

1 **Exhibit D**

2
3 **40.230.010 COMMERCIAL DISTRICTS (C-2, C-3, ~~CL~~, GC)**

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5 A. Purpose.

6 1. Neighborhood Commercial (C-2) District. These commercial areas of
7 limited size are intended to provide for the convenience shopping needs of the
8 immediate neighborhood. This district is permitted under the neighborhood
9 commercial and mixed use comprehensive plan designations.

10 2. Community Commercial (C-3) District. These commercial areas are
11 intended to provide for the regular shopping and service needs for several
12 adjacent neighborhoods. This district is only permitted in areas designated as
13 community commercial or mixed use on the comprehensive plan.

14 ~~3. Limited Commercial (CL) District. These commercial areas are intended~~
15 ~~to recognize areas of existing retail and service commercial businesses that have~~
16 ~~occurred in strips along major arterials. These commercial areas provide a full~~
17 ~~range of goods and services necessary to serve large areas of the county.~~

18 4. General Commercial (GC) District. These commercial areas provide a
19 full range of goods and services necessary to serve large areas of the county
20 and the traveling public. This district is limited to the general commercial
21 comprehensive plan designation.

22 B. Definitions.

23 For the purposes of this section, the following definition shall apply:

24 1. "Streets." In commercial zones, the definition of "street" shall be limited to
25 public rights-of-way.

26 C. Uses.

27 The uses set out in Table 40.230.010-1 are examples of uses allowable in the
28 various zone districts. The appropriate review authority is mandatory.

29 "P" – Uses allowed subject to approval of applicable permits.

30 "R/A" – Uses permitted upon review and approval as set forth in Section
31 [40.520.020](#).

32 "C" – Conditional uses which may be permitted subject to the approval of a
33 conditional use permit as set forth in Section [40.520.030](#).

34 "X" – Uses specifically prohibited.

35 Where there are special use standards or restrictions for a listed use, the
36 applicable code section(s) in Chapter [40.260](#), Special Uses and Standards, or
37 other applicable chapter is noted in the “Special Standards” column.

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Table 40.230.010-1. Uses						
	C-2	C-3	GL	GC	Special Standards	Reason for Change
<p>1. Residential Uses.</p> <p>Residential uses are only permitted <u>above the ground floor</u> in commercial zones <u>except for an accessory caretaker, security or manager, or owner residence. when integrated with the predominant use of the site as commercial and occupying less than fifty percent (50%) of the floor area of the project.</u> The residential uses must be constructed following or in conjunction with the commercial aspects of the proposal. For the purposes of subsections (1)(a) and (1)(b) of this table, “commercial uses” are those uses listed in items (2), (3), (4), (7), (8), (9), (11), (12), (14), (15) and (17 <u>18</u>) of this table.</p>						<p>It appears that no matter how large a site one has, they'll first be limited to the amount of residential they can have by the square footage of commercial proposed, as the total residential square footage has to be less than 50% of the total building square footage for the entire project (commercial plus residential). As case study by Mike Odren shows that with the additional limitations imposed by landscape buffers and parking, he does not see anyway to achieve anything near 43 units per acre.</p> <p>The vacant land model does not include housing units in the commercial designations even though residential units are allowed.</p> <p>Added except for an accessory caretaker, security or manager, or owner residence to increase ability to manage property.</p>
a. <u>Residential Medium density</u> (Integrated multifamily/commercial or mixed use structure not to exceed 22 residential units per acre.)	P	P	P	P	40.260.150	Same as above.
b. <u>High density</u> (Integrated multifamily/commercial or mixed use structure not to exceed 43 residential units per acre.)	C	P	P	P	40.260.150	Same as above

	C-2	C-3	CL	GC	Special Standards	Reason for Change
<u>b e.</u> Existing residences without any increase in density	P	P	P	P		
<u>c d.</u> Home business – Type I	P	X	X	X	40.260.100	
<u>d e.</u> Home business – Type II	R/A <u>P</u>	X	X	X	40.260.100	
<u>e f.</u> Bed and breakfast establishments (up to 2 guest bedrooms)	R/A <u>P</u>	R/A <u>P</u>	R/A	R/A <u>P</u>	40.260.050	Number of guests is not important. Site conditions can be regulated through design standards, and plan review.
g. Bed and breakfast establishments (3 or more guest bedrooms)	G	G	G	G	40.260.050	
<u>f h.</u> Temporary dwellings	P	X	X	X	40.260.210	
<u>g i.</u> One (1) single-family residence for an <u>accessory caretaker, security or manager, or owner residence</u> in conjunction with a use permitted outright or by conditional use	P	X <u>P</u>	X	X <u>P</u>		Increase property owner's ability to manage property.
2. Retail Sales – Food.						
a. Markets in excess of <u>greater than 25,000</u> ¹ square feet gross floor area	G <u>X</u>	P	P	P		Matches with 3. b.

