

Title 18 ZONING¹

Chapter 18.01 GENERAL PROVISIONS

18.01.010 Title.

The ordinance codified in this title shall be known and cited as the "Zoning Code of the City of Camas."
(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.01.020 Purpose.

- A. The purposes of this title are: to implement the comprehensive plan for the city; to encourage the most appropriate use of land; to conserve and stabilize the value of property; to aid in rendering of fire and police protection; to provide adequate open space for light and air; to lessen the congestion on streets; to give an orderly growth to the city; to prevent undue concentration of population; to improve the city's appearance; to facilitate adequate provisions for community utilities and facilities such as water, sewerage, and electrical distribution system, transportation, schools, parks, and other public requirements; and in general to promote public health, safety and general welfare.
- B. Since the public health, safety and general welfare is superior to the interests and pecuniary gains of the individual, this title may limit the use of property and prevent its most profitable gain. If some reasonable use of property is allowed by this title and the effect is not confiscatory, the city is exercising a proper use of police power.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.01.030 Standards designated.

The standards established by this title are determined to be the minimum requirements in the interest of public health, safety and general welfare.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.01.040 Interpretation.

Where the conditions imposed by any provision of this title upon the use of land or building or upon the size, location, coverage or height of buildings are either more restrictive or less restrictive than comparable conditions

¹Prior history: Prior code §§ 11.76.010—11.76.180 as amended by Ords. 1621, 1976, 2022, 2121, 2290, 2291, 2295, 2298, 2299, 2306, 2312, 2313, 2315, 2320, 2322, 2332, 2338, 2362, 2363, 2364, 2365, 2368, 2369, 2370, 2378, 2383, 2389 and 2408.

(Ord. 2515 § 1 (Exh. A (part)), 2008)

18.03.030 Definitions for land uses.

For the purposes of this title, the following definitions shall apply:

"Accessory Residential Storage Lot" means a designated lot within a North Shore residential zone (LD-NS, HD-NS) for the use as a storage facility for recreational vehicles, boats, and/or other watercraft. A Homeowner's Association (HOA) shall operate and maintain the storage facility. Only residents within the established HOA may use the facility. The HOA will establish rules and regulations for the storage facility to be recorded within the Covenants, Conditions & Restrictions for the HOA during the subdivision application period. Lots created for use as accessory residential storage facilities shall meet the dimensional requirements of the designated North Shore land use designation they are in. The North Shore Design Manual defines additional development requirements for accessory residential storage lots.

"Adult Entertainment Facility" see CMC Chapter 5.36 Sexually Oriented Business.

"Adult family home" means a residential home in which a person or persons provide personal care, special care, room, and board to more than one, but not more than six adults who are not related by blood or marriage to the person or persons providing the services. Adult family homes are a permitted use in all areas zoned for residential use.

Animal Kennel. See "Kennel."

"Antique shop" means an establishment engaged in the sale of collectibles, relics or objects of an earlier period than the present.

"Appliance sales and incidental service" means an establishment engaged in the sale and repair of household or office tools or devices operated by gas or electric current. Such tools or devices may include stoves, fans, refrigerators, etc.

"Assisted living" means any group residential program that provides personal care and support services to people who need help with daily living activities as a result of physical or cognitive disability. Assisted living communities usually offer help with bathing, dressing, meals and housekeeping. The amount of help provided depends on individual needs, however, full-time (twenty-four hours a day) care is not needed. Assisted living communities go by a variety of names: adult homes, personal care homes, retirement residences, etc.

"Automobile repair garage" means a building designed and used for the storage, care repair, or refinishing of motor vehicles including both minor and major mechanical overhauling, paint and body work.

"Automobile sales, new or used" means an establishment that provides for the sale of motorized vehicles as its primary use.

"Automobile service station" means any premises used primarily for supplying motor fuel, oil, minor servicing, excluding body and fender repair, and for sale of accessories as a secondary service for automobiles at retail direct to the customer.

"Automobile wrecking" means the dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts when screened from view from a public roadway and adjoining properties.

Bakery (Retail). "Retail bakery" means an establishment where the majority of retail sale is of products such as breads, cakes, pies, pastries, etc., which are baked or produced and for sale to the general public.

