

Memorandum



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To: Rob Charles, Mitch Kneipp
From: Trista Kobluskie
Copies: File
Date: August 10, 2016
Subject: Draft Proposed LID Code Amendments
Project No.: 17540A

The City of Washougal is subject to requirements of the National Pollutant Discharge Elimination Systems (NPDES) Western Washington Phase II Municipal Stormwater Permit (permit), issued by Washington Department of Ecology (Ecology). The current permit requires the City to make low impact development (LID) the preferred and commonly used approach to site development. The required process for meeting this objective is described in detail in *Integrating LID into Local Codes: A Guidebook for Local Governments*.

Otak and selected city staff have collaboratively reviewed Washougal's municipal code and engineering standards for opportunities to incorporate LID principles throughout the site development process.

Draft proposed amendments to Washougal Municipal Codes Title 15, Buildings and Construction; Title 17, Land Divisions, and Title 18, Zoning are presented as Attachment A.

Proposed amendments are presented in strikeout for deleted text, and underline for added text. Only those sections containing proposed amendments are shown in the attached document.

Proposed amendments to the city's engineering standards and plant lists will be submitted at a later time.

Attachment A

Washougal Municipal Code
Draft Proposed LID Code Amendments
August 10, 2016

Title 15

BUILDINGS AND CONSTRUCTION

Chapters:

15.20 Public Works Construction

Chapter 15.20

PUBLIC WORKS CONSTRUCTION

Sections:

15.20.010 Conformance to standard specifications required.

15.20.010 Conformance to standard specifications required.

All future public works construction, including, but not limited to, streets, sewers, and water distribution systems in the city, shall conform to the current revised edition of Standard Specifications for the Road, Bridge and Municipal Construction, published by the Washington Chapter of the American Public Works Association and the Washington State Department of Transportation. All future public works construction of permeable pavements shall conform to the current edition of the Local Agency General Special Provisions, Divisions 2-9, published by the Washington Chapter of the American Public Works Association and the Washington State Department of Transportation.

Title 17

LAND DIVISIONS

Chapters:

17.04	Definitions
17.08	General Regulations
17.20	Design Standards
17.36	Improvements

Chapter 17.04

DEFINITIONS

Sections:

<u>17.04.036</u>	<u>Bioretention facility.</u>
<u>17.04.146</u>	<u>Native vegetation.</u>

17.04.036 Bioretention facility.

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

17.04.146 Native vegetation.

“Native vegetation” means vegetation comprised of plant species, other than noxious weeds, that are indigenous to the coastal region of the Pacific Northwest and which reasonably could have been expected to naturally occur on the site.

Chapter 17.08

GENERAL REGULATIONS

Sections:

<u>17.08.006</u>	<u>General Requirements for Approval.</u>
<u>17.08.040</u>	<u>Low impact development.</u>

17.08.006 General Requirements for Approval.

Where a proposed subdivision, short subdivision, or binding site plan contains common areas or common facilities including, but not limited to, storm sewers and stormwater facilities, drainage ways, open space, or other shared facilities to be maintained in common by the private property owners, the applicant shall ensure that adequate provisions have been made for continued maintenance of such common areas and common facilities.

(1) For subdivisions and binding site plans, protective covenants shall provide for the establishment of a homeowners’ association which shall be responsible for maintenance of all such common areas and common facilities.

(a) Such protective covenants shall be submitted to the department of Community Development for review and approval prior to approval of the final plat or final binding site plan.

(b) The covenants shall make special provisions for the maintenance of all shared common areas, storm sewers and stormwater facilities, drainage ways, open space, and landscaping.

(c) The covenants shall be written to prohibit changes that would allow removal of these requirements, or discontinuance of the homeowners' association.

(d) The covenants shall be recorded along with the necessary documents establishing the homeowners' association as a nonprofit corporation, registered and incorporated with the state of Washington.

(e) The homeowners' association shall be incorporated prior to final approval of the final plat or the final binding site plan.

(2) For short subdivisions, a shared maintenance agreement meeting the approval of the Community Development Director and recorded against each lot shall provide for the maintenance of all shared common areas, storm sewers and stormwater facilities, drainage ways, open space, and landscaping.

17.08.040 Low impact development.

Administration of this title may be guided by the principles of Low Impact Development as described in the Washougal Engineering Standards for Public Works Construction. Use of the Planned Unit Development provisions in 18.64 WMC is encouraged for the purposes of: (1) locating buildings, roads, parking, and other hard surfaces away from permeable native soils and stands of native trees, (2) minimizing site disturbance, (3) retaining and protecting open areas, (4) reducing the amount of hard and impervious cover over the landscape, and (5) prioritizing the location of stormwater management facilities.

Chapter 17.20

DESIGN STANDARDS

Sections:

17.20.040 Easements – ~~Watercourse~~Drainage and watercourse.

17.20.040 Easements – ~~Watercourse~~Drainage and watercourse.

Where a subdivision or short subdivision is traversed by a stormwater conveyance, stormwater facility, or watercourse, an easement or drainage right-of-way of sufficient width to accommodate the conveyance, facility, or watercourse may be required. Streets parallel to major watercourses may be required. Easements and right-of-way dimensions shall be provided in accordance with the Washougal Engineering Standards for Public Works Construction.

