



# City of Stevenson

## Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371  
Stevenson, Washington 98648

**TO:** Planning Commission  
**FROM:** Ben Shumaker, Community Development Director  
**DATE:** September 14<sup>th</sup>, 2020  
**SUBJECT:** Zoning Code Amendment – Increasing R3 Residential Building Capacity

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### **Introduction**

This updates the Planning Commission on the public involvement activities associated with the potential Zoning Code and Map amendments under consideration. This update includes no specific decision points on the topics.

### **Policy Questions**

The following 4+ policies are being considered at this stage of the Zoning Code amendment discussion:

- 1) Should it be easier to build senior care housing in the R3 Multi-Family Residential District?
- 2) Should more housing units be allowed on properties in the R3 District?
- 3) Should connection to the public sewer system be required for development in the R3 District?
- 4) Should development be allowed on more portions of lots in the R3 District?
  - a. If development should be allowed on more portions of lots, should the City try to avoid situations where vehicles in driveways block sidewalks?

The following 3 considerations are being considered at this stage of the Zoning Map amendment discussion:

- 5) Should 5 lots adjacent to Frank Johns Road have their zoning changed from C1 Commercial to R3 Multi-Family Residential?
- 6) Should 4 lots adjacent to Loop Road/Vancouver Avenue have their zoning changed from R3 Multi-Family Residential to C1 Commercial?
- 7) Should 1 lot with split zoning on Monda Road have its zoning changed to be entirely within 1 zone (SR Suburban Residential or R3 Multi-Family Residential)?

### **Public Involvement Actions**

The following public involvement actions have been taken related to these policy questions:

- A) The website <http://ci.stevenson.wa.us/letsbuild/> has been set up to collect all information on this effort. This website has 3 sub-pages. The first relates to the anticipated discussions on the Zoning Code amendment. The second for the Zoning Map amendment. The third, currently blank page, relates to the discussion of whether to allow City utilities to extend outside of City Limits. The Planning Commission will be asked to comment on the third amendment, but will not provide the primary public forum for the policy discussion/development.
- B) An online questionnaire has been created to provide a sense of the public's opinion on policy questions 1) through 4a). The questionnaire provides some interpretation of the rationale causing us to ask the question. It also provides a method for the City to further involve the public by collecting the email addresses of interested participants. Finally, it asks open ended questions that will allow us to describe specific cases where the existing regulations have 1) hindered someone's development or 2) protected a neighbor from unwanted development. The questionnaire can be accessed at: <https://www.surveymonkey.com/r/8PBXR7X>

- C) A post has been added to the City's Facebook page providing a link to the online questionnaire and the project website.
- D) A hard copy of Attachment 1 has been mailed to the owners of all 102 tax parcels in the R3 District. The attachment poses the policy questions above. It also provides a link to the online questionnaire and information about tonight's meeting. Finally, it includes a discussion draft amendment to the Zoning Code to show what changes could be expected if all policy questions are answered in the affirmative.
- E) An electronic copy of Attachment 1 has been emailed to a list of 30+ recipients known by City staff to own property in the R3 District or have an interest in this discussion.
- F) A hard copy of Attachment 2 has been mailed to all 5 owners of property where a Zoning Map change is considered in Policy Question 5 (Frank Johns). The attachment provides a comparison of the Zoning Code regulations for the R3 Multi-Family and C1 Commercial districts. Differences between the 2 are highlighted to enable interpretation. Finally, additional highlighting occurs where staff anticipates the regulations apply to development/usage existing on the properties.
- G) An electronic copy of Attachment 2 was emailed to 2 recipients known by staff to own these properties. This has opened a line of dialogue about the potential effects of the change related to one of the properties. The results of that discussion will be summarized prior to Planning Commission deliberation.
- H) A hard copy of Attachment 3 has been hand delivered to all 3 owners of property where Zoning Map change is considered in Policy Question 6 (Loop/Vancouver). The attachment provides a comparison of the Zoning Code regulations for the R3 Multi-Family and C1 Commercial districts. Differences between the 2 are highlighted to enable interpretation. Finally, additional highlighting occurs where staff anticipates the regulations apply to development/usage existing on the properties.
- I) An electronic copy of Attachment 3 was emailed to all 3 property owners. This has opened a line of dialogue about the potential effects of the change related to one of the properties. The results of that discussion will be summarized prior to Planning Commission deliberation.
- J) Phone calls were made to introduce the topic to 3 of the 8 property owners where a Zoning Map change is considered in policy questions 5 & 6.
- K) An email was sent to the owner of the property with split zoning described in Policy Question 7. The property owner has responded to request the Zoning Map be amended to designate the entire property as SR Suburban Residential (Attachment 3).

### **Next Steps & Future Discussions**

#### These Policies

The Planning Commission is not expected to discuss these 7 policy questions until the October regular meeting. This will provide time for the community to respond to the online questionnaire or otherwise engage with the City. These responses will be summarized for the Commission for discussion at the October meeting. Staff will also provide some additional rationale for the draft changes presented at that meeting. Staff is hopeful some preliminary decisions are made on these 7 items (particularly items 1 through 4a) in October meeting. This will enable more a more coherent community discussion of the following topic.

#### Expanding R3 Multi-Family Residential District Boundaries

When preliminary decisions are made on the topics above, then staff will initiate public involvement actions with the owners of property within the R2 Two-Family Residential District about an area-wide rezone to R3. Additionally, the owners of a subset of properties within the R1 Single-Family Residential District and in close proximity to the community's schools will be contacted about a potential Zoning Map change to R3.

## C1 Commercial District Zoning Code Amendments

Between now and the October regular meeting, staff will also be initiating public involvement actions for the potential Zoning Code amendments applicable to the C1 Commercial District. At this time, staff is still developing the policy questions related to the potential amendments. The topics to be considered include reducing parking requirements for residential uses as a key focus of the discussion. Additional components of the discussion may include more clearly allowing live/work spaces and other types of mixed use development. Deliberation of these topics will not be expected until the November meeting (unless a special meeting is requested).

## Others

After the October meeting, Staff will develop policy questions and engage the public on the other topics under consideration. At this time these topics include 1) consideration of minimum densities for residential developments within or adjacent to the downtown area, 2) elimination of the MHR Mobile Home Residential District, currently a "floating" zone which doesn't actually apply to any specific property, and 3) minor adjustments to the use categories of SMC 17.13.040 related to "transportation, communication, information, and utility uses", a category that has not been cleaned up since the 2016 Zoning Code reformat.

## Attachments

1. R3 Property Owner Outreach (11 pages)
2. Frank Johns Map Change Owner Outreach (7 pages)
3. Loop/Vancouver Map Change Owner Outreach (7 pages)
4. Monda Road Owner Dialogue (1 page)



# City of Stevenson

## Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371  
Stevenson, Washington 98648

**TO:** R3 District Property Owners  
**FROM:** Ben Shumaker  
**DATE:** September 10<sup>th</sup>, 2020  
**SUBJECT:** R3 Multi-Family District Owners—Zoning Code Amendment Proposal

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This letter is intended to proactively engage you about potential changes to the zoning regulations affecting your property. The potential changes are proposed in response to a recent study by the Skamania County Economic Development Council (EDC). In their *Skamania County Housing Needs Analysis* the EDC is anticipating the need for ~2,000 new housing units over the next 20-year period. The study also found that a lack of appropriate infrastructure as well as the development regulations currently implemented by the City and County limit the ability to provide these new homes. As a result, housing costs, utility pricing, and community frustration is expected to increase. To address these deficiencies, the EDC's consultants have recommended several changes to the Zoning Code. The City is hoping to discuss these changes with you prior to their adoption.

The proposed changes revolve around the following policy questions:

- 1) Should it be easier to build senior care housing in the R3 Multi-Family Residential District?
- 2) Should more housing units be allowed on properties in the R3 District?
- 3) Should connection to the public sewer system be required for development in the R3 District?
- 4) Should development be allowed on more portions of lots in the R3 District?
  - a. If development should be allowed on more portions of lots, should the City try to avoid situations where vehicles in driveways block travel on sidewalks and streets?

Attachment 1 is provided to illustrate how affirmative answers to these policy questions might be incorporated into the zoning regulations applicable to your property. Changes have ~~red strike through~~ representing deletions and red underline representing additions. These changes occur on pages 2, 5, and 6 of the attachment. A potential change is also proposed on page 4 which is unrelated to housing needs.

The changes are titled "discussion draft" to reflect their intent to function as a starting point, not a desired endpoint. Your contributions to this discussion are an important part of the drafting process. Suggestions for fewer/alternative/additional changes will help ensure the Zoning Code implements the citizens' desires as well as their needs. To make the attachment as legible as possible, provisions applicable to the R3 District are shown in black ink. All other provisions are included for comparison purposes and appear in gray ink with smaller font.

**Request:** Please evaluate the policy questions above and share your initial opinions on the topic. You can do so by filling out an online questionnaire (<https://www.surveymonkey.com/r/8PBXR7X>), via telephone (509-427-5970), in writing ([planning@ci.stevenson.wa.us](mailto:planning@ci.stevenson.wa.us) or PO Box 371, Stevenson, WA 98648), or at Planning Commission meetings on the second Monday of each month. The next meeting will be a virtual meeting at 6:00pm on September 14<sup>th</sup>, 2020 taking place on the web at <https://us02web.zoom.us/j/84559583385> and via teleconference at 253-215-8782 or 301-715-8592, Webinar ID# 845 5958 3385.

**Additional Request:** The City is looking for some specific “case studies” of how the Zoning Code affects people’s lives and livelihoods. If you have a specific example from your experience, we’d appreciate it if you’d share it. Specifically, we’d like to know:

- 1- Have the existing provisions of the Zoning Code caused you to redesign or abandon a development proposal?
- 2- Have the existing provisions of the Zoning Code protected your neighborhood from a development or change you didn’t want?

To share a specific instance, please contact the city at 509-427-5970 or [planning@ci.stevenson.wa.us](mailto:planning@ci.stevenson.wa.us).

