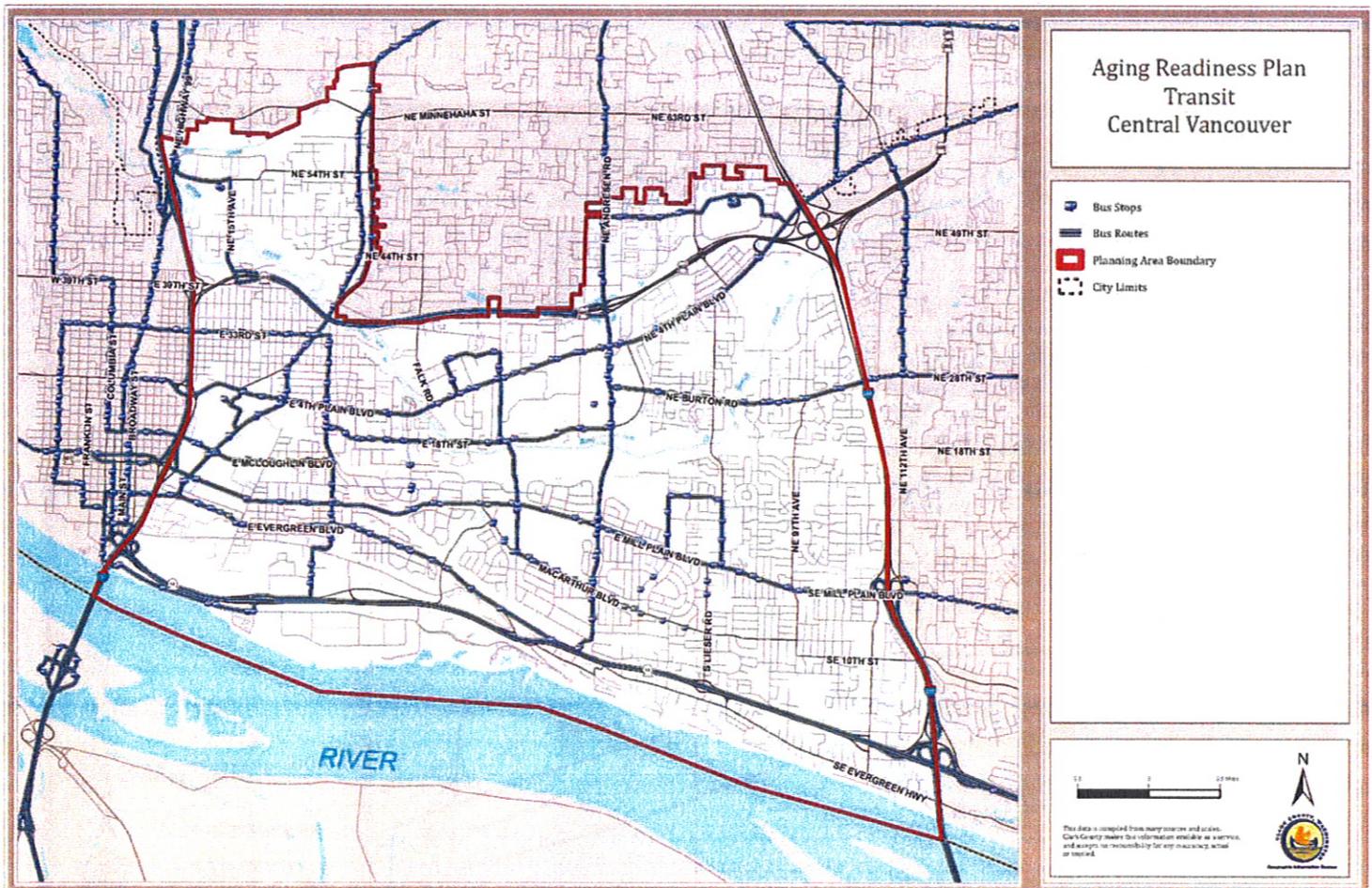
## Mobility - Transit

In order to age in place independently, older adults who cannot or choose not to drive – about 20 percent of those age 65+ – must be able to run errands, visit family and friends, get to work and keep doctors appointments. (AARP)

Accessible and affordable alternatives to the automobile can give older adults the opportunity to remain independent and active. Clark County offers a wide variety of transportation options which are explored further in Chapter III. Transit access, sidewalks, trails and cycling are strong indicators of a healthy neighborhood. However, not all neighborhoods are served by public transit.

Clark County Public Transportation Benefit Authority (C-TRAN) provides fixed route bus service along established urban and suburban routes, express commuter service to Portland and door-to-door paratransit services (CVAN Program) for those unable to use the fixed route buses. All CVAN buses are ADA-compliant and equipped with wheelchair lifts. Fixed-route buses have kneeling capability to make boarding easier. Reduced rate fares are available for low income individuals, seniors, youths and people with disabilities.

C-TRAN's goal is to provide frequent transit service within a half-mile walking distance from residences. The map below shows bus routes and stops in the central Vancouver area. (A larger map is included in the Appendix C.)



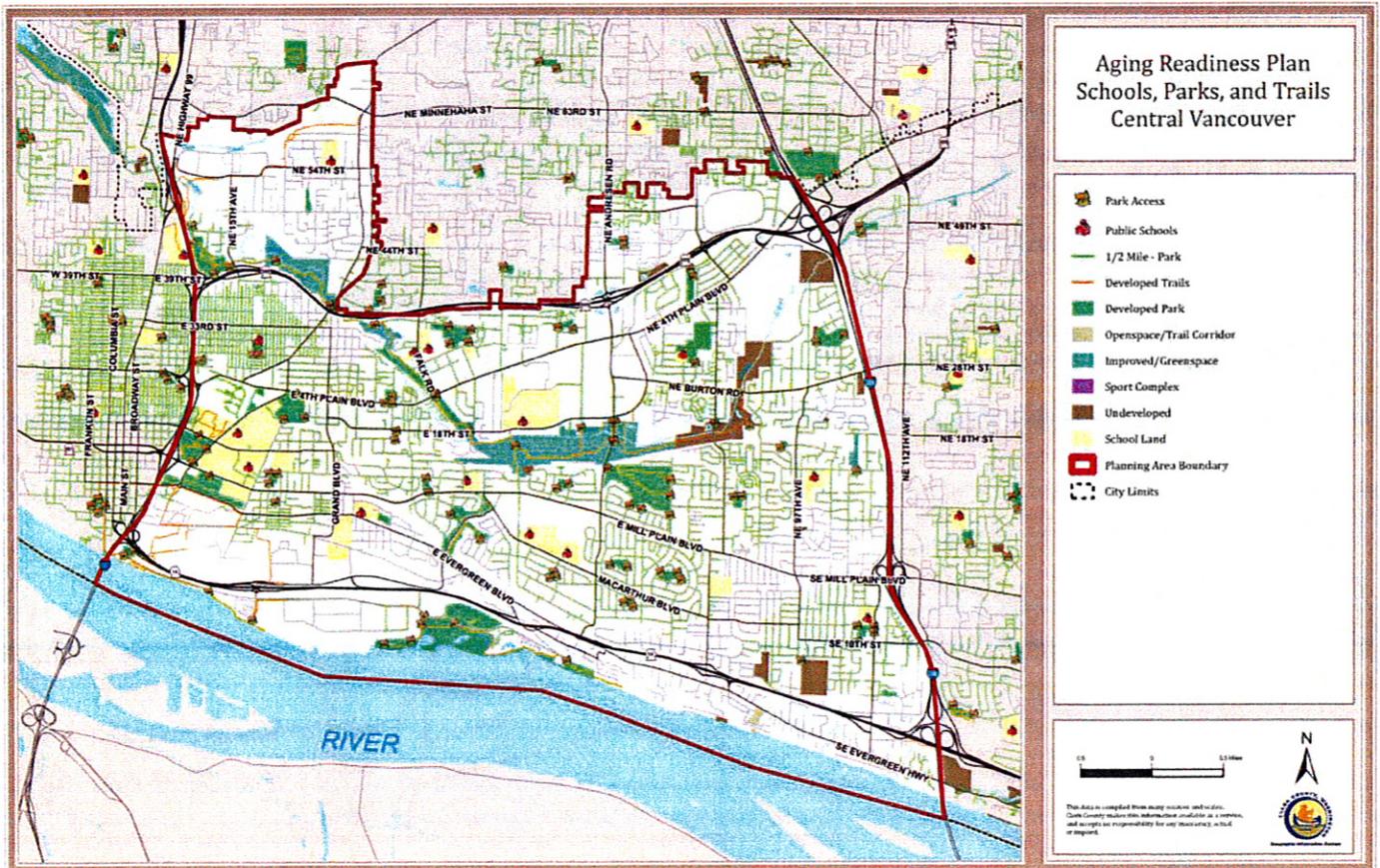
## Parks and open spaces

Convenient access to parks, open spaces and quality recreational facilities and programs greatly increases the likelihood of physical activity. Regular participation in physical activity can provide social and emotional benefits by reducing depression and anxiety, improving mood and enhancing the ability to perform daily tasks throughout a person's life. (San Joaquin Valley Toolkit)

Vancouver-Clark Parks and Recreation (VCPR) manages a variety of parks in each of its six park classifications. As of 2010, the system included more than 7,400 acres of parkland at 239 sites. VCPR currently provides regional parks, special facilities, trails, greenways and natural areas throughout Clark County, and neighborhood and community parks and sports fields in the

Vancouver urban area. Recreation programs are offered only in the city of Vancouver, although they are open to all area residents. VCPR neighborhood parks range in size from 0.25 acre to 13 acres, and when combined, total more than 583 acres. They include selected school grounds of sufficient size and with necessary facilities to serve as neighborhood parks.

The map below indicates all parks, trails, open spaces, green spaces and school land in the central Vancouver planning area. VCPR uses a half-mile walking distance from residential areas as a guide for park development and solicits neighborhood ideas about park amenities. (A larger map is included in the Appendix C.)

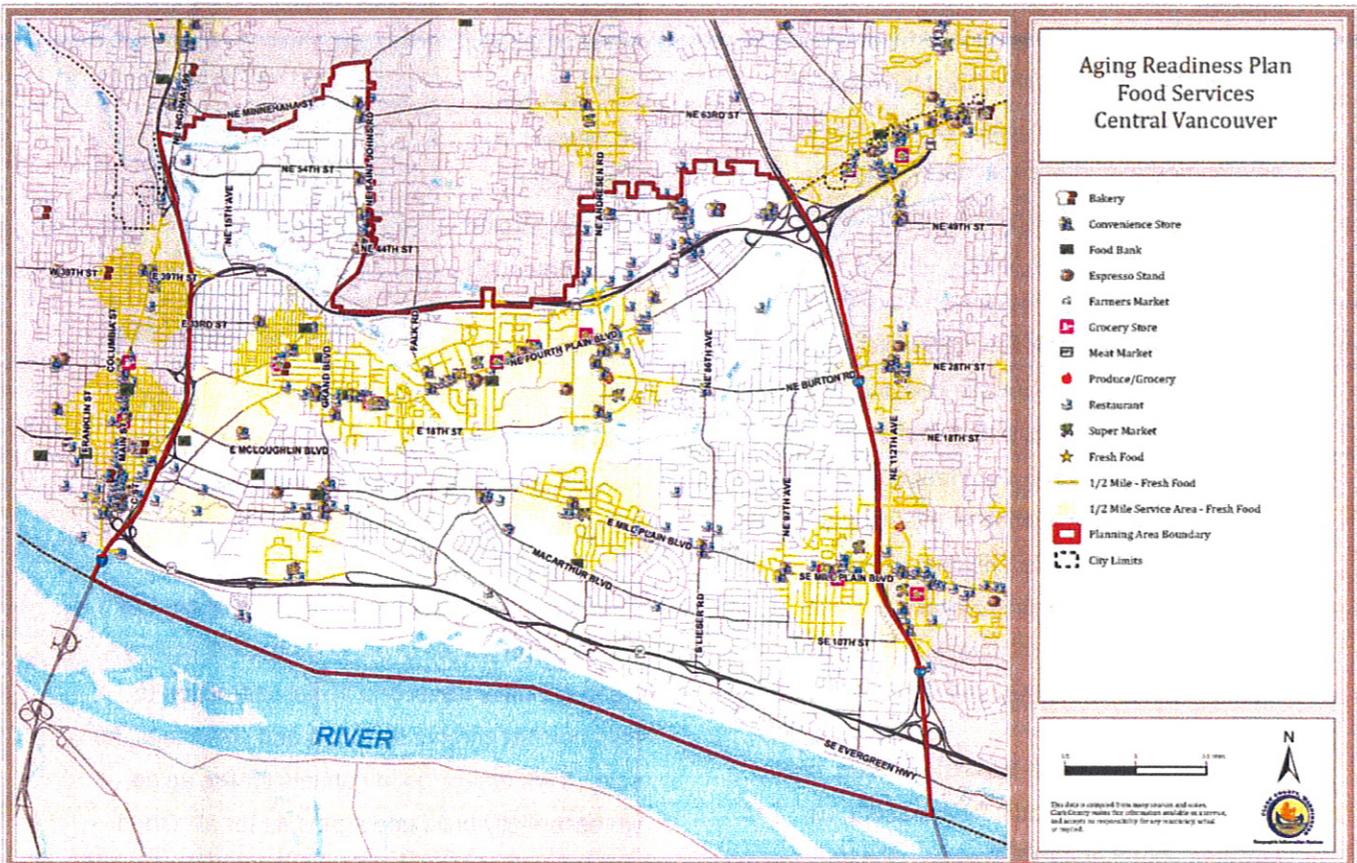


## Healthful Foods

The presence of a neighborhood grocery store or supermarket can encourage higher fruit and vegetable consumption, which supports dietary needs and helps reduce the prevalence of detrimental conditions such as weight gain and obesity. Markets offering fresh produce are particularly important in areas poorly served by full-service supermarkets. Studies show that residents of neighborhoods with numerous fast-food restaurants and few grocery stores have higher rates of diabetes, cardiovascular disease and cancer. (Richmond General Plan)

In Clark County, only 15 percent of people have a full-service grocery store or supermarket within a half-mile of their home, while 35 percent have a fast food or convenience store. The distribution of fast food stores coincides with low-income and rural neighborhoods. (Clark County Public Health)

The map below indicates the location of all food service establishments in the central Vancouver planning area. Restaurants include facilities with or without a drive-through feature. (A larger map is included in the Appendix C.)



## WHAT DOES OUR COMMUNITY WANT & NEED

A healthy community addresses basic needs, promotes optimal health and well-being, fosters civic and social engagement, and supports the independence of the aging population. To find out what characteristics are important to our local community, the Aging Readiness Task Force hosted a community workshop asking the question.

### Aging Readiness Healthy Community Workshop

More than 80 people attended the Jan. 20 workshop facilitated by County Administrator Bill Barron. Jesse Dunn, task force chair, welcomed attendees and John Wiesman, director of Public Health, introduced keynote speaker Dr. Howard Frumkin.

Howard Frumkin is dean of the University of Washington School of Public Health, an internist, environmental and occupational medicine specialist and epidemiologist. From 2005 to 2010, he served at the federal Centers for Disease Control and Prevention as director of the National Center for Environmental Health and Agency for Toxic Substances and Disease Registry and special assistant to the director for Climate Change and Public Health. Previously, he was professor and chair of the Department of Environmental and Occupational Health at Emory University's Rollins School of Public Health and professor of medicine at Emory Medical School in Atlanta, GA.

Dr. Frumkin's research interests include: public health aspects of the built environment; air pollution; metal and PCB toxicity; climate change; health benefits of contact with nature; environmental and occupational health policy, especially regarding minority communities and

developing nations. He is the author or co-author of more than 180 scientific journal articles as well as several books.

Dr. Frumkin asked the audience to think about place and to think geographically, saying we all can relate to a sense of place. Place can be thought of as the built environment where people live, work, play and study. Places can be broken into small, intermediate and large scale places. Small scale includes homes, schools and work places. Intermediate scale includes neighborhoods and parks. Large scale is the metro area and transportation systems.

As a result of the demographic shift, Dr. Frumkin said, the 55+ group will comprise a third of the nation's

population by 2050 compared with less than 10 percent in 1900. Heart disease, stroke and unintended injuries are leading causes



of death among the elderly today, he said, but older people also suffer from ailments such as arthritis, hearing and vision impairments and social isolation.

These ailments create a design challenge. We must design places to provide physical activity, clean air, easy travel and social interaction to help combat chronic diseases and conditions, he said. If we design good habitats for the aging, we essentially build good habitats for all. Good habitats include healthy housing, parks and green spaces and smart neighborhood design.

Parks and green spaces can be critical to elder longevity; those with access to green spaces tend to live longer than those without.

Low density communities means longer travel distances and more travel infrastructure, both of which impact our health. To encourage more walking, communities need good trails and sidewalks, nearby destinations, greenery, a perception of safety and complete streets that allow other modes of transportation besides the automobile.

The “third places,” that Frumkin referred to are not home and work, but where people congregate and socialize. Places such as plazas, parks and sidewalk cafes. However with characteristics of most suburban development, “third places” are not available. Starbucks, he said, filled a niche in suburbs that had no “third places.”

Addressing these design challenges now is crucial to the health of our communities, Dr. Frumkin said prior to attendees breaking into small discussion groups.

### **Summary of workshop discussions**

Participants discussed which elements are missing and ideas/solutions to make our community healthy and livable for people of all ages. The following were identified as gaps:

1. Mix of uses (restaurants, retail, coffee shops, and entertainment) in residential areas.
2. Access and connectivity for walking, biking and public transit.
3. Lack of “third places.”
4. Access to healthful food (community gardens, farmers markets, grocery stores) within/close to residential areas.

5. Access to neighborhood-size parks within or close to residential areas.



### **Subcommittee Overview**

The healthy community subcommittee’s charge was to develop specific recommendations for the Aging Readiness Task Force that would serve as blueprints for short-term (0-3 years), medium-term (4-6 years) and long-term (7+ years) actions. The recommendations would identify specific strategies and, where possible, implementation actions that would enable all Clark County residents to remain integral members of the community throughout their lives.

## Workshop Questions

1. In a livable community, there is convenient, safe and pedestrian-oriented access to places people need to go and services people need daily, such as transit, shopping, quality food, nutritional information, schools, parks, fitness and social activities for all ages. Our speaker discussed how a livable community enhances our quality of life and well-being while providing opportunities for healthy aging.
  - What characteristics within a community are MOST important for healthy aging? Please rank your list (maximum of 10 characteristics), with number 1 being the most important.
2. Thinking about where you live, what characteristics are missing or need improvement within about 1 mile from your home?
3. Thinking about your responses to question 2 and given our current economic environment, what ideas/solutions do you have for what needs to improve in your community?

## CHALLENGES & STRATEGIES

Community design is approached in two ways: one that promotes physical activity and one that does not. A community that incorporates healthy design elements provides opportunities for physical activity, has cleaner air, stays connected, and promotes longer, healthier lives.

Features of a community either contribute to or decrease one's ability to live independently, safely and comfortably. Well-planned communities offer plenty of housing choices and nearby services so we, relatives and friends do not have to leave behind the people and places we know and love as we age and our circumstances change.

With the research, community response from the workshop and an online survey, the healthy communities subcommittee identified four major challenges and strategies to address them. The challenges are:

### Complete Neighborhoods

Access to Parks, Recreation and Open Space

Healthful Food

Information



### CHALLENGE 1: COMPLETE NEIGHBORHOODS

Few neighborhoods in Clark County provide a range of daily goods and services within walking distance of residents' homes.