Chapter 17.36

IMPROVEMENTS

Sections:

17.36.090 Driveways – Street trees.

17.44.190 Utility and drainage easements.

17.36.090 Driveways – Street trees.

(1) Curb cuts and driveway installations are not required of the subdivider, but, if installed, shall be according to city standards.

(2) Street tree planting is required of the subdivider, and shall be according to city requirements of a species compatible with the width of the planting strip, or planting vaults located every 30 feet when sidewalks are attached to curbs.

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

(b) Where bioretention facility placement interferes with tree spacing, then tree spacing may be modified to accommodate the bioretention facility as long as the total number of street trees planted in the subdivision or short subdivision is equal the number required by this standard.

(c) Street trees shall have a one-and-one-half-inch caliper diameter at breast height (DBH) at time of planting and shall reach a maximum mature height of at least 5030 feet to top of crown. Street trees shall be ~~certified by registered landscape architect or certified arborist to be of a variety with a root structure that is least intrusive into utility lines or disruptive to sidewalks.~~ selected from the city's Street ~~trees~~Tree List and shall comply with the requirements of Section 3.22, Landscaping in the Right-of-Way, Easements and Access Tracts, of the ~~city of~~ Washougal Engineering Standards, for Public Works Construction.

(d) Bioretention plants and trees shall be selected from the city's Bioretention Plant List.

17.44.190 Utility and drainage easements.

(1) Easements for electric, telephone, water, gas and similar utilities shall be of sufficient width to assure maintenance and to permit future utility installations.

(2) Easements for drainage channels and ways shall be of sufficient width to assure that the same may be maintained and improved. Easements for storm sewers and stormwater facilities, where utilized, shall be provided and shall be of sufficient width and proper location to permit ~~installation and~~installation, inspection, and maintenance. The specific dimensions of such easement shall be determined by adopted city of Washougal Engineering Standards for Public Works Construction, policy or regulations of the public agency responsible for providing the service.

Title 18

ZONING

Chapters:

- 18.06 Definitions**
- 18.14 Residential Districts (R1-5, R1-7.5, R1-10, R1-15, AR-16, AR-22)**
- 18.32 Commercial Districts (CV, CC, CH)**
- 18.35 Town Center Districts**
- 18.48 Aesthetics, Buffers, Compatibility and Landscaping Standards**
- 18.52 Parking and Loading Regulations**
- 18.64 Planned Unit Development**

Chapter 18.06

DEFINITIONS

Sections:

- 18.06.111 Bioretention facility.
- 18.06.140 Buffer.
- 18.06.650 Landscape strip.
- 18.06.876 Native vegetation.
- 18.06.945 Permeable Pavement.
- 18.06.1110 Screening.
- 18.06.1205 Stormwater low impact development.

18.06.111 Bioretention facility.

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

18.06.140 Buffer.

“Buffer” means an open space and/or on a given lot, not covered by buildings, pavement, or screen service areas, that is located between incompatible land uses for the purpose of visibly separating uses through distance and to shield and block noise, light, glare or visual or other nuisances. That portion of a given lot, not covered by buildings, pavement, parking, access and service areas, established for the purpose of screening and separating properties with incompatible land uses, the width of which through screening. The width of the buffer is measured from the common property line and extending the developed portion of the common property line. A buffer consists of trees, shrubs, berming, screening, other natural vegetation undisturbed and replanted vegetation where sparsely vegetated or where disturbed for approved access and utility crossings.

18.06.650 Landscape strip.

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

18.06.876 Native vegetation.

“Native vegetation” means vegetation comprised of plant species, other than noxious weeds, that are indigenous to the coastal region of the Pacific Northwest and which reasonably could have been expected to naturally occur on the site.

18.06.945 Permeable pavement.

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

18.06.1110 Screening.

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

18.06.1205 Stormwater low impact development.

“Stormwater low impact development” means a stormwater and land development strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation of soils and trees, reduction of impervious surfaces, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.

Chapter 18.14

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

Sections:

18.14.030 Lot performance standards.

18.14.040 Sidewalks and street trees for single-family residences.

18.14.030 Lot performance standards.

**Table 18.14-2
Residential District Dimensional and Parking Requirements**

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

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

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

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

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

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

Mobile Home Park Setbacks

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

1. Separations measured wall to wall, post to wall, and post to post.

2. Stairs and decks less than 18 inches high, no setbacks.

3. 1-foot maximum roof projection into required setbacks.

4. Exact size MOH replacement allowed without causing greater encroachments.

5. No setback requirements between carport and MOH on same site only.

6. One layer of sir type “x” gypsum board inside and out, as required for one-hour construction for storage sheds less than five feet from mobile home; for existing same-as installations, on new construction, a minimum of one layer of 5/8-inch type “x” gypsum board is required, inside or outside.

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

18.14.040 Sidewalks and street trees for single-family residences.

(1) Any vacant preexisting lot of record seeking a permit for a new single-family residence shall be required to construct sidewalks along all frontages of the lot in compliance with the ~~city’s engineering standards~~ Washougal

Engineering Standards for Public Works Construction unless there are no existing sidewalks on the same side of the street within 200 feet of the lot.