Bakery (Wholesale). "Wholesale bakery" means an establishment where breads, cakes, pies, pastries, etc. are baked or produced primarily for wholesale rather than retail sale.

Grocery, Small Scale. "Small scale grocery" means a retail business enclosed within a structure between six thousand square feet and thirty thousand square feet with the majority of sales relating to food for the consumption off-premises.

Hardware Store. See "Building, hardware and garden supply store."

"Hazardous waste" means all dangerous and extremely hazardous, as defined in RCW 70.105.010, except for moderate-risk waste.

"Hazardous waste storage" means the holding of dangerous waste for a temporary period, as regulated by state dangerous waste regulations, Chapter 173-303, Washington Administrative Code.

"Hazardous waste treatment" means the physical, chemical or biological processing of dangerous waste to make waste nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume.

Hazardous Waste Treatment and Storage Facility, Off-site. "Off-site hazardous waste treatment and storage facility" means treatment and storage facilities of hazardous wastes generated on properties other than those on which the off-site facility is located.

Hazardous Waste Treatment and Storage Facility, On-site. "On-site hazardous waste treatment and storage facility" means treatment and storage of hazardous wastes generated on-site.

"Home occupation" See CMC Chapter 18.39 Home Occupations.

"Hospital" means an establishment that provides sleeping and eating facilities to persons receiving medical, obstetrical or surgical care and nursing service on a continuous basis.

"Hotel" means a building or buildings in which short-term lodging is provided for a fee for up to thirty consecutive nights. The facility may provide such things as restaurants, meeting rooms, self-service kitchens, and/or other auxiliary facilities and services. This definition is interchangeable with "motel," "hostel," and "inn."

Junkyard. See "Wrecking yard."

"Kennel/boarding (incidental use)" means any premises or building in which four or more dogs or cats at least four months of age are kept commercially for training or board. Propagation and sale of pets may not occur as an incidental use. Facilities for the boarding of animals may occupy no more than 30 percent of the gross floor area of the primary building and must be indoors. Excessive barking may be considered cause for revocation of permit in accordance with CMC Section 9.32.050 Public disturbance noises.

"Kennel/commercial boarding (primary use)" means any premises or building in which four or more dogs or cats at least four months of age kept commercially for board, propagation or sale. Facilities for kennels/boarding must be entirely indoors, unless otherwise approved with a Type III permit.

Laundry/dry cleaning (industrial): "Industrial laundry/dry cleaning" means a business supplying bulk laundry services, such as linen and uniform services on a rental or contract basis. May also include cleaning used carpets and upholstery.

Laundry/dry cleaning (retail): "Retail laundry/dry cleaning" means a business providing drop-off and pick-up services of laundry and dry cleaning (except coin-operated); and providing specialty cleaning services for specific types of garments and other textile items (except carpets and upholstery), such as fur, leather, or suede garments; wedding gowns; hats; draperies; and pillows.

Laundry, self-service: "Self-service laundry" means a business providing coin-operated machines for home type washing, drying, and/or ironing to be performed primarily by customers.

Live-work unit: "Live-Work" means a type of residential mixed-use development that combines a nonresidential use with a residential use in the same unit, and where a resident uses the workspace. The living space may be located in front or behind the workspace on the same floor or on a separate floor.

"Use" means an activity or a purpose for which land or a structure is designed, arranged or intended, or for which it is occupied or maintained.

"Veterinarian clinic" means a facility established to provide examination, diagnostic, and health maintenance services for medical and services for medical and surgical treatment of companion animals on an outpatient basis. A veterinarian clinic operates during regular business hours and discharges all patients prior to closing time.

"Vision clearance hazard" An object that interferes with vision near intersections of roadways and motor vehicle access points where a clear field of vision is required for traffic safety and to maintain adequate sight distance. See also ["Corner lot vision clearance area"] design provisions at Section 18.17.030.

"Veterinarian hospital" means a facility established to provide examination, diagnostic and health maintenance services for medical and surgical treatment of companion animals and equipped to provide housing and nursing care for them during illness or convalescence.

Warehouse, Bulk Retail. "Bulk retail warehouse" means a building primarily used for the storage and retail sale of large quantities of goods and materials.

Warehouse, Wholesale and Distribution. "Wholesale and distribution warehouse" means a use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, but excluding bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions.