While some neighborhoods have a cluster of local goods and services, most residents must drive to basic amenities such as medical clinics and grocery stores.

The county and its cities need to develop and promote complete neighborhoods where residents find a mix of uses, local services and public amenities at key locations within a half-mile of their homes. Residential neighborhoods with small scale activity areas encourage walking, promote small business development, reduce reliance on automobiles, and increase social interaction and safety.

#### Strategy 1a (short-term) - Develop a

**neighborhood asset inventory.** Walkable neighborhoods are one of the simplest and best solutions for the environment, our health and our economy. Clark County should develop a neighborhood asset inventory that would show where healthy community indicators are within a half-mile walking distance of home. It would pinpoint parks, trails, bike lanes, grocery stores, restaurants, community gardens, farmers' markets, coffee shops, faith centers, schools, medical services, libraries and transit services.

**Strategy 1b (medium-term) - Improve the sense of physical safety and security of neighborhoods, especially at night.** Encourage neighborhood associations to complete surveys noting possible improvements that would promote a sense of safety. For example, make note of shrubs that should be pruned, lighting that should be fixed or graffiti that should be removed.

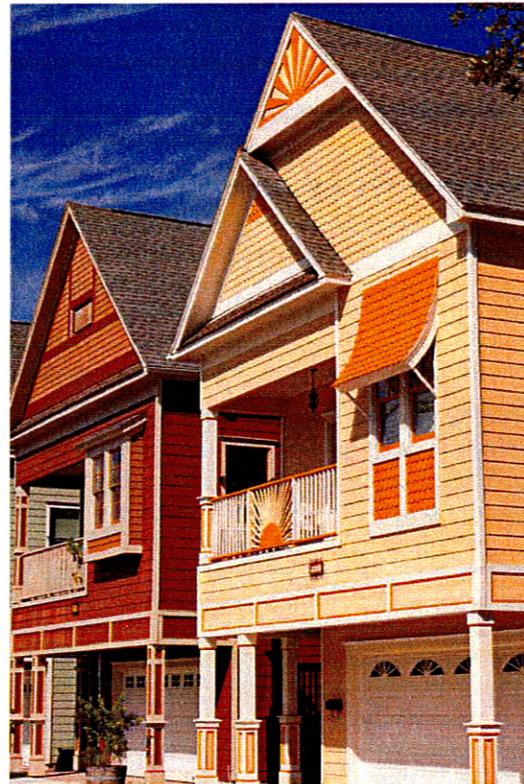
**Strategy 1c (long-term) - Develop neighborhood revitalization plans.** Consider developing revitalization plans for county and city neighborhoods. Collaborate with community leaders and organizations, the private sector and neighborhood associations to develop them. Identify needed improvements, such as pedestrian safety concerns, particularly near bus stops. Identify possible land-use or zoning changes, funding mechanisms and a phasing plan. Using national evaluation tools such as WalkScore.com, Clark County and its cities could determine neighborhoods' "walk scores," which could assist in planning for current and future needs.

**Strategy 1d (long-term) - Promote higher-density and mixed-use development of under-used properties.** Supporting mixed-use development in residential areas means having needed services and amenities close to where people live and work.

**Strategy 1e (long-term) - Support existence of "third places."** The term refers to social environments outside of home and the workplace. In neighborhoods that lack these gathering places, promote the use of existing facilities to fill the gap. Non-profits, private

entities or neighborhood organizations could pursue joint-use agreements with schools, churches, fire stations and others. "Third places" can be used to share information, receive local medical services, or participate in recreational activities.

**Strategy 1f (long-term) - Concentrate new housing near employment, shopping, healthcare, transportation and other services.** Land-use jurisdictions should consider a blend of zoning to create healthier communities.





## **CHALLENGE 2: ACCESS TO PARKS, RECREATION AND OPEN SPACE**

Access to greenspace is associated with lower levels of self-reported stress and a lower risk of obesity (Nielsen & Hansen, Healthy & Place, 2007). Staying active and socially engaged also has positive effects on our health. Parks, recreation and open spaces can be “third places” where people exercise and interact with one another. Clark County and its cities need to look at ways to improve access to a variety of high-quality parks and recreational opportunities. Resources should be close to neighborhoods and programming should support a range of activities.

**Strategy 2a (short-term) - Expand the use of volunteers.** Public parks and recreation providers should expand the use of volunteers to develop and support recreation and enrichment programs and maintain and care for parks, sport fields, facilities, trails and natural areas. (Blue Ribbon Committee recommendation)

### **Strategy 2b (short-term) - Collaborate with other organizations to maximize use of facilities.**

Vancouver-Clark Parks and Recreation could pursue joint-use agreements with school districts, colleges, universities, public agencies, private entities or nonprofit organizations that own and operate facilities to maximize their use for recreational activities. (Blue Ribbon Committee recommendation)

### **Strategy 2c (short-term) - Expand the park facility category to include urban parks and provide an incentive for development of urban plazas, public open spaces and trails.**

As communities create mixed-use and higher density developments, a variety of safe, attractive open spaces that promote pedestrian activities becomes increasingly important. These “third places” are designed to encourage a range of activities and be a focal point for a wide variety of user groups.



### **Strategy 2d (medium-term) - Parks as meeting spaces.**

Develop creative ways to use parks as meeting places for community groups or neighborhood associations by installing shelters, gazebos and low lighting for evening gathers. The groups could help maintain the park.

**Strategy 2e (medium-term) - Expand the Urban Forestry Program within the unincorporated Vancouver Urban Growth Area and encourage development of similar programs in smaller cities.** Urban forestry plays a critical role restoring older parks, expanding the tree canopy and assisting with planning for street trees, well-landscaped urban environments, green streets and trails. Vancouver's Urban Forestry Program is housed in Vancouver-Clark Parks and Recreation, but has potential to operate throughout the unincorporated urban areas and smaller cities.

**Strategy 2f (medium-term) - Construct interpretive heritage trails.** The health benefits of walking are well established and extremely important in addressing not only health but social equity issues for seniors, in particular. Clark County is rich in local and regional history, but many residents are not familiar with it. Development of heritage trails would encourage walking and other activity while giving residents an innovative way to learn about the area. Existing or new trails, sidewalks and pathways could have exhibits and/or art interpreting the area's history.



**Strategy 2g (medium-term) - Provide safe, accessible public facilities such as commons, parks, community gardens and other gathering spaces, especially near a concentration of older adults' homes.**

Develop neighborhood surveys to determine where improvements need to be made. Coordinate with volunteers to monitor areas and assist older adults.



**Strategy 2h (long-term) - Expand programs to encourage development of more neighborhood pocket parks and community gardens.** Smaller, flexible, close-to-home parks could include informal natural play areas, community gardens, restored creeks and landscaping with trees, shrubs and flowers. Surveying current park and garden users would help establish priorities, amenities and the locations of future facilities.



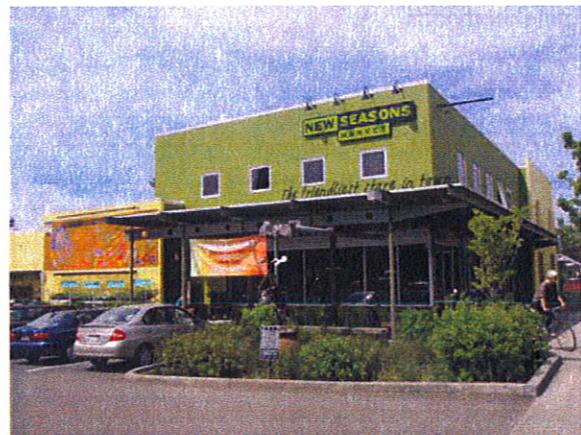
### **CHALLENGE 3: LACK OF HEALTHFUL FOOD AND NUTRITION CHOICES**

Certain areas of Clark County lack adequate healthful food outlets and full-service grocery stores in close proximity to homes. Many county residents have better access to fast food than grocery stores. A major component of a healthy community is the readily available, affordable and abundant selection of healthy eating options, such as conveniently located fresh produce markets, grocery stores, farmers' markets or community gardens.

**Strategy 3a (short-term) - Encourage Sustainable Urban Agriculture.** Explore the possibility of creating and sustaining local urban agriculture, including community gardens, orchards and farmers' markets. A volunteer, nonprofit or supportive organization could work with Vancouver-Clark parks staff and park departments in smaller cities to improve, advocate for and expand local community gardening and farmers' markets. Efforts could be concentrated on fundraising, securing land and organizing educational activities and events. (Model: Friends of Portland Community Gardens)

**Strategy 3b (short-term) - Prioritize grocery store development in underserved areas.** Access to affordable, healthful foods and beverages is a basic necessity and an essential component of a livable neighborhood. County and city policy makers should encourage locating full-service grocery stores in underserved areas as a top priority in neighborhood planning and development. This would be part of Strategy 1c, Developing Neighborhood Revitalization Plans.

**Strategy 3c (medium-term) - Develop a Healthful Food Store Incentives Program.** Develop a program to encourage existing liquor stores, convenience stores and ethnic markets to stock fresh produce and other healthful foods. Identify stores willing to participate. Collaborate with community organizations such as Community Choices and Clark County Public Health to develop and implement the program. The program should target key neighborhoods that have high concentrations of liquor and convenience stores and lack fresh and healthful food options.



**CHALLENGE 4: INFORMATION AND COMMUNICATION**

Access to information and programs is critical for the aging population, their families and caregivers to be able to find needed services and opportunities.

**Strategy 4a (short-term) - Create new marketing initiatives for existing programs and services.**

Develop marketing programs to educate people about available community resources such as Southwest Washington Agency on Aging and Disabilities' senior health and wellness programs, Loaves & Fishes' nutrition programs, community garden opportunities and local farmers' markets.

**Strategy 4b (short-term) - Encourage neighborhood residents and groups to participate in land-use issues.** Clark County and the cities should encourage and assist neighborhood groups and residents to be better informed about and active regarding proposals that complement or contradict complete neighborhoods.

**Strategy 4c (long-term) - Survey Clark County residents about what they want in neighborhoods.** Clark County, in partnership with local cities and Community Choices, should work with local residents to create the neighborhood they want and need.

**Healthy Communities Internet Resources**

Vancouver-Clark Parks and Recreation:  
<http://www.cityofvancouver.us/parks-recreation>

Clark County Department of Public Health:  
<http://www.clark.wa.gov/public-health>

Clark County Community Choices:  
<http://clarkcommunitychoices.org>

Smart Growth:  
<http://www.smartgrowth.org>

New Urbanism:  
<http://www.newurbanism.org/>

Building Healthy Communities for Active Aging:  
<http://www.epa.gov/aging/bhc/>

Centers for Disease Control and Prevention - Healthy Aging:  
<http://www.cdc.gov/chronicdisease/resources/publications/aag/aging.htm>

**DRAFT ORDINANCE NO. 1207**

**AN ORDINANCE ADOPTING DESIGN STANDARDS FOR THE DOWNTOWN WOODLAND AREA, AMENDING THE PERMITTED USES OF WMC 17.32, AMENDING PARKING REQUIREMENTS IN THE DOWNTOWN WOODLAND AREA, ADOPTING LANDSCAPING REQUIREMENTS, AND APPROVING AN ORDINANCE SUMMARY FOR PUBLICATION AS MORE PARTICULARLY SET FORTH HEREIN.**

**WHEREAS**, pursuant to RCW 35A.11.020 and the Constitution of the State of Washington, Article 11, Section 11, cities have the power to enact regulations in the interest of the health, safety and welfare of their residents;

**WHEREAS**, pursuant to the State Growth Management Act (GMA) Planning Goals, RCW 36.70A.020, particularly (5) Economic Development, cities shall encourage economic development that is consistent with adopted Comprehensive Plans;

**WHEREAS**, pursuant to Woodland Comprehensive Plan Land Use Goal A.3 (Page 1-57), the City should encourage commercial developments that are designed and constructed with adequate consideration for lighting, information signing, off-street parking, and special improvements to accommodate handicapped individuals, all toward the purpose of protecting public safety and enhancing public convenience;

**WHEREAS**, on January 12, 2011 the Woodland Planning Commission passed a motion to forward the draft standards to the City Council.

**WHEREAS**, all procedural requirements of RCW 36.70A, 36.70B, and Woodland Municipal Code (WMC) for these amendments have been met.

**NOW THEREFORE**, be it hereby ordained by the City Council of the City of Woodland as follows:

**Section 1.** The following provisions are hereby added to the Woodland Municipal Code (WMC) to read as follows:

## **Chapter 17.50: Downtown Woodland Zoning and Design Standards**

### **Sections:**

- 17.50.010 Introduction and user guide.**
- 17.50.020 Site planning and elements – Street frontages and site layout.**
- 17.50.030 Site planning and elements – Large site master planning.**
- 17.50.040 Site planning and elements – Sidewalks and pedestrian amenities.**
- 17.50.050 Site planning and elements – Parking lot screening**
- 17.50.060 Site planning and elements – Service elements and mechanical equipment.**
- 17.50.070 Site planning and elements – Downtown signs.**
- 17.50.080 Building design – Architectural character.**
- 17.50.090 Building design – Architectural scale.**
- 17.50.100 Building design – Façade details.**
- 17.50.110 Building design – Façade materials and color.**
- 17.50.120 Building design – Blank wall standards.**
- 17.50.130 Definitions.**

## 17.50.010 Introduction and user guide.

**A. Purpose.** These design standards and guidelines were authorized by the City Council based on the recommendations from the Planning Commission as a major implementation tool of Woodland’s Comprehensive Plan. The Planning Commission’s recommendations were based on the input from the property owners and other stakeholders including the Downtown Revitalization Committee and Chamber of Commerce. Consistent with the land use goals and policies in the Comprehensive Plan, these standards will help foster downtown revitalization and historic preservation, enhance economic development, and protect property values and tax base in Woodland. These standards will also help encourage pedestrian and bicyclist activities, which will mutually support recreational activities around the Horseshoe Lake. Overall, the design standards and guidelines intend to:

1. Provide clear objectives for those embarking on the planning and design of projects in Downtown Woodland;
2. To preserve and enhance downtown historic resources and character;
3. To ensure that new development is of high quality and appropriate to downtown character;
4. To promote increased pedestrian activity downtown;
5. To increase awareness of design considerations among the citizens of Woodland; and
6. To maintain and enhance property values within Woodland.

**B. Applicability.** The design standards and guidelines herein apply to all new “development”, as defined in WMC 17.08.232, within the Downtown Woodland Planning Area (see Figure 1 below). Some standards within this chapter often apply only to specific types of development (such as commercial or multifamily development) and are thus clearly noted.

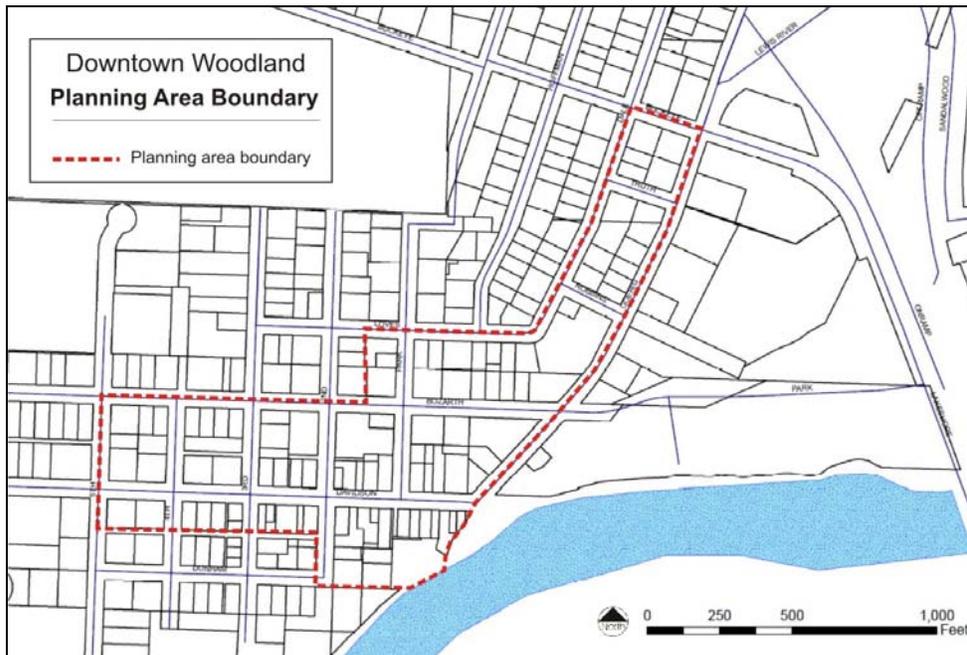


Figure 1. Downtown Woodland Planning Area boundaries.

For additions and remodels, two different thresholds have been established to gauge how the standards herein are applied to such projects:

1. Level I Remodels/Additions include all exterior remodels and/or additions that expand the building's footprint by less than double the current building's size. The requirement for such remodels and/or additions is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building's façade siding, then the siding shall meet the applicable exterior building material standards, but elements such as façade articulation would not be required.
2. Level II Remodels/Additions include all remodels/additions that no less than double the footprint of the existing building. All standards that do not involve repositioning the building or reconfiguring site development, as determined by the Development Review Committee (DRC), shall apply to Level II Remodels/Additions.

**C. Registered Architect Requirement.** Applications for all new buildings and Level II Remodels/Additions should be signed and stamped by a Washington State Registered Architect verifying that façade elevations have been designed consistent with the design standards herein.

**D. How the design standards are applied.** Most sections contain a list of "Intent" statements followed by "Standards" and/or "Guidelines" Specifically:

1. Intent statements are overarching objectives. For example, one of the Intent statements for the section on street frontages and site layout is to "reinforce the historic storefront Character of Woodland's downtown core area."
2. Standards use words such as "shall", "must", and "is/are required" signifying required actions.
3. Guidelines use words such as "should" or "is/are recommended" signifying voluntary measures.
4. Departures are provided for some standards. They allow alternative designs subject to administrative approval by the DRC provided that they meet the intent of the standards. The DRC may solicit advice from the Planning Commission as part of a public meeting and/or design professionals (without a public meeting), to help determine whether a proposed departure meets the intent of the standards.

Furthermore, the document contains some specific standards that are easily quantifiable, while others provide a level of discretion in how they are complied with. In the latter case, the applicant must demonstrate to the DRC, in writing, how the project meets the intent of the standard.

#### **E. Review and appeal processes**

Development review processes shall be as set forth in Title 19. Unless otherwise specified, the DRC shall review and approve, approve with conditions, or deny the proposed development based on the design standards outlined in this chapter. The DRC's decisions can be appealed to the Hearing Examiner. Before the Hearing Examiner issues the written

decision on an appeal, the Hearing Examiner shall hold an open record public hearing to review the grounds for appeal, other associated documents, intent of the standards to which the appeal is related, and applicable review criteria.

**17.50.020 Site planning and elements – Street frontages and site layout.**

The standards for street frontage and site layout for a particular street depend on the type of street the subject property fronts onto. For example, some streets, like portions of Davidson Avenue, are designated as Storefront Streets, where new development must incorporate storefronts built up to the sidewalk consistent with the historic pattern. Properties fronting other streets, such as Bozarth Avenue, may allow a combination of storefronts or landscaped setbacks, whereas portions of Goerig Street east of downtown will require landscaped setbacks. This is essentially a “form-based” approach where the ultimate goal is to maintain and enhance the historical character of Downtown Woodland. The Downtown Development Frontage Map in subsection B below identifies the applicable street designations for the planning area.

