



# 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**

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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 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

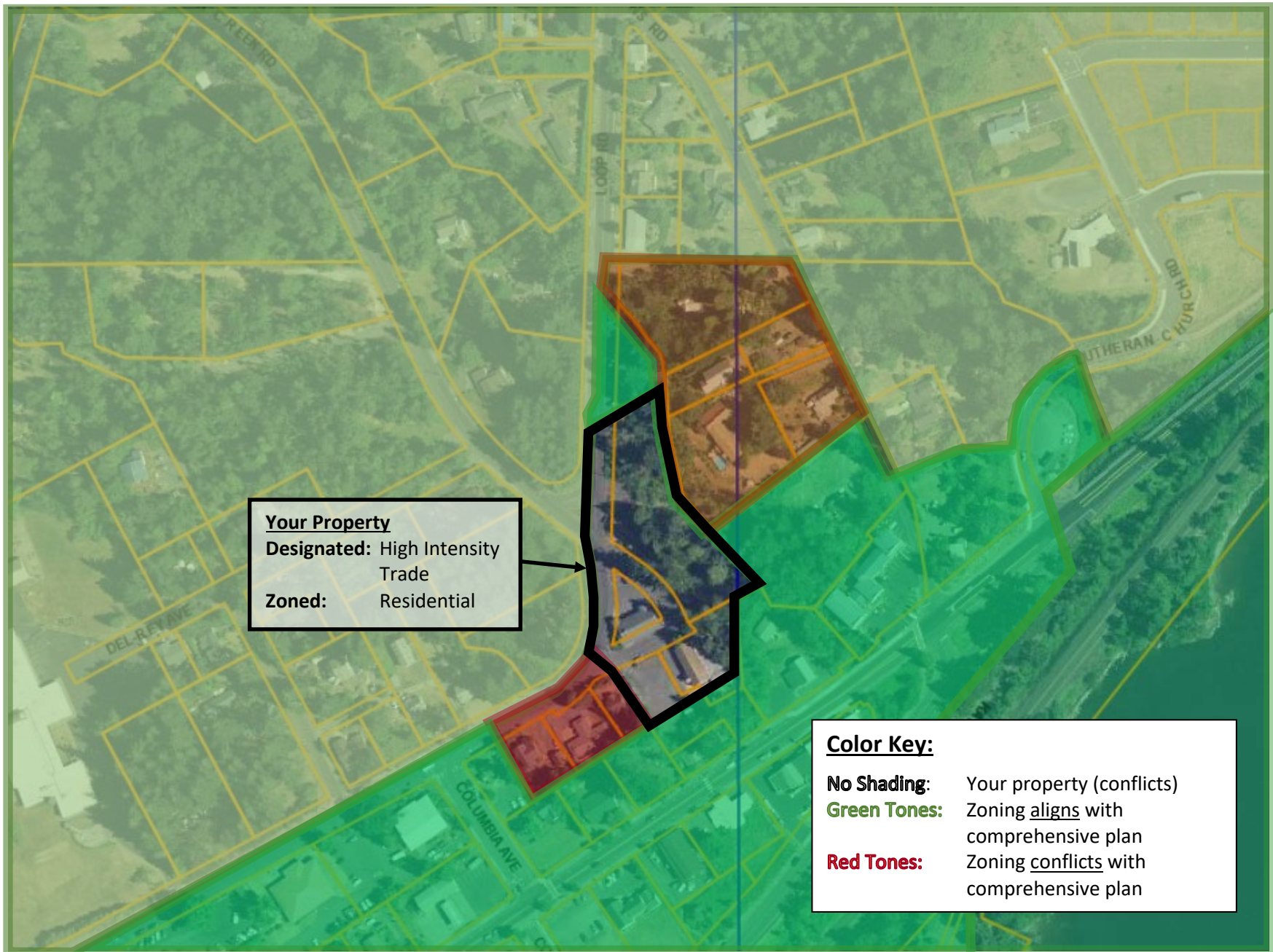
No decisions on this topic are imminent. In addition to this letter, you should expect at least 2 others on this topic:

- 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.
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	<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.**

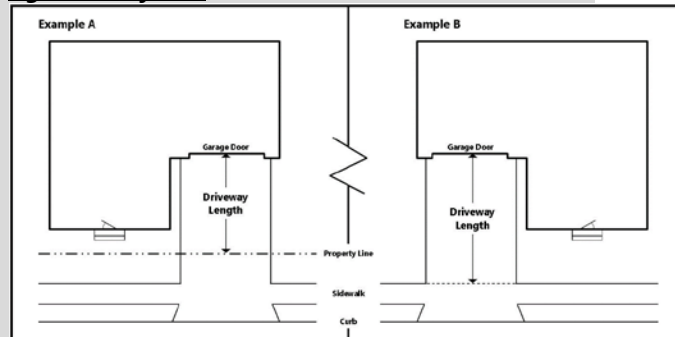
1. Except for the circumstances set forth in SMC 17.25.130(B)(2), below, off-street parking shall be provided in accordance with the requirements of SMC 17.42 Parking and Loading Standards.
2. Off-street parking is not required in the following circumstances:
  - a. When the use of an existing building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

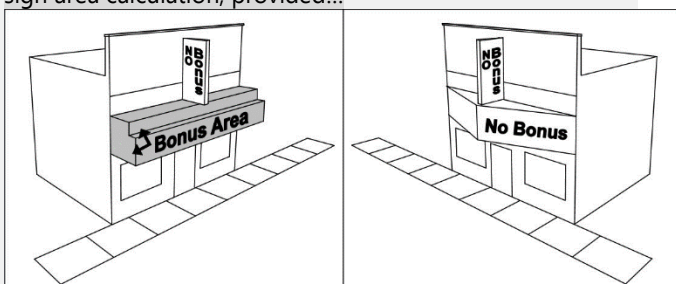
Sign Standards	C1	R3
Number of Signs	Any	Any
<i>Maximum Sign Area</i>		
Individual Sign	50 sf <sup>1,5</sup>	12 sf <sup>1,6</sup>
<i>Total Cumulative Signage Allowed</i>		
General	--	40 sf
Primary Building Wall	15 %	--
Secondary Building Wall	5%	--
Windows	25%	--
Vacant Land	160 sf	--
<i>Maximum Sign 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.