(Ord. 2515 § 1 (Exh. A (part)), 2008)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2654, §§ I, II, 7-16-2012; Ord. No. 2691, § I(Exh. A), 1-21-2014 ; Ord. No. 2712 , § 2, 10-20-2014; Ord. No. 15-023 , § I, 11-16-2015; Ord. No. 17-013 , § I(Exh. A), 10-2-2017; Ord. No. 18-014, § X, 9-4-2018 ; Ord. No. 21-004 , § II(Exh. A), 3-15-2021; Ord. No. 22-007 , § I, 5-16-2022)

18.03.040 Definitions for development terms.

As used in this title:

"Abutting" means adjoining.

Access Easement. See "Street."

Access Panhandle. See "Flag lot."

"Accessory structure or accessory use" means a structure or use incidental and subordinate to the principal use or structure and located on the same lot or tract.

"Alley" means a narrow street primarily for vehicular service access to the rear or side of properties otherwise abutting on another street.

"Annexation" means the legal process in which a parcel or contiguous group of parcels in an unincorporated area become part of the city taking the action of incorporation.

~~"Apartment house" means a building containing three or more dwelling units on a lot or parcel.~~

Arterial. See "Street."

"Assessment project" means the assessment may be a local improvement district (LID) or equitable reimbursement method.

"Basement" means any area of the building having its floor subgrade (below ground level) on all sides.

"Binding site plan" means a drawing to scale which: (1) identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified by local regulations; (2)

Dwelling, Multifamily. "Multifamily dwelling" or "apartment" means a building containing three or more dwelling units on a lot or parcel.

Dwelling, Duplex or Two-Family. "Duplex or two-family dwelling" means a structure containing two dwelling units on one lot.

Dwelling, Single-Family. "Single-family dwelling" means a detached building containing one dwelling unit.

Dwelling, Single-Family Attached (Row House). "Single-family attached dwelling" means a single household dwelling attached to another single household dwelling by a common vertical wall, and each dwelling is owned individually and located on a separate lot. These are more commonly referred to as townhouses or rowhouses.

Dwelling, Cottage Cluster. "Cottage-style home" or "Cottage Cluster" means a grouping of no fewer than four detached dwelling units per acre with a maximum footprint of 1,000 square feet each and that includes a common courtyard. Cottage clusters may be located on a single lot or parcel or on individual lots or parcels. Cottage cluster development standards are detailed in the Camas Design Review Manual.

"Easement" means a grant of the right to use land for specific purposes.

"Elevated building" means for insurance purposes, a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

"Erosion control bond" insures the satisfactory installation, maintenance, and operation of erosion control measures within an approved development. The developer/owner is the principle and the city is the obligee. The bond shall remain in full force and effect until released by the city.

"Established grade" means the curb line grade established by the city.

Facility, Essential Public. "Essential public facility" means and includes those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities including substance abuse facilities, mental health facilities, and group homes.

Facility, Public. "Public facility" means streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, water towers, storm and sanitary sewer systems, parks and recreation facilities, and schools that are open to the general public and owned by or in trust for a government entity.

"Family" means an individual, or two or more persons related by blood or marriage, or two persons with functional disabilities as defined in this chapter, or a group of not more than five unrelated persons (excluding servants), living together in the same dwelling unit.

"Fence" means a structure, other than a building, designed, constructed and intended to serve as a barrier or as a means of enclosing a yard or other structure; or to serve as a boundary feature separating two or more properties. Landscaping plantings do not fall within this definition.

Fence, Sight-Obstructing. "Sight-obstructing fence" means a fence so arranged as to obstruct vision.

"Final acceptance" means city council approval of the complete public improvements and acceptance of the warranty for the public improvements. The end of the warranty period signifies the city responsibility for maintenance and repair of any public improvements.

"Final plat" means the final drawing of the subdivision or short subdivision and dedication, prepared for filing for record with the county auditor and containing all elements and requirements set forth in this chapter and in state law.

"Flag lot" means a lot that does not have full frontage on a public street and the "pole" of the flag lot is less than half the width of the average lot width. Flag poles shall be a minimum of twenty feet wide, provide a minimum of twelve feet wide pavement and extend no longer than three hundred feet.