**A. Intent.**

1. To reinforce the historic storefront character of Woodland’s downtown core area;
2. To enhance the pedestrian environment in Downtown Woodland;
3. To minimize potential negative impacts of parking lots and garages on the streetscape;
4. To promote “eyes on the street” for security for pedestrians and to create a more welcoming and interesting streetscape; and
5. To reinforce the historic streetscape character of downtown’s residential areas.

**B. Downtown Development Frontage Map.**

The map (Figure 2) below designates all streets within the planning area as one of three different street type designations, including Storefront Streets, Secondary Streets, and Landscaped Streets. Descriptions and standards for each of these street types are described in subsections C through E below.



Figure 2. Downtown Development Frontage Map.

**C. Storefront Streets.** The intent of Storefront Streets is to maintain/enhance the historical storefront pattern along sidewalks in the core area of downtown.

1. Permitted ground floor use along street frontages: Non-residential uses are required on the ground floor. See the permitted use list in WMC 17.32.020 for details.
2. Permitted building frontages and transparency:
  - a. Storefronts meeting the design requirements set forth below.
    - i. Building entries shall face the sidewalk;
    - ii. Weather protection at least 6-feet deep is required along at least 70 percent of facades; and
    - iii. Transparent window area along at least 70 percent of the ground floor façade between 30 inches and 8 feet above grade is required. Display windows may count for up to 50 percent of the transparency requirements provided that they are at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as transparent window area. DEPARTURES to the transparency requirement will be considered by the DRC provided that the design treatment meets in the intent of the standards.
  - b. Buildings shall be placed up to the sidewalk edge. Setbacks from the public right-of-way may be permitted provided that the space between the front property line and the building:
    - i. Is a widened sidewalk area; or
    - ii. Plaza or pedestrian-oriented space, as determined by the DRC.

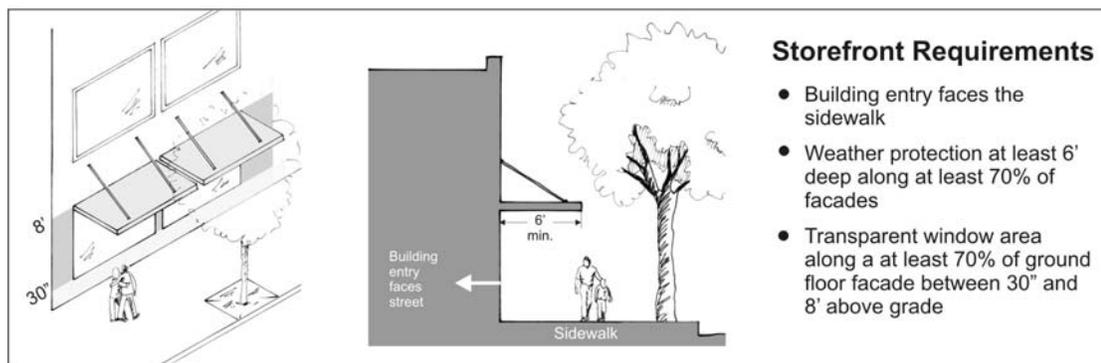


Figure 3. Storefront requirements.

3. Parking location: Parking shall be located to the rear, below, or above storefronts. Where some off-street parking (both surface and structured) adjacent to the street is unavoidable, as determined by the DRC, no more than 60 feet of frontage shall be occupied by parking and vehicular access. See Figure 4 below.

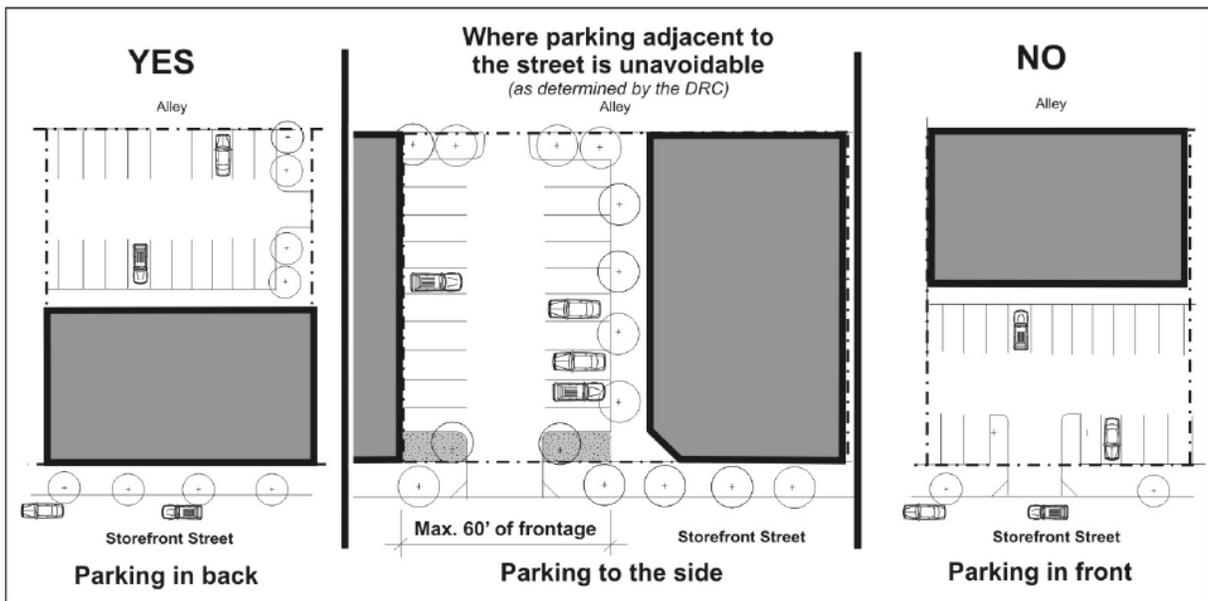


Figure 4. Parking location requirements for Storefront Streets.

**D. Secondary Streets.** The intent is to provide for the option of storefronts OR landscaped frontages. For all designated Secondary Streets (see Figure 2), the following standards apply:

1. Permitted ground floor use along street frontages: All permitted uses per WMC 17.32.020 are acceptable on the ground floor, except where otherwise noted herein.
2. Permitted frontages:
  - a. Storefronts as defined above (see Figure 3);
  - b. Stoops, which are elevated platform entryways situated close to the sidewalk (see Figure 5). Stoops shall meet the requirements set forth in below:
    - i. Building entries shall be visible and accessible from the sidewalk;
    - ii. Maximum average stoop height shall be 3 feet;
    - iii. Minimum front yard building setback shall be 6 feet. Stoops meeting the requirements above won't count as a building;
    - iv. Weather protection at least 3-feet deep is required at building entries;
    - v. Transparent windows/doors shall occupy a minimum of 15 percent of the façade. For the purpose of this requirement, the façade is all vertical surfaces of the structure generally facing the street. Where a portion or portions of the structure are setback 15 feet or more from the front façade, such areas shall not be included in the transparency calculations; and
    - vi. Ramps may be integrated into the stoop design where needed for accessibility requirements.

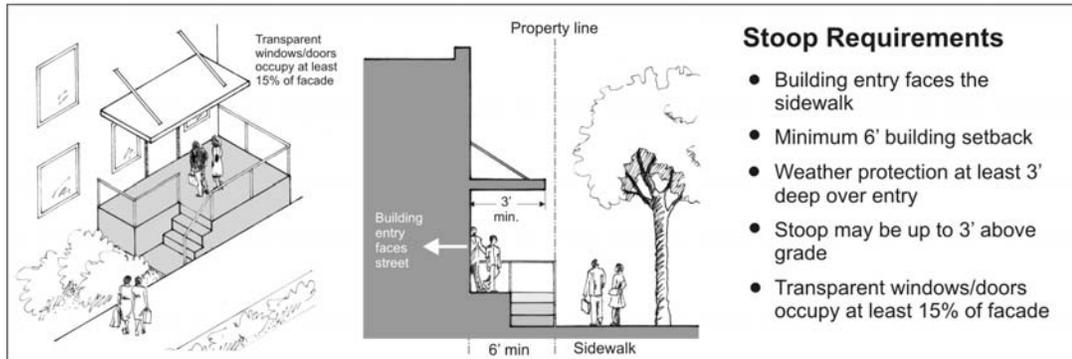


Figure 5. Stoop requirements. Note that stoops are permitted on designated Secondary Streets, but not on Storefront Streets.

c. Landscaped front yards meeting the requirements below:

- i. At least one building entry shall be visible from the sidewalk. Exception: Entries that face onto a courtyard that is oriented towards the street are permitted;
- ii. Minimum front yard building setback shall be 15 feet. Unenclosed porches and covered entry features may project into the front yard by up to 6 feet.
- iii. Weather protection at least 3-feet deep is required at building entries; and
- iv. Transparent windows/doors shall occupy a minimum of 15 percent of the façade. For the purpose of this requirement, the façade is all vertical surfaces of the structure generally facing the street. Where a portion or portions of the structure are setback 15 feet or more from the front façade, such areas shall not be included in the transparency calculations. Exception: Where the building is within 10 feet of the front property line, at least 50 percent of the ground floor façade between 30 inches and 8 feet above grade shall be transparent.

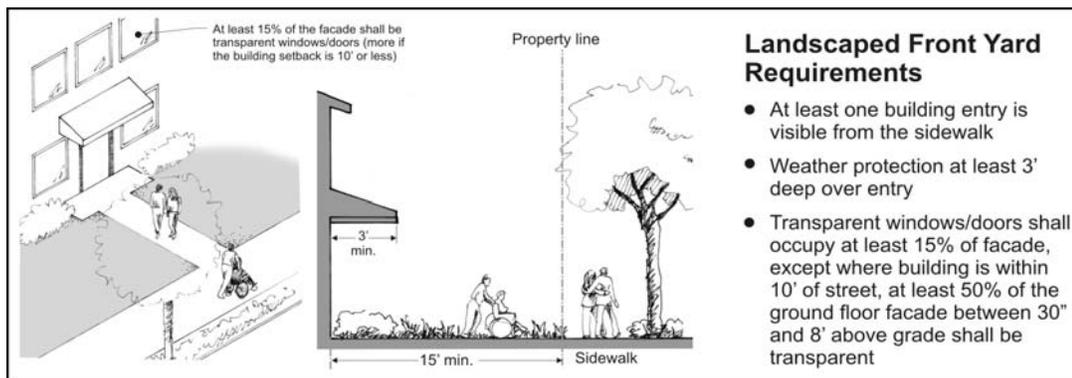


Figure 6. Landscaped frontage requirements.

d. Any combination of the above frontages.

3. **Parking location:** Parking shall be located to the side, rear, under, or above buildings. No more than 50 percent of the frontage shall be occupied by parking and vehicular access uses, regardless of the frontage type used. Garages and carports, both attached and detached, shall be set back at least 20 feet from the front property line and no closer to the property line than other parts of the facade. See Figure 7 for acceptable and unacceptable examples.

DEPARTURE. The City will consider departures to this standard provided that the DRC determines that the use, building, and site design features contribute to the visual character and pedestrian environment downtown. In this instance, design features to mitigate visual impacts of any parking lots shall go above and beyond minimum requirements in order to effectively define the street edge and provide continuous interest to the pedestrian along the sidewalk. The DRC shall determine the parking lot mitigation necessary for approval.

Departures for corner lots are not permitted.

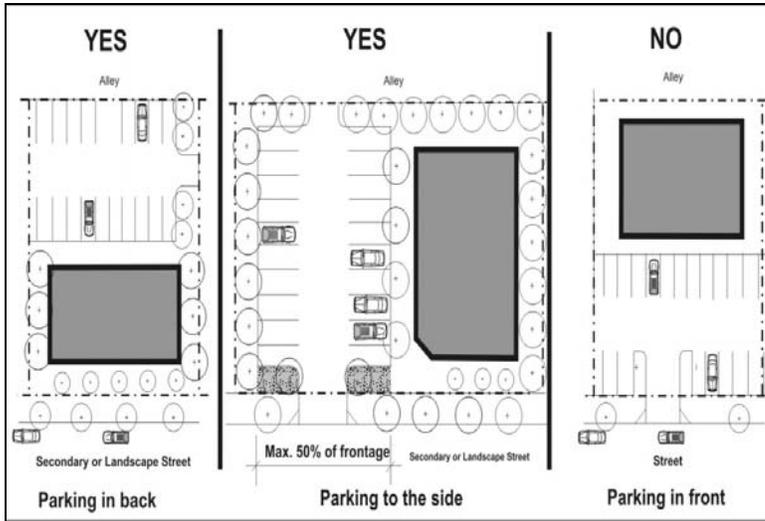


Figure 7. Parking location requirements for Secondary and Landscaped Streets.

**E. Landscaped Streets.** The intent is to provide landscaped front yards. For all designated Landscaped Streets (see Figure 2), the following standards apply:

1. Permitted ground floor use along street frontages: All uses permitted by the applicable zoning district.
2. Permitted frontages: Landscaped front yards as defined above (see Figure 6).
3. Parking location: Parking shall be located to the side or rear of buildings. No more than 50 percent of the frontage shall be occupied by parking and vehicular access uses, regardless of the frontage type used. Garages and carports, both attached and detached, shall be set back at least 20 feet from the front property line and no closer to the property line than other parts of the facade. DEPARTURES to the garage setback will be considered by the DRC provided that design treatments are included to minimize safety and visual impacts of garage on the streetscape.

**17.50.030 Site planning and elements – Large site master planning.**

Reserved.

**17.50.040 Site planning and elements – Sidewalks and pedestrian amenities.**

**A. Intent.**

1. To maintain and enhance the pedestrian-oriented character of Woodland’s historic downtown core area; and
2. To improve the pedestrian environment by making it easier, safer, and more comfortable to walk to and between businesses and along streets.

**B. Sidewalk standards.**

Table 1 and Figures 8 through 10 below illustrate minimum standards for sidewalk development in the planning area through public or privately initiated improvements.

*Table 1. Downtown sidewalk standards.*

Street Type	Sidewalk Widths		
	Unobstructed width/ Total width	Planting Strips & Trees	Lighting
Storefront Street	8’/12’ <sub>1</sub>	4’ x 4’ with trees every 30’ average <sub>2</sub>	Pedestrian-oriented lighting <sub>3</sub>
Secondary Street	6’/10’	4’ x 4’ with trees every 30’ average <sub>2</sub>	Pedestrian-oriented lighting <sub>3</sub>
Landscaped Street	5’	5’ continuous strip between roadway and sidewalk <sub>2</sub>	Standard City Requirements <sub>4</sub>

Table conditions:

1. The DRC may allow 9-foot minimum sidewalks on the north side of the street as needed due to rights-of-way limitations. Building setbacks are encouraged in these areas to provide for the full 12-foot sidewalk widths.
2. Breaks in the planting strip/tree distribution are allowed for driveways.
3. Utilize light pedestrian-oriented light fixtures distributed at intervals determined by the DRC.
4. See the Transportation Standards outlined in the City’s Construction Standards. Deviations may be approved by the DRC provided that the proposed lights augment the intents of design standards outlined in this chapter.

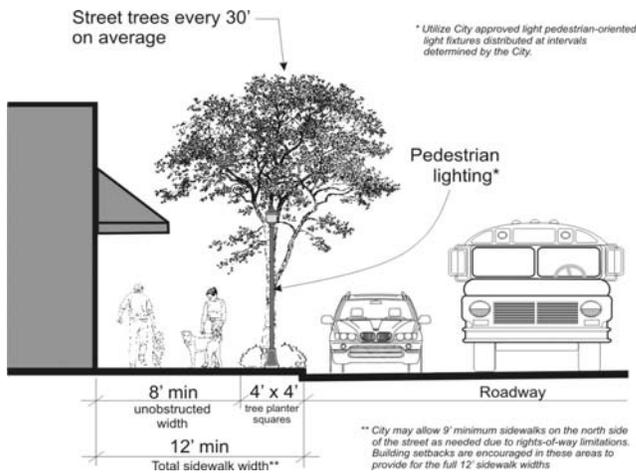


Figure 8. Minimum sidewalk standards for designated Storefront Streets.

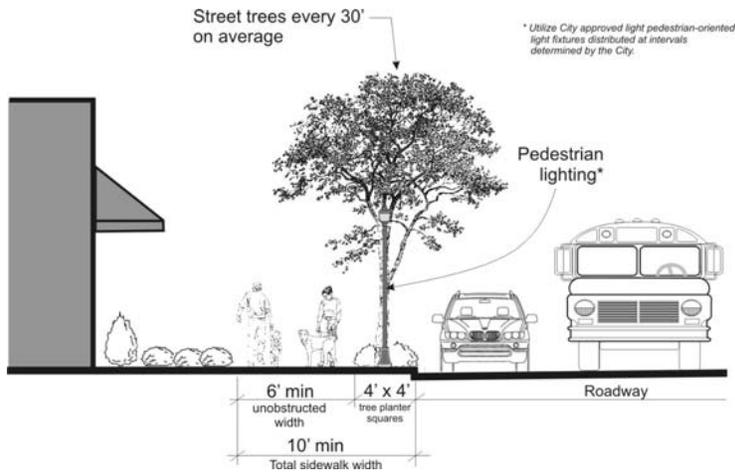


Figure 9. Minimum sidewalk standards for designated Secondary Streets.



Figure 10. Minimum sidewalk standards for designated Landscaped Streets.

### **C. Streetscape amenities.**

Streetscape amenities must be integrated into the design of sidewalks in conjunction with new construction along all streets. Level I and II remodels and project sites adjacent to sidewalks that were recently constructed or upgraded by the City (as determined by the DRC) shall be exempt from these standards. For each 100 cumulative lineal feet of street frontage, at least two of the desired amenity elements listed below shall be included along all designated Storefront Streets. Along other streets, at least one amenity elements shall be included. The type, location, and design of chosen amenities shall contribute to a well-balanced mix of features on the street, as determined by the DRC. Desired amenities include:

1. Seating. Each 6 feet of seating area or four individual seats count as one amenity element. Seating areas should generally be located in areas that provide views of pedestrian activity. Seating ledges must be at least 12 inches wide to qualify.
2. Trash Receptacles. To qualify as an amenity, at least one trash receptacle is needed per 100 linear feet of sidewalk. For designated pedestrian-oriented streets, this shall be required.
3. Permanent landscaping elements including planting beds and other landscaping elements that add visual interest to the sidewalk as determined by the DRC.
4. Special pavement patterns and/or tree grates.
5. Bicycle racks.
6. Informational kiosks (may count as two amenity elements at the discretion of the DRC).
7. Decorative clocks (may count as two amenity elements at the discretion of the DRC).
8. Artwork (may count as two amenity elements at the discretion of the DRC based on quality and significance).
9. Special lighting.
10. Other amenities that meet the intent as determined by the DRC.

Features above that are publicly funded, already required by code, and/or obstruct pedestrian movement shall not qualify as an amenity to meet this standard.

All features are subject to DRC approval.



Figure 11. Streetscape amenity examples. Image 1 includes a decorative tree grate; image 2 includes decorative artwork/paving related to the character and identity of the area; image 3 is a decorative bicycle rack; image 4 includes a rain garden planting strip; image 5 is a decorative bench; image 6 includes a sitting ledge incorporating student artwork.

## 17.50.050 Site planning and elements – Parking lot screening

### A. Intent.

To mitigate the visual impact of parking lots on the downtown streetscape environment.

### B. Parking lot screening standards – where adjacent to streets.

Where new surface parking lots are adjacent to streets, one of the following buffer options between the sidewalk and the parking lot shall be incorporated:

1. Option 1: Provide a 5-foot wide planting bed that incorporates a continuous low wall (approximately 3 feet tall). The planting bed shall be in front of the wall and feature Type C landscaping (see WMC 17.54.040 for details). Alternative landscaping schemes will be considered by the DRC provided that they meet the intent of the guidelines. The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the DRC. See Figure 12 for an example.

