Exhibit 3
#124 Multifamily Residential Amenity Area Standards

1.1.24	Policy	1.1.24 Clark County and participating cities shall work cooperatively to adopt a countywide transfer of development rights (TDR) program to support mutually agreed upon conservation goals (i.e., the preservation of agricultural lands) and require that any expansion of any urban growth boundary shall require participation in the program. When Clark County expands an urban growth boundary contingent upon the use of the TDR program, the county and the participating city shall enter into an interlocal agreement that, at a minimum, includes the following provisions: • Establishing requirements for completing expansions to the urban growth boundaries contingent upon the transfer of development rights from eligible sending areas designated by the county to the receiving areas created by the expansion. • Setting timelines for full implementation of the transfer of development rights program and any requirements or limitations placed on the expansion area until such a time as a TDR program is implemented. • Identifying guidelines for monitoring, reporting, and reassessing market conditions. RATIONALE: PROPOSED POLICY WAS SUGGESTED BY THE CITIES OF RIDGEFIELD, LA CENTER, AND CAMAS. NOTE: THE TECHNICAL COORDINATING COMMITTEE DID NOT REACH FULL CONSENSUS ON THIS POLICY LANGUAGE.
1.1.25	Policy	1.1.25 There shall be no net material increase in cardroom capacity within the La Center Urban Growth Area. RATIONALE: RE-NUMBERED AND MOVED LOCATION OF EXISTING COUNTYWIDE PLANNING POLICY. PREVIOUSLY WAS COUNTYWIDE PLANNING POLICY 1.1.19.
		COUNTY 20-YEAR PLANNING POLICIES
1.3.4	Policy	1.3.4 Zoning ordinances and other implementing measures shall specify maximum and minimum residential densities within the residential zoning districts. RATIONALE: GRAMMATICAL CORRECTION.
1.4.1	Policy	1.4.1 Plan for connected and accessible communities in the unincorporated Vancouver urban growth area where a significant majority of daily needs can be met within a convenient and safe walk, ride, roll, or transit ride by planning for amenity-rich activity centers and corridors, areas of dense, mixed-use urban

JET PLANNING

MEMO

DATE: August 5, 2026
TO: Clark County Planning Commission
CC: Oliver Orjiako, Jose Alvarez and Susan Ellinger, Clark County Community Planning
FROM: Elizabeth Decker, JET Planning
SUBJECT: Residential Code Updates Draft

The proposed residential code updates have been developed to implement priority code strategies from the Housing Options Study and Action Plan (HOSAP), implement strategies in the proposed Comprehensive Plan, comply with relevant state legislation, and respond to the County's moratorium on manufactured home park redevelopment. Major concepts addressed in the updates include:

- Refinements in low-density zones
- Prioritizing multifamily in the medium & high-density zones
- Adjusting housing allowances in the mixed-use zone
- Revising multifamily amenity area standards
- Decreasing off-street parking minimums
- Protecting manufactured home parks
- Aligning Highway 99 overlay and MX design standards
- Allowing STEP housing
- Introducing co-living housing

Draft code updates have been developed over the past two years in collaboration with stakeholders with input from the HOSAP forum group, Development Engineering Advisory Board (DEAB), Planning Commission and County Council. Planning Commission last reviewed the draft updates at their July 30, 2026, work session.

The August 5, 2026, draft of the code updates incorporates clarifications and refinements based on early feedback. A summary of changes is attached here; the majority are for clarity and internal consistency across a broader range of chapters beyond the substantive changes previously presented.

edecker@jetplanning.net / 503.705.3806

Landscaping / Recreation

Proposed Housing Code Changes

CLARK COUNTY STAFF REPORT

Jose Alvarez
564-397-4898

DEPARTMENT: Community Development

DATE: July 5, 2022 7-5-2022

REQUESTED ACTION: Interim Ordinance

Approve adoption of interim Ordinance that would allow "The area of any entirely outdoor "recreation space" used to satisfy the requirements of Section 40.260.150.C shall also be deemed to be area landscaped to an L1 standard which is included in the measurement of the minimum twenty percent (20%) landscaping required under Section 40.220.020.C.9, provided however that such outdoor recreation space shall not be considered landscape buffer under Section 40.320.010."