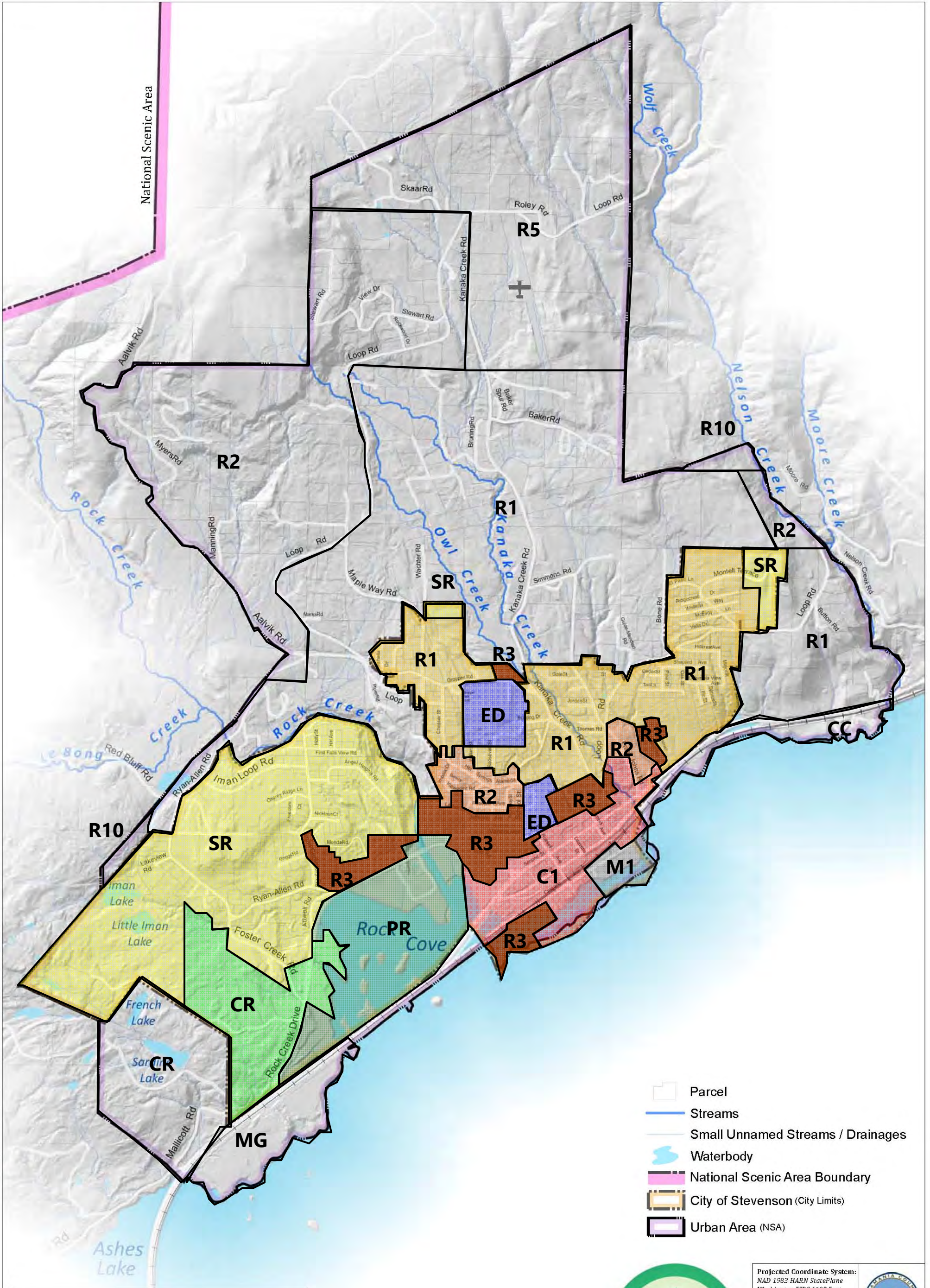
No decisions on this topic are imminent. In addition to this letter, you should expect at least 2 others on this topic:

- 1- Request for initial opinions on the zoning text amendments (*this letter*).
- 2- Request for opinions on a potential new zoning criteria: minimum density overlay (expected November).
- 3- Notification of the last draft ordinance and meetings where decisions will be made (expected January).

If you would like more information on this topic, including background reports, electronic copies of this letter, and information on other proposed changes, you can find it at: <http://ci.stevenson.wa.us/letsbuild>

Attachments:

- 1- Zoning Map Highlighting R3 Areas
- 2- Discussion Draft Zoning Amendment



# BASE MAP

This map is intended for planning purposes only. The stream locations and designations shown on this map are approximations based on the best available information at the time of mapping. The location and designation should be confirmed prior to undertaking land use actions in or near these areas.



Scale: 1:18,000  
1 inch = 1,500 feet



**Projected Coordinate System:**  
NAD 1983 HARN StatePlane  
Washington FIPS 4602 Feet  
**Projection Name:**  
Lambert Conformal Conic  
**Planar Units:** US Survey Feet  
**Data Sources:** Skamania Co,  
Col. River Gorge Commission  
**LIDAR:** DNR Flight 2005-2006  
**Map Created:** December 2011



**DISCLAIMER:** This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

## **Chapter 17.15 - RESIDENTIAL DISTRICTS**

### **17.15.010 - Purpose.**

Residential districts encourage a range of residential land uses, housing sizes, types, and price ranges for the diverse array of residents' personal preferences and financial capabilities. The standards in this chapter are intended to encourage mixtures of land uses and intensities while minimizing negative impacts related to conflicting land uses.

(Ord. No. 1103, § 5, 2-16-2017)

### **17.15.020 - List of zoning districts.**

- A. R1 Single-Family Residential District. The single-family residential district (R1) is intended to provide minimum development standards for residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and/or rural areas.
- B. R2 Two-Family Residential District. The two-family residential district (R2) is intended to provide minimum development standards for higher-density residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and more rural areas.
- C. R3 Multi-Family Residential District. The multi-family residential district (R3) is intended to provide minimum development standards for various residential uses where complete community services are available and where residential uses are in close proximity to uses characteristic of more urban areas and separated from uses characteristic of more rural areas.
- D. MHR Mobile Home Residential District. The mobile home residential district (MHR) is intended to provide minimum development standards for affordable residential uses within the city.
- E. SR Suburban Residential District. The suburban residential district (SR) is intended to provide minimum development standards for a variety of uses and provide a transition area where service levels are less than urban and where low-density residential uses coexist with uses otherwise characteristic of more rural areas.

(Ord. No. 1103, § 5, 2-16-2017)

### **17.15.030 - Residential district location criteria.**

- A. Residential districts can be appropriately applied and maintained within any LDR low density residential or HDR high density residential area on the future land use map.
- B. Areas designated as LDR low density residential and HDR high density residential shall not be rezoned for trade districts. Under limited circumstances HDR areas may be rezoned for public districts.

(Ord. No. 1103, § 3, 2-16-2017)

### **17.15.040 - Uses.**

A. Types of Uses: For the purposes of this chapter, there are 4 kinds of use:

1. A permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.
2. An accessory (A) use is permitted on properties containing permitted uses, provided that:
  - a. The accessory use or activity may be regarded as incidental or insubstantial in and of itself or in relation to the principal use on the lot; and
  - b. The accessory use or activity is commonly or frequently associated with the principal use on the lot.

3. A conditional (C) use is a discretionary use reviewed by the Planning Commission according to the process and criteria in SMC 17.39 - Conditional Uses.
4. A prohibited (X) use is one that is not permitted in a zoning district under any circumstances.
5. When a letter or use category is not listed in this table, an interpretation may be initiated under SMC 17.12.020.

B. Use Table. A list of permitted, accessory, conditional and prohibited uses in residential districts is presented in Table 17.15.040-1: Residential Districts Use Table.

<b>Table 17.15.040-1 Residential Districts Use Table</b>					
<b>Use</b>	R1	R2	<b>R3</b>	MHR	SR
<b>Residence or Accommodation Uses</b>					
Dwelling					
Single-Family Detached Dwelling	P	P	P	P	P
Mobile Home	X	X	X	P	X
Travel Trailer	—	—	—	—	X
Accessory Dwelling Unit (SMC 17.40.040)	A	—	—	—	A
Multi-Family Dwelling	C <sup>1</sup>	P/C <sup>1</sup>	P	C <sup>1</sup>	C <sup>1</sup>
Temporary Emergency, Construction or Repair Residence	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	—	C <sup>2</sup>
Townhome (SMC 17.38.085)	—	C <sup>8</sup>	P	—	—
Renting of no more than 2 rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.	A	A	A	A	A
Boarding House	C	C	C	—	C
Residential Care					
Adult Family Home	P	P	P	P	P
Assisted Living Facility	—	—	<del>C-P</del>	—	C
Nursing Home	—	—	<del>C-P</del>	—	—
Overnight Lodging					
Vacation Rental Home	P	P	P	P	P
Bed & Breakfast	C	C	P	C	C
Hostel	C	C	P	C	C
Hotel	X	X	C	X	C
Campground	X	X	X	C	C
Dormitory facility related to a public, private or parochial school	C	C	C	—	C
Miscellaneous Incidental Uses					
Residential Outbuilding	A/C <sub>3,4</sub>	A/C <sub>3,4</sub>	A/C <sub>4</sub>	A/C <sub>3,4</sub>	A/C <sub>3</sub>
Garage or storage building for the parking of commercial vehicles	—	—	—	—	C
Swimming pool, spa or hot tub, and associated equipment	A	A	A	A	A
Buildings and uses related to, and commonly associated with a mobile home park such as a recreation area, laundry, facility office, and meeting rooms	—	—	—	A	—
<b>General Sales or Service Uses</b>					