"Supported living arrangement" means a living unit owned or rented by one or more persons with functional disabilities who receive assistance with activities of daily living, instrumental activities of daily living, and/or medical care from an individual or agency licensed and/or reimbursed by a public agency to provide such assistance.

"Telecommunications." For related definitions see Section 18.35.030 Definitions in Chapter 18.35 Telecommunications Ordinance.

"Tract" means an area dedicated to such things as streets, easements and uses out of character with the principal use, but within a unit of area being measured. Tracts may include critical areas, storm ponds, and forestlands, parkland and other open space. Tracts shall not be considered lots for the purpose of determining short plat or subdivision status. Tracts shall not be considered buildable lots of record.

"Turn-arounds" are any location identified by the city engineering manager as necessary to be improved for emergency and other vehicles to turn around.

"UBC." See "IBC" or "IRC."

"Usable Open Space" means areas planned and improved to provide opportunities for active recreation, passive relaxation, or community interaction, and that are accessible to the public or to residents, employees, or customers in common. Examples include plazas, courtyards, private parks, sport fields and courts, and viewpoints overlooking natural resource areas. Usable Open Space does not include public parks unless the parks were approved as Usable Open Space and conveyed to the City.

Utility Facilities, Minor. "Minor utility facilities" means those facilities which have a local impact on surrounding properties and are necessary to provide essential services such as:

1. Substations (transmission and distribution);
2. Pump stations;
3. Outfalls;
4. Water towers and reservoirs;
5. Public wells;
6. Cable television receiver and transmission facilities, excluding wireless communications facilities as defined in CMC Section 18.35.030 Definitions;
7. Catch basins, retention ponds, etc.;
8. Water treatment facilities.

"Vision clearance area" means a triangular area on a lot at the intersection of two streets, or a street and an alley, or a street and a railroad, two sides of which are lot lines measured from their corner intersection for a distance specified in the code. The third side of the triangle is a line across the corner of the lot adjoining the ends of the other two sides. Where the lot lines at intersections have rounded corners, the lot lines will be extended in a straight line to a point of intersection. See Section 18.17.030 [Corner lot vision clearance area,] along with Figures 18.17-030-1 and 18.17-030-2.

"Warranty bond" means and is referred to as a function and maintenance bond, it is generally used to insure the satisfactory operation to public improvements within an approved development. The developer is the principal and the city is the obligee. The warranty bond has a beginning and ending date in amount specified per CMC Section 17.21.040(B)(1). At the end of the warranty period, the city will assume responsibility for the maintenance and repair of the public improvement.

"Wireless." For related definitions see Chapter 18.35 Telecommunication Ordinance.

18.05.010 Zoning maps administration.

- A. This title shall consist of the text titled the "City of Camas Zoning Code," and that certain map or books of maps identified by the approving signatures of the mayor and the city clerk, and marked and designated as "The Zoning Map of the City of Camas," which map or book of maps shall be placed on file in the offices of the city clerk, county auditor, and other city departments. This title, and each and all of its terms and map details, is to be interpreted in light of the context of the book of maps in relationship to the comprehensive plan. In any conflict between the maps and the text of this code the text shall prevail.
- B. Zoning Text and Map Amendments. Amendments may be proposed by city council or by the planning commission on its own motion, or such an amendment may be proposed by an applicant or city staff pursuant to CMC Chapter 18.51 Comprehensive Plan and Zoning Amendments.
- C. Administration and Procedures. A correct copy of each amendment to the text or to the map established by this title shall be maintained on file in the offices of the city clerk and the planning official.
- D. Site Specific Rezones. A site specific rezone involves an application of an owner of a specific parcel or set of contiguous parcels that does not require modification of the comprehensive plan. Site specific rezones are decided by the hearing officer after a public hearing. The criteria for reviewing and approving a site specific rezone are as follows:
 - 1. The use or change in zoning requested shall be in conformity with the adopted comprehensive plan, the provisions of this title, and the public interest.
 - 2. The proposed zone change shall be compatible with the existing established development pattern of the surrounding area in terms of lot sizes, densities and uses.
- E. Timing and Responsibility for Updating Official Zoning Map. All amendments hereafter made to the zoning map by ordinance shall be shown on such map(s), and it shall be the responsibility of the planning official to keep the maps up to date at all times. Any amendments to the zoning map shall be made in accordance with the comprehensive plan map, as amended.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014 ; Ord. No. 17-013 , § I(Exh. A), 10-2-2017)