	C-2	C-3	CL	GC	Special Standards	Reason for Change
b. Markets – <u>less than</u> 5,000 to 25,000 square feet of gross floor area	P	P	P	P		Allows building to have more than one floor on small parcels of land.
c. Markets – < 5,000 square feet of gross floor area	P	P	P	P		Not necessary with recommended change above.
c d. Bakery – primarily retail outlet (<u>greater than</u> > 10,000 1 square feet of gross floor area)	X	X <u>P</u>	P	P		Previously a permitted use in CL.
d e. Bakery – primarily retail outlet (<u>less than</u> < 10,000 square feet of gross floor area)	P	P	P	P		
3. Retail Sales – General.						
a. General retailer (<u>greater than</u> over 200,000 <u>100,001</u> square feet gross floor area)	X	G <u>P</u>	G	P		Site design is the biggest concern with large format retail, which can be regulated through design standards.
b. General retailer (100,000 – 200,000 square feet)	X	G	P	P		
e <u>b</u> . General retailer (25,000 1 – 100,000 square feet gross floor area)	X	P	P	P		
d <u>c</u> . General retailer (<u>less than</u> under 25,000 square feet gross floor area)	G <u>P</u>	P	P	P		Decreases cost of development, which results in lower prices.

	C-2	C-3	CL	GC	Special Standards	Reason for Change
e d . Single purpose/specialty retailers (less greater than 10,000 1 square feet gross floor area)	P <u>X</u>	P	P	P		Simplifies code; site design can be regulated through design standards.
f. Single purpose/specialty retailers (10,000–25,000 square feet gross floor area)	X	P	P	P		Simplifies code; site design can be regulated through design standards.
g e . Single purpose/specialty retailers (greater less than 25,000 <u>10,000</u> square feet gross floor area)	X <u>P</u>	C <u>P</u>	P	P		Simplifies code; site design can be regulated through design standards.
h f . Yard and garden supplies, including nurseries	X <u>P</u>	P	P	P		Less driving to obtain yard and garden supplies.
4. Retail Sales – Restaurants, Drinking Places.						
a. Restaurants, with associated drinking places, alcoholic beverages	C <u>P</u>	P	P	P		Allows more walk ability and promotes less driving to restaurants. Change based on Specific Policy #16.1: Zoning and Development Standards Reform, American Planning Association POLICY GUIDE ON PLANNING & CLIMATE CHANGE Distribution Draft – April 9, 2008
b. Drinking places, alcoholic beverages (with or without entertainment)	C	C <u>P</u>	P	P		Same as above.
5. Retail Sales and Services – Automotive and Related.						

	C-2	C-3	CL	GC	Special Standards	Reason for Change
a. Motor vehicle dealers, new and used, including auto, truck trailer, boat, recreational vehicles and equipment	X	X <u>P</u>	P	P		Previously a permitted use in CL.
b. Quick vehicle servicing	X	G <u>P</u>	P	P		Previously a permitted use in CL.
c. Filling station	G <u>P</u>	G <u>P</u>	G	P		Can regulate through design standards.
d. Motorcycles	X	C	P	P		
e. Manufactured home sales	X	X	X	P		
f. Car washes	X	G <u>P</u>	P	P		Previously a permitted use in CL.
g. Vehicle rental or repair including auto, truck trailer, boat, and recreational vehicles						
(1) Located entirely within an enclosed building	X	X <u>P</u>	P	P		Previously a permitted use in CL.
(2) Including outside storage or repair	X	X	G	P		
h. Commercial off-street parking facilities	X	P	P	P		
i. Vehicle towing and storage services	X	X	G	P		
j. Transportation terminals						

