

Clark County 20-Year Comprehensive Management Plan Update 2015-2035 Unified Development Code : Title 40 Updates



Community Planning



PC WS ~ March 17, 2016

028798

Resource and Rural Districts

Forest, Agriculture and Agricultural-Wildlife Districts	Title 40 Code Changes
Agriculture Lands: 40.210.010	Reduce minimum lot size for parcels zoned AG-20 from 20 acres to 10 acres (AG-10).
Forest Lands: 40.210.010	Reduce minimum lot size for parcels zoned FR-40 from 40 acres to 20 acres; the FR- 80 will be retained. 1

Commercial Lands

Commercial Districts	Title 40 Code Changes
Commercial Lands: 40.230.010	<p>Combine the three commercial zones (C-2, C-3 and GC) into a single comp plan (C) designation.</p> <p>Change the zoning code for Neighborhood Commercial from C-1 to NC, and Community Commercial from C-2 to CC.</p> <p>Include each zone's locational criteria from the Comp Plan to the Unified Development Code.</p> <p>1</p>

Commercial, Business, Mixed Use, and Industrial Districts

Overlay	Title 40 Code Changes
Resort Overlay: 40.230.040	Add language regarding new resorts from the comprehensive plan.
Equestrian Overlay: 40.250.090	Add previously approved language to the development code.

Commercial, Business, Mixed Use, and Industrial Districts (continued)

Urban Reserve Overlay	Title 40 Code Changes
Urban Reserve: 40.230.100	<p>Urban reserve (UR) becomes a true Overlay and the code moves to the overlay chapter of Title 40.</p> <p>Zoning defaults to underlying zone; some parcels given R-5 zoning.</p> <p>No change in allowable land uses.</p>

Commercial, Business, Mixed Use, and Industrial Districts (continued)

Urban Holding Overlay	Title 40 Code Changes
Urban Holding: 40.230.110	Urban holding (UH) becomes a true Overlay and the code moves to the overlay chapter of Title 40. Zoning defaults to underlying zone. No change in allowable land uses.

New Public Facilities Chapter

Creation of Public Facilities Zone	Title 40 Code Changes
Public Facilities: 40.235.010	Create a development code section for already developed public facilities.

Special Use and Standards

Parks	Title 40 Code Changes
Parks: 40.260.157	Expand the existing neighborhood parks code section to include development standards for community and regional parks, as recommended by the Parks Advisory Board at their February 12, 2016 meeting.

Cross Reference Edits

A review has been undertaken with the rest of the Title 40 code language for overall consistency. Changes were made to the rest of the code language to ensure no conflicts exist in the development code.

Exhibit 11 of the staff report shows all the proposed code changes in Title 40.

Questions?

Thank you!

Laurie Lebowsky

Planner III

(360) 397-2280 ext.4544

Laurie.Lebowsky@clark.wa.gov