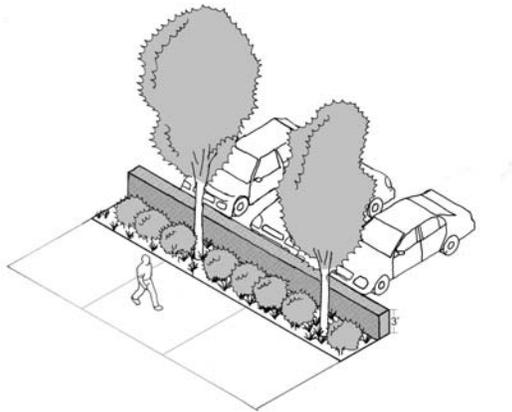


Figure 12. Parking lot planting buffer with low wall.

2. Option 2: Provide an elevated planter which is a minimum of 5 feet wide and between 2 and 3 feet in height. Ledges that are approximately 12 inches in width are encouraged as they can double as a seating area. The planter must be constructed of masonry, concrete or other permanent material that effectively contrasts with the color of the sidewalk and combines groundcover and annuals, perennials, ornamental grasses, low shrubs, and/or small trees that provide seasonal interest and meets the planting standards set forth in WMC 17.54.030 as determined by the DRC. See Figure 13 as an example.

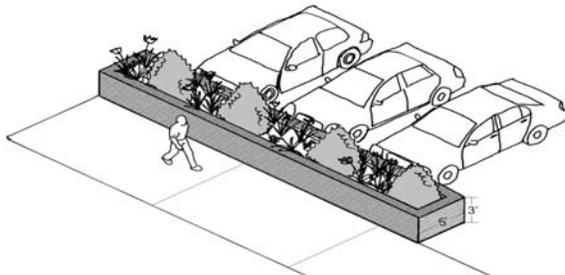


Figure 13. Elevated parking lot planting buffer.

3. Option 3: Provide at least 10 feet of Type C landscaping (see WMC 17.54.040 for details).

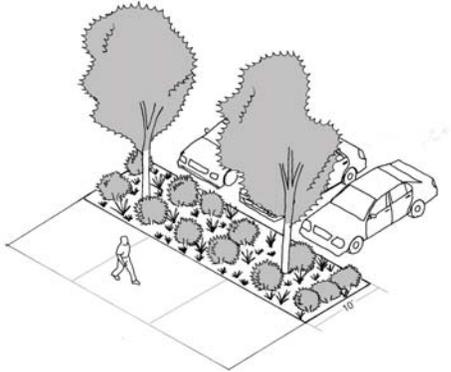


Figure 14. 10-foot parking lot buffer with Type C landscaping.

All options above should choose and maintain plantings to maintain eye level visibility between the street/sidewalk and parking area for safety. This means that shrubs and other low plantings shall be maintained below 3 feet in height while trees (once they achieve taller heights) shall generally be trimmed to up to the 8-foot level. See Figure 15.

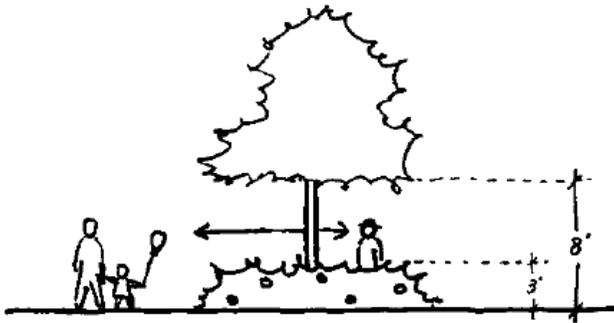


Figure 15. Parking lot planting buffers shall emphasize the 3:8 rule for visibility and safety.

### **C. Parking lot screening standards – where adjacent to side property lines.**

Where new surface parking lots are located along side property lines, a 6-foot screen fence shall be required on the property line with at least 5 feet of Type B or C landscaping (see WMC 17.54.040 for details) in front of the fence. Breaks in the fence/landscaping are permitted for internal pedestrian and vehicular connections between properties. Properties fronting on designated Storefront Streets and/or those with shared parking agreements with applicable neighbors are exempt from this requirement. DEPARTURES will be considered by the DRC provided that they meet the intent of the standards.

### **D. Landscaping installation and maintenance standards.**

For all landscaped areas required in this section, the applicant shall submit a landscaping plan consistent with the provisions of Chapter 17.54 guaranteeing the healthy growth of proposed landscaping.

## 17.50.060 Site planning and elements – Service elements and mechanical equipment.

### A. Intent.

1. To minimize the potential negative impacts of service elements; and
2. To encourage thoughtful siting of service elements that balance functional needs with the desire to screen negative impacts.

### B. Service element location and design and mechanical equipment.

All developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:

1. Service element location: Service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas. Where an alley is available, service elements shall be located in the alley.
2. Service element paving: The designated spot for service elements shall be paved with concrete.

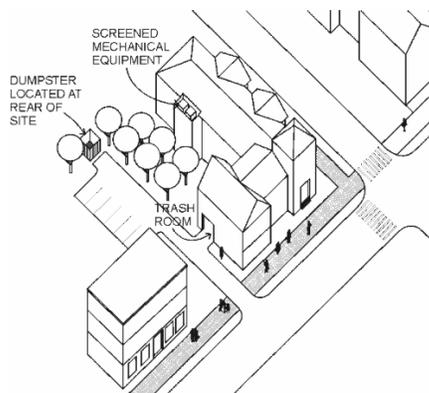


Figure 16. Appropriate service area location and enclosure example.

3. Service element enclosure: Appropriate enclosure of the common trash and recycling elements shall be required, as determined by the DRC. Requirements and considerations:
  - a. Service areas visible from the street, pathway, pedestrian-oriented space or public parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a durable wall or fence at least six feet high. Developments shall use materials and detailing consistent with primary structures on-site. Acceptable materials include brick, concrete block, or stone.
  - b. Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way.
  - c. Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.
  - d. Preferably, service enclosures are integrated into the building itself.

**C. Utility meters, electrical conduit, and other service utility apparatus:**

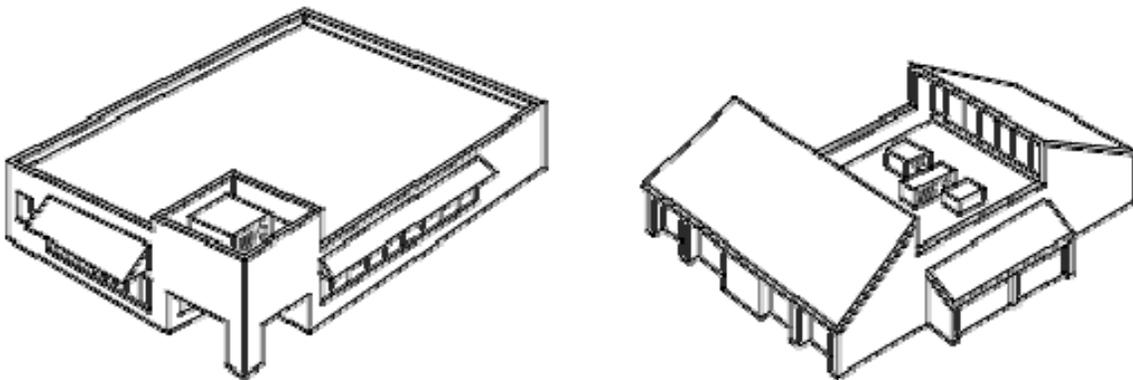
These elements shall be located and/or designed to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.



*Figure 17. Good and bad utility meter configurations. The example on the left is consolidated and somewhat screened by landscaping elements, whereas the right example is exposed and degrades the character of the streetscape.*

**D. Rooftop mechanical equipment.**

All rooftop mechanical equipment with exception of rooftop solar panels shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.



*Figure 18. Screening examples of rooftop mechanical equipment.*

## **17.50.070 Site planning and elements – Downtown signs.**

### **A. Intent.**

To ensure that signage contributes to Downtown Woodland's distinct historic character.

### **B. Applicability and interpretation.**

The standards herein are intended to supplement the sign provisions in Chapter 17.52.

Where there is a conflict, the provisions of this section shall apply as they are more specific to Downtown Woodland.

### **C. Allowable sign area.**

Signs within the Downtown Planning Area are exempt from the allowable sign area provisions set forth in WMC 17.52.070 provided that they meet applicable standards herein.

### **D. Freestanding signs standards.**

1. Where permitted. One freestanding sign associated with a business is permitted for an existing or proposed building that is setback at least 10 feet from the front property line.
2. Height limit. Freestanding signs in the Downtown Planning Area are limited to 8 feet in height.

### **E. Wall sign standards.**

1. Size: The maximum area for the total of all permitted wall signs for any single wall plane shall not exceed 10 percent. This shall include all window and door areas and shall be measured from the sidewalk or ground line to the building eave line or parapet. This does not include projecting signs and suspended signs (see paragraph H below), which are oriented perpendicular to the façade.
2. Location and Design:
  - a. Location: Wall signs shall be centrally located per the architectural features on the façade. Wall signs shall extend no wider than 80 percent of the width of the façade or storefront space. For example, most buildings are designed with specific areas of the building intended for signage – applicants shall utilize these areas for signage. Signs shall not cover over windows or other significant architectural features, as determined by the DRC. Where there's more than one tenant on the façade, signs should be centered above the storefront space, where architectural features allow. For multi-story buildings with upper level commercial tenants, signs may be located on applicable upper levels provided that they meet applicable standards herein.
  - b. Shape/Design: The shape and design of sign(s) should generally match the architectural features of the façade. For example, rounded signs can look out of place in rectangular spaces unless they are centered or proportioned to fit the space.



*Figure 19. Signs should be centered and shaped per the architectural features of the façade.*

- c. For buildings built prior to 1950, applicants are encouraged to find historical photos (prior to 1950) to find appropriate examples of signage for the subject building.
- d. **Maximum Height:** Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building. Except for signs identifying the name of the building, wall signs shall not be placed above the second floor of any buildings featuring more than two stories.
- e. **Mounting:** Wall signs must be mounted plumb with the building, with a maximum protrusion of one foot unless the sign incorporates sculptural elements or architectural devices. The sign frame must be concealed or integrated into the building's architectural character in terms of form, color, and materials.
- f. **Lettering:** The maximum height for lettering is three feet. The maximum height for logos is four feet. Greater heights for lettering and logos may be approved by the DRC when designed proportional to the building facade.

## F. Window signs.

Maximum size: Permanent and temporary window signs are limited to a maximum of 33 percent of the window area.



Figure 20. Window sign examples.

## G. Projecting signs.

### 1. Projection:

- a. Horizontal oriented signs: No more than 8 feet.
- b. Vertically oriented signs: No more than 3 feet.
- c. Signs may not project beyond curb edge.

2. Height: Projecting signs may not project beyond the cornice or roofline of the building. For theaters and other public assembly uses, the DRC may allow projecting signs to extend up to 25 percent above the height of the cornice or roofline.

3. Sign area: Shall not exceed an area of 2 square feet per each 10 lineal feet of applicable building frontage.

4. Location: Projecting signs shall not be located directly over windows or in conflict with other signs or architectural features of windows or in conflict with other signs or architectural features of the building as determined by the DRC.

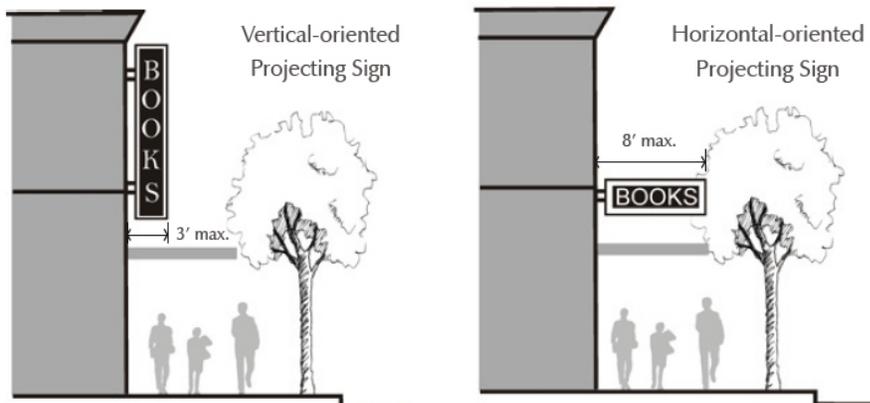


Figure 21. Projecting sign standards.

## H. Suspended signs.

A suspended sign is a sign that is suspended below an awning, marquee or canopy and oriented to pedestrians on the sidewalk. One suspended sign is permitted for each business in a storefront building provided that they meet all the following requirements:

1. Projection: Suspended signs shall have one foot minimum between the sign and the outer edge of the marquee, awning, or canopy and between the sign and the building façade;
2. Clearance: Suspended signs shall maintain a minimum clearance of eight feet between the walkway and the bottom of the sign;
3. Vertical dimension: Suspended signs shall not exceed one foot in height; and
4. Sign area exemption: Suspended signs shall be exempted from sign requirements set forth in WMC 17.52.070.



Figure 22. Suspended sign standards and example.

## I. Illumination.

New internally illuminated signs, including digital changing image signs, are prohibited downtown except for neon window signs where the sign occupies no more than 33 percent of the window area.

## 17.50.080 Building design – Architectural character.

### A. Intent.

To promote architectural design that reinforces and strengthens Downtown Woodland's unique small town/historic character. The focus is to encourage architecture with a strong sense of human scale, fine detailing, quality materials, oriented to pedestrians, and designed appropriate to the site's unique context. This approach is intended to allow for a diversity of architectural styles provided that they meet the design standards of this section.

### B. Architectural character standards and guidelines.

1. Historic buildings: Property owners of identified historic buildings (per any documented historic inventory) and other early 20<sup>th</sup> century buildings are strongly encouraged to use the *Secretary of Interior's Standards for the Treatment of Historic Properties* (web: <http://www.cr.nps.gov/hps/tps/standards/>) (hard copy also available at City Hall) as a guide to preserve, rehabilitate, restore, reconstruct, or add to historic properties. These standards provide detailed recommendations on restoration, maintenance, repair, replacement, design, alterations, building materials, roofs, interiors, etc. Also, the State of Washington's website provides contacts and technical assistance related to historic preservation at: <http://cted.wa.gov/site/411/default.aspx>.

Historic photographs are extremely useful in determining historic precedent. Good resources for historic photos include City Hall, the Downtown Woodland Revitalization Committee, and the Woodland Community Library. Also see Figure 23 below.



Figure 23. Historic images of Downtown Woodland.

- a. Covering over original windows or design details on identified historic buildings is prohibited.
- b. Alterations to historic materials should be minimized.
- c. Original architectural features should be repaired rather than replaced. If replacement is necessary, replacements should match, as close as possible, the original in design, construction, color, and texture.
- d. Missing architectural features should be replaced with an accurate duplication of the original features.
- e. Unique features and examples of skilled craftsmanship should be maintained and protected.

- f. Avoid compromising the original building by modern additions or features unrelated to the building's past.
- g. For façade additions to historic buildings, such additions should either extend the façade through use of consistent articulation, materials, and roofline treatment or be designed to look like a separate building and comply with the guidelines for new buildings referenced in paragraph 3 below.

The DRC may allow alterations to the side or rear façades that are not character defining, provided that the alterations do not interfere with existing building features or alter the historic character of the building. The DRC may allow alterations to the original primary façades in order to accommodate a desired use, provided that deviation from historic conditions is minimized.



*Figure 24. Illustrating how façade enhancements can upgrade the historic character of downtown. The updated image includes generous wall signs proportional and consistent with the façade, new transom windows (perhaps they exist behind the paneling above the storefront?), and steel canopies for weather protection.*

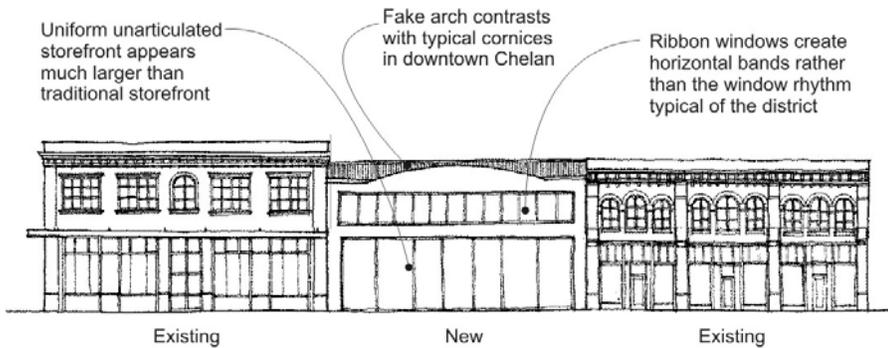
2. Non-period architecture: Existing architecture which is not consistent with the early 1900 style and represents later periods is also encouraged to celebrate distinctive design features, except where such features conflict with other standards and guidelines herein, as determined by the DRC. Renovations of these structures should facilitate pedestrian access. Unique signage and design elements which are not inconsistent with the remainder of the guidelines are to be encouraged.
3. New buildings: Applicants for new buildings shall successfully demonstrate how they've based the building façade's design on the form and elements common to early 20<sup>th</sup> century downtown structures. This can be done through comparable façade massing and articulation, careful handling of the storefront and building top, and compatibility of materials and colors. Figure 25 below identifies desirable characteristics of an existing building. Applicants may consider modern interpretations of these building elements and components in a way that meets the guidelines herein and complements the surrounding context.



Figure 25. Historic core design guidelines draw from desirable characteristics of existing buildings.



New building reinforces the scale of existing buildings through architectural means



New building inappropriately scaled

Figure 26. Appropriate and inappropriate infill building examples in a historical context.

## 17.50.090 Building design – Architectural scale.

### A. Intent.

1. To promote building design that is compatible with scale and articulation of downtown's pre-1950 buildings; and
2. To maintain and enhance the historic character of Downtown Woodland.

### B. Building articulation – storefronts.

All buildings adjacent to Storefront Streets or featuring a pedestrian-oriented façade built up to the sidewalk edge: Buildings must include articulation features no more than every 40 feet to create a pattern of small storefronts. Buildings less than 60 feet wide are exempt from this standard. At least two of the following methods must be employed:

1. Use of window and/or entries that reinforce the pattern of 40-foot storefront spaces.
2. Use of weather protection features that reinforce 40-foot storefronts. For example, for a business that occupies 120 feet of frontage, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.
3. Change of roofline per paragraph F below.
4. Use of vertical piers that reinforce storefront pattern.
5. Change in building material or siding style.
6. Other methods that meet the intent of the standards as approved by the DRC.

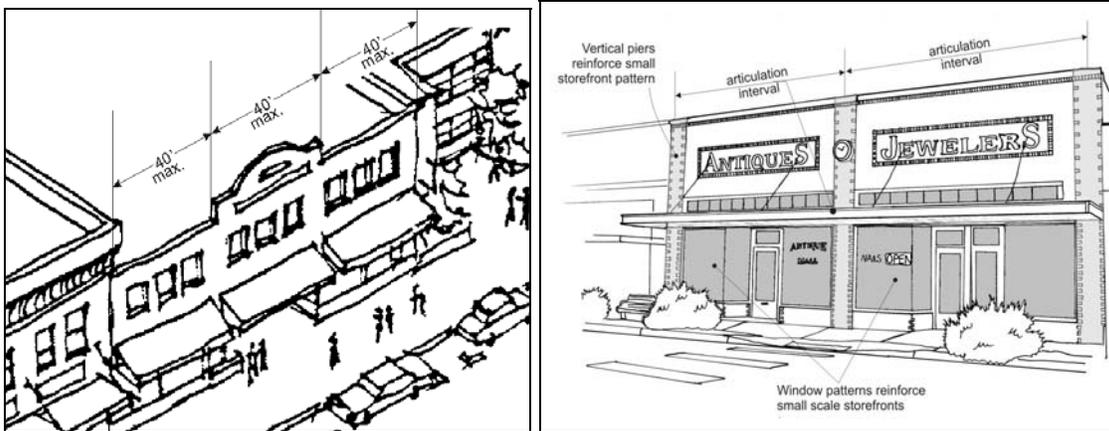


Figure 27. Storefront articulation examples.