	C-2	C-3	CL	GC	Special Standards	Reason for Change
(1) Freight	X	C	C	P		Allowed use in industrial zone.
<u>(1)</u> (2) People	P	P	P	P		
6. Retail Sales – Building Material and Farm Equipment.						
a. Lumber and other building materials stores and yards, with only incidental cutting and planing of products sold	X	X <u>C</u>	X	P		Increases use options for tenants.
b. Heating and plumbing equipment, including incidental fabrication (operated entirely within an enclosed building)	X	C <u>P</u>	P	P		Previously a permitted use in CL.
c. Hardware, home repair and supply stores (greater than <u>over</u> 100,000 1 square feet gross floor area)	X	X <u>C</u>	P	P		Previously a permitted use in CL, but requires additional review under a conditional use permit. Large format stores can be regulated through design standards.
d. Hardware, home repair and supply stores (25,000 1 to 100,000 square feet gross floor area)	X	C <u>P</u>	P	P		Previously a permitted use in CL.
e. Hardware, home repair and supply stores (less than <u>under</u> 25,000 square feet gross floor area)	C <u>P</u>	P	P	P		Increase development opportunities in C-2.
f. Farm equipment and implement dealer	X	X	X	P		
g. Hay, grain, and feed stores	X	X	P	P		

	C-2	C-3	CL	GC	Special Standards	Reason for Change
7. Retail Sales – Products (Finished product R <u>etailers of products created or assembled with</u> primary fabrication or assembly on-site. W <u>ithin an</u> entirely enclosed building.))						Increase clarity.
a. <u>Uses greater than 25,001 square feet gross floor area or greater</u> Uses of < 5,000 square feet gross floor area	X	X <u>C</u>	P	P		Reverse order to show largest to smallest. Change from X to C matches to increase consistency with 3 C.
b. Uses <u>between</u> of 5,00 <u>1</u> – 25,000 square feet gross floor area	X	R/A <u>P</u>	P	P		Increase development opportunities in C-3.
c. <u>Uses less than 5,000 square feet gross floor area</u> Uses of 25,000 square feet gross floor area or greater	X <u>P</u>	P	P	P		Increase development opportunities in C-2.
8. Services – Personal.						
a. Self-service laundries, dry cleaning, including pressing, alteration, garment and accessory repair, excluding industrial cleaning services	P	P	P	P		
b. <u>Barber, and beauty shops and day spas</u>	P	P	P	P		Increases clarity of allowed uses.
c. Clothing rental establishments	X	P	P	P		
d. Mortuaries	X	X <u>C</u>	C	P		Removed CL, which was a conditional use.
e. <u>Tattoo/body art studio</u>	<u>X</u>	<u>P</u>		<u>P</u>		Increase clarity of allowed uses.

	C-2	C-3	CL	GC	Special Standards	Reason for Change
9. Services – General.						
a. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (<u>greater than</u> < 2,500 ¹ square feet)	P <u>X</u>	P	P	P		Reverse order to show largest to smallest.
b. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (less than > 2,500 square feet)	X <u>P</u>	P	P	P		
c. Office equipment and home appliance rental, service and repair agencies	X	X <u>P</u>	P	P		Previously a permitted in CL.
d. Printing, publishing and lithographic shops	X	X <u>R/A</u>	P	P		Previously a permitted in CL.
e. Services to buildings (including dwellings), cleaning and exterminating	X	C	C	P		
f. Moving and storage	X	X <u>P</u>	X	P		Previously a permitted in CL.
g. Mini-storage warehouse	X	X <u>P</u>	P	P		Previously a permitted in CL.
† <u>1.</u> Accessory caretaker, security or manager residence when incorporated as an integral part of the mini-storage warehouse	X	X <u>R/A</u>	P	P		Previously a permitted in CL.
h. Auction barns	X	X	X	P		
i. Branch banks	P	P	P	P		

	C-2	C-3	CL	GC	Special Standards	Reason for Change
j. Event facilities (10,000 square feet <u>(greater than 50,001 square feet)</u>)	P <u>X</u>	P <u>X</u>	P	P <u>C</u>		Reverse order to show largest to smallest.
k. Event facilities (10,000 <u>5,001</u> to 50,000 square feet)	X	P	P	P		
l. Event facilities (> 50,000 square feet) <u>(less than 10,000, 5,000 square feet)</u>	X <u>P</u>	X <u>P</u>	C	C <u>P</u>		<10,000 event facility is not consistent with the development code neighborhood commercial zone purpose statement. Change from 10,000 to 5,000 increases consistency with the development code neighborhood commercial zone purpose statement.
m. RV storage	X	X <u>C</u>	P	P		Previously a permitted in CL.
10. Services – Lodging Places.						
a. Hotels/motels	X	C	C	P		
b. Recreational vehicle parks and campgrounds	X	X	X	P		
11. Services – Medical and Health.						
a. Hospitals	X	X	X	C		
b. Outpatient clinics / <u>medical offices</u>	C	P	P	P		Increases clarity.
c. Medical laboratories	X	C	P	P		