Electric Vehicle Station					
Restricted Access, Gradual Charging EV Station	A	A	A	A	A
Restricted Access, Rapid charging EV Station	C	C	C	C	C
Public Access, Gradual Charging EV Station	—	—	C	—	—
Street—Side Access, Gradual Charging EV Station	—	—	C	—	—
Retail and wholesale sales of agricultural and animal products raise or produced on the premises					
Professional Office	—	C	C	—	—
Veterinarian	—	—	—	—	C
Child Day Care Facility					
Family Day Care Home	P	P	P	P	P
Mini-Day Care Center	C	C	C	C	C
Child Day Care Center	—	C	C	C	C
Home Occupation					
A	A	A	A	A	A
<b>Transportation, Communication, Information, and Utilities Uses</b>					
Public Transportation Stop or Shelter	—	—	—	—	C
Utility or Communication Facility	C	C	C	C <sup>5</sup>	C
Wireless Telecommunications Facility <sup>6</sup>					
Minor Wireless Telecommunications Facility	P	P	P	P	P
Intermediate Wireless Telecommunications Facility (SMC 17.39.170)	C	C	C	C	C
Major Wireless Telecommunications Facilities (SMC 17.39.170)	C	—	—	—	C
Wind Power Generation Facility <sup>6</sup>					
Minor Wind Power Generation Facility (SMC 17.39.165)	C	C	C	C	C
Hazardous Waste Storage					
C	C	C	C	C	C
<b>Arts, Entertainment, and Recreation Uses</b>					
Public Assembly	-	-	-	-	-
Wedding Venue	—	—	—	—	C
Park, Playground or Outdoor Recreation Area	C	C	C	C	C
Golf Course	—	—	—	—	C
<b>Education, Public Administration, Health Care, and Other Institutions Uses</b>					
Public, Private or Parochial School	C	C	C	—	C
Nursery School or Similar Facility	—	—	—	C	—
Library	C	C	C	—	—
Government Administration Building	—	—	C	—	—
Fire, Police, or Emergency Services Station	C	C	C	—	C
Hospital	—	—	C	—	—
Church or Other Religious or Charitable Organization	C	C	C	—	C
Cemetery or Mausoleum	—	—	—	—	C
<b>Agriculture, Forestry, Fishing and Hunting Uses</b>					

Subsistence or hobby type gardening	P	P	<del>A</del>	P	P
Indoor or Outdoor Horticultural Activity	P	P	<del>P</del>	P	P
Nursery	—	—	<del>C</del>	—	P
Farm Animals (SMC 17.40.095)	C <sup>7</sup>	X	X	X	P
Urban Farm Animals (SMC 17.40.095)	A	A	A	A	P
Pets	A	A	A	A	A
Kennel	C	X	X	X	C
<b>Miscellaneous/Other Uses</b>					
Signs listed with a "C" in Table 17.15.145-1 and any other sign identifying and/or related to any conditional use or existing nonconforming use.	C	C	C	C	C
Signs identifying and/or related to any principal or accessory use allowed in this chapter.	A	A	A	A	A

1-Conditional use permits for these uses are only considered when submitted as part of an R-PUD proposal under SMC 17.17 - Residential Planned Unit Developments.

2-A conditional use permit is only required for a temporary emergency, construction or repair residence after the expiration of the initial 6-month grace period.

3-Up to 4 residential outbuildings on a property is considered an accessory Use. When at least 4 residential outbuildings already exist on a lot then an additional residential outbuilding is considered a conditional use. During the conditional use review process, the planning commission may establish size, serial proliferation and other limitations on such buildings.

4-A residential outbuilding that is subordinate to the main use on the lot is considered an accessory use. A residential outbuilding which is not subordinate to the main use on the lot is considered a conditional use. During the conditional use review process, the planning commission may establish size, serial proliferation and other limitations on such buildings.

5-Despite the general exclusion of overhead elements from this use category, any utility or communication facility in the MHR district with an overhead element greater than 35 feet is considered a conditional use.

6-See also SMC 17.36-WW Wind/Wireless Overlay District.

7-In granting a conditional use request for farm animals in the R1 district, the planning commission shall find, at a minimum, that the proposal is compliant with the performance standards in SMC 17.40.095.

8-Townhomes in the R2 District are subject to review according to the density and parking requirements of the R3 Multi-Family Residential District and shall connect to the municipal sewer system.

(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3A, 6-15-2017; Ord. No. 2019-1141, § 4, 5-16-2019)

**17.15.050 - Residential density standards.**

A. Density and Lot Size. The maximum density and minimum lot dimensions for Residential Districts are contained in Table 17.15.050-1: Residential Density Standards.

District	Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Number Dwelling Units	Maximum Lot Coverage
R1	Water, Sewer	6,000 sf	40 ft	90 ft	1 Unit <sup>2</sup>	35%
	Water, Septic	15,000 sf <sup>1</sup>	90 ft	120 ft	1 Unit <sup>2</sup>	25%
	Well, Septic	1 acre <sup>1</sup>	200 ft	200 ft	1 Unit <sup>2</sup>	10%
R2	Water, Sewer	5,000 sf + 2,000 sf per unit over 1	50 ft <sup>3</sup>	90 ft	2 Units	50%

	Water, Septic	15,000 sf <sup>1</sup>	90 ft	120 ft	2 Units	30%
	Well, Septic <sup>6</sup>	—	—	—	—	—
<b>R3</b>	Water, Sewer	4,000-sf + 2,000 sf per unit over 1 <sup>4</sup>	75-20 ft <sup>5</sup>	90 ft	—	65-100%
	Water, Septic <sup>6,7</sup>	15,000-sf <sup>1</sup> + 5,000-sf per unit over 2	90 ft	120 ft	—	40%
	Well, Septic <sup>6,7</sup>	—	—	—	—	—
MHR	Water, Sewer	5 ac + 5,000 sf per unit over 40	200 ft	200 ft	—	40%
	Water, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
	Well, Sewer	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
	Well, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
SR	Water, Sewer	15,000 sf	100 ft	100 ft	1 Unit <sup>2</sup>	25%
	Water, Septic	20,000 sf <sup>1</sup>	100 ft	100 ft	1 Unit <sup>2</sup>	20%
	Well, Septic	1 acre <sup>1</sup>	200 ft	200 ft	1 Unit <sup>2</sup>	10%

- 1-When sewer is unavailable, minimum lot area may be increased based on current health district regulations.
- 2-Unless an accessory dwelling unit (SMC 17.13.010) is allowed under SMC 17.40.040.
- 3-Except 40 ft for single-family detached dwellings.
- 4-Except 2,500-sf for townhomes.
- 5-Except 25 ft for townhomes, 40 ft for single-family detached dwellings, and 50 ft for two-family dwellings.
- 6-Service by the public water system is required.
- 7-Service by the public sewer system is required.

B. Exceptions. The following exceptions are permitted to the standards of Table 17.15.050-1:

1. Properties receiving approval to deviate from standards according to SMC 17.38 - Supplementary Provisions.
2. Properties obtaining variance approval in accordance with SMC 17.46 - Adjustments, Variances, and Appeals.
3. Properties receiving modification approval in accordance with SMC 17.17 - Residential Planned Unit Developments.

(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3.B,C, 6-15-2017)

**17.15.060 - Residential dimensional standards.**

A. Compliance Required. All structures in residential districts must comply with:

1. The applicable dimensional standards contained Table 17.15.060-1: Residential Dimensional Standards.
2. All other applicable standards and requirements contained in this title.

District	Maximum Height of Building	Minimum Setbacks				
		Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
R1	35 ft	20 ft	5 ft	15 ft	20 ft <sup>1</sup>	20 ft
R2	35 ft	20 ft	5 ft	15 ft	20 ft <sup>1</sup>	20 ft
R3	35 ft	150 ft <sup>3</sup>	5 ft <sup>2</sup>	15 ft	20 ft <sup>1</sup>	20 ft
MHR	35 ft	30 ft	15 ft	20 ft	20 ft <sup>1</sup>	20 ft

SR	35 ft	30 ft	15 ft	20 ft	20 ft	20 ft
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1-5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less  
 2-A 10-foot setback is required when adjacent to an R1 or R2 district.

3-See also SMC 17.15.130(B)(3)

B. Exceptions. The following exceptions are permitted to the standards of Table 17.15.060-1:

1. Properties receiving approval to deviate from standards according to SMC 17.38 - Supplementary Provisions.
2. Properties obtaining variance approval in accordance with SMC 17.46 - Adjustments, Variances, and Appeals.
3. Properties receiving modification approval in accordance with SMC 17.17 - Residential Planned Unit Developments.

(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3.D, 6-15-2017)

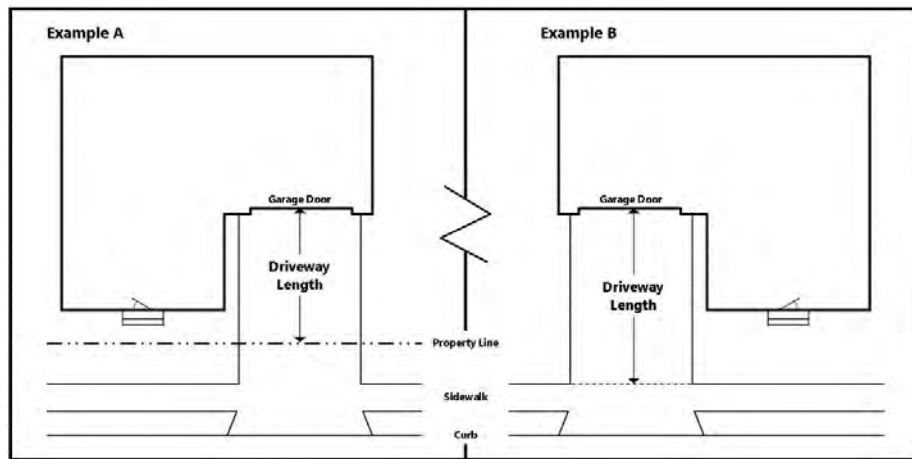
**17.15.130 - Residential districts parking.**

A. Off-Street Parking Required. Off-street parking shall be provided in all residential districts in accordance with the requirements of SMC 17.42: Parking and Loading Standards.