DEPARTURES will be considered by the DRC provided that the design meets the intent of the standards. For example, the proposed articulation may be longer, but if the building features attractive detailing, materials, interesting roofline treatments, and interesting storefront design helps the design fit into the site's context and contributes to the pedestrian environment and existing/desired character, then perhaps it should be an approved departure.

**C. Building articulation – Other non-residential /mixed-use buildings.**

All other buildings featuring non-residential uses on the ground floor (not covered in paragraph B above) shall include at least three of the following articulation features along all facades containing the public building entries (alley facades are exempt) at intervals of no more than 60 feet.

1. Providing vertical building modulation of at least 2 feet in depth and 4 feet in width if combined with a change in siding materials and/or roofline modulation per paragraph F below. Otherwise, the vertical modulation shall be at least 10 feet deep and 15 feet wide, to qualify.
2. Providing horizontal building modulation (upper level setbacks). To qualify for this measure, the minimum upper level setback shall be at least 5 feet and the treatment shall be used consistently with other articulation elements or utilized along at least 75 percent of the façade.
3. Repeating distinctive window patterns at intervals less than the articulation interval.
4. Providing a covered entry or separate weather protection feature for each articulation interval.
5. Use of vertical piers that reinforce storefront pattern. To qualify for this measure, the piers must project at least 2 inches from the façade and extend from the ground to the roofline.
6. Change of roofline per paragraph F below.
7. Changing materials and/or color with a change in building plane.
8. Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.
9. Other methods that meet the intent of the standards as approved by the DRC.

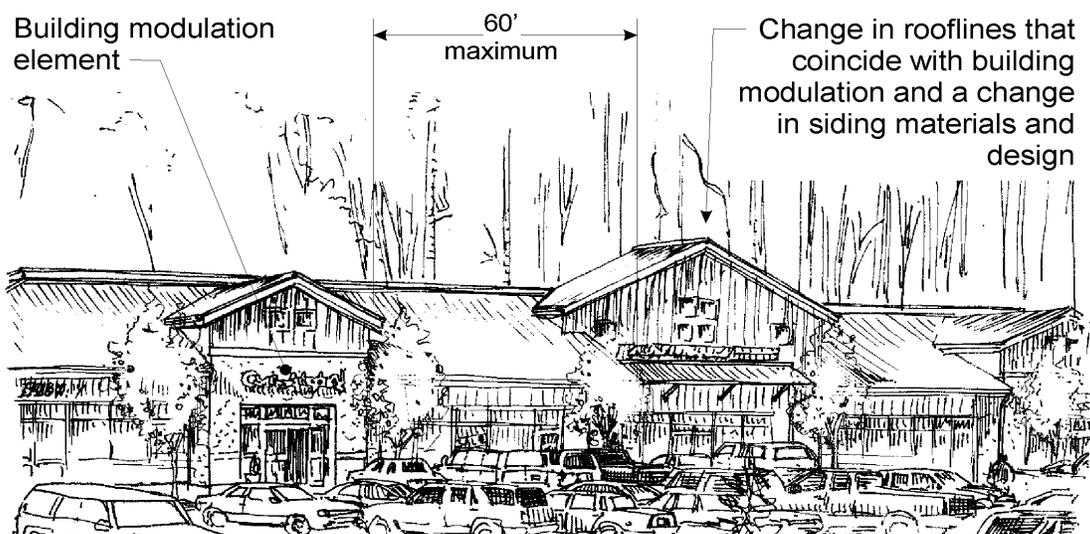


Figure 28. Building articulation example for other non-storefront commercial facades.

DEPARTURES will be considered by the DRC provide the design meets the intent of the standards. Elements to consider are the level of detailing, quality of building materials, design of storefronts, and integration with/or enhancement of, the surrounding context.

**D. Building articulation – Multifamily buildings.**

All multifamily buildings and residential portions of mixed-use buildings shall include at least three of the following articulation features at intervals of no more than 30 feet along all facades facing a street, common open space, and common parking areas:

1. Repeating distinctive window patterns at intervals less than the required interval.
2. Providing vertical building modulation. Minimum depth and width of modulation is 18 inches and 4 feet (respectively) if tied to a change in color or building material and/or roofline modulation as defined in paragraph E below. Otherwise, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. Balconies may not be used to meet modulation option unless they are recessed or projected from the façade and integrated with the building’s architecture as determined by the DRC. For example, “cave” balconies or other balconies that appear to be “tacked on” to the façade will not qualify for this option.
3. Change of roofline per paragraph F below.
4. Providing horizontal modulation (upper level step-backs). To qualify for this measure, the minimum upper level stepback shall be at least 5 feet and the treatment shall be used consistently with other articulation elements or utilized along at least 50 percent of the façade.
5. Articulating of the building’s top, middle, and bottom. This includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.



*Figure 29. Multifamily façade articulation example. Note roofline changes, use of balconies, and delineation of the façade’s top, middle, and bottom. Changes in materials or siding (noted by use of different shades here) can also be effective in breaking up the scale of the building and adding visual interest.*

DEPARTURES will be considered by the DRC provide the design meets the intent of the standards. Elements to consider are the level of detailing, quality of building materials, types of articulated features, and integration with/or enhancement of, the surrounding context.

**E. Roofline/cornice design options.**

Rooflines visible from a public street, open space, or public parking area must meet one of the following design options:

1. Comply with roofline modulation provisions per paragraph F below;
2. Provide a cornice of two parts with the top projecting at least 6 inches from the face of the building and the bottom part featuring a concave design or projecting at least 2 inches from the façade, but extending no less than 2 inches from the façade than the top part (see Figure 30 for examples). The height of the cornice (both parts combined) shall be at least 12 inches for buildings 20 feet or less in height; 18 inches for buildings greater than 20 feet and less than 30 feet in height; and 24 inches for buildings 30 feet and greater in height. Cornices shall not project over property lines, except where permitted on property lines abutting public right-of-way. The cornice line must extend along at least 75 percent of the façade;
3. Other decorative corner line that meets the intent of the standards; or
4. Any combination of the options above.



Figure 30. Acceptable cornice examples.



Figure 31. Historical cornice examples.

**F. Roofline modulation.**

In order to qualify as a roofline modulation treatment in the standards herein, rooflines shall be varied by emphasizing dormers, chimneys, stepped roofs, gables, or a broke or articulated roofline consistent with the required articulation interval. Modulation shall consist of either:

1. For flat roofs or facades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of 2 feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building modulation techniques described in paragraphs C-2 or D-2 above. Otherwise, the minimum vertical dimension of roofline modulation is the greater of 4 feet or 0.2 multiplied by the wall height;
2. A sloped or gabled roofline segment of at least 20 feet in width and a minimum slope of 6:12. The roofline must include modulated segments at no more than the interval required per the applicable standard above; or
3. A combination of the above.

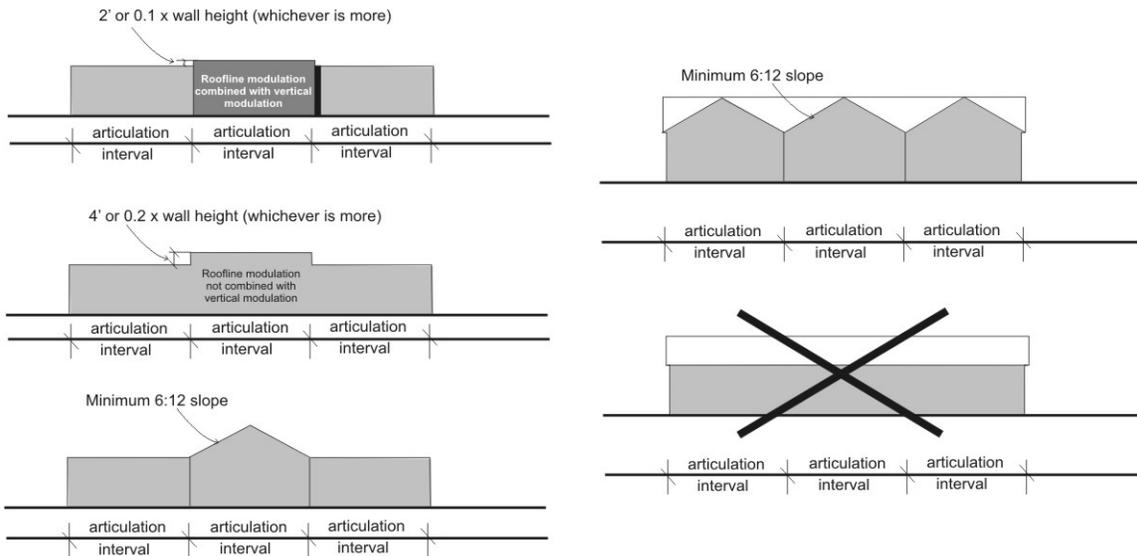


Figure 32. Roofline modulation options/standards.

### **G. Maximum façade width.**

The maximum façade width (facades facing the street or customer parking lot) is 100 feet. Exceptions: Buildings exceeding 100 feet in width shall incorporate significant modulation and/or articulation features that effectively break up the scale of the building and add visual interest from the street. Such buildings shall incorporate at least one of the following design elements:

1. Provide vertical building modulation at least 10 feet deep and 20 feet wide. For multi-story buildings the modulation must extend through more than one-half of the building floors;
2. Use of a contrasting vertical modulated design component featuring all of the following:
  - a. Component extends through all floors above the first floor fronting on the street. Exception: upper floors that are stepped back more than 10 feet from the façade are exempt.
  - b. Utilizes a change in building materials that effectively contrast from the rest of the façade.
  - c. Component is modulated vertically from the rest of the façade by an average of 6 inches. The DRC may exempt storefront buildings from this provision provided that all other standards herein are met and the design effectively meets the intent of the standards.
  - d. Component is designed to provide roofline modulation per paragraph F above; and/or
3. Façade employs building walls with contrasting articulation that make it appear like two distinct buildings. To qualify for this option, these contrasting facades must employ both of the following:
  - a. Different building materials and/or configuration of building materials.
  - b. Contrasting window design (sizes or configurations).

DEPARTURES will be considered by the DRC provide the design meets the intent of the standards. Elements to consider are the level of detailing, quality of building materials, types of articulated features, and integration with/or enhancement of, the surrounding context (considering views from all publicly observable locations within downtown).

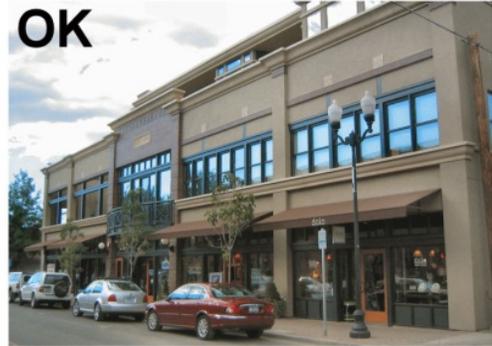
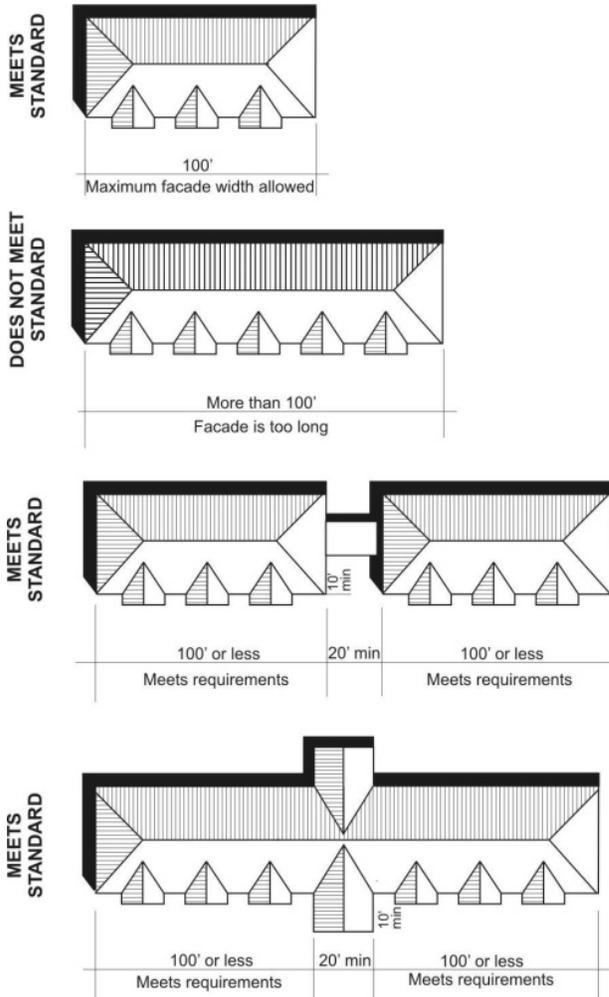


Figure 33. Maximum façade width standards and acceptable/unacceptable departure examples. The upper right examples uses a change in materials, façade articulation (window styles), and roofline change. The middle right image uses substantial façade and roofline modulation. The lower right doesn't include any notable articulation or modulation.

## **17.50.100 Building design – Façade details.**

### **A. Intent.**

To encourage the incorporation of design details and small-scale elements into building facades that are attractive at a pedestrian scale.

### **B. Façade details toolbox.**

All non-residential and mixed-use buildings shall be enhanced with appropriate details. All new buildings must employ at least one detail element from each of the three categories below for each façade facing a street or public space for each façade articulation interval (per WMC 17.50.090(B-D)). For example, a building with 120 feet of street frontage with a façade articulated at 40-foot intervals will need to meet the standards for each of the three façade segments.

#### **1. Window and/or entry treatment:**

- a. Display windows divided into a grid of multiple panes;
- b. Transom windows;
- c. Roll-up windows/doors;
- d. Other distinctive window treatment that meets the intent of the standards;
- e. Recessed entry;
- f. Decorative door;
- g. Arcade;
- h. Landscaped trellises or other decorative element that incorporates landscaping near the building entry; and/or
- i. Other decorative or specially designed entry treatment that meets the intent of the standards as determined by the DRC.

#### **2. Building elements and façade details:**

- a. Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning;
- b. Decorative, custom hanging sign(s);
- c. Decorative building-mounted light fixtures;
- d. Bay windows, trellises, towers, and similar elements; and/or
- e. Other details or elements that meet the intent of these standards, as determined by the DRC.

#### **3. Building materials and other facade elements:**

- a. Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework;
- b. Artwork on building (such as a mural) or bas-relief sculpture;
- c. Decorative kick-plate, pier, belt-course, or other similar feature;

- d. Hand-crafted material, such as special wrought iron or carved wood; and/or
- e. Other details that meet the intent of the standards as determined by the DRC.

“Custom,” “decorative,” or “hand-crafted” elements referenced above must be distinctive or “one-of-a-kind” elements or unusual designs that require a high level of craftsmanship as determined by the DRC.

DEPARTURES to the standards above will be considered by the DRC provided that the number, quality, and mix of details meet the intent of the standards.



Figure 34. Good storefront detail examples. The Centennial Building on the left includes a decorative cornice, vertical piers, and decorative windows. The 339 Davidson Building includes a decorative door/entry.

### C. Street corner buildings.

Non-residential or mixed-use buildings located within 30 feet of the street corner shall provide one or more of the elements listed below on the building corner.

1. A cropped building corner with corner pedestrian entry;
2. A bay window or turret;
3. A clock or bell tower;
4. Balconies above the ground floor;
5. Sculpture or artwork element; Must be a one-of-a-kind design element;
6. Distinctive use of facade materials; and/or
7. Other special or unique corner building treatment, other than the use of fabric or vinyl awnings, for pedestrian weather protection at the corner of the building as determined by the DRC.

All corner building design elements must be sized to be proportional to the building and the size of the applicable intersection, as determined by the DRC (for example, larger intersections warrant more substantial design treatments).



Figure 35. Desirable building corner example.

#### D. Window design.

Buildings shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. DEPARTURES will be considered by the DRC where buildings employ other distinctive window or façade treatment that adds a sense of depth to the façade and/or visual interest to the building.



Figure 36. Acceptable and unacceptable (far right image) window design on upper floors. Note that the two windows on the left are recessed from the façade and all three acceptable examples include trim. The image on the right includes no trim or recess/projection.

#### E. Year of construction plaque.

All new commercial and mixed-use buildings must note the year of construction of a building by the installation of a plaque attached to the building. Numbers etched into stone, brick, or concrete may be used in lieu of a plaque. The year of construction is to be noted by numbers not less than six inches high. Other information associated with the building that may be of public interest may be included.

**17.50.110 Building design – Façade materials and color.**

**A. Intent.**

1. To encourage high-quality building materials that reinforce the historic small town character Woodland; and
2. To discourage poor materials with high life-cycle costs.

**B. Metal siding standards.**

Metal siding may be used on facades if it is incorporated with other permitted materials and it complies with the following:

1. It features visible corner molding and trim and does not extend lower than 2 feet above grade. Masonry, concrete, or other durable material must be incorporated between the siding and the ground plane;
2. Metal siding shall be factory finished, with a matt, non-reflective surface;
3. Metal siding may comprise no more than 50 percent of the façade (windows are included in the façade calculations); and



*Figure 37. Acceptable and unacceptable metal siding examples. Notice the corner and window trim and use of concrete block near the ground level on the left image. The circled area on the right includes metal siding all the way to the ground, which is prohibited.*

4. The use of metal siding is prohibited on facades of pre-1950's buildings on designated Storefront Streets.



Figure 38. Acceptable metal siding example where it covers only a portion of the storefront.

### C. Concrete block standards.

Concrete block may be used on the facade if it is incorporated with other permitted materials and it complies with the following:

1. When used for the primary façade, buildings must incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth blocks can create distinctive patterns; and
2. Concrete block may comprise no more than 50 percent of a façade (windows are included in the façade calculations). DEPARTURES to this standard will be considered by the DRC provided that design treatments are included to enhance the visual character of the building at all observable scales.



Figure 39. Acceptable and unacceptable concrete block examples. The left example uses a mixture of split-faced colored concrete block and smooth-faced concrete block, together comprising just under 50 percent of the whole façade. The large expanse of smooth-faced concrete block on the right is not desirable for Downtown Woodland.

**D. Standards for synthetic stucco materials.**

Such exterior material may be used if it is incorporated with other permitted materials and it complies with the following:

1. Synthetic stucco (including Exterior Insulation and Finish system or “EIFS”) must be trimmed in wood, masonry, or other permitted material and must be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than 50 percent of the façade (windows are included in the façade calculations). DEPARTURES to this standard will be considered by the DRC provided that design treatments are included to enhance the visual character of the building at all observable scales;
2. Horizontal surfaces exposed to the weather must be avoided; and
3. Synthetic stucco should not extend below 2 feet above the ground plane. Concrete, masonry, or other durable material must be used below the 2-feet-above-grade line to provide a durable surface where damage is most likely.