	C-2	C-3	CL	GC	Special Standards	Reason for Change
d. Sanitaria, convalescent and rest homes <u>Group living¹ equal to or greater than 6 people</u>	<u>X</u>	<u>C</u>	X	<u>C</u>		Add group living definition to ccc 40.100.070. "Group Living" means living facilities for groups of unrelated individuals that include at least one person residing on the site who is responsible for supervising, managing, monitoring and/or providing care, training or treatment or residents.
e. <u>Group living¹ equal to or less than 5 people.</u>	<u>C</u>	<u>C</u>		<u>C</u>		
e <u>f.</u> Orthopedic equipment and supplies, rental, sales and services	X	P	P	P		
f. Animal hospitals and veterinary clinics						Moved to new section #16.
(1) Outside animal activities	X	X	C	C		Moved to new section #16.
(2) Inside animal activities only	C	P	P	P		Moved to new section #16.
g. Ambulance services	P	P	P	P		
h. Residential care homes	C	C	C	C		Combined into group living.
i. Residential and congregate care facilities	X	C	C	C		Combined into group living.
12. Services – Professional Office.						
a. Professional offices (<u>greater than</u> 10,000 <u>5,001</u> square feet gross floor area)	X	P	P	P		Decrease from 10,000 to 5,000 to make consistent with 7 b and 9 a. Reverse orders to show largest to smallest.
b. Professional offices (<u>less than</u> >del>10,000 <u>5,000</u> square feet gross floor area)	X <u>P</u>	C <u>P</u>	P	P		Same as above. Allowed use changes will help increase development density and help create land use patterns with fewer vehicle miles traveled.
c. Artists/photographic studios	P	P	P	X <u>P</u>		No reason to not permit.

	C-2	C-3	CL	GC	Special Standards	Reason for Change
13. Services – Amusement.						
a. Amusement centers	X	X	C	C		Simplifies implementing code by placing into indoor and outdoor uses.
<u>1. Indoor</u>	<u>X</u>	<u>C</u>		<u>P</u>		
<u>2. Outdoor</u>	<u>X</u>	<u>C</u>		<u>C</u>		
b. Bowling alleys, billiard and pool parlors, and video arcades	X	C	P	P		
c. Skating rinks, ice and/or roller	X	X	P	P		
d. Indoor paintball facilities	X	X	P	P		
e. Outdoor paintball facilities	X	X	C	C		
f. Theaters, indoor	X	C	C	P		
g. Drive-in theaters, stadium and arena facilities	X	X	X	C		
h <u>b.</u> Athletic, health and racket clubs (< 5,000 square feet of gross floor area) (<u>greater than 10,001 square feet of gross floor area</u>)	<u>P</u> <u>X</u>	<u>P</u> <u>C</u>	P	P		Reversed b & d to read largest to smallest.
i <u>c.</u> Athletic, health and racket clubs (between 10,000 and 5,001 square feet of gross floor area)	C	C	P	P		
i. <u>d.</u> Athletic, health and racket clubs (> 10,000 square feet of gross floor area) (<u>less than 5,000 square feet of gross floor area</u>)	X <u>P</u>	C <u>P</u>	P	P		

