

Figure 2.1-1. General Vicinity Map

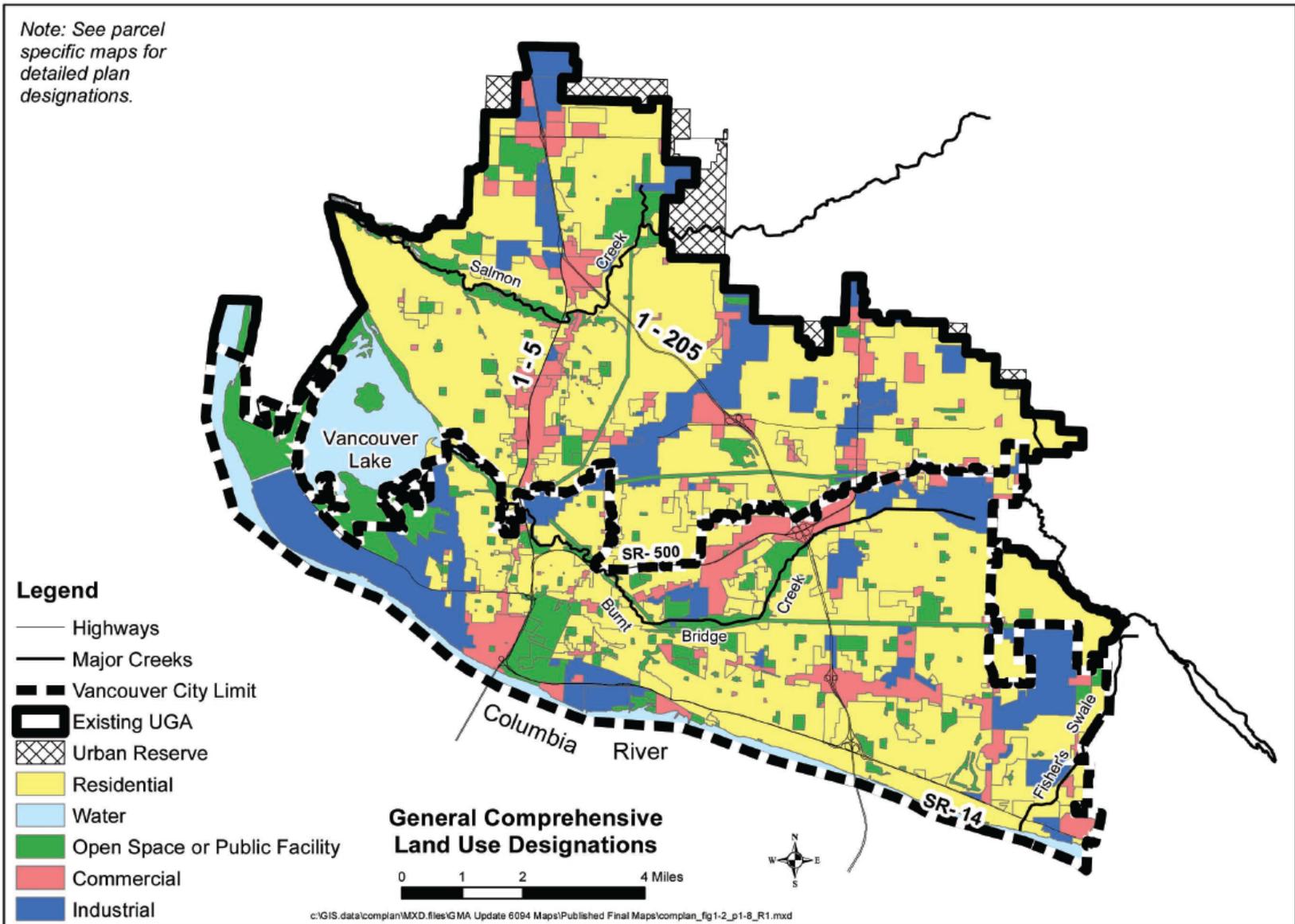
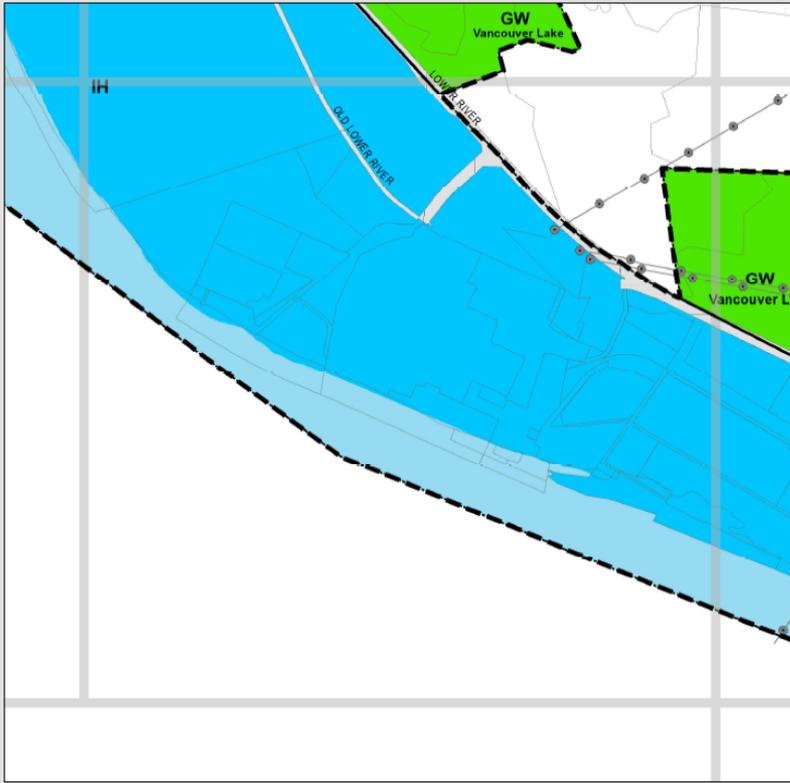