Figure 40. Acceptable and unacceptable synthetic stucco examples. The left image uses concrete block near the sidewalk, while the building on the right maintains stucco to the base of the façade.

**E. Prohibited façade materials.**

1. Mirrored glass where used on more than 10 percent of the façade;
2. T-111 siding and similar processed sheet products that lack durability and weather resistance qualities as determined by the DRC;
3. Chain-link fencing (except for temporary fencing and for parks);
4. Fiberglass products and similar sheet products; and
5. Back-lit vinyl awnings used as signs.

**F. Storefront building color.**

A storefront's palette should be no more than three colors; one base color, one trim color, and one accent color. Encourage trim and accent colors that contrast with the base color.

Specifically, darker base colors with white trim work particularly well. However, lighter base colors can effectively be combined with dark trim colors.

## 17.50.120 Building design – Blank wall standards.

### A. Intent.

1. To avoid untreated blank walls; and
2. To retain and enhance the character and identity of Downtown Woodland.

### B. Blank wall definition.

A wall (including building façades and retaining walls) is considered a blank wall if:

1. A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or
2. Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

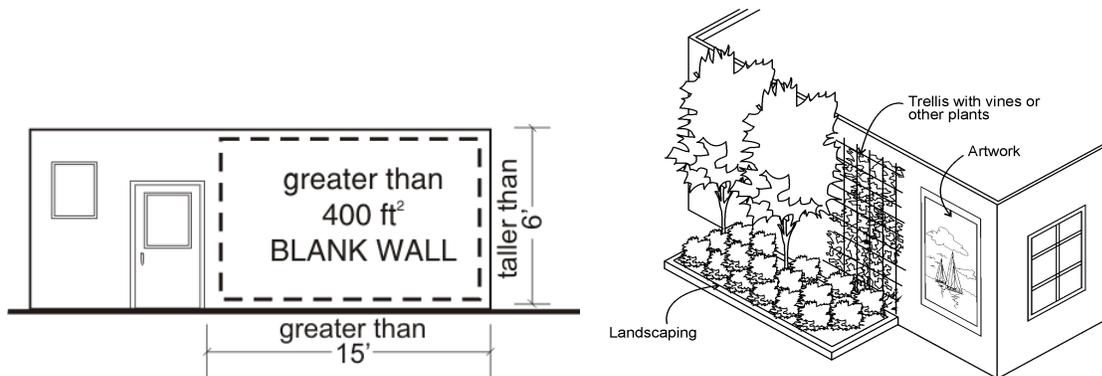


Figure 41. Blank wall definition and treatment examples.

### C. Blank wall standards.

Untreated blank walls visible from a public street or pedestrian pathway are prohibited. Methods to treat blank walls can include:

1. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a blank wall treatment;
2. Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years;
3. Installing a vertical trellis in front of the wall with climbing vines or plant materials;
4. Installing a mural approved by the DRC; and/or
5. Special building detailing that adds visual interest at a pedestrian scale. Such detailing must use a variety of surfaces; monotonous designs will not meet the intent of the standards.

For large visible blank walls, a variety of treatments may be required to meet the intent of the standards.

#### D. Firewall design.

Firewalls along property lines are exempt from the above standards, but where they are visible to the public, they shall include horizontal and/or vertical banding or other design treatments to add visual interest to the wall.



*Figure 42. Acceptable and unacceptable fire wall treatments. Note the use of horizontal banding in the left image. Plain concrete block as in the right image is not allowed.*

### 17.50.130 Definitions.

- A. Art, artwork:** A device, element, or feature whose primary purpose is to express, enhance, or illustrate aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening, or cultural or social value. Examples of artwork include sculpture, bas-relief sculpture, mural, or unique specially crafted lighting, furniture, pavement, landscaping, or architectural treatment that is intended primarily, but not necessarily exclusively, for aesthetic purpose. Signs, upon approval by the DRC, may be considered artwork provided that they exhibit an exceptionally high level of craftsmanship, special material, or construction, and include decorative devices or design elements that are not necessary to convey information about the business or product. Signs that are primarily names or logos are not considered artwork.
- B. Blank wall:** See WMC 17.50.120 for the definition and treatments of a “blank wall”.
- C. Building articulation:** “Building articulation” means the giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces. See WMC 17.50.090 for applicable standards.
- D. Departure:** A provision that allows some flexibility in how projects comply with specific code requirements herein. See WMC 17.50.010.C for details.
- E. Frontage type:** Refers to the range of specific development frontage options along streets, including. See WMC 17.50.020 for details.
- F. Horizontal building modulation:** Refers to upper level building step backs. For example, this could include a building where two floors of the building front directly on the sidewalk, but the third floor is set back a distance from the front facade, and thus it may not even be visible from the sidewalk and portions of the street below. Horizontal modulation may be used to help meet building articulation and massing standards in WMC 17.50.090.C.
- G. Landscaped Street:** Refers to a street type designation in the Downtown Development Frontage Map (see Figure 2 in WMC 17.50.020) where landscaped building setbacks along the street are envisioned. See WMC 17.050.020.E for the description and applicable standards for properties fronting on designated Landscaped Streets.
- H. Level I and II remodels/additions:** Refers to variable types of building remodels and additions based on the cost of improvements versus the assessed value of the existing building. See WMC 17.50.010.B for a detailed definition.
- I. Marquee:** A permanent structure attached to, supported by, and projecting from a building and providing protection from the weather elements, but which does not include a projecting roof.
- J. Pedestrian-oriented space:** Refers to publicly accessible spaces that enliven the pedestrian environment by providing (1) opportunities for outdoor dining, socializing, relaxing and/or (2) visual amenities that contribute to the character of downtown. Design criteria for pedestrian open space:

- a. The following design elements are typically found in pedestrian-oriented open space:
  - i. Spaces are physically and visually accessible from the adjacent street or major internal vehicle or pedestrian route.
  - ii. Paved walking surfaces of either concrete or approved unit paving;
  - iii. Pedestrian-scaled lighting;
  - iv. Seating areas/elements;
  - v. Spaces are positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry; and
  - vi. Landscaping that adds visual or seasonal interest to the space.

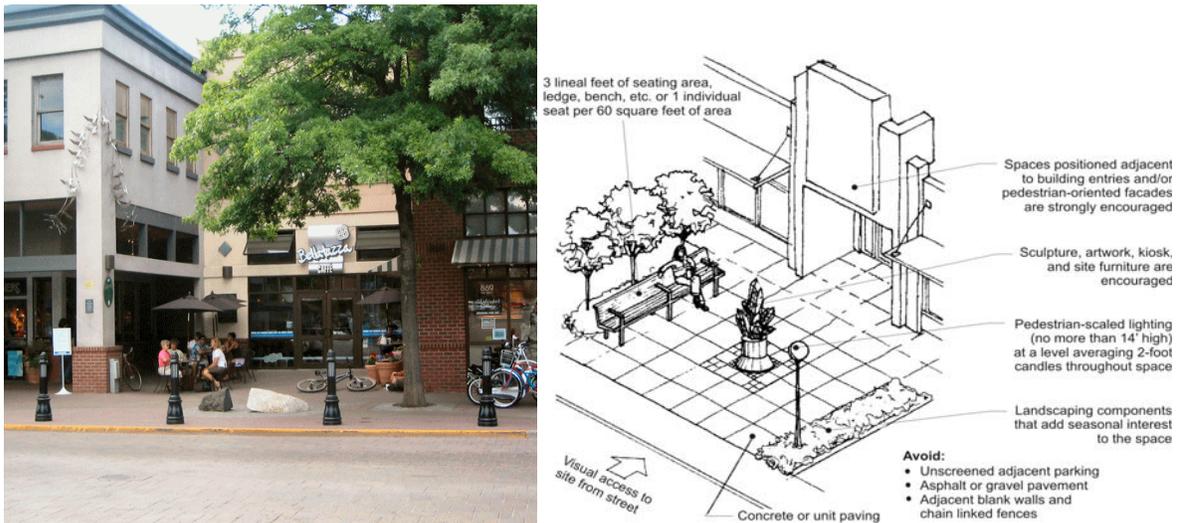


Figure 43. Examples of pedestrian-oriented open spaces.

- vii. Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork;
  - viii. Pedestrian-oriented facades on some or all buildings facing the space;
- b. The following features are prohibited within pedestrian-oriented space:
  - i. Asphalt or gravel pavement, except where continuous gravel or asphalt paths intersect with the space;
  - ii. Adjacent chain link fences;
  - iii. Adjacent blank walls; and
  - iv. Adjacent dumpsters or service areas.

**K. Roofline modulation:** Refers to variation in roof form. See WMC 17.50.090.F for provisions.

**L. Secondary Street:** Refers to a street type designation in the Downtown Development Frontage Map (see Figure 2 in WMC 17.50.020) where there's an option for storefronts or landscaped setbacks along the street and ground floor residential or commercial uses. See

WMC 17.50.020.D for the applicable standards for properties fronting on designated Secondary Streets.

- M. Stoop:** A development frontage type featuring an elevated platform sited at or near the front property line. This frontage type is suited to both commercial and residential uses in denser urban settings. See WMC 17.50.020.D(2)(b) for details.
- N. Storefront:** A pedestrian-oriented façade with a non-residential use placed up to the edge of a sidewalk. Storefronts include substantial windows/transparency, weather protection features, and pedestrian entries on the applicable facade. See WMC 17.50.020.C(2)(a) for details.
- O. Storefront Street:** Refers to a street type designation in the Downtown Development Frontage Map (see Figure 2 in WMC 17.50.020) where there commercial storefronts built up to the sidewalk edge are required. See WMC 17.50.020.B for the applicable standards for properties fronting on designated Storefront Streets.
- P. Transom windows:** A window or series of windows above a door and/or canopy/marquee. Transom windows bring additional light into ground floor commercial spaces since they are typically located above the storefront’s weather protection features (marquee or canopy). Transom windows that open and close can provide a good source of ventilation and cooling in the summer months.
- Q. Transparent window:** Refers to a window that is capable of transmitting light so that objects or images can be seen as if there were no intervening material variation in roof form.
- R. Vertical building modulation:** A stepping back or projecting forward vertical walls of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure’s continuous exterior walls. Vertical modulation may be used to help meet building articulation and massing standards in WMC 17.50.090.C, .D, and .G.

**Section 2.** The following provisions are hereby added to the Woodland Municipal Code (WMC) to read as follows:

## **Chapter 17.54: Landscaping**

### **Sections:**

#### **17.54.010 Landscaping plan requirements.**

#### **17.54.020 Landscaping plan submittal requirements.**

#### **17.54.030 General landscaping requirements.**

#### **17.54.040 Landscaping typology standards.**

#### **17.54.010 Landscaping plan requirements.**

To guarantee the healthy growth of proposed landscaping, all landscape plans required in this Title shall be signed by a certified landscaping professional (CLP) prior to issuance of the preliminary site plan approval or landscaping plan approval when preliminary site plan approval is not required for the proposed development.

#### **17.54.020 Landscaping plan submittal requirements.**

The proposed landscaping plan shall be part of the proposed preliminary site plans. When preliminary site plans are not required for the proposed development per WMC 17.84.110 and .120, eight copies of the full-size and reduced (eleven-inch by seventeen-inch) proposed landscaping plans that are to scale shall be submitted to the city planning department unless otherwise permitted by the Development Review Committee (DRC). The proposed landscaping plan shall, as applicable, include the tabulation showing the area and percentage of the following:

- A. Entire site;
- B. Total landscaping areas;
- C. Areas covered by groundcover;
- D. Areas covered by nonplant materials;
- E. Areas covered by tree canopy and shrubs;
- F. Each required setback area;
- G. Total parking area;
- H. Parking area landscaping; and
- I. Other landscaping areas.

#### **17.54.030 General landscaping requirements.**

All landscape plans shall comply with the following requirements:

- A. Landscape Materials. The proposed landscaping shall only include the following permitted landscape materials: trees, shrubs, groundcover plants, nonplant groundcovers, and outdoor hardscape features, as described below.
- B. Coverage. The proposed landscaping shall cover not less than ten percent of the entire site. The landscaping in the required setback areas and parking areas can be counted to satisfy this

requirement. "Coverage" is based on the projected size of the plants at maturity, i.e., typically three or more years after planting.

- C. Plant Selection. A combination of deciduous and evergreen trees, shrubs, and groundcovers shall be used for all planted areas, the selection of which shall be based on local climate, exposure, water availability, and drainage conditions. When new vegetation is planted, soils shall be amended, as necessary, to allow for healthy plant growth.
- D. Requirements for Groundcover. All landscaped area, whether or not required, that is not planted with trees and shrubs or not covered with nonplant material, shall have groundcover plants that are indigenous as follows: planting pattern that is designed to achieve fifty percent coverage of the area not covered by tree canopy and shrubs.
- E. Tree Size and Spacing. Trees shall have a minimum diameter or caliper measured at four feet above grade of two inches or greater at time of planting and shall be densely planted as certified by a certified landscaping professional (CLP).
- F. Shrub Size and Spacing. Shrubs shall be planted from five-gallon containers or larger at the recommended spacing as certified by a certified landscaping professional (CLP).
- G. Nonplant Groundcovers. Bark dust, chips, aggregate, or other nonplant groundcovers may be used, but shall be confined to areas underneath plants and within the drip lines. Nonplant groundcovers cannot be used to satisfy the coverage requirements.
- H. Landscaping for Stormwater Facilities. When such facilities are required for the development, water tolerant and/or native plants may be used to landscape the stormwater treatment facilities (e.g., detention/retention ponds and swales designed for water quality treatment). However, these plants shall not be counted towards the landscaping coverage calculations.
- I. Requirements for Maintenance and Irrigation. The use of drought-tolerant plant species are encouraged, and shall be required when irrigation is not available. Irrigation shall be provided for plants that are not drought-tolerant. If the plantings fail to survive, the property owner shall replace them with an equivalent specimen (i.e., evergreen shrub replaces evergreen shrub, deciduous tree replaces deciduous tree, etc.). All man-made features required by this chapter shall be maintained in good condition, or otherwise replaced by the owner. The property owners shall maintain any landscape materials required by this chapter in a way that they do not adversely impact the usage of any off-site solar panels and windmills that exist at the time of issuance of the landscaping plan approvals.

#### **17.54.040 Landscaping typology standards**

Below are described five landscaping types. These landscaping types may be required by different sections of code in Title 17.

##### **A. Type A Landscaping**

1. Type A landscaping shall function as a full screen and visual barrier. This landscaping is typically found between residential and nonresidential areas and to screen unwanted views.

2. Type A landscaping shall minimally consist of:
  - a. A mix of primarily evergreen trees and shrubs generally interspersed throughout the landscape strip and spaced to form a continuous screen;
  - b. Between 70 and 90 percent evergreen trees;
  - c. Trees provided at the rate of one per 100 square feet or one per 10 linear feet, whichever is greater, of landscape strip;
  - d. Evergreen shrubs provided at the rate of one per 20 square feet of landscape strip;
  - e. Groundcover; and
  - f. Applicants shall demonstrate to the Director’s satisfaction that the selected plant materials and configuration will be able to completely screen 80 percent of the unwanted views within three years of planting and fully screen the unwanted view within six years. This requirement will account for the size of materials planted and their typical growth rate.

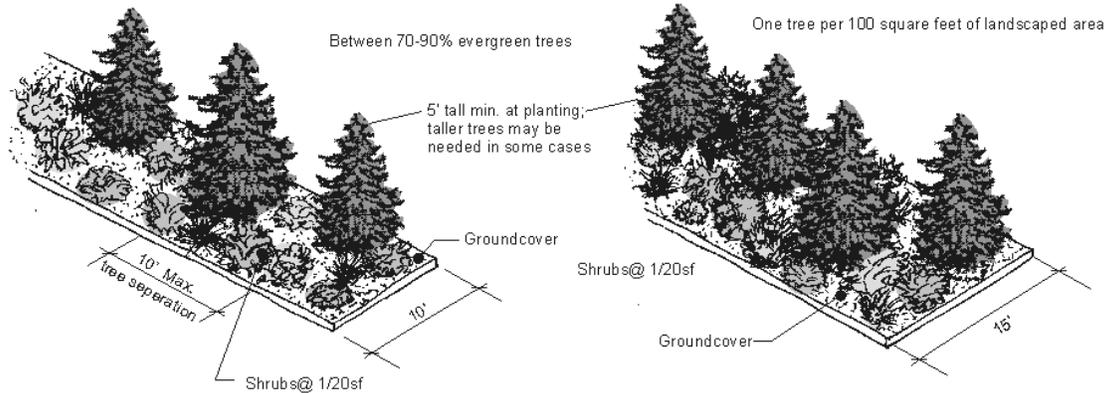


Figure 1. Type A landscaping standards.

## B. Type B Landscaping

1. Type B landscaping is a “filtered screen” that functions as a visual separator. This landscaping is typically found between differing types of residential development, and to screen unwanted views from the pedestrian environment.
2. Type B landscaping shall minimally consist of:
  - a. A mix of evergreen and deciduous trees and shrubs generally interspersed throughout the landscape strip spaced to create a filtered screen;
  - b. At least 50 percent deciduous trees and at least 30 percent evergreen trees;
  - c. Trees provided at the rate of one per 200 square feet or one per 20 linear feet, whichever is greater, of landscape strip;
  - d. Shrubs provided at the rate of one per 20 square feet of landscape strip and spaced no more than eight feet apart on center;
  - e. Groundcover; and

- f. Applicants shall demonstrate to the Director’s satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate.

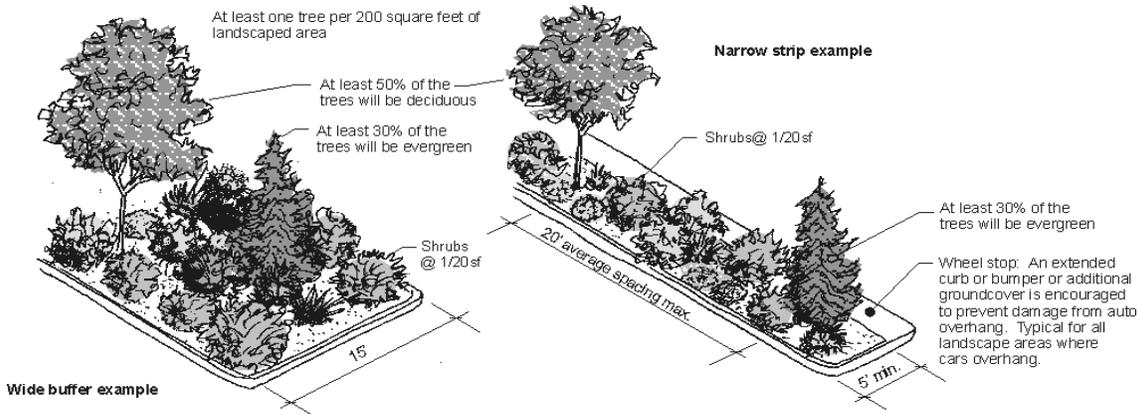


Figure 2. Type B landscaping standards.

### C. Type C Landscaping Screen.

1. Type C landscaping is a “see-through screen” that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or between multifamily developments;
2. Type C landscaping shall minimally consist of:
  - a. Primarily deciduous trees generally spaced to create a continuous canopy that extends well beyond the landscaped area;
  - b. At least 70 percent deciduous trees;
  - c. Trees provided at the rate of one per 250 square feet or one per 25 linear feet, whichever is greater, of landscape strip and spaced no more than 30 feet apart on center;
  - d. Shrubs provided at the rate of one per 20 square feet of landscape strip and spaced no more than eight feet apart on center;
  - e. Groundcover;
  - f. Maintain trees and shrubs to maximize pedestrian visibility (generally between 3 and 8 feet above grade); and
  - g. Applicants shall demonstrate to the Director’s satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate.