	C-2	C-3	CL	GC	Special Standards	Reason for Change
k <u>e</u> . Circuses, carnivals, or amusement rides	R/A	R/A	R/A	R/A		
14. Services – Educational.						
a. Nursery schools, preschools	C	<u>G</u> <u>P</u>	P	P	40.260.160	Previously a permitted in CL.
b. Day care facilities consistent with Chapter 388-73 WAC	P	P	P	P	40.260.160	
c. Libraries (< 2,500 square feet gross floor area)	P	P	P	P		Removes size restrictions to promote more libraries.
d. Libraries (> 2,500 square feet gross floor area)	X	G	P	P		
e <u>d</u> . Vocational schools	<u>X</u> <u>C</u>	<u>G</u> <u>P</u>	P	P		Encourages education
<u>1. Truck driving schools</u>	<u>X</u>	<u>P</u>	P	<u>P</u>		Encourages education
f <u>e</u> . Automobile driving schools (<u>greater than < 5,000</u> <u>1</u> square feet)	<u>P</u> <u>X</u>	P	P	P		Clark County has 6 driving schools that are in Vancouver's UGA, 3 of which are in the city. 5 of the 6 buildings are above 8, 000 square feet. The largest is Clark County Driving School at 34, 000 square feet. Limited C-2 acreage
f. <u>Automobile driving schools (less than 5,000 square feet)</u>	<u>X</u> <u>P</u>	<u>G</u> <u>P</u>	P	P		Increase development opportunity.

	C-2	C-3	CL	GC	Special Standards	Reason for Change
g. Artistic studios and schools including but not limited to dance, music and martial arts (<u>greater than</u> < 5,000 1 square feet)	P <u>X</u>	P	P	P		Reverse size to show largest to smallest.
h. Artistic studios and schools including but not limited to dance, music and martial arts (<u>less than</u> > 5,000 square feet)	X <u>P</u>	P	P	P		
i. Public parks, parkways, recreation facilities, trails and related facilities	P	P	P	P		
j. Public/private educational institutions	C	C	C	C		
k. Outdoor team sports fields	X <u>C</u>	X <u>P</u>	X	X <u>P</u>		Increases ability to have more sports fields; potentially reducing need to drive for health and fitness. Limited C-2 acreage
15. Services – Membership Organizations.						
a. Business, professional and religious (not including churches; <u>greater than 5,001 square feet</u>)	X	P	P	P		
b. Civic, social, fraternal, charitable, labor and political <u>Business, professional and religious (not including churches; less than < 5,000 square feet)</u>	X <u>P</u>	P	P	P		Potentially allows more job opportunities in C-2.
c. Civic, social, fraternal, charitable, labor and political (> 5,000 square feet)	X <u>C</u>	P	P	P		Potentially increases neighborhood social network.
d. Churches	C	P	P	P		

	C-2	C-3	CL	GC	Special Standards	Reason for Change
16. <u>Services – Animal related.</u>						Provides a distinction between services – medical and health (#11) and services - animal related.
<u>a. Animal hospitals and veterinary clinics</u>						Section moved from #11 f.
<u>1. Outside animal activities facilities</u>	X	X <u>C</u>	€	C		Moved from #11 (f) (1). Previously C in CL.
<u>2. Inside animal activities facilities only</u>	C	P	P	P		Moved from #11 (f) (2)
<u>b. Animal day use facility</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>40.260.040</u>	<p>Animal day use facility will replace the definition of a ‘kennel.’</p> <p>40.260.040 will be amended to require facilities meet site plan review and noise standards, and any other additional requirements.</p> <p>Add definition to ccc 40.100.070. “Animal day use facility” means any premises used to conduct a day-time only business that involves domestic animals as defined in section 8.01.020, including but not limited to breeding, training, grooming, and day care.</p> <p>8.01.020 “Domestic animal” or “pet” means any animal other than livestock that lives and breeds in a tame condition. This generally refers to dogs, cats and some birds.</p>

	C-2	C-3	CL	GC	Special Standards	Reason for Change
<u>c. Animal boarding facility</u> ²					<u>40.260.040</u> <u>40.320.010</u>	Animal boarding facility will replace the definition of a 'kennel.' 40.260.040 will be amended to require facilities meet site plan review and noise standards, and any other additional requirements. Add definition to ccc 40.100.070. "Animal boarding facility" means any premises used to conduct a business that involves overnight boarding of domestic animals as defined in section 8.01.020 for any purpose, but not to include animal hospitals and veterinary clinics.
<u>1. Inside</u>	<u>X</u>	<u>C</u>		<u>P</u>		
<u>2. Outside</u>	<u>X</u>	<u>X</u>		<u>C</u>		
16 <u>17.</u> Distribution Facilities. (In conjunction with a permitted use, all activities, except vehicle storage, located entirely within an enclosed building)						
a. Distribution facilities of between 50,000 and 25,000 1 square feet gross floor area	X	X	P	P		Reverse size to show largest to smallest.
b. Distribution facilities of less than 25,000 square feet gross floor area	X	X <u>C</u>	X	P		Previously a permitted use in CL. However, the CC is closer to residential zones possibly requiring sight and sound mitigation.