B. Parking Location Requirements.

1. Required parking shall be located on the same lot as the dwelling it serves.
2. No motor vehicle, recreational vehicle or equipment, or other equipment, whether operational or not, shall be parked, stored or otherwise located in an Interior Side Setback required by Table 17.15.060-1: Residential Dimensional Standards.
3. No driveway shall be less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way line.

FIGURE 17.38.085-1 Driveway Length Illustration



(Ord. No. 1103, § 5, 2-16-2017)

**17.15.145 - Residential districts signs.**

- A. Allowed Sign Types and Characteristics. A list of permitted, accessory, conditional and prohibited sign types and characteristics in Residential Districts is presented in Table 17.15.145-1: Allowed Signage.

<b>Table 17.15.145-1: Allowed Signage</b>					
	R1	R2	R3	MHR	SR
<b>Animated Sign</b>	X	X	X <sup>1</sup>	X	X
<b>Sign Structure</b>					
Temporary	P	P	P	P	P
Awning/Marquee	X	X	X	X	X
Portable	—	—	—	—	—
<b>Sign Type</b>					
Community Information Sign	C	C	C	C	C
Dilapidated Sign	X <sup>2</sup>	X <sup>2</sup>	X <sup>2</sup>	X <sup>2</sup>	X <sup>2</sup>
Mural	C	C	C	C	C
Off-Premises Sign	X	X	X	X	X
Sign Placed by a Governmental Agency	P	P	P	P	P
Sign of Outstanding Design	—	—	C	—	—
<b>Sign Illumination</b>					
Back-lit Cabinet	X	X	X	X	X
Back-lit Channel Letter	X	X	X <sup>1</sup>	X	X
Dark-Sky Friendly	C	C	P	C	C
Directly -Illuminated	X	X	A <sup>3</sup>	X	X
Externally-Illuminated	X	X	X <sup>1</sup>	X	X
Halo-Lighted	X	X	X <sup>1</sup>	X	X
Pedestrian-Oriented Video Display	X	X	—	X	X

1-Unless a bonus allowance is granted for a sign of outstanding design under SMC 17.39.145.

2-An existing sign, together with its sign structure, which becomes dilapidated shall be removed after notice to the property owner, unless upon appeal under SMC 17.46, the property owner establishes facts sufficient to rebut the presumption of dilapidation.

3-Allowed as an accessory sign only when placed in windows and limited to 4 sq ft in area.

- B. Sign Standards. Signs allowed in Residential Districts are subject to the dimensional and duration standards in Table 17.15.145-2: Sign Standards.

<b>Table 17.15.145-2: Sign Standards</b>					
	R1	R2	R3	MHR	SR
<b>Number of Signs</b>	Any	Any	Any	Any	Any
<b>Maximum Sign Area</b>					
Individual Sign	5 sf <sup>1</sup>	5 sf <sup>1</sup>	12 sf <sup>2,3</sup>	5 sf <sup>1</sup>	5 sf <sup>1</sup>
<b>Total Cumulative Signage Allowed</b>	32 sf	32 sf	40 sf	32 sf	32 sf
<b>Maximum Sign Height</b>					
Building Sign	16 ft <sup>4</sup>	16 ft <sup>4</sup>	26 ft <sup>3,4</sup>	16 ft <sup>4</sup>	16 ft <sup>4</sup>

Freestanding Sign	6 ft	6 ft	12 ft <sup>3</sup>	6 ft	6 ft
Temporary Sign	6 ft	6 ft	6 ft <sup>3</sup>	6 ft	6 ft
<b>Minimum Sign Clearance</b>					
Building Sign Projecting More than 12" from a Building	8 ft	8 ft	8 ft	8 ft	8 ft
<b>Sign Placement</b> <sup>5,6</sup>					
Setback from any property line	5 ft	5 ft	5 ft	5 ft	5 ft
<b>Allowed Sign Duration</b>					
Temporary Sign	45 days <sup>7</sup>	45 days <sup>7</sup>	45 days <sup>7</sup>	45 days <sup>7</sup>	45 days <sup>7</sup>
Political Sign <sup>8</sup>	Until 5 days after election	Until 5 days after election	Until 5 days after election	Until 5 days after election	Until 5 days after election
Real Estate Sign	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market

- 1-When allowed as conditional uses, the planning commission may permit individual signs no larger than 16 sq ft.
- 2-When allowed as conditional uses, the planning commission may permit individual signs no larger than 24 sq ft.
- 3-Subject to bonus allowance when approved as a Sign of Outstanding Design under SMC 17.39.145.
- 4-No part of a building sign shall be higher than the highest point of the building to which it is attached.
- 5-No sign may be placed in a Vision Clearance Area (SMC 17.10.862).
- 6-Signs within a public right-of-way may be permitted according to SMC 12.02-Use of City Rights-of-Way.
- 7-Signs related to a specific event, sale, etc. must be removed within 5 days after such event.
- 8-Political signs not related to an upcoming election in the voting district where the sign is placed are subject to the temporary sign duration standards.

(Ord. No. 1103, § 5, 2-16-2017)



# City of Stevenson

## Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371  
Stevenson, Washington 98648

**TO:** C1 District Property Owners  
**FROM:** Ben Shumaker  
**DATE:** September 9<sup>th</sup>, 2020  
**SUBJECT:** Frank Johns C1 Commercial District Owners—Zone Change Proposal

---

This letter is intended to proactively engage you about potential changes to the zoning regulations affecting your property. The potential changes are being proposed as part of an area-wide rezone being considered by the City. Your property—along with 4 others between Frank Johns Road and Kanaka Creek—is currently zoned C1 Commercial (Attachment 1). This zoning designation does not align with the City's Comprehensive Plan which considers the area as a residential—not a commercial—neighborhood. The City is proposing to change the zoning to R3-Multi-Family Residential to align with the Comprehensive Plan's vision.

By surfacing this discrepancy for consideration, the City does not intend to force a change if you disagree with it. To evaluate how the changes might affect your property and your plans, please refer to the zoning comparison in Attachment 2. The light gray shading indicates where the regulations differ between the zones. The yellow highlighting indicates staff's best guess on the most applicable provisions to your current property usage.

Some changes to the R3 District are currently being considered by the owners of property in that district. Those changes are shown with ~~bold black strike-through~~ representing deletions and **bold black underline** representing additions. To ensure the change to the zoning map wouldn't impact your existing usage some other changes are proposed to the text of the regulations. These changes have ~~red strike-through~~ representing deletions and red underline representing additions. Red changes only appear within the Use Table on page 1 & 2.

Again, the City has no desire to force a change if your neighborhood disagrees with the proposal. It is our hope that you can treat the attachments with a "take it" or "leave it" approach. However, if there is anything about the proposal that is lacking or unclear, then it is very possible to make adjustments and move forward from there.

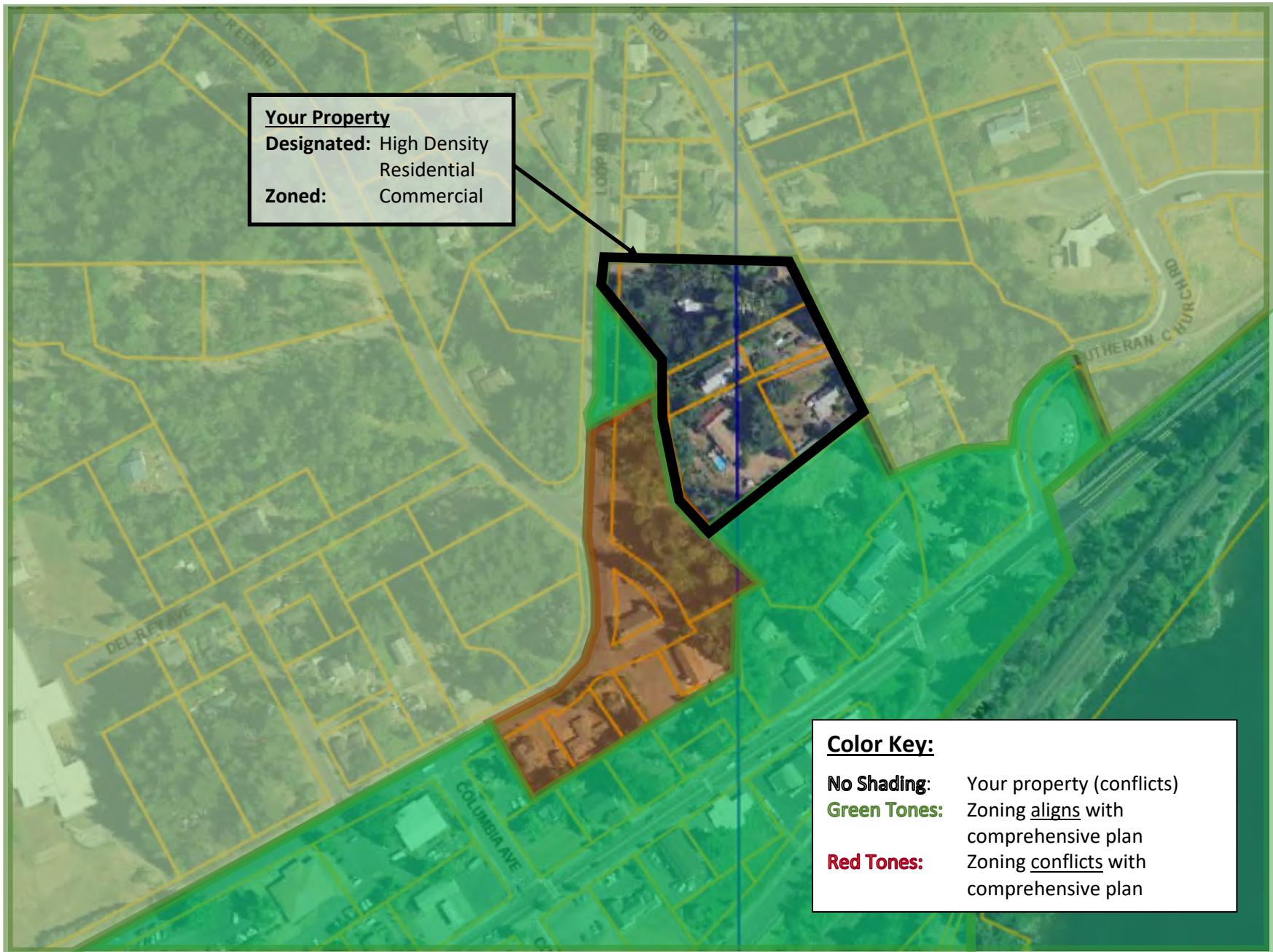
**Request:** Please evaluate this proposal and share your initial opinions on the topic via telephone (509-427-5970), in writing ([planning@ci.stevenson.wa.us](mailto:planning@ci.stevenson.wa.us) or PO Box 371, Stevenson, WA 98648), or at the next Planning Commission meeting on Monday, September 14<sup>th</sup>, 2020. The virtual meeting will take place on the web at <https://us02web.zoom.us/j/84559583385> and via teleconference at 253-215-8782 or 301-715-8592, Webinar ID# 845 5958 3385