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

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

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

(c) Street trees shall have a one-and-one-half-inch caliper diameter at breast height (DBH) at time of planting and shall reach a ~~maximum~~ mature height of ~~at least 50~~ 30 feet to top of crown. Street trees shall be selected from the city's Street Tree List and shall comply with the requirements of Section 3.22, Landscaping in the Right-of-Way, Easements and Access Tracts, of the ~~city of~~ Washougal Engineering Standards for Public Works Construction.

(d) Bioretention plants and trees shall be selected from the city's Bioretention Plant List.

Chapter 18.32

COMMERCIAL DISTRICTS (CV, CC, CH)

Sections:

18.32.040 Commercial site design standards.

18.32.040 Commercial site design standards.

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

(2) Site Design.

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

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

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

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

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

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

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

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

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

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

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

(A) Special interest landscape.

(B) Pedestrian scale bollard or other accent lighting.

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

(D) Public art.

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

(F) Water feature.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(B) Between parking lots and building entrances.

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

(A) Six-inch vertical curb.

(B) Trellis.

(C) Special railing.

(D) Bollards.

(E) Special paving.

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

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

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

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

(3) Building Design.

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

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

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

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

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

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

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

Group A:

Large entry doors

Recessed entrance

Protruding entrance

Plaza entrance

Group B:

Canopy

Portico

Overhang

(ii) Weather Protection. Canopies and awnings shall be provided along facades that give access to the building. Minimum depth of any sidewalk canopy shall be five feet. The vertical dimension between the underside of a canopy and the sidewalk shall be at least eight feet and no more than 12 feet, except for vehicle entrances.

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

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

(i) Buildings will distinguish a base at ground level using articulation and materials such as stone, masonry, or decorative concrete.

(ii) The top of the building will emphasize a distinct profile or outline with elements such as a projecting parapet, cornice, upper level setback or pitched roofline.

(iii) The middle of the building may be distinguished by a change in materials or color, windows, balconies, setbacks and signage.

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

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

(i) A minimum of 15 percent of any ground floor facade* that is visible from any street shall be comprised of windows with clear, "vision" glass.

(ii) A minimum of 30 percent of any ground floor facade* located closer than 60 feet to an arterial street shall be comprised of windows with clear, "vision" glass.

(iii) A minimum of 60 percent of any ground floor facade* located closer than 20 feet to an arterial street shall be comprised of windows with clear, "vision" glass. Display windows may be used to meet this requirement.

(iv) For portions of facades that do not have windows, see guidelines for blank wall treatments.

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

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

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

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

- (i) Kickplates for storefront windows;
- (ii) Projecting window sills;
- (iii) Pedestrian scale signs;
- (iv) Canopies;
- (v) Plinths;
- (vi) Containers for seasonal plantings;
- (vii) Ornamental tilework;
- (viii) Medallions;
- (ix) Lighting or hanging baskets supported by ornamental brackets;
- (x) An element not listed here that meets the intent.

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

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

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

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

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

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

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

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

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

(i) Mechanical equipment shall be screened by an extended parapet wall or other roof forms that are integrated with the architecture of the building.

(ii) Communication equipment should be blended in with the design of the roofs rather than being merely attached to the roof deck. All communication equipment shall be subject to Chapter 18.74 WMC, Telecommunications.

(4) Sign Design.

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

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

(i) Projecting signs, supported by ornamental brackets and oriented to pedestrians, are strongly encouraged.

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

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

Intent: to preserve the unique character of Washougal.

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

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

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

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

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

Chapter 18.35

TOWN CENTER DISTRICTS*

Sections:

18.35.060 Definitions.

18.35.070 Design standards and guidelines – Sites, buildings and signs.

18.35.060 Definitions.

(1) “Affordable housing” means, with respect to rental housing, housing that is affordable to households earning up to 80 percent of the Clark County defined median income, and, with respect to owner-occupied housing, housing that is affordable to households earning up to 80 percent of the Clark County defined median income.

(2) “Affordable housing bonus” means additional square footage for residential development in conjunction with commercial in exchange for providing on-site affordable housing.

(3) “Bike corral” means an elongated fixed bike rack. Often a staggered series of upside-down U shapes or a metal spiral¹ constructed in a vehicular parking space².

(4) “Canopy” means a cover over a sidewalk providing protection from the rain that is constructed of permanent materials. The height shall range between eight feet and 12 feet and shall be a minimum of six feet in width. Canopies (as well as awnings) are permitted to extend over the right-of-way occupied by the sidewalk.

(5) “Community garden” means an area where plants are raised and maintained by a homeowners’ association, condominium association, or other established community association for provision of locally grown food, scientific research, education, aesthetic enjoyment and recreational purposes.

(6) “Day care” means a use providing for the care of children or elderly people, generally during the hours of 6:00 a.m. through 7:00 p.m. Such use shall comply with all applicable state standards.

(7) “Floor area bonus” refers to additional buildable square footage provided to developers as an economic incentive for providing affordable housing and public amenities identified at WMC 18.35.045 that improve the quality of life of city residents, employees and visitors.

(8) “Green roof” means a roof designed with principles of environmental sustainability, involving the use of vegetation and storm water collection and cleaning. It may or may not be accessible.

(9) “Health club” means a use that offers exercise and recreational activities for tenants and/or the general public, either with or without a fee.