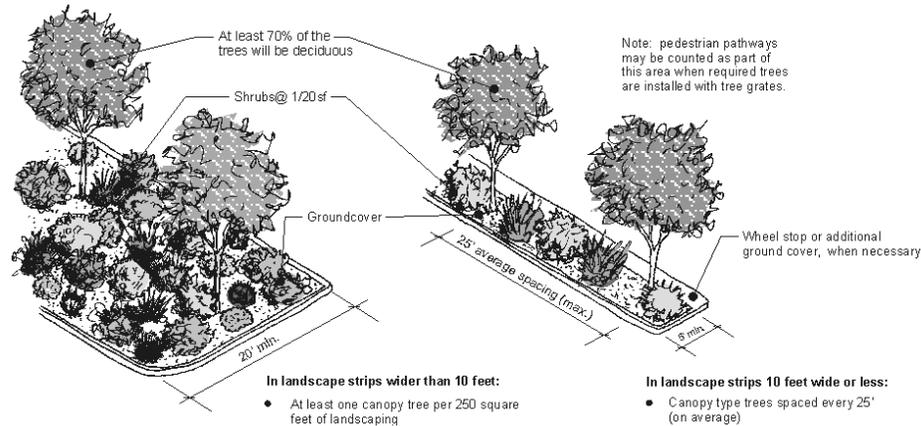


Figure 3. Type C landscaping standards.

## D. Type D Landscaping.

1. Type D landscaping refers to enhanced woodland that functions as a buffer between different intensities of uses. These areas feature existing trees and vegetation, but often need supplemental planting to effectively function as an attractive buffer.
2. Type D landscaping shall minimally consist of:
  - a. Trees, shrubs, and ground covers that are native to western Washington and are appropriate to the conditions of the site;
  - b. Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in three growing seasons;
  - c. Minimum 20 feet in width if used as a screen; and
  - d. Applicants shall demonstrate to the Director's satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate.

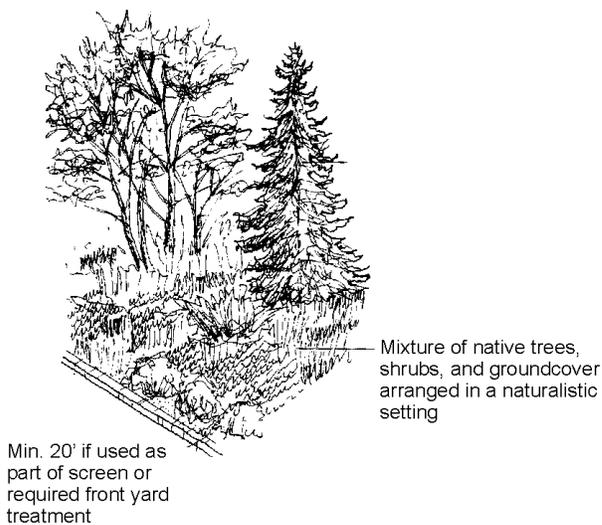


Figure 4. Type D landscaping standards.

**E. Type E Landscaping.**

1. Type E landscaping refers to all other landscaped areas that do not qualify as Type A-D landscaping. While native and low maintenance trees and shrubs are encouraged in these areas, lawn areas may be used for recreational or design purposes. These areas also could include flower beds and perennial beds.
2. Type E landscaping may include any combination of plant materials provided they comply with WMC 17.54.030.

**Section 3.** Proposed additions are highlighted while the text of proposed deleted items is struck through.

## **Chapter 17.56 OFF-STREET PARKING AND LOADING REQUIREMENTS\***

### **Sections:**

- 17.56.005 Off-street parking--General requirement.**
- 17.56.010 Number of parking spaces required.**
- 17.56.020 Flexibility in administration allowed.**
- 17.56.030 Off-street parking--Commercial districts.**
- 17.56.035 Off-street parking--Floodway use district.**
- 17.56.040 Off-street parking--Light industrial district.**
- 17.56.045 Off-street parking--Heavy industrial district.**
- 17.56.050 Off-street parking--Requirements for designated uses.**
- 17.56.060 Parking space dimensions.**
- 17.56.070 Required widths of parking area aisles.**
- 17.56.080 General design requirements.**
- 17.56.090 Materials--Design--Lighting.**
- 17.56.100 Joint use of required parking spaces.**
- 17.56.110 Satellite parking.**
- 17.56.120 Special provisions for lots with existing buildings.**
- 17.56.130 Temporary use of parking spaces for nonparking use.**
- 17.56.140 Parking facility plans.**
- 17.56.150 Landscaping--Screening.**
- 17.56.170 Loading requirements--Number/area.**

\*Prior ordinance history: Ords. 490, 622, 638, 654, 675 and 683.

### **17.56.005 Off-street parking--General requirement.**

Every building hereafter erected shall be provided with parking spaces, and such parking spaces shall be made permanently available and be permanently maintained for parking purposes and, except for parking areas used for playground purposes in connection with schools, shall be used only for the parking of automobiles or trucks. Any areas used to provide required off-street parking shall be of such size and shape and so designed that the area will accommodate the number of cars to be provided for. If structural alterations or additions to a building or use result in additional floor space, seats, beds, employees, users, or students, as the case may be, parking shall be provided as required in this chapter according to the total development, the existing, plus the addition. (Ord. 863 § 1 (part), 1997)

### **17.56.010 Number of parking spaces required.**

A. All developments in all zoning districts shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question.

B. The presumptions established by this chapter are that:

1. A development must comply with the parking standards set forth in Sections 17.56.030 through 17.56.060 to satisfy the requirement stated in subsection (A) of this section; and
2. Any development that does meet these standards is in compliance. However, Sections 17.56.030 through 17.56.050 are only intended to establish a presumption and should be flexibly administered, as provided in Section 17.56.020.

C. When determination of the number of parking spaces required by Sections 17.56.030 through 17.56.050 results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

D. The council recognizes that the minimum space standards given in Sections 17.56.030 through 17.56.050 cannot and do not cover every possible situation that may arise. Therefore, in cases not specifically covered, the permit issuing authority is authorized to determine the parking requirements using the minimum space standards as a guide.

(Ord. 863 § 1 (part), 1997)

#### **17.56.020 Flexibility in administration allowed.**

A. The city recognizes that, due to the particularities in any given development, the inflexible application of the parking standards set forth in Sections 17.56.030 through 17.56.050 may result in a development either with inadequate parking space or parking space far in excess of its needs. The former situation may lead to traffic congestion or parking violations in adjacent streets as well as unauthorized parking in nearby private lots. The permit-issuing authority may permit deviations from the presumptive standards of Sections 17.56.030 through 17.56.050 and may require more parking or less parking whenever it finds that such deviations are more likely to satisfy the standard set forth in subsection 17.56.010(A).

B. Without limiting the generality of the foregoing, the permit-issuing authority may allow deviations from the parking requirements set forth in Sections 17.56.030 through 17.56.050 when it finds that:

1. A residential development is irrevocably oriented toward the elderly;
2. A business is primarily oriented to walk-in trade.

C. In the event the permit-issuing authority authorizes a deviation from the presumptive standards, the occupancy permit for the use or structure shall contain language describing the nature of the use and the parking required. Such deviation shall only be authorized during the period in which the stated use is in effect. Prior to undertaking any change in use, the owner or tenant shall request amendment of the occupancy permit to reflect the new use and shall comply with such modified parking requirements.

D. If the permit-issuing authority concludes, based upon information it receives in the consideration of a specific development proposal, that the presumption established by Sections 17.56.030 through 17.56.050 for a particular use classification is erroneous, it shall initiate a request for an amendment to the table of parking requirements in accordance with the procedures set forth in Chapter 17.84.

(Ord. 863 § 1 (part), 1997)

### **17.56.030 Off-street parking--Commercial districts.**

Off-street parking requirements in commercial districts shall be as follows:

A. C-1 Central Business District. One parking space for each four hundred square feet of the total floor area within all buildings to be served.

B. C-2 Highway Commercial District. Food stores, markets, and shopping centers having a gross floor area of less than three thousand square feet, exclusive of basement areas, one parking space for each three hundred square feet of total floor area of the building(s). Food stores, markets, and shopping centers having a gross floor area of three thousand square feet or more, exclusive of basement areas, one parking space for each two hundred square feet of total floor area of the building(s). For all other C-2 uses, one parking space for each three hundred square feet of gross floor area with a minimum of four customer parking spaces per use.

C. C-3 Neighborhood Commercial District. One parking space for each two hundred square feet of gross floor area with a minimum of five customer parking spaces.

D. ~~The foregoing shall not apply to the Davidson Street, at blocks 100, 200, 300 and Park Street at block 500. This exemption shall be in effect for five years from the effective date of this ordinance, and shall be revisited for reconsideration in five years by the city council.~~

the following uses within the Downtown Woodland Planning Area, as defined in Figure1 below.

1. All non-residential uses.
2. The following residential uses:
  - a. Residential uses within an existing building constructed as of **(INSERT ADOPTION DATE OF THIS ORDINANCE)**. For additions to such buildings, developments shall comply with residential parking requirements for the building addition only;
  - b. Residential uses on properties adjacent to designated Storefront Streets, as delineated in Figure1 below.

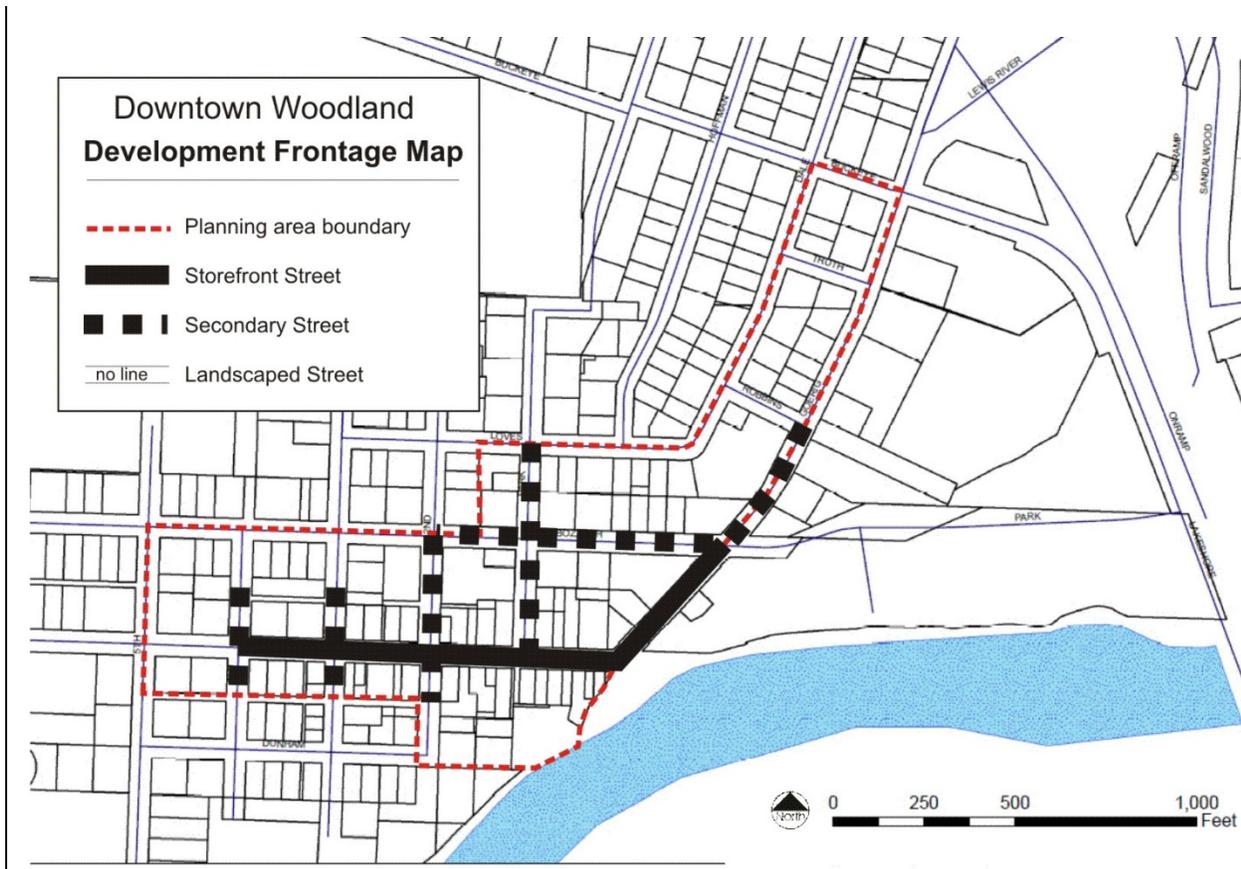


Figure 1. Downtown Woodland Planning Area boundaries and Storefront Street designations.

~~E. This code change will supersede the current WMC for off site parking requirements in WMC 17.20.060, except for the residential portion. In the residential portion of the downtown Commercial (C-1) blocks identified in "D" above, one parking space will be required for each unit.~~

**17.56.035 Off-street parking--Floodway use district.**

All developments in the floodway use district shall provide adequate off-street parking for visitors, employees and delivery vehicles. The number of off-street parking spaces for developments in this district shall be determined by the public works director and based upon the information in the proponent's SEPA checklist or impact statement. Appeals of the director's determination may be made to the planning commission.

(Ord. 892 § 3, 1998)

**17.56.040 Off-street parking--Light industrial district.**

Off-street parking in the light industrial district shall be as follows:

A. Parking and loading facilities shall be located at the side or rear of buildings; provided, that necessary parking and loading may be permitted at the front only when appropriately landscaped according to the standards set out in Chapter 17.44.

B. To insure adequate overall parking facilities, space for parking must be related to both the size of the building and number of expected employees using the same size building, depending on the nature of the operation or building use. Owners must provide parking facilities either on-site or at a satellite facility, based on either subsection (B)(1) or (B)(2) of this section, whichever provides the most parking spaces.

1. Parking in relation to personnel:

- a. One space for each two plant employees on maximum shift;
- b. One space for each managerial personnel;
- c. One visitor parking space for every ten managerial personnel;
- d. No less than four per plant site.

2. Parking in relation to floor area (worker density):

- a. One space for each one thousand two hundred fifty square feet of gross floor area used for warehousing and distribution; see Section 17.56.050 if warehousing is the only use;
- b. One space for each seven hundred square feet of gross floor area used for manufacturing;
- c. One space for each four hundred square feet of office floor area.

C. Up to thirty-five percent of the employee parking spaces may be compact spaces.

D. In addition to the standards set forth in subsection (B) of this section, every owner of a facility in the light industrial district shall maintain enough parking spaces for personnel either on-site or at a satellite parking facility so as to prevent personnel from parking in unauthorized locations either in or adjacent to the light industrial district.

(Ord. 863 § 1 (part), 1997)

#### **17.56.045 Off-street parking--Heavy industrial district.**

All developments in the heavy industrial district shall provide adequate off-street parking for employees, delivery vehicles and visitors. The number of off-street parking spaces for developments in this district shall be determined by the public works director and based upon information in the proponent's SEPA checklist or impact statement. Appeals of the director's determination may be made to the planning commission. Up to thirty-five percent of the employee parking spaces may be compact spaces.

(Ord. 863 § 1 (part), 1997)

**17.56.050 Off-street parking--Requirements for designated uses.**

The following uses, wherever located, shall provide off-street parking facilities as follows:

TABLE INSET:

A. Bowling alleys	Five parking spaces per alley.
B. Churches	One parking space for each five seats in the principal place of assembly or worship, including balconies, and choir loft. Where fixed seats consist of pews or benches, the seating capacity shall be computed upon not less than twenty lineal inches of pew or bench length per seat. If there is no fixed seats, then one parking space for each forty square feet of gross floor area in such principal place of assembly or worship shall be provided.
C. Commercial recreation excluding floor area bowling alleys; community clubs and community recreation centers	One parking space for every four hundred square feet of gross facilities.
D. Dance halls	One parking space for every forty square feet of gross floor area.
E. Dwellings 1. Single-family dwellings and duplex dwellings	Two parking spaces per unit including the garage or carport space.
2. Multifamily dwellings	One and one-half parking spaces per one and two-bedroom apartment/condominium unit; two parking spaces per three or more bedroom apartment/condominium unit. For multifamily uses in the Downtown Woodland Planning Area, as defined in Figure 1 herein, one parking space per studio and one-bedroom apartment/condominium unit.
3. Mobile home dwellings	Two parking spaces per unit, including the garage or carport space.
F. Hotels/Motels	One parking space for each sleeping or dwelling unit.
G. Hospitals, sanitariums	One parking space for every three patient beds, plus one space for each staff doctor and one space for every

	three employees.
H. Libraries	One parking space for each two hundred fifty square feet of gross floor area.
I. Lodges, rooming houses and boarding houses containing sleeping quarters; fraternities; sorority and group student housing	One parking space for each two sleeping rooms or one parking space for each four beds, whichever is greater.
J. Medical-dental offices and clinics	One parking space for each two hundred square feet of gross floor area.
K. Mortuaries	One parking space for each forty square feet of floor area within the chapel.
L. Museums	One parking space for each two hundred fifty square feet of gross floor area.
M. Pleasure craft moorage	One parking space for each two moorage stalls.
1. Boat launching facilities	Area and design for vehicle and boat trailer parking shall be reviewed and determined by the planning commission on a case-by-case basis; in no case shall there be fewer than six parking spaces per launch site.
N. Rest homes, nursing and convalescent homes; homes for the retired; children's institutions	One parking space for each four beds, plus one space for every three employees.
O. Schools: day care centers, preschools, elementary and junior high, public and/or parochial	One parking space for each employee and each faculty member plus one space for each twenty students of design capacity with a minimum of two parking spaces.
P. Schools: high schools, public, private or parochial	One parking space for every five students and one parking space for each employee. Where parochial schools and churches are on the same site, the required church parking facilities shall be considered as contributing to the school parking requirement.
Q. Stadiums, sports arenas, auditoriums (including school auditoriums) and other places of public assembly (other than churches) and clubs and lodges having no sleeping quarters	One parking space for each three fixed seats in all parking-generating areas used simultaneously for assembly purposes. Where fixed seats consist of pews or benches, the seating capacity shall be computed upon not less than twenty lineal inches per pew or bench length per seat. If there are no fixed seats, there shall be provided one parking space for each forty

	square feet of gross floor area used for assembly purposes. For school facilities, parking spaces needed to meet the number for subsections O and P of this section can also be used to meet with requirement provided they are on the same school grounds.
R. Storage and warehousing, comprising employees on maximum working shift only activity on premises	One parking space for each terminals: (freight) One parking space for each two employees on maximum working shift. (passenger) One parking space for each one hundred square feet of waiting room.
S. Theaters	One parking space for each three seats.
T. Bed and breakfast inns	For establishments with three or fewer sleeping units, no off-street parking space. For establishments with four sleeping units, one parking space for the fourth sleeping unit in addition to those parking spaces otherwise required for primary use of the structure.
U. Unspecified uses	The parking requirements for a use not provided for in this section shall be determined by the city's development review committee to be the requirements for the most comparable use specified in this section. In the case of conflicting use determinations by the applicant and development review committee, or if the use is to be allowed by rezone procedure, the planning commission shall determine what use and their requirements are most similar.