Figure 1-6. Comprehensive land use map showing designated types and intensities of land use allowed throughout the City of Vancouver.
Source: City of Vancouver GIS



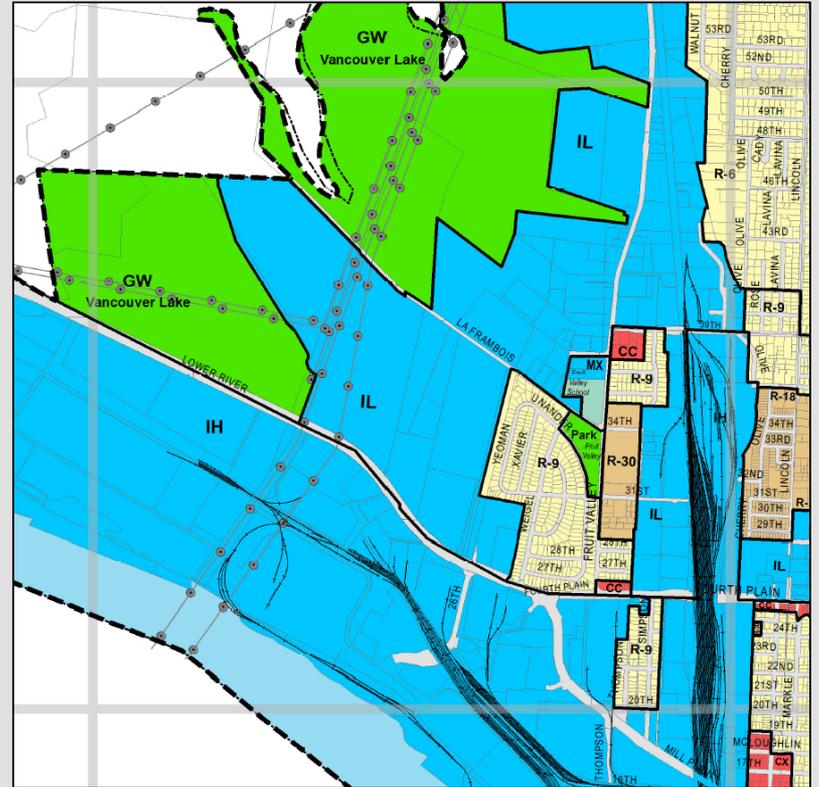
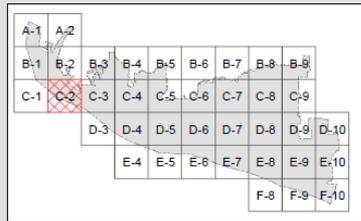
Map Section: C-2

Comprehensive Plan Designations

- Urban Lower Density Residential
- Urban Higher Density Residential
- Commercial & Mixed Use
- Industrial
- Public Facility
- Open Space
- Water



Updated by Ord M-3994
Effective December 7, 2011



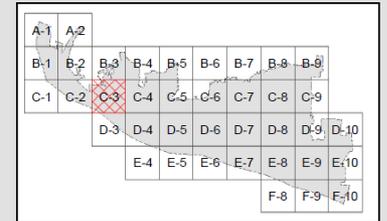
Map Section: C-3

Comprehensive Plan Designations

- Urban Lower Density Residential
- Urban Higher Density Residential
- Commercial & Mixed Use
- Industrial
- Public Facility
- Open Space
- Water



Updated by Ord M-3994
Effective December 7, 2011



Development Criteria	IH Zone	Proposed
Minimum Lot Size	None	N/A
Maximum Lot Coverage	100%	Approximately 70%
Minimum Lot Width	None	N/A
Minimum Lot Depth	None	N/A
Minimum Setbacks and Screening Standards*	Pursuant to buffering and screening standards contained in VMC Tables 20.925.030-1 and 20.925.030-2. 10 feet with L2 landscaping, along SR 501, 5 foot setback from west and east property lines with L1 landscaping, and 0 foot setback for water dependent uses along the Columbia River.	Proposed setbacks are 60 feet from SR 501 to the nearest fuel storage tank, with at least 5 foot setbacks from the west and east property line. Landscaping includes trees and shrubs consistent with the L2 standard.
Maximum Height	None	Approximately 50 feet (rail unloading)
Minimum Landscaping Requirement (% of total net area)	0%	≤5%; Pursuant to buffering and screening standards contained in VMC Tables 20.925.030-1 and 20.925.030-2. 10% landscaping buffer in parking area of Area 200.

*According to the pre-application report (lines 156-165), minimum setback requirements are not appropriate within the Port. However, the portions of the proposal that border on property not owned by the Port, or have frontage on a public street, will meet applicable landscaping/setback requirements. The landscaping standards will apply to the boundary of Area 300 along NW Lower River Road (SR 501) and between areas 300/500 (Parcel 1A) and Farwest Steel.