No decisions on this topic are imminent. In addition to this letter, you should expect at least 2 others on this topic:

- 1- Request for initial opinions on the zoning map and zoning text conversations (*this letter*).
- 2- Request for opinions on a potential new zoning criteria: minimum density overlay (expected November).
- 3- Notification of the final draft ordinance and meetings where decisions will be made (expected January).

If you would like more information on this topic, including background reports, electronic copies of this letter, and information on other proposed changes, you can find it at: <http://ci.stevenson.wa.us/letsbuild>

Attachments: 1- Vicinity Map, 2- Zoning Comparison



**Your Property**  
Designated: High Density Residential  
Zoned: Commercial

**Color Key:**  
**No Shading:** Your property (conflicts)  
**Green Tones:** Zoning aligns with comprehensive plan  
**Red Tones:** Zoning conflicts with comprehensive plan



**C1 Commercial District** (Existing)

**Purpose:** C1 Commercial District. The commercial district (C1) is intended to provide minimum development standards for the broad range of residential, commercial, and community uses necessary for a vibrant and functioning downtown area serving large areas of the county.

**R3 Multi-Family Residential** (Proposed)

**Purpose:** R3 Multi-Family Residential District. The multi-family residential district (R3) is intended to provide minimum development standards for various residential uses where complete community services are available and where residential uses are in close proximity to uses characteristic of more urban areas and separated from uses characteristic of more rural areas.

**Uses:** The entries in the table below indicated

1. A Permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.
2. An Accessory (A) use is permitted on properties containing permitted uses...
3. A conditional (C) use is a discretionary use reviewed by the Planning Commission...
4. A prohibited (X) use is one that is not permitted in a zoning district under any circumstances.
5. When a letter or use category is not listed in this table (--), an interpretation may be initiated under SMC 17.12.020.

Use	C1	R3
<i>Residence or Accommodation Uses</i>		
Dwelling		
Single-Family Detached Dwelling	X	P
Mobile Home	--	X
Multi-Family Dwelling	P	P
Temporary Emergency Construction or Repair Residence	C <sup>1</sup>	C <sup>1</sup>
Townhome	P <sup>2</sup>	P
Legacy Home	P	--
Renting of no more than 2 rooms, rented by the month or longer...	--	A
Boarding House	P	C
Residential Care		
Adult Family Home	P	P
Assisted Living Facility	P	CP
Nursing Home	C	CP
Overnight Lodging		
Vacation Rental Home	P	P
Bed & Breakfast	P	P
Hostel	P	P
Hotel	P	C
Campground	C	X
Dormitory Facility related to a public, private or parochial school	--	C
Miscellaneous Incidental Uses		
Residential Outbuilding	--	A/C <sup>3,4</sup>
Swimming Pool, Spa or Hot Tub, and Associated Equipment	--	A

1-A CUP is only required...after..6-month[s]

2-Townhomes must comply with SMC17.38.085

3-Up to 4: accessory...additional: conditional

Use	C1	R3
<i>General Sales or Service Uses</i>		
Automobile Service Station	C	--
Vehicle Repair	C <sup>5</sup>	--
Carwash	P	--
Electric Vehicle Station		
Restricted Access Gradual Charging EV Station	A	A
Restricted Access, Rapid Charging EV Station	A	C
Public Access, Gradual Charging EV Station	A	C
Street-Side Access, Gradual Charging EV Station	C	C
Retail	P	
Retail and wholesale sales of agricultural and animal products raised or produced on the premises	P	— A
Bank or Financial Institution	P	--
Rental Operations	P	--
Self-Storage Units	X	--
Truck, Trailer or Equipment Rental <sup>4</sup>	P	--
Professional Office	P	C
Food Service	P	--
Drive-Through Food Service	C	--
Child Day Care Facility		
Family Day Care Home	P	P
Mini-Day Care Center	--	C
Child Day Care Center	C	C
Personal Services	P	

4-Subordinate: accessory...larger: conditional

5-Vehicle repair...subject to...performance standards...

Use	C1	R3
<i>Transportation, Communication, Information, and Utility Uses</i>		
Railroad Facilities including Ticket Office/Waiting Room	C	--
Pier or Dock	C	--
Watercraft	C	--
Parking lot or parking structure not used in conjunction with a principal use	C	--
Private garage or parking area for noncommercial vehicles	A	--
Utility or Communication Facility	C <sup>6</sup>	C
Wireless Telecommunications Facility		
Minor Wireless Telecom	P	P
Intermediate Wireless Telecom	C	C
Major Wireless telecom	--	--
Wind Power Generation Facility <sup>7</sup>		
Minor Wind Power Generation Facility	C	C
On-Site Hazardous Waste Treatment/Storage	C	--
Hazardous Waste Storage	--	C
<i>Arts, Entertainment, and Recreation Uses</i>		
Public Assembly	P	--
Cultural Attraction	C	--
Park, Playground or Outdoor Recreation Area	C	C
<i>Manufacturing and Wholesale Trade Uses</i>		
Light Industrial Activities	C <sup>8</sup>	--
6-...greater than 50' is considered...conditional		
7-See also SMC17.36...		

Use	C1	R3
<i>Agriculture, Forestry, Fishing and Hunting Uses</i>		
Subsistence or hobby type gardening	--	-- A
Indoor or Outdoor Horticultural Activity	--	-- P
Nursery	--	-- C
Farm Animals	X	X
Urban Farm Animals	X	A
Pets	P	A
Kennel	P	X
<i>Education, Public Administration, Health Care, and Other Institutions Uses</i>		
Public, Private or Parochial School	--	C
Library	C	C
Government Administration Building	C	C
Fire, Police, or Emergency Services Station	C	C
Hospital	C	C
Church or Other Religious or Charitable Organization	C	C
<i>Miscellaneous/Other Uses</i>		
Signs Listed with a "C" in Table 17....	C	C
Signs identifying and/or related to any principal or accessory use...	A	A
8-...shall be...integral...or subordinate to...		

**Density Standards:** The maximum density and minimum lot dimensions are compared in the following table:

District	Use or Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Number Dwelling Units	Maximum Lot Coverage
C1	All	0 sf <sup>1</sup>	0 ft	0 ft	--	100% <sup>2</sup>
R3	Water, Sewer	<del>4,000 sf</del> + 2,000 sf per unit <del>over 1</del> <sup>3</sup>	<del>75 ft</del> <sup>4</sup> <b>20 ft</b>	90 ft	--	<del>65%</del> <b>100%</b>
	Water, Septic <sup>6,7</sup>	<del>15,000 sf</del> <sup>5</sup> + 5,000 sf per unit <del>over 2</del>	<b>90 ft</b>	<b>120 ft</b>	--	<b>40%</b>
	Well, Septic <sup>6,7</sup>	--	--	--	--	--

1-Except for multi-family dwellings which require 1,200 sf per unit.

2-Except for residential uses on the first floor above grade, which are limited to 50% of lot area

**3-Except 2,500 sf for townhomes**

**4-Except 25 ft for townhomes, 40 ft for single-family detached dwellings, and 50 ft for two-family dwellings**

5-When sewer is unavailable, minimum lot area may be increased based on current health district regulations

**6-Service by the public water system is required**

**7-Service by the public sewer system is required**

**Dimensional Standards:** The allowable building envelopes are compared in the following table:

District	Maximum Height of Building	Minimum Front Setback	Minimum Interior Side Setback	Minimum Street Side Setback	Minimum Interior Lot Rear Setback	Minimum Through Lot Rear Setback	Maximum Front Setback	Maximum Street Side Setback
C1	50 ft <sup>1</sup>	0 ft <sup>2</sup>	0 ft <sup>3,4</sup>	--	0 ft <sup>3</sup>	--	10 ft <sup>5,6</sup>	10 ft <sup>7</sup>
R3	35 ft	<b>15 ft-10 ft<sup>10</sup></b>	5 ft <sup>8</sup>	15 ft	20 ft <sup>9</sup>	<b>20 ft</b>	--	--

1-35 ft for multi-family dwellings and legacy homes

2-15 ft for legacy homes

3-Except in Zone Transition Areas where the minimum setback shall be the same as any adjoining more restrictive district

4-5 ft for legacy homes

5-20 ft for legacy homes

6-Automobile service stations are exempt from the maximum front yard requirement

7-Legacy homes may have a greater setback

8-A 10-foot setback is required when adjacent to an R1 or R2 district

9-5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less

**10-See also SMC 17.15.130(B)(3)**

**Design**

**C1 Commercial District.**

1. Except for ground floor residential dwellings, building walls which front on a public sidewalk and are located within 15 feet of the sidewalk must meet the following blank wall standards:
  - a. Windows and doors must occupy at least 50% of the length of a building wall.
  - b. Windows and doors must occupy 25% of the ground level wall area (up to 9 feet above grade).
  - c. If the Planning Commission is convinced that strict adherence to the blank wall standards would create an unworkable situation due to the functional requirements of the specific use proposed, partial relief of these blank all standards may be granted by allowing substitutions as follows...1-3
2. Rooftop mechanical equipment shall be set back a minimum of 15 feet from the edge of a roof or screened to reduce visual prominence.
3. Garbage collection areas and ground-mounted electrical and mechanical equipment shall be adequately screened from the street and nearby residential uses.