18.05.020 Districts designated.

For the purposes of the Code, the city is divided into zoning districts designated as follows:

District	Symbol	Comprehensive Plan Designation
Residential 15,000	R-15	Single-family Low
<u>North Shore Lower Density Residential</u>	<u>LD-NS</u>	<u>NS-Single-family Low</u>
Residential 12,000	R-12	Single-family Medium
Residential 10,000	R-10	Single-family Medium
Residential 7,500	R-7.5	Single-family Medium
Residential 6,000	R-6	Single-family High
Multifamily-10	MF-10	Multifamily Low

Multifamily-18	MF-18	Multifamily High
<u>North Shore Higher Density Residential</u>	<u>HD-NS</u>	<u>NS-Multifamily High</u>
Multifamily Cottage	MF-C	Overlay
Neighborhood Commercial	NC	Commercial
Community Commercial	CC	Commercial
Regional Commercial	RC	Commercial
<u>North Shore Commercial</u>	<u>C-NS</u>	<u>NS-Commercial</u>
Mixed Use	MX	Commercial
<u>North Shore Mixed Use</u>	<u>MX-NS</u>	<u>NS-Commercial</u>
Downtown Commercial	DC	Commercial
<u>North Shore Mixed Employment</u>	<u>ME-NS</u>	<u>NS-Industrial</u>
Light Industrial	LI	Industrial
Heavy Industrial	HI	Industrial
Business Park	BP	Industrial
Light Industrial/Business Park	LI/BP	Industrial
Neighborhood Park	NP	Park
Special Use Park	SU	Park
Open space/Green space	OS	Open space Green space

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2547, § II(Exh. B), 5-18-2009; Ord. No. 2667, § I, 12-17-2012 ; Ord. No. 2672, § I(Exh. A), 1-22-2013 ; Ord. No. 2691, § I(Exh. A), 1-21-2014 ; Ord. No. 2694, § I, 2-3-2014 ; Ord. No. 17-013 , § I(Exh. A), 10-2-2017)

18.05.030 Boundary determination.

Unless otherwise specified or shown on the zoning map, district boundaries are lot lines or the centerlines of streets, alleys, railroad, and other rights-of-way:

- A. Where boundaries are other than lot lines or centerlines of streets, alleys, railroad, and other rights-of-way, they shall be determined by dimensions shown on the zoning map;
- B. Where actual streets or other features on the ground vary from those shown on the zoning map, interpretations or adjustments shall be made by the planning commission;
- C. Where a district boundary line, as shown on the zoning map, divides a lot in single ownership at the time of passage of the code, the zoning district classification that has been applied to greater than fifty percent of such lot shall apply.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.05.040 Residential and multifamily zones.

- A. R-15 Residential-15,000. This zone is intended for single-family dwellings with a minimum density of two to three dwellings per acre. This zone will permit the rural character of a number of existing neighborhoods to be maintained. The average lot size is fifteen thousand square feet.