(10) “Parking, below grade” means any portion of a structure containing parking that is located below the average finished grade around a building.

(11) “Parking, structured” means parking contained within an enclosed building, designed to appear like it is part of the larger building complex.

(12) “Public art” means any form of painting, mural, mosaic, sculpture, or other work of art, so long as it can be appraised as a work of art and its value as such documented. It must be displayed on the exterior of a building, at or near the pedestrian entrance or on a public plaza.

(13) “Public green” means an urban open space that is natural in its details. It is similar to a square, for public use, and surrounded by buildings. Greens shall be landscaped with trees at the edges and open lawns at the center. Greens shall contain no structures other than benches, pavilions, and memorials. Perimeter landscaping may include bioretention facilities.

(14) “Public meeting room” means a space that can be used by the general public and having a capacity of at least 50 people. It may operate under a reservation or nominal fee system, but must be easily accessible from a lobby or plaza.

(15) “Public plaza” means an open space that is accessible to the public at all times, predominantly open to the sky, and for use principally by people, as opposed to merely a setting for the building. It must abut and be within three feet in elevation of a sidewalk; at least 10 percent of the area shall be planted with trees and other vegetation. There must be seating, lighting and penetration of sunlight.

(16) “Street level retail” means uses providing goods and services, including food and drink, adjacent to, visible from, and accessible from the sidewalk.

(17) “Water feature” means a fountain, cascade, stream, fall, pond of water, or combination thereof that serves as a focal point. It must be located outside of a building and be publicly visible and accessible. It must be active during daylight hours.

18.35.070 Design standards and guidelines – Sites, buildings and signs.

In granting and denying approval of a design in accordance with this chapter, the city shall consider, among other criteria, the criteria set forth in this section. This list is intended as a guide for prospective developers, showing representative design features. This list is not intended to be exhaustive and the administrator may address design features not included among the criteria set forth below.

(1) Site Design.

(a) Sidewalks. Intent: to provide safe, comfortable sidewalks that encourage walking.

(i) On vehicular-oriented streets, sidewalk area shall maintain a clear zone of five feet for pedestrian travel.

(ii) On pedestrian-oriented streets, sidewalk area shall maintain a clear zone of five feet for pedestrian travel. Areas outside of the pedestrian travel zone may be used for dining or display for adjacent businesses. No objects, including signs, shall be placed within the pedestrian travel zone.

(iii) On neighborhood streets, sidewalk area shall maintain a clear zone of five feet for pedestrian travel. The city shall approve paving material.

(b) Street Trees. Intent: to support the natural setting as fundamental to the character of Washougal.

(i) Street trees shall be spaced equivalent to one every 30 feet in tree grates or four-foot-wide planted area. Trees may be grouped.

(ii) The city shall approve street trees.

(iii) Tree pits may be planted or have pavers or grates.

(c) Street Furnishings. Intent: to reinforce a cohesive image and simplify maintenance and replacement.

(i) Use city-approved standardized fixtures for benches, trash receptacles and bike racks located in the public right-of-way.

(d) Plazas, Courtyards and Seating Areas. Intent: to provide a variety of open space.

(i) Such space shall be located where it is visible and accessible from either a public sidewalk or a pedestrian connection.

(e) Pedestrian Lighting. Intent: to reinforce a cohesive image and simplify maintenance and replacement.

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

(f) Screening of Trash and Service Areas. Intent: to screen trash and service areas from public view.

(i) Screen from view on all sides with solid evergreen plant material or architectural treatment similar to the design of the adjacent building.

(g) Curb Cuts. Intent: to maintain a continuous sidewalk by minimizing driveway access.

(i) Driveways should not exceed 24 feet in width. Distance between curb cuts should not be less than 100 feet.

(ii) The sidewalk pattern and material shall continue across the driveway.

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

(iv) Preferred access to parking and loading shall be from north-south streets.

(h) Drive-Through Lanes. Intent: to reduce vehicle/pedestrian conflicts and improve the pedestrian environment.

(i) Drive-through lanes are not allowed between the building and the public right-of-way.

(i) Location of Parking. Intent: to reduce the visual impact of parking and enhance the pedestrian experience.

(i) Parking should be located under, behind or to the side of buildings. On pedestrian-oriented streets parking is not permitted between the building and the street.

(j) Parking Lot Landscape. Intent: to reduce the visual impact of surface parking lots.

(i) Surface parking lots shall be landscaped at a ratio of one tree to every six stalls. Trees shall have a minimum caliper of two inches at the time of planting and may be grouped.

(ii) Surface parking along pedestrian-oriented streets must be screened by one or a combination of the following:

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

(B) Raised planter walls planted with a minimum of 80 percent evergreen shrubs not exceeding a total height of three feet.

(C) Landscape plantings consisting of trees of which at least 80 percent are deciduous and shrubs and groundcover materials of which at least 80 percent are evergreen.

(iii) All plant material and other physical elements used for parking lot screening shall provide clear views between three and eight feet above the ground surface for surveillance purposes.

(iv) Trees and shrubs planted within bioretention facilities located in or at the perimeter of a surface parking lot may count toward required trees and screening.

(k) Parking Lot Lighting. Intent: to improve safety and reduce light pollution.

(i) Lighting should have cut-off design (shields, optics) to direct light downward.