**R3 Multi-Family Residential District.**

None.

**Maintenance and Performance Standards**

**C1 Commercial District.**

1. Exterior storage is not allowed, except for storage and display of plant materials, building materials or rental equipment on a temporary or seasonal basis.
2. Exterior display of goods available in the adjacent building is acceptable; provided that such goods are only displayed during business hours.
3. Sidewalk food service and other vending activities may be allowed, subject to meeting state and local health requirements, and subject to the zoning administrator finding that all of the following are, or will be, met:...a-d.

**Parking & Loading**

**C1 Commercial District.**

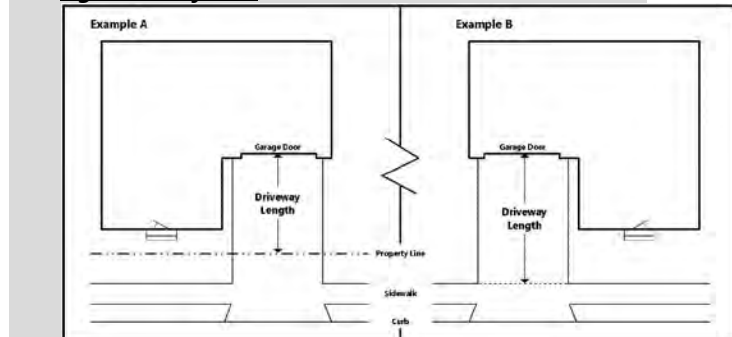
1. Except for the circumstances set forth in SMC 17.25.130(B)(2), below, off-street parking shall be provided in accordance with the requirements of SMC 17.42 Parking and Loading Standards.
2. Off-street parking is not required in the following circumstances:
  - a. When the use of an existing building is changed, provided:...1-3

**R3 Multi-Family Residential District.**

None.

**R3 Multi-Family Residential District.**

1. Off-Street Parking Required. Off-street parking shall be provided in all residential districts in accordance with the requirements of SMC 17.42: Parking and Loading Standards.
2. Parking Location Requirements.
  - a. Required parking shall be located on the same lot as the dwelling it serves.
  - b. No motor vehicle, recreational vehicle or equipment, or other equipment, whether operational or not, shall be parked, stored or otherwise located in an Interior Side Setback required by Table 17.15.060-1: Residential Dimensional Standards.
  - c. **No driveway shall be less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way line.**



**Sign Types and Standards:** The list of permitted, accessory, conditional and prohibited sign types and characteristics and dimensional and duration standards is compared in the following table

Allowed Signage	C1	R3
Animated Sign	X <sup>1</sup>	X <sup>1</sup>
<i>Sign Structure</i>		
Temporary	P	P
Awning/Marquee	A	X
Portable	A	--
<i>Sign Type</i>		
Community Information Sign	P	C
Dilapidated Sign	X <sup>2</sup>	X <sup>2</sup>
Mural, Type 1	C	C
Mural, Type 2	P	--
Off-Premises Sign	X	X
Sign Placed by a Governmental Agency	P	P
Sign of Outstanding Design	C	C
<i>Sign Illumination</i>		
Back-lit Cabinet	X <sup>1</sup>	X
Back-lit Channel Letter	P	X <sup>1</sup>
Dark-Sky Friendly	P <sup>3</sup>	P
Directly-Illuminated	P	A <sup>4</sup>
Externally Illuminated	P	X <sup>1</sup>
Halo-Lighted	P	X <sup>1</sup>
Pedestrian-Oriented Video Display	P	--

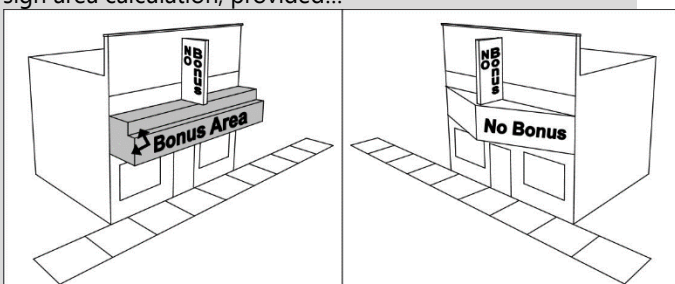
- 1-Unless a bonus allowance is granted for a Sign of Outstanding Design.
- 2-An existing sign...which becomes dilapidated shall be removed after notice to the property owner, unless...the property owner establishes facts...to rebut...dilapidation.
- 3-The City strongly encourages the installation of dark-sky friendly signs when utilizing illuminated signs in this district.
- 4-Allowed as an accessory sign only when placed in windows and limited to 4 sq ft in area.
- 5-When a building wall exceeds 150 ft in length, maximum individual sign area increases to 5% of the building wall area or 150 sq ft, whichever is smaller
- 6-When allowed as conditional uses, the planning commission may permit individual signs no larger than 24 sq ft

Sign Standards	C1	R3
Number of Signs	Any	Any
<i>Maximum Sign Area</i>		
Individual Sign	50 sf <sup>1,5</sup>	12 sf <sup>1,6</sup>
<i>Total Cumulative Signage Allowed</i>		
General	--	40 sf
Primary Building Wall	15 %	--
Secondary Building Wall	5%	--
Windows	25%	--
Vacant Land	160 sf	--
<i>Maximum Sign Height</i>		
Building Sign	35 ft <sup>1,7</sup>	26 ft <sup>1,7</sup>
Freestanding Sign	20 ft <sup>1</sup>	12 ft <sup>1</sup>
Temporary Sign	6 ft <sup>1</sup>	6 ft <sup>1</sup>
Pedestrian-Oriented Video Display	6ft <sup>1</sup>	--
<i>Minimum Sign Clearance</i>		
Building Sign Projecting...[12"+]	8 ft	8 ft
<i>Sign Placement<sup>8,9</sup></i>		
Setback from any property line	5 ft <sup>10</sup>	5ft
Freestanding Sign	1 per 250 ft	--
Portable Sign	1 per 75 ft	--
<i>Allowed Sign Duration</i>		
Temporary Sign	45 days <sup>11</sup>	45 days <sup>11</sup>
Political Sign	5 days after	5 days after
Real Estate Sign	5 days after	5 days after
Portable	Business Hours	--

- 7-No part of a building sign shall be higher than the highest point of the building to which it is attached.
- 8-No signs may be placed in a Vision Clearance Area
- 9-Signs within a public right-of-way may be permitted according to SMC 12.02
- 10-Building signs have no setback requirement.
- 11-Signs related to a specific event, sale, etc. must be removed within 5 days after such event.

**C1 Sign Exceptions**

- Because of their benefits to pedestrians, a bonus shall be allotted to awning/marquee signs in the C1 district by including only one-half of the sign area in the cumulative sign area calculation, provided...



**R3 Sign Exceptions**

None.



# City of Stevenson

## Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371  
Stevenson, Washington 98648

**TO: R3 District Property Owners**  
**FROM: Ben Shumaker**  
**DATE: September 9<sup>th</sup>, 2020**  
**SUBJECT: Vancouver/Loop R3 Multi-Family District Owners—Zone Change Proposal**

---

This letter is intended to proactively engage you about potential changes to the zoning regulations affecting your property. The potential changes are proposed as part of an area-wide rezone being considered by the City. Your property—along with 2 others along Vancouver Avenue and Loop Road—currently carries an R3 Multi-Family Residential (Attachment 1) classification. This zoning designation does not align with the City's Comprehensive Plan which considers the area part of the commercial—not residential—core. The City is proposing to change the zoning to C1 Commercial to align with the Comprehensive Plan's vision.

By surfacing this discrepancy for consideration, the City does not intend to force a change if you disagree with it. To evaluate how the changes might affect your property and your plans, please refer to the zoning comparison in Attachment 2. The light gray shading indicates where the regulations differ between the zones. The yellow highlighting indicates staff's best guess on the most applicable provisions to your current property usage.

Some changes to the R3 District's regulations are currently being considered by all remaining owners of property in that district. Those changes are shown with ~~bold black strike through~~ representing deletions and **bold black underline** representing additions. Other changes will be proposed to the text of the C1 Commercial District, especially to reduce certain parking requirements.

Again, the City has no desire to force a change if your neighborhood disagrees with the proposal. It is our hope that you can treat the attachments with a "take it" or "leave it" approach. However, if there is anything about the proposal that is lacking or unclear, then it is very possible to make adjustments and move forward from there.