	C-2	C-3	CL	GC	Special Standards	Reason for Change
47 <u>18.</u> Public Services and Facilities.						
a. Buildings entirely dedicated to public services, such as city hall, police and fire substations	C	C	€	C		
b. Sewer, water and utility transmission lines	P	P	Ɔ	P	40.260.240	
c. Wireless communications facilities	P/C ₅	P/C ⁵	Ɔ ⁵	P/C ⁵	40.260.250	
d. Zoos, museums, historic and cultural exhibits and the like <u>similar institutions</u>	X	C	€	C		<p>“The like” removed to increase clarity; replaced with similar institutions, since the 2007 NAICS Definitions uses the same language, see below.</p> <p>712 Museums, Historical Sites, and Similar Institutions Industries in the Museums, Historical Sites, and Similar Institutions subsector engage in the preservation and exhibition of objects, sites, and natural wonders of historical, cultural, and/or educational value.</p> <p>http://www.census.gov/naics/2007/def/NDEF712.HTM#N712</p>
<u>1. Historic and cultural exhibits</u>	P	P		P		These elements are site specific like the first sawmill on Evergreen or a building that falls in a NC zone.
e. U.S. Post Offices	P	P	Ɔ	P		
f. Public transit facilities including park and ride facilities	<u>Ɔ</u>	P	Ɔ	P		Limited C-2 acreage

	C-2	C-3	CL	GC	Special Standards	Reason for Change
18 <u>19</u> . Resource Activities.						
a. Agriculture	P	P	P	P	40.260.040	
b. Silviculture	P	P	P	P	40.260.080	
19 <u>20</u> . Accessory Uses and Activities.						
a. On-site hazardous waste treatment and storage facilities, subject to state siting criteria (RCW 70.105.210).	P	P	P	P		
b. Drive-through, drive-in or drive-up facilities	X	R/A	R/A	P		
c. Open Air Activities						
(1) Open air display of plants and produce in conjunction with a permitted use ^{1 3}	P	P	P	P		
(2) Open air storage of materials ^{2 4}	X <u>P</u>	X <u>P</u>	X	P		
(3) Open air work activities such as restaurants, portable walk-up vendors such as espresso carts, flower stands and food stands, plant nurseries and other uses generally conducted outside in conjunction with a permitted commercial use, unless otherwise prohibited by this title ^{3 5}	P	P	P	P		
(4) Open air storage of company vehicles, such as cars and light duty trucks, in conjunction with a permitted use ^{4 6}	X <u>P</u>	X <u>P</u>	X	P		Increases possibility of small businesses to park company vehicle on-site.

	C-2	C-3	CL	GC	Special Standards	Reason for Change
20 <u>21.</u> Other Uses.						
a. Temporary uses	P	P	P	P	40.260.220	
b. Private use heliports	X	C	€	C	40.260.170	
c. Solid waste handling and disposal sites	C	C	€	C	40.260.200	

1 ¹ Does not include Detention and Post-Detention Facilities.

2 ² Outdoor areas shall be fully screened to the F2 standard.

3 ⁴ ~~See Table 40.260.250-1.~~

4 ²³ These areas must be identified and approved on the site plan.

5 ³⁴ Such areas must be located behind buildings or to the rear of the site and away from street frontages and fully
6 screened with landscaping ~~to the L-4 standard~~ according to CCC 40.320.010 (D)1.

7 ⁴⁵ These uses are permitted to occupy up to ten percent (10%) of the total floor area of the development or building. Open
8 air sale of vehicles and manufactured homes are not subject to this requirement, where permitted. This is not intended to
9 prohibit temporary outside sales of a limited duration (less than two (2) weeks total per year) when in conjunction with a
10 permitted use.

11 ⁶⁶ Vehicle storage areas shall be located behind buildings or to the rear of the site. Landscaping standards in excess of
12 site plan review standards may be required in order to properly screen adjoining residential lands.

13 **Recommended new definitions to 40.100:**

14 “Animal day use facility” means any premises used to conduct a day-time only business that involves domestic animals as defined in
15 section 8.01.020, including but not limited to breeding, training, grooming, and day care.