(l) Pedestrian Connections within Parking Lots. Intent: to create a network of safe and attractive linkages for pedestrians.

(i) Clearly defined pedestrian connections not less than five feet wide shall be provided through parking lots to building entrances and sidewalks.

(2) Building Design.

(a) Buildings Set to Back of Sidewalk. Intent: to reinforce an active pedestrian experience along pedestrian-oriented streets.

(i) Buildings along pedestrian-oriented streets shall be set to the back of the sidewalk, with the exception of providing open space for public use such as plazas, courtyards and seating areas.

(b) Entrances. Intent: to ensure that entrances are easily identifiable and accessible from streets and sidewalks.

(i) Locate primary entrances so that they are visible from the public right-of-way. The entry should be marked by architectural elements such as canopies, ornamental lighting fixtures and/or fixed seating that offer visual prominence.

(c) Transparency. Intent: to provide a visual connection between activities inside and outside of buildings.

(i) Along neighborhood streets, a minimum of 15 percent of any ground floor facade between two feet and 12 feet above grade and visible from any street shall be comprised of windows with clear, “vision” glass.

(ii) Along vehicle-oriented streets, a minimum of 30 percent of any ground floor facade visible from any street shall be comprised of windows with clear, “vision” glass.

(iii) Along pedestrian-oriented streets, a minimum of 60 percent of any ground floor facade facing a street or public space shall be comprised of clear, “vision” glass.

(d) Massing/Articulation. Intent: to reduce the apparent bulk of multistory buildings and maintain pedestrian scale.

(i) Buildings above 30 feet in height will distinguish a “base” at ground level using articulation and materials such as stone, masonry, or decorative concrete.

(ii) The “top” of the building will emphasize a distinct profile or outline with elements such as a projecting parapet, cornice, upper level setback or pitched roofline.

(iii) The “middle” of the building may be distinguished by a change in materials or color, windows, balconies, setbacks and signage.

(e) Ground Level Details. Intent: to reinforce the character of the streetscape.

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

(A) Kickplates for storefront windows;

(B) Projecting window sills;

(C) Pedestrian-scale signs;

(D) Canopies;

(E) Plinth;

(F) Containers for seasonal plantings;

(G) Ornamental tilework;

(H) Medallions.

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

(i) Buildings with pitched roofs shall have a minimum slope of 4:12 and a maximum slope of 12:12.

(ii) Buildings with flat roofs shall have projecting cornices to create a prominent edge when viewed against the sky. Cornices shall be made of a different material and color than the predominate siding of the building.

(g) Screening Rooftop Equipment. Intent: to screen rooftop mechanical and communications equipment from the ground level of nearby streets and residential areas.

(i) Mechanical equipment shall be screened by an extended parapet wall or other roof forms that are integrated with the architecture of the building.

(h) Blank Wall Treatment. Intent: to reduce the visual impact of blank walls by providing visual interest.

(i) Blank walls longer than 30 feet shall incorporate two or more of the following:

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

(i) Screening of Parking Structures. Intent: to reduce the visual impact of structured parking located above grade.

(i) At ground level, parking structures shall comply with guidelines addressed under subsection (2)(e) of this section, Ground Level Details.

(ii) Upper levels of structured parking should be screened or treated architecturally by roughly square openings rather than horizontal, planting designed to grow on the facade, louvers, expanded metal panels, decorative metal grills, spandrel (opaque) glass, and other devices, as approved, that meet the intent.

(iii) Parking fixtures within garages should be screened from view from the street.

(3) Sign Design.

(a) Creativity. Intent: to encourage interesting, creative and unique approaches to the design of signage.

(i) Signs should be highly graphic in form, expressive and individualized.

(ii) Signs should convey the product or service offered by the business in a bold, graphic form.

(iii) Projecting signs, supported by ornamental brackets and oriented to pedestrians, are strongly encouraged.

(b) Historic Signage. Intent: to preserve the unique character of the town center.

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

(c) Pedestrian-Oriented Signs. Intent: to provide signs that complement and strengthen the pedestrian realm.

(i) Pedestrian signs include projecting signs (blade signs), window signs (painted on glass or hung behind glass), logo signs (symbols, shapes), wall signs over entrances, sandwich board signs, and ground signs.

(d) Ground Signs. Intent: to ensure that signs are not principally oriented to automobile traffic.

(i) Pole signs shall be prohibited. All freestanding signs outside of the core shall be ground signs no higher than five feet.

(ii) The base of any ground sign shall be planted with shrubs and seasonal flowers.

Chapter 18.48

AESTHETICS, BUFFERS, COMPATIBILITY AND LANDSCAPING STANDARDS

Sections:

- 18.48.070 Landscape maintenance.
- 18.48.075 Buffer standards.
- 18.48.110 Measurement of off-site impacts.

18.48.070 Landscape maintenance.

Landscaping is to be maintained in a healthy and neat manner and may be subject to periodic inspection by the city.

