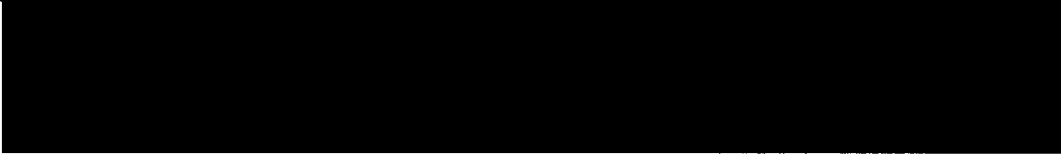
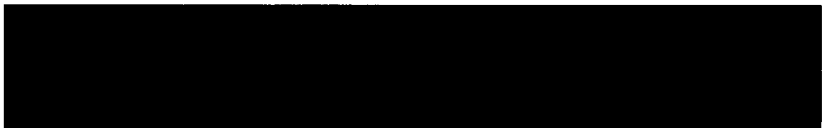
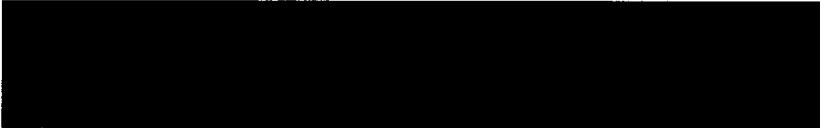


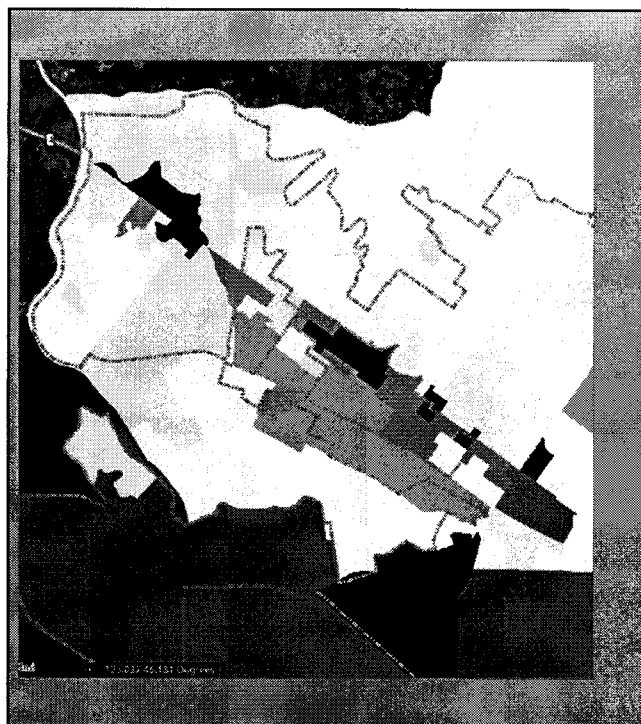
PLANNING COMMISSION WORKSHOP

October 2, 2019

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- Application for a text amendment to the General Commercial District, GC zone.
 - Request to amend the height limit to allow building height of 55 feet with no building over 4 stories
 - Request to permit "Residential dwellings, where commercial use occupies at least 20 percent of the site area."
 - Proposal to amend the zoning code to allow distilleries in Commercial and Industrial zones.
 - City initiated effort based on inquiries from potential developers.
 - Food Carts/Food Truck pods
 - Numerous inquiries from parties interested in what is allowed/not allowed
 - Potential need to examine permitted uses in commercial and industrial zones

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- Applicant: Jordan Ramis PC; Scott Anders, Attorney
 - Request: Amend permitted uses in the General Commercial Zone and Maximum Height Limits in the General Commercial zone
 - LMC tables 19.44.020-1 and 19.44.070
 - [Approval will accommodate mixed-use commercial/residential development].