X Consent ___ Hearing ___ County Manager

BACKGROUND

Development and Engineering Advisory Board (DEAB) is requesting the Clark County Council adopt an interim ordinance that would allow outdoor recreation space to be able to satisfy the landscaping requirement of Title 40 code section 40.220.020. County Staff has been inconsistent in its application of this code and in many cases has allowed outdoor recreation space to satisfy the landscaping requirement. Allowing outdoor recreation space to be able to satisfy the landscape requirement will allow developers to build more units in which they say will improve home affordability in Clark County.

Current Language in Clark County Title 40 = 40.220.020 C. Development Standards

9. Landscaping. Within the R-12, R-18, R-22, R-30 and R-43 and all Office Residential districts, a minimum of twenty percent (20%) of the site shall be landscaped to an L1 standard as described in Section 40.320.010. Additional setbacks and/or landscape requirements may apply, particularly adjoining residential uses or zones pursuant to Section 40.520.040 and Chapter 40.320.

20%

10. Recreation Space. Recreation space shall be provided as required in Section 40.260.150.

Proposed Operative Terms of Interim Ordinance (proposed draft interim ordinance attached hereto).

"The area of any entirely outdoor "recreation space" used to satisfy the requirements of Section 40.260.150.C shall also be deemed to be area landscaped to an L1 standard which is included in the measurement of the minimum twenty percent (20%) landscaping required under Section 40.220.020.C.9, provided however that such outdoor recreation space shall not be considered landscape buffer under Section 40.320.010."

COUNCIL POLICY IMPLICATIONS

Effective Date.

The interim ordinance will take effect 10 (ten) days after enactment and will be effective for not longer than six (6) months unless renewed by the Clark County Council for one or more six-month periods, provided a subsequent public hearing is held and findings of fact are made prior to each renewal.

BI-ANNUAL CODE INDEX – FALL 2022			
No.		Title/Chapter/Section	Description
Scrivener's Errors & Minor Changes			
1		Title 40 Appendix F, Chapter 10, Definitions - Cottage Housing	The code currently references an incorrect section. Amend the language to reference the correct section.
2		40.200.040.C.1.b	The RC-1 and RC-2.5 zones were inadvertently left out of this section, which includes all the other rural zones. This correction provides consistency for this section of the code by including all rural zones.
3		40.320.010.B.4.b	This amendment provides clarification that a wall is required, and that references to the F2 standards are only in relation to site obscuring standards, and that a fence cannot be substituted for the wall.
4		Table 40.210.030-3. Setbacks, Lot Coverage and Building Height	This amendment corrects an error in the referenced note that currently shows a setback distance that is inconsistent with the setback distance listed in the table. The note will be changed to match the table.
Reference Updates			
5		40.350.030.B.5.a	Remove redundant information within the street and road standards.
Clarifications			
6		40.220.020.C	Clarify that the required Recreation Space for multi-family developments may be calculated toward the minimum landscaping requirements.
7		40.100.070 Definitions	Create separate definition for Public and Private Alleys.
8		40.350.030.B.4	Clarify that driveway pave back is a requirement for access to public roads.
9		40.350.030.B.4.b.1	Clarify that only existing flag lots are exempt from Section 40.350.030.B.4.b.1, Driveway Spacing.
10		40.350.030.B.4.b.3	Clarify that the driveway length standard applies to modified and extended driveways as well.

40.260 SPECIAL USES AND STANDARDS 5-22-2025

40.260.150 Multifamily Residential ~~Outdoor Recreation~~ Amenity Area Standards

A. Applicability.

This section applies to multifamily developments containing twelve (12) or more ~~residential~~ dwelling units.

B. Amount of Amenity Area Required. The required amount of amenity area for multifamily developments is equal to [ten (10) percent of gross floor area of residential structure(s) – OR – five (5) percent of the site's developable area].

1. Private outdoor amenity areas may be used to meet up to fifty percent (50%) of the total amenity area requirement.

2. Parking areas, required setbacks, required site landscaping, and driveways do not qualify as amenity areas.

~~B~~ C. Private ~~Residential~~ Outdoor Amenity Areas Standards.