(1) Assurances for general landscaping. When installation of landscaping is required by this title, to assure survivorship of new plantings, the owner shall be responsible for the monitoring, maintenance and replacement, if necessary, of new landscaping to assure 100 percent survivorship for trees and 90 percent survivorship for shrubs and ground cover. This sub-section does not apply to bioretention facilities installed as part of required landscaping. The mandatory maintenance of landscaping for a one-year period shall be assured by the developer prior to the issuance of a certificate of occupancy by requiring one of the following options, subject to approval of the city as to legal form prior to acceptance:

~~(1)~~ (a) The posting of a performance bond 50 percent of the estimated cost of maintenance as approved by the community development director.

~~(2)~~ (b) The depositing with the city clerk of a certified or cashier's check for 150 percent of the estimated cost of landscaping, as approved by the community development director.

~~(3)~~ (c) Filing with the city clerk of a copy of a service contract for maintenance of landscaping.

~~(4)~~ (d) Such other written commitments that will assure satisfactory maintenance of landscaping.

(2) Assurances for bioretention within landscaping. Where a bioretention facility is used to meet the landscaping requirements of this title, the owner shall be responsible for the monitoring, maintenance and replacement, if necessary, of plant materials in accordance with requirements of the Washougal Engineering Standards for Public Works Construction.

18.48.075 Buffer standards.

(1) B1 – Low Screen Buffer. This buffer is intended to provide a minimal amount of transitional screening between potentially incompatible zones. This buffer consists of live ground cover ~~and trees planted every 30 lineal feet on center~~ or bioretention facilities and trees planted every 30 lineal feet on center. Where bioretention facility design interferes with tree spacing requirements, spacing may be modified to accommodate the bioretention facility so long as the total number of trees planted in the buffer is equal to the number otherwise required by the standard. Bioretention plants shall be selected from the city's Bioretention Plant List.

(2) B2 – Medium Screen Buffer. This buffer is intended to provide a moderate degree of transitional screening between potentially incompatible zones and uses. This buffer consists of live ground cover or bioretention facilities and trees planted every 30 lineal feet on center, filled between with evergreen shrubs which reach a minimum height of four to six feet within three years of planting. Bioretention facilities within this buffer shall meet the intent of the screen. Where bioretention facility placement interferes with tree and shrub spacing requirements, spacing may be modified to accommodate the bioretention facility so long as the total number of trees planted in the buffer is equal to the number otherwise required by the standard. Bioretention plants shall be selected from the city's Bioretention Plant List.

(3) B3 – High Screen Buffer. This buffer is intended to provide a high degree of visual screening between potentially incompatible zones and uses. This buffer consists of six-foot-high wooden, brick or stone fully sight-obscuring fence with a landscape strip on the exterior of the fence along the perimeter of the side and rear yards. The landscape area

shall be planted with live ground cover and trees planted every 30 lineal feet on center, filled between with evergreen shrubs which reach a minimum height of six feet within three years of planting. Bioretention facilities which meet the intent of the screen may be used in this buffer with approval of the community development director.

(4) Chain link, barbed wire, razor wire, and field fencing are prohibited.

(5) Incompatible zones are commercial or industrial abutting residential zones. Incompatible uses are commercial or industrial abutting residential uses and multifamily abutting single-family uses.

18.48.110 Measurement of off-site impacts.

Measurement for compliance with the standards specified in this chapter are to be made from the property line or within the property of the affected site. If the city does not have the equipment or expertise to measure and evaluate a specific complaint, it may request assistance from another agency or may contract with an independent expert to perform such measurements. The city may accept measurements made by an independent expert hired by the controller or operator of the off-site impact source. If the city contracts to have measurements made and no violation is found, the city will bear the expense. If a violation is found, city expenses will be charged to the violator.

Table 18.48-1

Landscaping and Buffer Requirements

District	Minimum Depth Front Landscape Strip (feet) ^(A)	Minimum Landscape Coverage % of site ^(B)	Minimum Buffer Requirements, Side and Rear Yards								
			R1-15	R1-10	R1-7.5	R1-5	AR-16	AR-22	CC	CV	CH
AR-16 ⁺	10	20	20/B2	10/B2	5/B2	N/A	N/A	N/A	B2	B1	B2
AR-22 ⁺	10	20	25/B2	15/B2	10/B2	5/B1	N/A	N/A	B2	B1	B2
CC ⁺	5*	10**	20/B2	10/B2	5/B2	5/B1	N/A	N/A	N/A	N/A	N/A
CV ⁺	10	10	25/B2	15/B2	10/B2	B1	5/B1	N/A	N/A	N/A	N/A
CH ⁺	10	15	25/B3	15/B3	10/B3	5/B2	5/B1	N/A	N/A	N/A	N/A
LI	15	—	30/B3	20/B3	10/B3	10/B3	5/B3	5/B3	B2	B2	B1
HI	15	—	40/B3	30/B3	20/B3	10/B3	10/B3	10/B3	B3	B3	B2

Example: When an HI district is adjacent to an R1-7.5 district to the side or rear, a 20-foot-wide buffer shall be provided, as defined by this title.

^(A) This landscape strip applies to all public street rights-of-way.

^(B) Pedestrian plazas which utilize permeable pavements and other LID techniques may count toward this requirement.

* If no parking or maneuvering is between building right-of-way.

** May be modified or waived by the director to accommodate unique or pedestrian-friendly design.

⁺ If a higher intensity use is abutting or adjacent to a lower intensity use, such as an apartment complex abutting or adjacent to a single-family residence, a B3 buffer is required.