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- The general commercial (GC) district is intended to provide activity centers that serve the day to day needs of the community as well as the surrounding neighborhoods and residential areas but that are less intense than regional commercial areas.
 - Lower height limit reflects the 'intensity' of the development desired in these zones.
 - The most permitted uses of all Commercial zones to allow the many things that the community and surrounding neighborhoods desire, including mini-storage, outdoor entertainment, vehicle services, and RV parks
 - Auto Oriented



• General Commercial Zone: OB Hwy

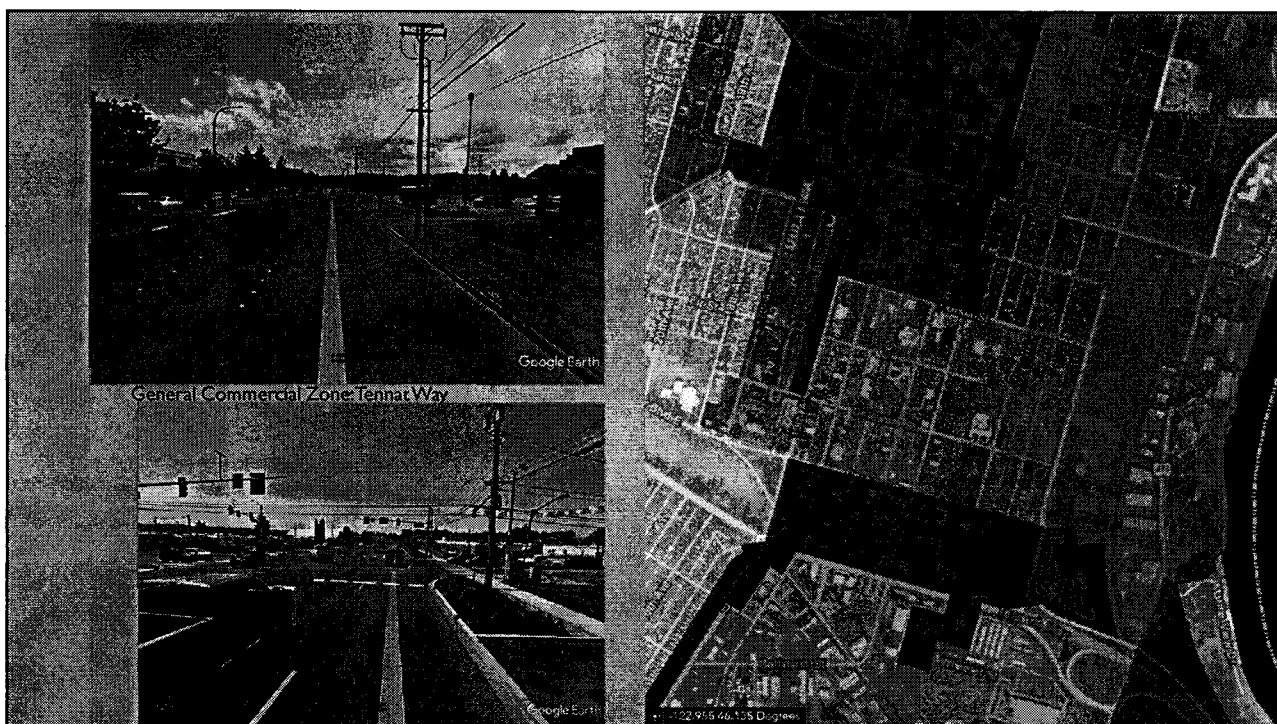
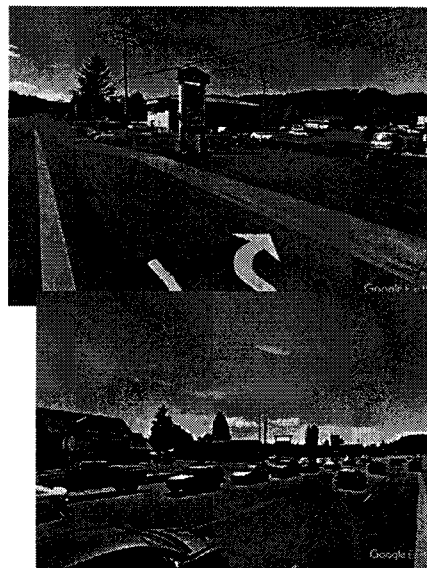
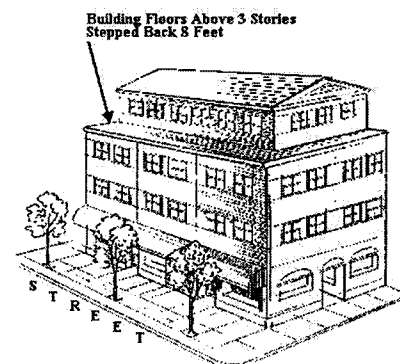


Table 19.44.070-1. Dimensional standards by zone.