16 “Animal boarding facility” means any premises used to conduct a business that involves overnight boarding of domestic animals as
17 defined in section 8.01.020 for any purpose, but not to include animal hospitals and veterinary clinics.

18 “Group Living” means living facilities for groups of unrelated individuals that include at least one person residing on the site who is
19 responsible for supervising, managing, monitoring and/or providing care, training or treatment or residents.

20 **Recommend removing Kennel definition from 40.100:**

21 “Kennel” means either (a) any premises used to conduct a commercial business involving the breeding, buying, selling or letting dogs
22 for hire, boarding or training dogs, or (b) any premises at which ten (10) or more dogs which are five (5) months old or older are kept
23 for any purpose, including animal shelters, but excluding veterinary clinics and animal hospitals where dogs are kept only for
24 treatment by licensed veterinarians.

25 **NOTE: Linda Moorehead, Community Development, will work with committee members to revise Title 8 domestic animal**
26 **definition to include a restriction on number of dogs kept.**

27

28

29

30

2 CLARK COUNTY COMPREHENSIVE GROWTH MANAGEMENT
3 PLAN 2004-2024

4
5 **20-YEAR PLAN DESIGNATIONS AND LOCATION CRITERIA**

6
7 **Neighborhood Commercial (NC)**

8 These Commercial center areas provide services within walking distance for the
9 frequent needs of the surrounding residents and are implemented by the Neighborhood
10 Commercial base zone. These areas are located in the urban growth boundary and will
11 generally be small areas which are generally designed to serve neighborhoods.
12 Developments in these areas will be designed to be compatible with the surrounding
13 residentially zoned neighborhoods.

14
15 New neighborhood commercial areas should generally be less than five acres in size,
16 spaced less than five miles from similar uses or zones, serve a population of up to
17 10,000, locate at neighborhood collector or larger crossroads, and serving a primary
18 trade area within a 1.5 mile radius. In addition, all new commercial applications must
19 address the criteria in 40.560.010 (H).

20
21 **Community Commercial (CC)**

22 Commercial center areas provide services to several neighborhoods in urban
23 areas of Clark County and is implemented with the Community Commercial zone. New
24 community commercial areas should generally be between five and 20 acres in size,
25 spaced two to four miles from similar uses or zones, serve a population of 10,000 to
26 20,000, locate at minor or major arterial crossroads, serving a primary trade area
27 between 2 to 4 miles. In addition, all new commercial applications must address the
28 criteria in 40.560.010 (H).

29
30 **General Commercial (GC)**

31 General Commercial areas provide a full range of goods and services necessary
32 to serve large areas of the county, and traveling public. This designation is implemented
33 with the General ~~and Limited~~ Commercial base zone. These areas are generally located
34 at interchanges, along state highways and interstates, and adjacent to major and minor
35 arterial roadways. New general commercial areas should generally be more than 20
36 acres in size, spaced more than four miles from similar uses or zones, serve a
37 population of more than 20,000, and serving a primary trade area between 3 to 6 miles.
38 In addition, all new commercial applications must address the criteria in 40.560.010 (H).

39
40
41 **Rural Commercial**

42
43 This commercial district is located in rural areas outside of urban growth
44 boundaries in existing commercial areas and within designated Rural Centers. These
45 areas are generally located at convenient locations at minor or major arterial crossroads
46 and sized to accommodate the rural population. Rural commercial areas are not
47 intended to serve the general traveling public in rural areas located between urban
48 population centers. Rural commercial areas within designated Rural Centers are
49 implemented with the CR2 base zone. Existing commercial areas outside of these Rural
50 Centers are implemented with the CR1 base zone. All new rural commercial applications
51 shall address the criteria for new commercial areas through a market and land use
52 analysis.

57
58
59

Table 1.5 Urban Plan Designation to Zone Consistency Chart

PLAN ZONE	UL	UM	UH	NC	CC	CG	MU	EC	ML	MH	RI	A	PF
R1-20													
R1-10													
R1-7.5													
R1-6													
R1-5													
R-12													
R-18													
R-22													
R-30													
R-43													
OR-15													
OR-18													
OR-22													
OR-30													
OR-43													
C-2													
C-3													
CL					delete	delete							
GC													
MX													
BP													
OC													
ML													
MH													
IR													
U													
A													

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