Chapter 18.52

PARKING AND LOADING REGULATIONS

Sections:

- 18.52.040 Minimum number of off-street parking spaces required.
18.52.070 Parking lot design standards.
18.52.080 Minimum number of off-street loading spaces required.
18.52.090 Preexisting parking lots.

18.52.040 Minimum number of off-street parking spaces required.

The minimum number of required off-street parking spaces for each type of permitted use shall be as indicated at Table 18.52-1. For uses not specifically listed, the off-street parking requirements shall be those of the most similar use as determined by the community development director. When the application of these parking requirements results in a fractional space requirement, the fractional space requirement shall be construed to mean one ~~additional~~fewer space.

Whenever a building is enlarged or altered, or whenever the use of a building or property is changed, off-street parking shall be provided for such expansion or change of use. The number of off-street parking spaces required shall be determined for the square footage of the expansion and/or the parking required for the new use. However, no additional off-street parking space need be provided when the number of parking spaces required for such expansion, enlargement or change in use is less than 10 percent of the parking space specified in the zoning code. Nothing in this provision shall be construed to require off-street parking spaces for the portion and/or use of such building existing at the time of passage of the zoning code.

Table 18.52-1

Off-Street Parking Space Requirements

Use	Required Number of Off-Street Parking Spaces^{1,2}
Automobile service/repair	Three per bay
Auditorium, stadium, assembly hall	One space per five fixed seats in largest assembly room or area
Automobile sales new/used	One per 500 square feet of gross floor area
Auto parts store	Three and one-third spaces for each 1,250 square feet of gross floor area
Bank, financial institution	One space for each 500 square feet of gross floor area plus one per employee
Barber or beauty shop	One space for each operator or chair
Basketball, volleyball court	Nine spaces per court
Bed and breakfast inn	Two spaces plus one space per guest room
Billiard hall/amusement arcade	One space for each 250 feet of gross floor area

Use	Required Number of Off-Street Parking Spaces^{1,2}
Boarding, rooming house	Two spaces plus one space for each guest room
Bowling alley	Three spaces for each alley plus one space for each employee
Church or place of worship	One space per five fixed seats in largest assembly room or area; or one space per maximum fire code occupancy of the largest assembly room for churches without fixed seating divided by five
Clothing store	One per 500 square feet of gross floor area
Community center – Multi-use	One per five seats maximum occupancy
Convenience store	One space for each 250 square feet of gross floor area
Dance hall or school, bingo hall, electronic game rooms, and assembly halls without fixed seats	One space for each employee plus one space per 75 square feet of gross floor area
Drug store	First 5,000 square feet = 13 spaces, plus one per additional 1,500 square feet
Elderly housing (apartment/ unassisted)	0.25 per unit
Funeral home, mortuary	One space for each five seats in largest assembly room
Furniture/ appliance store	One per 600 square feet of gross floor area
Gasoline service station	Two spaces per gasoline pump at the pump plus three spaces per service bay
Gasoline station with mini-market	Two spaces per gasoline pump plus one per 250 square feet of gross floor area
Golf course	Six spaces per hole and one per employee
Golf driving range	One space per tee or 15 feet of driving line, whichever is greater
Hardware store	Three spaces per 1,250 square feet of gross floor area
Health club, spa	One space for each 150 feet of gross floor area
Hospital	One per two beds
Hotel, motel	One space for each guest room plus one space for each two employees on largest shift, plus spaces required for restaurants or assembly rooms, when applicable
Industrial, manufacturing	Two spaces for each three employees on largest shift, or one space for each 625 feet of gross floor area, whichever is greater
Laundry, self service	One space for each two washer-dryer combinations
Library	One per employee and one per 625 square feet

Use	Required Number of Off-Street Parking Spaces^{1,2}
	of gross floor area
Lodge, club	One space for each 100 square feet of gross floor area in largest assembly room
Lumber yard, building material center	One space per 275 square feet of indoor sales area plus one space per 625 square feet of warehouse/storage
Marina	One space per two slips
Miniature golf course	Two spaces per hole
Museum, art gallery	One space per 625 square feet of gross floor area
Office, general or professional	One space for each 500 square feet of gross floor area
Office, medical or dental	Five spaces per practitioner
Office park	One space per 500 square feet of gross floor area
Personal service establishment	One space for each 250 square feet of gross floor area
Photographic studio	One space per 1,000 square feet of gross floor area
Post office	One per 500 square feet of gross floor area, plus one space per each two employees
Residence	See Chapter 18.14 WMC, Table 18.14-2
Restaurant, fast food	One space per 100 square feet of gross floor area plus six stacking spaces for each drive-through lane
Restaurant, lounge	One space for each 125 square feet of gross floor area, plus one additional space for every four outside seats
Residential care facility/assisted living	One per three beds plus one per day shift employee
Retail business enclosed	One space for each 250 square feet of gross floor area
Retail business unenclosed	One space for each 625 square feet of open sales/display area, plus one space per employee
Self service storage facility	Two spaces for resident manager's office, when applicable
School – Elementary/middle/junior high school	One space per employee, teacher, staff and one space per 15 students
School – Senior high	One space per employee, teacher and staff member and one per 10 students
School – Technical college, trade school, business school	One space per every two employees and staff members and one per every full-time student or every three part-time students, whichever is greater