**Request:** Please evaluate this proposal and share your initial opinions on the topic via telephone (509-427-5970), in writing ([planning@ci.stevenson.wa.us](mailto:planning@ci.stevenson.wa.us) or PO Box 371, Stevenson, WA 98648), or at the next Planning Commission meeting on Monday, September 14<sup>th</sup>, 2020. The virtual meeting will take place on the web at <https://us02web.zoom.us/j/84559583385> and via teleconference at 253-215-8782 or 301-715-8592, Webinar ID# 845 5958 3385

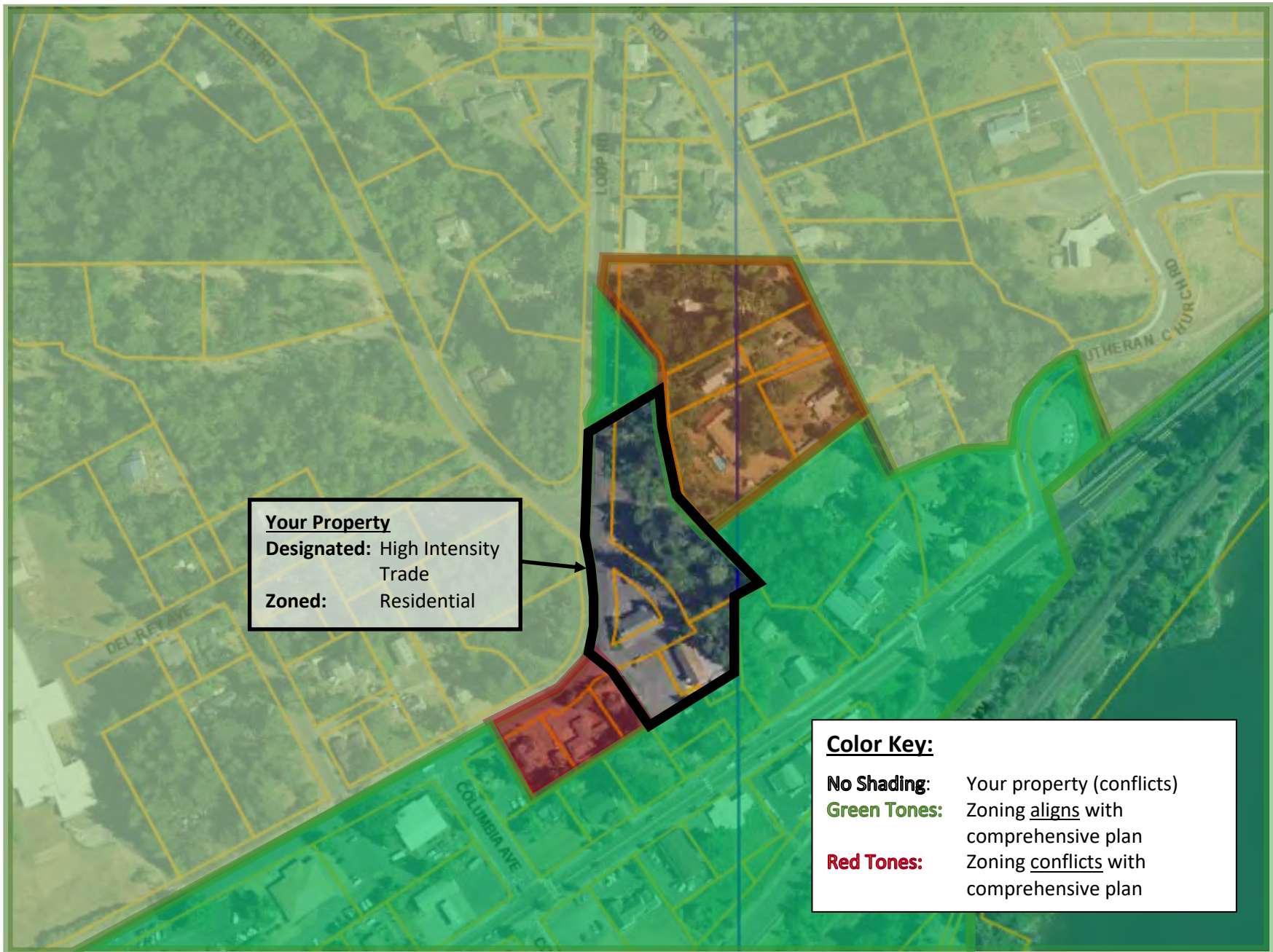
No decisions on this topic are imminent. In addition to this letter, you should expect at least 2 others on this topic:

- 1- Request for initial opinions on the zoning map and zoning text conversations (*this letter*).
- 2- Request for opinions on a potential new zoning criteria: minimum density overlay (expected November).
- 3- Notification of the last draft ordinance and meetings where decisions will be made (expected January).

If you would like more information on this topic, including background reports, electronic copies of this letter, and information on other proposed changes, you can find it at: <http://ci.stevenson.wa.us/letsbuild>

Attachments:

- 1-Vicinity Map, 2-Zoning Comparison



**C1 Commercial District** (Existing)

**Purpose:** C1 Commercial District. The commercial district (C1) is intended to provide minimum development standards for the broad range of residential, commercial, and community uses necessary for a vibrant and functioning downtown area serving large areas of the county.

**R3 Multi-Family Residential** (Proposed)

**Purpose:** R3 Multi-Family Residential District. The multi-family residential district (R3) is intended to provide minimum development standards for various residential uses where complete community services are available and where residential uses are in close proximity to uses characteristic of more urban areas and separated from uses characteristic of more rural areas.

**Uses:** The entries in the table below indicated

1. A Permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.
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5. When a letter or use category is not listed in this table (--), an interpretation may be initiated under SMC 17.12.020.

Use	C1	R3
<i>Residence or Accommodation Uses</i>		
Dwelling		
Single-Family Detached Dwelling	X	P
Mobile Home	--	X
Multi-Family Dwelling	P	P
Temporary Emergency Construction or Repair Residence	C <sup>1</sup>	C <sup>1</sup>
Townhome	P <sup>2</sup>	P
Legacy Home	P	--
Renting of no more than 2 rooms, rented by the month or longer...	--	A
Boarding House	P	C
Residential Care		
Adult Family Home	P	P
Assisted Living Facility	P	<del>C</del> P
Nursing Home	C	<del>C</del> P
Overnight Lodging		
Vacation Rental Home	P	P
Bed & Breakfast	P	P
Hostel	P	P
Hotel	P	C
Campground	C	X
Dormitory Facility related to a public, private or parochial school	--	C
Miscellaneous Incidental Uses		
Residential Outbuilding	--	A/C <sup>3,4</sup>
Swimming Pool, Spa or Hot Tub, and Associated Equipment	--	A

1-A CUP is only required...after..6-month[s]  
 2-Townhomes must comply with SMC17.38.085  
 3-Up to 4: accessory...additional: conditional

Use	C1	R3
<i>General Sales or Service Uses</i>		
Automobile Service Station	C	--
Vehicle Repair	C <sup>5</sup>	--
Carwash	P	--
Electric Vehicle Station		
Restricted Access Gradual Charging EV Station	A	A
Restricted Access, Rapid Charging EV Station	A	C
Public Access, Gradual Charging EV Station	A	C
Street-Side Access, Gradual Charging EV Station	C	C
Retail	P	
Retail and wholesale sales of agricultural and animal products raised or produced on the premises	P	-- <b>A</b>
Bank or Financial Institution	P	--
Rental Operations	P	--
Self-Storage Units	X	--
Truck, Trailer or Equipment Rental <sup>4</sup>	P	--
Professional Office	P	C
Food Service	P	--
Drive-Through Food Service	C	--
Child Day Care Facility		
Family Day Care Home	P	P
Mini-Day Care Center	--	C
Child Day Care Center	C	C
Personal Services	P	

4-Subordinate: accessory...larger: conditional  
 5-Vehicle repair...subject to...performance standards...



Use	C1	R3
<i>Transportation, Communication, Information, and Utility Uses</i>		
Railroad Facilities including Ticket Office/Waiting Room	C	--
Pier or Dock	C	--
Watercraft	C	--
Parking lot or parking structure not used in conjunction with a principal use	C	--
Private garage or parking area for noncommercial vehicles	A	--
Utility or Communication Facility	C <sup>6</sup>	C
Wireless Telecommunications Facility		
Minor Wireless Telecom	P	P
Intermediate Wireless Telecom	C	C
Major Wireless telecom	--	--
Wind Power Generation Facility <sup>7</sup>		
Minor Wind Power Generation Facility	C	C
On-Site Hazardous Waste Treatment/Storage	C	--
Hazardous Waste Storage	--	C
<i>Arts, Entertainment, and Recreation Uses</i>		
Public Assembly	P	--
Cultural Attraction	C	--
Park, Playground or Outdoor Recreation Area	C	C
<i>Manufacturing and Wholesale Trade Uses</i>		
Light Industrial Activities	C <sup>8</sup>	--
6-...greater than 50' is considered...conditional		
7-See also SMC17.36...		

Use	C1	R3
<i>Agriculture, Forestry, Fishing and Hunting Uses</i>		
Subsistence or hobby type gardening	--	-- <b>A</b>
Indoor or Outdoor Horticultural Activity	--	-- <b>P</b>
Nursery	--	-- <b>C</b>
Farm Animals	X	X
Urban Farm Animals	X	A
Pets	P	A
Kennel	P	X
<i>Education, Public Administration, Health Care, and Other Institutions Uses</i>		
Public, Private or Parochial School	--	C
Library	C	C
Government Administration Building	C	C
Fire, Police, or Emergency Services Station	C	C
Hospital	C	C
Church or Other Religious or Charitable Organization	C	C
<i>Miscellaneous/Other Uses</i>		
Signs Listed with a "C" in Table 17....	C	C
Signs identifying and/or related to any principal or accessory use...	A	A
8-...shall be...integral...or subordinate to...		

**Density Standards:** The maximum density and minimum lot dimensions are compared in the following table:

District	Use or Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Number Dwelling Units	Maximum Lot Coverage
C1	All	0 sf <sup>1</sup>	0 ft	0 ft	--	100% <sup>2</sup>
R3	Water, Sewer	<del>4,000 sf</del> + 2,000 sf per unit <del>over 1</del> <sup>3</sup>	<del>75 ft</del> <sup>4</sup> <del>20 ft</del>	90 ft	--	<del>65%</del> <sup>5</sup> <del>100%</del>
	Water, Septic <sup>6,7</sup>	<del>15,000 sf</del> <sup>5</sup> + 5,000 sf per unit <del>over 2</del>	<del>90 ft</del>	<del>120 ft</del>	--	<del>40%</del>
	Well, Septic <sup>6,7</sup>	--	--	--	--	--

1-Except for multi-family dwellings which require 1,200 sf per unit.