~~1. Each ground-level residential living unit shall have an outdoor private area (patio, terrace porch, yard) containing at least forty-eight (48) square feet and a width of at least four (4) feet. A balcony used for an entrance or exit shall be considered an open space only if it is for the exclusive use of the dwelling unit in question and it contains at least forty-eight (48) square feet and a width of at least four (4) feet.~~

1. Dwelling units may include private outdoor amenity areas (patio, terrace, porch, yard).

2. Private outdoor amenity areas shall be directly accessible from the interior of the dwelling unit.

3. Private outdoor amenity areas shall contain at least forty-eight (48) square feet of area with a width of at least four (4) feet.

3. Private outdoor amenity areas shall be separated from common amenity areas adjacent dwelling units through the use of landscaping, fencing, or a wall.

~~2~~ 4. Private outdoor amenity areas ~~for multifamily residential units~~ shall be screened from view from common amenity areas, other ~~residential~~ dwelling units, abutting land uses, and public or private streets through the use of landscaping, fencing, wall, change of grade or other similar design element. ~~to the extent practicable using the orientation and location of structures, windows, and private outdoor spaces, landscaping and screening, natural features such as topography and open space, and built features such as windowless walls; provided, an applicant is not required to reduce the otherwise permitted density of a proposed development or to increase the cost of a proposed development by more than five percent (5%) per unit to comply with these standards.~~

~~C~~ D. ~~Shared Recreation Areas for Multifamily Residential Uses~~ Common Outdoor Amenity Area Standards.

~~1. Usable recreation space shall be provided in residential development for the shared or common use of all residents in the following amounts:~~

~~a. Studio size up to and including two bedroom units, two hundred (200) square feet per unit; and~~

~~b. Three (3) or more bedroom units, three hundred (300) square feet per unit.~~

1. Common outdoor amenity areas shall be a minimum of 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 15 feet. The required amenity area may be provided as multiple individual areas, each meeting these dimensions.

~~2. The required recreation space may be all outdoor space or part outdoor space and part indoor space and all public or common space or part public and part common space; provided all public and common outdoor recreation spaces shall be readily observable from residential dwelling units and/or public or private streets to allow for surveillance that contributes to greater public safety.~~

2. Common outdoor amenity areas shall be abutted by dwelling units on at least two sides that include windows and/or entrances facing onto the amenity areas to enhance residents' access to such spaces and to allow for surveillance that contributes to greater public safety.

3. Common outdoor amenity areas shall be accessible to all dwelling units, and connected to the site via pedestrian paths. Any pedestrian paths that cross parking areas shall be differentiated with distinct paving materials or other similar techniques.

~~3. The boundaries of public areas, such as streets or public gathering places, semipublic areas, such as transition areas between streets and dwelling units, and private outdoor areas shall be clearly defined so that a person can readily determine where the public space ends and the private space begins, such as by using one (1) or more of the following:~~

~~a. A deck, patio, low wall, fence or other suitable structures;~~

~~b. Landscaping, such as a hedge or draping vine on a trellis or arbor;~~

~~c. A change in the texture of the path material;~~

~~d. Signs; or~~

~~e. Substantial natural features, such as a drainageway or tree grove.~~

3. Common outdoor amenity areas shall be improved as follows:

a. At least fifty percent (50%) of a common outdoor amenity area shall be landscaped with grass, ground cover, bushes, and/or trees. LID stormwater BMPs, like rain gardens, may be integrated in outdoor common amenity areas provided they do not exceed twenty-five percent (25%) of the total area.

b. Elements that enhance the usability and livability of the space for residents shall be provided at a minimum ratio of one of the following features per one thousand (1,000) square feet of common outdoor amenity area space, including at least one feature besides (1) or (2):

(1) Site furnishings (benches, tables, garbage cans, pedestrian-scale lighting);

(2) Picnic areas;

7-15-2026

40.260.150 Multifamily Residential ~~Outdoor Recreation~~ Amenity Area Standards

A. Purpose.

Availability of amenity areas is an important aspect of livability and benefits public health and well-being. Amenity area standards are intended to assure opportunities for both private relaxation and for community interaction among residents. These standards are intended to ensure that required amenity areas are functional in terms of location, area, and level of improvement.

~~A~~ B. Applicability.

1. This section applies to multifamily, transitional housing and permanent supportive housing developments containing ~~twelve (12)~~ eighteen (18) or more ~~residential~~ dwelling units.

2. This section applies to co-living housing containing fifty-six (56) or more sleeping units.

C. Amount of Amenity Area Required. The required amount of amenity area for multifamily developments is equal to five (5) percent of the developable area of the lot as calculated per Section 40.220.020.C.6.a.