Use	Required Number of Off-Street Parking Spaces ^{1,2}
School – University, college, seminary	One per every two employees and staff members and either one per every three full-time students residing on campus or one for every three part-time students, whichever is greater
Sports club, health, spa, karate club	One space per 260 square feet of gross floor area plus one space per employee
Shopping center	One space for each 250 square feet of gross floor area
Skating rink (roller/ice skating)	One space for each 250 square feet of gross floor area
Special uses	Adequate number of spaces as determined by the community development director
Stadium, sports arena	One space per four seats or one for each eight feet of bench, plus one space per two employees
Swimming club	One space per 95 square feet of gross floor area in largest assembly room
Theater, cinema, auditorium	One space for each three seats
Tennis, racquetball, handball, courts/club	Three spaces per court or lane, one space per 325 square feet of gross floor area of related uses, and one space per employee
Veterinarian, animal hospital	Three spaces per practitioner
Warehousing, storage	One per 1,250 square feet of gross floor area
Wholesale merchandise	One space for each 1,250 square feet of gross floor area

¹ The maximum number of allowed parking spaces is 115% of the minimum requirement. Exceeding this maximum requires a parking demand study demonstrating additional need.

² Parking spaces provided above the required minimum may be compact sized spaces.

18.52.070 Parking lot design standards.

All parking lots containing six or more spaces shall meet the following requirements:

(1) The lot shall be graded to ensure proper drainage, pursuant to the ~~public works engineering standards~~ Washougal Engineering Standards for Public Works Construction, surfaced with concrete ~~or~~ asphalt, or permeable pavement, and maintained in good condition free of obstructions.

(2) All lighting facilities shall be so arranged to prevent the direct illumination of adjacent residential properties or public streets.

(3) Signs essential to the proper functioning of the parking lot or area shall be installed. Such signs shall not be illuminated, shall not exceed four feet in area, nor nine feet in height.

(4) A site plan shall be submitted for review and approval pursuant to Chapter 18.88 WMC.

(5) Any parking area exceeding 10 spaces in any district shall provide a minimum of ~~10~~ 15 percent of the total parking area as landscaping. Landscaped areas may contain bioretention facilities.

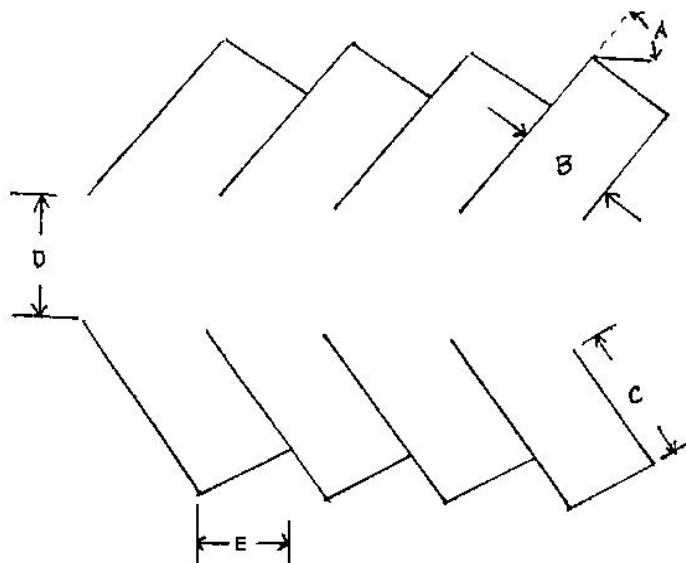
18.52.090 Preexisting parking lots.

When a new business or development is proposed to occupy an existing building or site, the required parking provisions of this section may be modified by the hearing examiner or director to the degree necessary to accommodate the new development while still assuring the provisions of safe and adequate parking.

Table 18.52-2

Angle	Type	Stall Width	Stall Depth	Aisle Width	Curb Length
A		B	C	D	E
0°	Compact	8	8	12	22
	Standard	9	9	12	22
45°	Compact	8	19 18	14	11
	Standard	9	20 18	13	13
60°	Compact	8	20	19	9
	Standard	9	22	18	10
70°	Compact	8	21	20	9
	Standard	9	21	19	10
90°	Compact	8	15	24	8
	Standard	9	20 18	24	9

Figure 18.52-2



Chapter 18.64

PLANNED UNIT DEVELOPMENT

Sections:

18.64.060 Criteria.

18.64.060 Criteria.

In approving a PUD, the hearing examiner shall find that all of the following conditions exist:

(1) The proposed PUD:

~~(a) Is necessary or desirable due to physical site constraints such as severe topography or protected watercourses;~~

~~(b)~~ (a) The proposed PUD incorporates a unique development design which furthers the specific policies of the comprehensive plan, incorporates stormwater low impact development principles of soil and vegetation retention and impervious surface reduction, or provides a public amenity (such as parks or open spaces) that would otherwise not be provided by the governing agency;

(eb) The proposed PUD incorporates design elements that assure protection of or compatibility with existing, adjacent established neighborhoods;

~~(dc)~~ The proposed PUD is consistent with the adopted comprehensive plan;

(ed) The proposed PUD is consistent with the standards identified at WMC 18.64.020, Permitted uses.