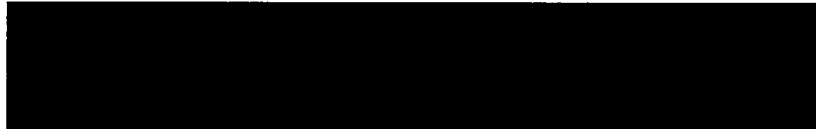
Standards	D-C	CBD	RC	NC2	GC	O/C
Minimum lot size (square feet)	NR	5,000	One Acre	5,000	6,000	5,000
Minimum lot frontage/width (feet)	NR	40	40	40	50	40
Minimum front setback (feet)	NR		10	30	25	20
Maximum front setback (feet)	10	NR	NR	NR	NR	NR
Rear yard setback (feet)	NR		10	20	10	10
Side yard setback (feet)	NR		10	10	NR	10
Side yard (street) setback – corner lot, street flanking (feet)	NR		10	15	10	15
Maximum building height (feet)	60	60	48, with no building over 3 stories	35	48-55, with no building over 3-4 stories	112
Maximum impervious area of lot	NR	90%	90%	80%	85%	85%

- Apartments above ground floor in mixed use development allowed
- Ground floor residential allowed under limited circumstances or only in mixed use zones.
- Height limit restrictions- sensitive to abutting zones.





- In the MX District, maximum building height shall be the same as that of the abutting zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by 2' for every additional 1' that a structure is set back from the property line to a maximum height of 75'. (For example, where the MX district abuts a residential district with a maximum height of 35', the maximum height in the MX district would be 35' for the first 35' from the property line. The height may then be increased by 2' for every additional 1' the structure or portion of the structure is removed from the property line to a maximum of 75'.) Where the abutting zone is MX or OCI, the maximum height shall be 35'; however, the height may be increased 2' for every additional 1' that a structure is set back from the property line, to a maximum of 75' (For example, a building which is set back 10' from an abutting MX or OCI property may be 45' tall).



- Vancouver WA: Site Mix. At least 20% of the combined gross floor area of the buildings proposed on the site shall be devoted to residential uses, and at least 20% to nonresidential uses. Parking garages or portions of garages devoted to residential or nonresidential uses may be counted towards this requirement, but surface parking may not.
- <https://vancouver.municipal.codes/VMC/20.430.060>
- Minimum Densities for residential
- Parking: (d) Multiple-family in commercial districts – three or more dwelling units: for studio or one-bedroom units – one-half parking space per dwelling unit; for two-bedroom or more – one parking space per dwelling unit,
 - (e) In addition, for all multiple-family development the minimum number of required off-street parking spaces shall be reduced by the number of legal on-street parking spaces abutting the property lines of the lot or parcel subject to the following:
 - (i) Legal parking is allowed on both sides of the street,
 - (ii) The city engineer shall determine the number of legal on-street parking spaces that can be used to reduce the number of off-street parking spaces,
 - (f) A lesser number of off-street parking spaces may be allowed upon receiving a special property use permit per Chapter 19.12 LMC;
 - (5) Hotels and motels:

- 19.09.082 Brewery/winery/Distilleries

- “Brewery” or “winery” means an establishment primarily engaged in the production and distribution of beer, ale, or other malt beverages, or wine, and which may include accessory uses such as a tasting room and retail sales of promotional products. This classification allows a brewery/winery to sell beer/wine at retail and/or act as wholesaler for beer/wine of its own production for off-site consumption with appropriate state licenses. The tasting room and retail area can be no larger than 750 square feet combined. One-day promotional events may be held on site up to four times per year. These events shall be permitted through Chapter 7.40 LMC. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district. (Ord. 3202 § 10, 2012).