2-Except for residential uses on the first floor above grade, which are limited to 50% of lot area

~~3-Except 2,500 sf for townhomes~~

~~4-Except 25 ft for townhomes, 40 ft for single-family detached dwellings, and 50 ft for two-family dwellings~~

5-When sewer is unavailable, minimum lot area may be increased based on current health district regulations

~~6-Service by the public water system is required~~

~~7-Service by the public sewer system is required~~

**Dimensional Standards:** The allowable building envelopes are compared in the following table:

District	Maximum Height of Building	Minimum Front Setback	Minimum Interior Side Setback	Minimum Street Side Setback	Minimum Interior Lot Rear Setback	Minimum Through Lot Rear Setback	Maximum Front Setback	Maximum Street Side Setback
C1	50 ft <sup>1</sup>	0 ft <sup>2</sup>	0 ft <sup>3,4</sup>	--	0 ft <sup>3</sup>	--	10 ft <sup>5,6</sup>	10 ft <sup>7</sup>
R3	35 ft	<del>15 ft</del> <del>10 ft</del> <sup>10</sup>	5 ft <sup>8</sup>	15 ft	20 ft <sup>9</sup>	20 ft	--	--

1-35 ft for multi-family dwellings and legacy homes

2-15 ft for legacy homes

3-Except in Zone Transition Areas where the minimum setback shall be the same as any adjoining more restrictive district

4-5 ft for legacy homes

5-20 ft for legacy homes

6-Automobile service stations are exempt from the maximum front yard requirement

7-Legacy homes may have a greater setback

8-A 10-foot setback is required when adjacent to an R1 or R2 district

9-5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less

~~10-See also SMC 17.15.130(B)(3)~~

**Design**

**C1 Commercial District.**

1. Except for ground floor residential dwellings, building walls which front on a public sidewalk and are located within 15 feet of the sidewalk must meet the following blank wall standards:
  - a. Windows and doors must occupy at least 50% of the length of a building wall.
  - b. Windows and doors must occupy 25% of the ground level wall area (up to 9 feet above grade).
  - c. If the Planning Commission is convinced that strict adherence to the blank wall standards would create an unworkable situation due to the functional requirements of the specific use proposed, partial relief of these blank all standards may be granted by allowing substitutions as follows...1-3
2. Rooftop mechanical equipment shall be set back a minimum of 15 feet from the edge of a roof or screened to reduce visual prominence.
3. Garbage collection areas and ground-mounted electrical and mechanical equipment shall be adequately screened from the street and nearby residential uses.

**R3 Multi-Family Residential District.**

None.

**Maintenance and Performance Standards**

**C1 Commercial District.**

1. Exterior storage is not allowed, except for storage and display of plant materials, building materials or rental equipment on a temporary or seasonal basis.
2. Exterior display of goods available in the adjacent building is acceptable; provided that such goods are only displayed during business hours.
3. Sidewalk food service and other vending activities may be allowed, subject to meeting state and local health requirements, and subject to the zoning administrator finding that all of the following are, or will be, met:...a-d.

**Parking & Loading**

**C1 Commercial District.**

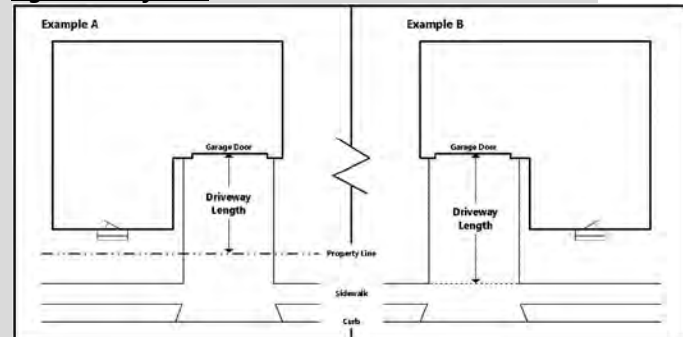
1. Except for the circumstances set forth in SMC 17.25.130(B)(2), below, off-street parking shall be provided in accordance with the requirements of SMC 17.42 Parking and Loading Standards.
2. Off-street parking is not required in the following circumstances:
  - a. When the use of an existing building is changed, provided:...1-3

**R3 Multi-Family Residential District.**

None.

**R3 Multi-Family Residential District.**

1. Off-Street Parking Required. Off-street parking shall be provided in all residential districts in accordance with the requirements of SMC 17.42: Parking and Loading Standards.
2. Parking Location Requirements.
  - a. Required parking shall be located on the same lot as the dwelling it serves.
  - b. No motor vehicle, recreational vehicle or equipment, or other equipment, whether operational or not, shall be parked, stored or otherwise located in an Interior Side Setback required by Table 17.15.060-1: Residential Dimensional Standards.
  - c. **No driveway shall be less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way line.**



**Sign Types and Standards:** The list of permitted, accessory, conditional and prohibited sign types and characteristics and dimensional and duration standards is compared in the following table

Allowed Signage	C1	R3
Animated Sign	X <sup>1</sup>	X <sup>1</sup>
<i>Sign Structure</i>		
Temporary	P	P
Awning/Marquee	A	X
Portable	A	--
<i>Sign Type</i>		
Community Information Sign	P	C
Dilapidated Sign	X <sup>2</sup>	X <sup>2</sup>
Mural, Type 1	C	C
Mural, Type 2	P	--
Off-Premises Sign	X	X
Sign Placed by a Governmental Agency	P	P
Sign of Outstanding Design	C	C
<i>Sign Illumination</i>		
Back-lit Cabinet	X <sup>1</sup>	X
Back-lit Channel Letter	P	X <sup>1</sup>
Dark-Sky Friendly	P <sup>3</sup>	P
Directly-Illuminated	P	A <sup>4</sup>
Externally Illuminated	P	X <sup>1</sup>
Halo-Lighted	P	X <sup>1</sup>
Pedestrian-Oriented Video Display	P	--

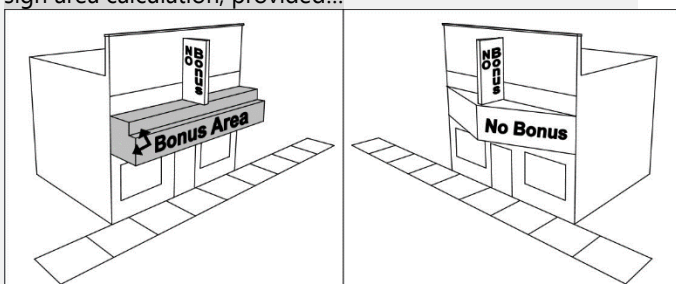
Sign Standards	C1	R3
Number of Signs	Any	Any
<i>Maximum Sign Area</i>		
Individual Sign	50 sf <sup>1,5</sup>	12 sf <sup>1,6</sup>
<i>Total Cumulative Signage Allowed</i>		
General	--	40 sf
Primary Building Wall	15 %	--
Secondary Building Wall	5%	--
Windows	25%	--
Vacant Land	160 sf	--
<i>Maximum Sign Height</i>		
Building Sign	35 ft <sup>1,7</sup>	26 ft <sup>1,7</sup>
Freestanding Sign	20 ft <sup>1</sup>	12 ft <sup>1</sup>
Temporary Sign	6 ft <sup>1</sup>	6 ft <sup>1</sup>
Pedestrian-Oriented Video Display	6ft <sup>1</sup>	--
<i>Minimum Sign Clearance</i>		
Building Sign Projecting...[12"+]	8 ft	8 ft
<i>Sign Placement<sup>8,9</sup></i>		
Setback from any property line	5 ft <sup>10</sup>	5ft
Freestanding Sign	1 per 250 ft	--
Portable Sign	1 per 75 ft	--
<i>Allowed Sign Duration</i>		
Temporary Sign	45 days <sup>11</sup>	45 days <sup>11</sup>
Political Sign	5 days after	5 days after
Real Estate Sign	5 days after	5 days after
Portable	Business Hours	--

- 1-Unless a bonus allowance is granted for a Sign of Outstanding Design.
- 2-An existing sign...which becomes dilapidated shall be removed after notice to the property owner, unless...the property owner establishes facts...to rebut...dilapidation.
- 3-The City strongly encourages the installation of dark-sky friendly signs when utilizing illuminated signs in this district.
- 4-Allowed as an accessory sign only when placed in windows and limited to 4 sq ft in area.
- 5-When a building wall exceeds 150 ft in length, maximum individual sign area increases to 5% of the building wall area or 150 sq ft, whichever is smaller
- 6-When allowed as conditional uses, the planning commission may permit individual signs no larger than 24 sq ft

- 7-No part of a building sign shall be higher than the highest point of the building to which it is attached.
- 8-No signs may be placed in a Vision Clearance Area
- 9-Signs within a public right-of-way may be permitted according to SMC 12.02
- 10-Building signs have no setback requirement.
- 11-Signs related to a specific event, sale, etc. must be removed within 5 days after such event.

**C1 Sign Exceptions**

1. Because of their benefits to pedestrians, a bonus shall be allotted to awning/marquee signs in the C1 district by including only one-half of the sign area in the cumulative sign area calculation, provided...



**R3 Sign Exceptions**

None.



Ben Shumaker <ben@ci.stevenson.wa.us>

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## Zone Change

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Joseph Schlick <joe@40monda.com>  
Reply-To: joe@40monda.com  
To: Ben Shumaker <ben@ci.stevenson.wa.us>

Thu, Sep 10, 2020 at 4:55 PM

Hey Ben - how's that sweet baby? Getting any sleep? Been there my brother. We're happy for you both!

We'd like our Monda Rd property to be completely in the SR District. Thanks for giving us the heads up.

Joe

On 9/10/2020 4:08 PM, Ben Shumaker wrote:

Hi Joe-

RE: the previous email. I'm surprised to see your house is split between the SR Suburban Residential District and the R3 Multi-Family Residential District. Also funded by the state grant, we'll be looking to change some zoning boundaries. Let me know if you want to clean yours up so it only has 1 type of zoning for the whole property and we can make the change.

Cheers,

**Ben Shumaker**

Planning Director

City of Stevenson, Washington

(509) 427-5970