1. Private outdoor amenity areas may be used to meet up to fifty percent (50%) of the total amenity area requirement.

2. Parking areas, required setbacks, required site landscaping, and driveways do not qualify as amenity areas.

3. Land designated by covenant or public dedication to be permanently maintained in an undeveloped state because the land is identified as sensitive due to the presence of steep slopes, unstable land, historical or archaeological sites, wetlands and buffers, or other permanent physical development limitations as may be determined by the responsible official do not qualify as amenity areas.

~~B~~ D. Private ~~Residential~~ Outdoor Amenity Areas ~~Standards~~.

~~1. Each ground-level residential living unit shall have an outdoor private area (patio, terrace porch, yard) containing at least forty-eight (48) square feet and a width of at least four (4) feet. A balcony used for an entrance or exit shall be considered an open space only if it is for the exclusive use of the dwelling unit in question and it contains at least forty-eight (48) square feet and a width of at least four (4) feet.~~

1. Dwelling units may include private outdoor amenity areas including patios, terraces, decks, balconies, porches and yards.

2. Private outdoor amenity areas shall be directly accessible from the interior of the dwelling unit.

3. Private outdoor amenity areas shall contain at least forty-eight (48) square feet of area with a width of at least four (4) feet.

~~2.~~ 4. Private outdoor amenity areas ~~for multifamily residential units~~ shall be screened from view from common amenity areas, other ~~residential~~ dwelling units, abutting land uses, and public or private streets through the use of landscaping, fencing, wall, change of grade or other similar design element. ~~to the extent practicable using the orientation and location of structures, windows, and private outdoor spaces, landscaping and screening, natural features such as topography and open space, and built features such as windowless walls; provided, an applicant is not required to reduce the otherwise permitted density of a proposed development or to increase the cost of a proposed development by more than five percent (5%) per unit to comply with these standards.~~

~~C~~ E. ~~Shared Recreation Areas for Multifamily Residential Uses~~ Common Outdoor Amenity Area Standards.

~~1. Usable recreation space shall be provided in residential development for the shared or common use of all residents in the following amounts:~~

~~a. Studio size up to and including two bedroom units, two hundred (200) square feet per unit; and~~

~~b. Three (3) or more bedroom units, three hundred (300) square feet per unit.~~

1. Common outdoor amenity areas shall be a minimum of one thousand (1,000) square feet in area, and amenity areas shall have a minimum horizontal dimension of twenty (20) feet. The required amenity area may be provided as multiple individual areas, each meeting these dimensions.

~~2. The required recreation space may be all outdoor space or part outdoor space and part indoor space and all public or common space or part public and part common space; provided all public and common outdoor recreation spaces shall be readily observable from residential dwelling units and/or public or private streets to allow for surveillance that contributes to greater public safety.~~

2. Common outdoor amenity areas shall be abutted by dwelling units or common areas on at least two sides that include windows and/or entrances facing onto the amenity areas to enhance residents' access to such spaces and to allow for surveillance that contributes to greater public safety.

3. Common outdoor amenity areas shall be accessible to all dwelling units, and connected to the site via pedestrian paths. Any pedestrian paths that cross parking areas shall be differentiated with distinct paving materials or other similar techniques.

~~3. The boundaries of public areas, such as streets or public gathering places, semipublic areas, such as transition areas between streets and dwelling units, and private outdoor areas shall be clearly defined so that a person can readily determine where the public space ends and the private space begins, such as by using one (1) or more of the following:~~

~~a. A deck, patio, low wall, fence or other suitable structures;~~

~~b. Landscaping, such as a hedge or draping vine on a trellis or arbor;~~

~~c. A change in the texture of the path material;~~

~~d. Signs; or~~

~~c. Substantial natural features, such as a drainageway or tree grove.~~

4. Common outdoor amenity areas shall be improved as follows:

a. At least fifty percent (50%) of a common outdoor amenity area shall be improved with elements that enhance the usability and livability of the space for residents, including at least one feature besides (1) or (2):

(1) Site furnishings (benches, tables, pedestrian-scale lighting);

(2) Picnic areas;

(3) Gazebo or other similar structures for weather protection;

(4) Patios or courtyards;