(Ord. 863 § 1 (part), 1997: Ord. 809 § 6, 1996)

**17.56.060 Parking space dimensions.**

A. Subject to subsections (B) and (C) of this section, each parking space shall have an area of not less than one hundred eighty square feet exclusive of drives and aisles, and a width of not less than nine feet. Lines demarcating parking spaces may be drawn at various angles in relation to curbs or aisles, so long as the parking spaces so created contain within them the rectangular area required by this section.

B. Where otherwise allowed in this chapter, the allowed percentage of parking spaces need contain a rectangular area of only seven and one-half feet in width by fifteen feet in length. If such spaces are provided, they shall be conspicuously designated as reserved for small or compact cars only.

C. Wherever parking areas consist of spaces set aside for parallel parking, the dimensions of such parking spaces shall be not less than twenty-two feet by nine feet.

(Ord. 863 § 1 (part), 1997)

**17.56.070 Required widths of parking area aisles.**

Parking area aisle widths shall conform to the following table, which varies the width requirement according to the angle of parking:

TABLE INSET:

Aisle Width	Parking Angle				
	0°	30°	45°	60°	90°
One-way traffic	13'	11'	13'	18'	24'
Two-way traffic	19'	20'	21'	23'	24'

(Ord. 863 § 1 (part), 1997)

**17.56.080 General design requirements.**

- A. Unless no other practicable alternative is available, vehicle accommodation areas shall be designed so that, without resorting to extraordinary movements, vehicles may exit such areas without backing onto a public street. This requirement does not apply to parking areas consisting of driveways that serve one or two dwelling units, although backing onto arterial streets is discouraged.
- B. Vehicle accommodation areas of all developments shall be designed so that sanitation, emergency, and other public service vehicles can serve such developments without the necessity of backing unreasonable distances or making other dangerous or hazardous turning movements.
- C. Every vehicle accommodation area shall be designed so that vehicles cannot extend beyond the perimeter of such area onto adjacent properties or public right-of-way. Such areas shall also be designed so that vehicles do not extend over sidewalks or tend to bump against or damage any wall, vegetation, or other obstruction.
- D. Circulation areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians and without interfering with parking areas.
- E. Unless specifically allowed in the zoning district, no required yard shall be used to satisfy off-street parking requirements.

F. The location and design of all entrances, exits and drives shall be subject to the approval of the director of public works and, in the case where the matter is before it, the planning commission.

(Ord. 863 § 1 (part), 1997)

#### **17.56.090 Materials--Design--Lighting.**

A. Vehicle accommodation areas, including lanes for drive-in windows, shall be graded and surfaced with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion, and dust. Design of pavement section for vehicle accommodation areas shall be approved by the director of public works. The parking area shall be graded and drained so as to dispose of surface water to the satisfaction of the director of public works.

B. Parking spaces in areas surfaced in accordance with subsection (A) of this section shall be appropriately demarcated with painted lines or other markings.

C. Vehicle accommodation areas shall be properly maintained in all respects. In particular, and without limiting the foregoing, vehicle accommodation area surfaces shall be kept in good condition (free from potholes, weeds, dust, trash, and debris, etc.) and parking space lines or markings shall be kept clearly visible and distinct.

D. Any lighting used to illuminate any off-street parking facility shall be arranged so as to reflect light away from any adjoining residential area.

(Ord. 863 § 1 (part), 1997)

#### **17.56.100 Joint use of required parking spaces.**

A. One parking area may contain required spaces for different uses, but except as otherwise provided in this section, the required space assigned to one use may not be credited to any other use.

B. To the extent that developments that wish to make joint use of the same parking spaces operate at different times, the same spaces may be credited to both uses. For example, if a parking lot is used in connection with an office building on Monday through Friday but is generally ninety percent vacant on weekends, another development that operates only on weekends could be credited with ninety percent of the spaces on that lot. Or, if a church parking lot is generally occupied only to fifty percent of capacity on days other than Sunday, another development could make use of fifty percent of the church lot's spaces on those other days.

C. If the joint use of the same parking spaces by two or more principal uses involves satellite parking spaces, then the provisions of Section 17.56.110 are also applicable.

(Ord. 863 § 1 (part), 1997)

### **17.56.110 Satellite parking.**

A. If the number of off-street parking spaces required by this chapter cannot reasonably be provided on the same lot where the principal use associated with these parking spaces is located, then spaces may be provided on adjacent or nearby lots in accordance with the provisions of this section. These off-site spaces are referred to in this section as satellite parking spaces.

B. All such satellite parking spaces (except spaces intended for employee use) must be located within eight hundred feet of a public entrance of a principal building housing the use associated with such parking, or within eight hundred feet of the lot on which the use associated with such parking is located if the use is not housed within any principal building. Satellite parking spaces intended for employee use may be located within any reasonable distance. Satellite parking shall not be located across a minor arterial or larger street unless provisions are made for shuttle service.

C. The developer wishing to take advantage of the provisions of this section must present satisfactory written evidence that he has the permission of the owner or other person in charge of the satellite parking spaces to use such spaces. The developer must also sign an acknowledgment that the continuing validity of his permit depends upon his continuing ability to provide the requisite number of a parking spaces.

D. Persons who obtain satellite parking spaces in accordance with this section shall not be held accountable for ensuring that the satellite parking areas from which they obtain their spaces satisfy the design requirements of this chapter.

(Ord. 863 § 1 (part), 1997)

### **17.56.120 Special provisions for lots with existing buildings.**

Notwithstanding any other provisions of this chapter, whenever: (A) there exists a lot with one or more structures on it constructed before the effective date of this chapter, and (B) a change in use that does not involve any enlargement of a structure is proposed for such lot, and (C) the parking requirements of Section 17.56.010 that would be applicable as a result of the proposed change cannot be satisfied on such lot because there is not sufficient area available on the lot that can practicably be used for parking, then the developer need only comply with the requirements of Section 17.56.010 to the extent that (i) parking space is practicably available on the lot where the development is located, and (ii) satellite parking space is reasonably available as provided in Section 17.56.100. However, if satellite parking subsequently becomes reasonably available, then it shall be a continuing condition of the permit authorizing development on such lot that the developer obtain satellite parking when it does become available.

(Ord. 863 § 1 (part), 1997)

### **17.56.130 Temporary use of parking spaces for nonparking use.**

A. For special events or sales, a business may temporarily use some of its parking spaces for nonparking use provided the use meets the criteria of this section. Only the business for which the parking spaces are intended may use their spaces for temporary non-parking use. A business cannot lease or otherwise allow their parking spaces to be used by another entity unless it is a non-profit charity organization or is in conjunction with a community-wide festival, such as Planter's Day.

B. No more than two parking spaces or fifteen percent of the parking spaces for the business, whichever is greater, shall be used for the temporary event. The use of the parking space will not impede safe traffic circulation or sight-distance, block or impede fire lanes, create other hazards, or cause a situation where neighboring businesses or uses unwillingly bear the brunt of providing parking during the event. Temporary uses lasting ten days or less do not need to receive prior approval from the city. However, the city, upon determining the temporary use of the parking space is causing a hazard or routing parking to unwilling neighboring businesses or uses, may direct the business to modify the temporary use or remove it.

C. For special events or sales lasting longer than ten days but no longer than one hundred fifty days, the business must receive prior approval from the city's development review committee (DRC). The applicant must submit a master land use application, site plan and pay the site plan review fee. The DRC may permit the temporary use upon determining the use of the parking spaces meets the criteria given in the above paragraph.

D. Any nonparking use of parking spaces longer than one hundred fifty days or which uses more parking spaces than allowed above must receive a temporary use permit per subsection 17.81.020(C).

(Ord. 863 § 1 (part), 1997)

#### **17.56.140 Parking facility plans.**

Site plans for any multifamily (MDR and HDR), commercial, industrial or conditional use (as required by Chapter 17.72) shall include the location, dimension, and number of parking spaces required by this title. Any proposed change to existing buildings or uses in floor area, seating, number of beds, or use shall include with their plans the location, dimension and number of parking spaces required by this title.

(Ord. 939 § 17, 2000: Ord. 863 § 1 (part), 1997)

#### **17.56.150 Landscaping--Screening.**

Landscaping and screening of parking facilities shall be those specified in the standards of each appropriate zoning district or conditional use requirements, whichever applies.

(Ord. 863 § 1 (part), 1997)

**17.56.170 Loading requirements--Number/area.**

A. All uses in the C-2 (highway commercial) zone, freight terminals or railroad yards, hospitals, sanitariums, schools and other institutional uses, or any similar use which has or is intended to have an aggregate gross floor area of ten thousand square feet or more, shall provide loading and unloading spaces in accordance with the following table:

TABLE INSET:

Square Feet of Aggregate Gross Floor Area		Required Number of Spaces
10,000 up to and including	16,000	1
16,001 up to and including	40,000	2
40,001 up to and including	64,000	3
64,001 up to and including	96,000	4
96,001 up to and including	128,000	5
128,001 up to and including	160,000	6
160,001 up to and including	196,000	7
For each additional 36,000	1 additional	

Every auditorium, convention hall, exhibition hall, sports arena, hotel, office building, restaurant, or similar use, which has or is intended to have an aggregate gross floor area of forty thousand square feet or more, shall provide off-street loading or unloading spaces in accordance with the following table:

TABLE INSET:

Square Feet of Aggregate Gross Floor Area		Required Number of Spaces
40,000 up to and including	60,000	1
60,001 up to and including	160,000	2
160,001 up to and including	264,000	3
264,001 up to and including	388,000	4

388,001 up to and including	520,000	5
520,001 up to and including	652,000	6
652,001 up to and including	784,000	7
784,001 up to and including	920,000	8
For each additional 140,000		1 additional

B. All other commercial, institutional, or similar uses which have or intend to have an aggregate gross floor area of less than ten thousand square feet and requires the loading or unloading of goods and materials shall provide an off-street loading area with access to a public thoroughfare. All uses in the light industrial district (I-1) and heavy industrial district (I-2) shall provide adequate off-street loading to meet the needs of each use. In no case shall loading/unloading areas abut or have immediate access to any public street right-of-way or private thoroughfare that provides access to other properties.

C. Each loading space shall measure not less than thirty feet by twelve feet, and shall have an unobstructed height of fifteen feet and shall be made permanently available for such purpose and shall be surfaced with concrete or asphalt, and maintained. Such facilities shall be so located that trucks using same shall not interfere with areas reserved for off-street parking nor project into any public right-of-way, nor block any street or sidewalk, and shall be adjacent to the building to be served thereby. If the loading space located is incorporated with a building, the requirements of this section shall not apply. In all cases, loading spaces and areas shall be of adequate size and area for accommodating the maximum number and size of vehicles simultaneously loading or unloading in connection with the business or businesses conducted in the building or facility.

D. Any floor area provided by additions to, or structural alterations to a building shall be provided with loading space or spaces as set forth in this chapter, whether or not loading spaces have been provided for in the original floor space. The required loading area(s) shall be the number and area required for the entire building, existing, plus the addition.

(Ord. 863 § 1 (part), 1997)

**Section 3.** Proposed additions are highlighted while the text of proposed deleted items is struck through.

## **Chapter 17.32 CENTRAL BUSINESS DISTRICT (C-1)**

### **Sections:**

- 17.32.010 Purpose--Location.**
- 17.32.020 Permitted uses.**
- 17.32.028 Conditional uses--Administrative.**
- 17.32.030 Conditional uses--Hearing examiner.**
- 17.32.040 Prohibited uses.**
- 17.32.050 Lots--Minimum size.**
- 17.32.060 Lots--Width, depth.**
- 17.32.070 Building setbacks.**
- 17.32.080 Building height.**
- 17.32.090 Lot coverage.**
- 17.32.100 Off-street parking.**
- 17.32.110 Screening--Landscaping.**
- 17.32.120 Building and yard maintenance.**
- 17.32.130 Lighting.**

### **17.32.010 Purpose--Location.**

The central business district (C-1) is a zoning classification providing for a wide range of retail and professional business uses and services compatible to the central business district of Woodland and providing a focal point of commerce in a setting conducive to safe, convenient, and attractive pedestrian use. The intent of the district is to insure that the downtown business district is preserved and has the capability for growth, expansion, and enhancement. Furthermore, the district provides for uses which will complement and not compete with other commercial use districts. The central business district is intended to be that area generally north of Dunham, south of Bozarth, east of the railroad, and west of Interstate 5.  
(Ord. 490 § 8.01 (part), 1979)

### **17.32.020 Permitted uses.**

The following uses only are permitted in the C-1 district. All other uses are not permitted.

1. Art galleries, libraries and museums;
2. Banks and financial services;
3. Community clubs, fraternal societies, and memorial buildings;
4. Cultural entertainment facilities such as indoor theaters and playhouses;
5. Dwelling units. **Exception: On designated Storefront Streets per Figure 2 in WMC 17.50.020, dwelling units are prohibited on the ground floor. Lobbies for residential uses on upper floor may be located on the ground floor of designated Storefront Streets.** ~~provided residential uses are located above a permissible C-1 commercial use and adequate off-street parking is provided pursuant to Chapter 17.56;~~

6. Establishments selling alcoholic beverages by virtue of a class C, D, E, F or H liquor license issued by the state;
  7. Government and quasi-public buildings;
  8. Hotels;
  9. Newspaper offices;
  10. Personal services;
  11. Professional and business offices;
  12. Public parks and open spaces, courtyards;
  13. Public and private off-street parking facilities;
  14. Public utility offices;
  15. Restaurants and cafes except for drive-in and fast food restaurants. Outdoor eating and/or drinking areas associated with an indoor facility are permitted pursuant to state law;
  16. Retail stores;
  17. Shops for custom work or repair or the making of custom articles where such activity does not produce noise, objectionable odors, dust or chemical waste discharges. Uses may include printing shops, upholstery and furniture repair, craft shops, bakeries with retail service, laundry and dry cleaning operations, and appliance repair;
  18. Single-family dwellings existing at the time of passage of the ordinance codified in this title shall be allowed to remain, and any additions or improvements thereto shall meet the standards of the LDR-6 district;
  19. Signs and outdoors advertising displays pursuant to Chapter 17.52 and WMC 17.50.070 for projects within the Downtown Planning Area per [Figure 1](#) in Chapter 17.50;
  20. Churches;
  21. Community swimming pool facilities, commercial recreation and entertainment facilities, health spas and dance studios;
  22. Bed and breakfast inns;
  23. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully permitted in this zone, provided that such facilities must meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210 as now or hereafter amended.
  24. Veterinary offices and clinics with no outside animal runs.
  25. Dog grooming facilities.
- (Ord. 939 § 12, 2000; Ord. 884 § 1, 1998; Ord. 671 § 3, 1988; Ord. 654 § 6, 1987; Ord. 622 § 1, 1986; Ord. 573 § 3, 1984; Ord. 490 § 8.01(A), 1979)

**17.32.028 Conditional uses--Administrative.**

The following uses in the central business district (C-1) require conditional use permit approval from the Director per Chapter 17.70:

- A. Day care center;
- B. Public utility uses except electrical substations and transfer facilities and power-generating units.

(Ord. 982 § 3, 2003)

**17.32.030 Conditional uses--Hearing examiner.**

The following uses in the central business district (C-1) require conditional use permit approval from the Hearing Examiner per Chapter 17.72:

A. Hospital, sanitarium, rest home, home for the aged, nursing home, or convalescent home. (Ord. 982 § 3, 2003; Ord. 915 § 1, 1999; Ord. 573 §§ 1, 2, 1984; Ord. 490 § 8.01(C), 1979)

**17.32.040 Prohibited uses.**

The following uses are specifically not permitted in the C-1 district:

- A. Any use whose operation constitutes a nuisance by reason of smoke, fumes, odors, steam, gases, vibration, noise hazards or other causes readily detectable beyond property lines;
- B. Automobile and light and/or heavy truck repair facilities;
- C. Automobile, motorcycle, and boat dealerships and servicing establishments;
- D. Bowling alleys;
- E. Dog kennels and the outdoor housing of dogs when associated with a veterinary office or clinic;
- F. Drive-in and fast food restaurants;
- G. Outdoor sales of vehicles, boats, campers, motor homes, mobile homes, and related equipment;
- H. Storage or warehousing when such use is not a part of and not essential to a permitted use; also, when it is proposed to be independently sited within the C-1 district or independently owned and operated within a permitted structure, i.e., using a second floor of a building. (Ord. 490 § 8.01(B), 1979)

**17.32.050 Lots--Minimum size.**

There are no limitations for minimum lot size. (Ord. 490 § 8.01(D)(1), 1979)

**17.32.060 Lots--Width, depth.**

There are no limitations for minimum lot width and depth. (Ord. 490 § 8.01(D)(2), 1979)

**17.32.070 Building setbacks.**

All setbacks shall be measured from the nearest wall or corner to the appropriate property line. Properties within the Downtown Planning Area per Figure 1 in Chapter 17.50 shall also comply with the setback and design provisions of Chapter 17.50.

- A. Front Setback. No limitations, except to provide room for a sidewalk in conformance with city standards;
- B. Side Setback. No limitations, except where the C-1 zone abuts a residential zone, the side yard setback shall be that required by the residential zone;
- C. Rear Setback. No limitations, except where the C-1 zone abuts a residential zone and there is no alley between the C-1 zone and the residential zone, the rear setback shall be that required by the residential zone. (Ord. 645 § 1, 1987; Ord. 490 § 8.01(D)(3), 1979)

**17.32.080 Building height.**

No building shall be more than three stories or forty-five feet in height. (Ord. 490 § 8.01(D)(4), 1979)

**17.32.090 Lot coverage.**

There are no limitations; provided the applicable setbacks are observed.  
(Ord. 490 § 8.01(D)(5), 1979)

**17.32.100 Off-street parking.**

Off-street parking in the C-1 district shall meet the requirements of Chapter 17.56.  
(Ord. 490 § 8.01(E), 1979)

**17.32.110 Screening--Landscaping.**

A. Abutting Residential Zones. C-1 uses which abut residential districts along the side and rear property lines shall provide a sight-obscuring fence a minimum of six feet, but not more than eight feet high. In addition to the fence, hedges and shrubbery may be placed along the inside of the fence but shall not become a nuisance to adjacent properties.

If the applicant proposes that the C-1 use and building will be visually and functionally compatible with the neighboring residential character of the area without providing a fence, the applicant shall present the proposal to the planning commission for a determination of zone and neighborhood compatibility. The planning commission may require the use and its site to be designed and landscaped so as to further blend into the area.

B. Corner Lots. Fences and hedges on corner lots shall be no higher than three feet along the front property line and three feet along the side street property line to a point equal to the front setback of the main building.

C. Parking lots. Parking lots within the Downtown Planning Area [per Figure 1](#) in Chapter 17.50 shall also comply with the parking lot screening provisions of WMC 17.50.050.

(Ord. 490 § 8.01(F)(1), 1979)

**17.32.120 Building and yard maintenance.**

All buildings and yards in the C-1 district shall be maintained in a neat and orderly manner. Landscaping shall be maintained in a healthy, presentable state. Nonfunctional vehicles, machinery, appliances, steel drums, boxes, crates, pallets and related equipment and materials shall not be openly stored in front, side and rear yards.

(Ord. 490 § 8.01(F)(2), 1979)

**17.32.130 Lighting.**

Lighting, including permitted illuminated signs, shall be designed and arranged so as not to:

- A. Reflect or cast glare into any residential zone;
- B. Rotate, glitter, or flash; and
- C. Conflict with the readability of traffic signs and control signals.

(Ord. 490 § 8.01(F)(3), 1979)

**17.32.140 Downtown Planning Area Design Standards.**

Properties within the Downtown Planning Area [per Figure 1](#) in Chapter 17.50 shall also comply with site and building design provisions of Chapter 17.50.