(5) Rooftop decks if improved with furnishings including seating and planters, and accessible to all residents;

(6) Gardens, including community garden spaces;

(7) Play structures;

(8) Art or water features;

(9) Swimming pools;

(10) Sports courts such as tennis, pickleball, basketball, or volleyball;

(11) Fitness equipment;

(12) Fenced pet area with furnishings including garbage cans, up to 25% of total required amenity area;

b. The remaining unimproved portions of a common outdoor amenity area shall be landscaped with grass, ground cover, shrubs, and/or trees. Stormwater low impact development features that are not fenced such as rain gardens and infiltration planters may be integrated in outdoor common amenity areas provided they do not exceed twenty-five percent (25%) of the total required amenity area.

5. Indoor amenity areas may be provided and counted towards the total required amenity area. Indoor amenity areas may include indoor recreation spaces, game rooms, club houses, indoor swimming pools or fitness facilities if improved and accessible to all residents.

F. Alternative Amenity Area Design. The responsible official may approve and condition an alternative design for common amenity areas that depart from the standards of subsection E as part of the site plan review application if the responsible official finds that the proposed design will equally or better meet the intent of the standards in subsection E. The total amount of amenity area required by subsection C may not be reduced under this subsection.

On-Site Recreation for Residential and Mixed-Use Developments

Zoning requirements for on-site recreation

Title 21A of the King County Code (KCC) requires that on-site recreation space and children's play areas be dispersed within residential and mixed-use developments. These areas must be accessible and convenient to all residents and provide for leisure, play, and sports activities.

When more than four dwelling units are proposed in any residential development that lie within an Urban Residential and Residential Zone, or any proposed mixed-use development, the development proposal must provide recreational space. Such space might include an open grassy lawn area for informal activities like playing catch, throwing a Frisbee, or playing croquet, badminton, or volleyball.

The space should also be big enough to accommodate large numbers of people for picnics or other kinds of group gatherings. All play equipment must meet Consumer Products Safety Standards. See the King County Code Title 21A Zoning, Chapter 21A.14.180.200 for more details. The provisions of the King County Code (KCC) for On-Site Recreation for Residential and Mixed-Use Developments are administered by the Department of Local Services, Permitting Division (Permitting).

Requirements for on-site recreation, children's play area/"tot-lots" and recreational features within residential and mixed use developments of greater than four units

The following is a code synopsis of the on-site recreational requirements. A careful and thorough review of the entire code text of KCC 21A 14.180-.200 is recommended as part of any site design.

Type	*Requirement*
Attached & detached units at eight or less per acre	390 Square Feet Per Unit
Attached units at nine or more per acre	• Studio/One Bedroom - 90 Square Feet Per Unit • 2 or More Bedrooms - 170 Square Feet Per Unit

On-Site Recreation for Residential and Mixed-Use Developments, continued

Children's Play Area / "tot-lots"	*Requirement*
• Required for all residential developments, excluding age restricted senior citizen housing • Must be adjacent to main pedestrian paths or near building entrances • Equipment must meet consumer product safety standards for soft surfacing and spacing • Must meet the requirements of KCC 21A.14.180-.200	45 square feet per dwelling unit, with 400 square feet minimum area and 30 feet minimum dimension
Equipment/age appropriate recreational facilities	***Requirement***
• Play Ground Equipment • Sport Court • Sport Field • Tennis Court or • Any other recreation facility approved by Permitting	For 5 or more residential dwelling units in a development, provide one children's play area that contains age appropriate equipment and benches consistent with KCC 21A.14.190. PLUS one recreation facility for up to 25 units. Add a second recreation facility when between 26 and 75 dwelling units. Single incremental additions of recreation facilities are required for each new block of 25 units beginning with unit 76.

Requirements for outdoor recreation

Requirements pertaining to outdoor recreation areas, including associated KCC and Washington Administrative Codes are listed below:

- Outdoor recreation areas must be accessible and convenient to all residents within the development and must provide trail or walkway access to any existing or planned municipal, county or regional park, public open space or trail system that is located on adjoining property.
- Outdoor recreational areas must be centrally located with good visibility of the site from roads and sidewalks, be located in an area where the topography, soils, hydrology and other physical characteristics are of such quality as to create a flat, dry, obstacle-free space in a configuration which allows for passive and active recreation.