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- B. R-12 Residential-12,000. This zone is intended for single-family dwellings with densities of three to four dwelling units per acre. This zone is designated for areas with steep topography for greater flexibility in site layout, and where potential hazards do not exist. The average lot size is twelve thousand square feet.
 - C. R-10 Residential-10,000. This zone is intended for single-family dwellings with densities of four to five dwellings per acre. This zone is intended to be zoned near low density residential districts, and where potential natural hazards do not exist. The average lot size is ten thousand square feet.
 - D. R-7.5 Residential-7,500. This zone is intended for single-family dwellings with densities of five to six dwellings per acre. This zone should have less slope than lower density zones, and be adjacent to existing high density residential districts. The average lot size is seven thousand five hundred square feet.
 - E. R-6 Residential-6,000. This zone is intended for single-family dwellings with densities of six to seven dwellings per acre. The slope of property is less than other lower density residential zones. This zone serves a transition to multifamily or commercial zones. The average lot size is six thousand square feet.
 - F. LD-NS North Shore Lower Density Residential. This zone is intended for residential dwellings in the North Shore subarea with a minimum density of four dwellings per acre and a maximum density of 5.8 dwellings per acre. This zone will reflect the rural character of a number of existing residences and can support transitions from existing uses to more dense zones.
 - FG. MF-10 Multifamily Residential. This zone provides for a diversity of dwellings such as duplexes, triplexes, fourplexes, rowhouses, and apartment complexes, with a density of up to ten units per acre. It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone can also serve as a transition between commercial and residential zones.
 - GH. MF-18 Multifamily Residential. These zones are intended to provide for dwellings such as rowhouses and apartment complexes. It is desirable for these zones to be adjacent to parks and multi-modal transportation systems. These zones also serve as a transition between commercial and residential zones.
 - I. HD-NS North Shore Higher Density Residential. This zone is intended for residential dwellings in the North Shore subarea with a minimum density of 10 dwellings per acre and a maximum density of 18 dwelling units per acre. This zone provides for a diversity of dwellings and serves as a transition between commercial areas and residential uses.
 - HJ. MF-C Cottage. This is an overlay zone, which is intended to increase the housing supply and style choices for smaller, single-level dwellings. It is desirable that cottages are designed to include unique architectural elements such as a front porch, steep-pitch gable roof, and a recessed garage; and to accommodate those with mobility impairments. This overlay zone may be utilized within multi-family zones only, and upon approval of a zoning district change.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2691, § I(Exh. A), 1-21-2014 ; Ord. No. 2694, § II, 2-3-2014 ; Ord. No. 17-013 , § I(Exh. A), 10-2-2017)

18.05.050 Commercial and industrial zones.

The purpose of the commercial, industrial, and high technology zones are to provide services and employment primarily to residents. These areas are zoned according to the services they provide. As a result, each zone has different characteristics as summarized below:

- A. NC Neighborhood Commercial. This zone provides for the day-to-day needs of the immediate neighborhood. This zone is intended to be small, but fairly numerous throughout the city. Convenience goods (e.g., food, drugs and sundries), along with personal services (e.g., dry cleaning, barbershop or beauty shop), are common goods and services offered.

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- B. CC Community Commercial. This zone provides for the goods and services of longer-term consumption, and tend to be higher-priced items than the neighborhood commercial zone district. Typical goods include clothing, hardware and appliance sales. Some professional services are offered, e.g., real estate office or bank. Eating and drinking establishments may also be provided. This zone tends to vary in size, but is larger than the neighborhood commercial zone.
 - C. RC Regional Commercial. This zone provides apparel, home furnishings, and general merchandise in depth and variety, as well as providing services for food clusters and some recreational activities. Regional commercial is the largest of the commercial zones and is designed to serve the region or a significant portion of the region's population.
 - D. DC Downtown Commercial. This zone is designated as a large community commercial area, providing a large range of goods and services. This area is designed to promote commercial diversification to serve the immediate residential and office uses in the surrounding areas. Compact development is encouraged that is supportive of transit and pedestrian travel, through higher building heights and floor area ratios than those found in other commercial districts.
 - E. C-NS North Shore Commercial. This zone is designated as a commercial area in the North Shore subarea, meaning a range of goods and services are available.
 - F. ME-NS North Shore Mixed Employment. This zone allows a wide variety of employment uses in the North Shore subarea, including retail, office space, warehouse, manufacturing, and other employment uses.
 - EG. LI Light Industrial. This zone provides for uses that are more compatible with commercial, residential, or multifamily uses. Typical uses in this zone include assembly and manufacturing of electronic and precision instruments. More intensive industry, e.g., metal fabrication, is excluded.
 - FH. BP Business Park. This zone provides for employment growth in the city by protecting industrial areas for future employment. Design of business park facilities in this district will be campus-style, with landscaped buffers, and architectural features compatible with surrounding areas.
 - GI. LI/BP Light Industrial/Business Park. This zone provides for uses such as, offices related to industrial usage, research and development, limited commercial, and associated warehousing uses, including the provision of employee recreation opportunities. Development in campus-like setting with generous landscaping, well-designed buildings and near major traffic corridors is anticipated.
 - HJ. HI Heavy Industrial. This zone provides for a wide range of industrial and manufacturing uses. Types of activities in this zone include assembly, manufacturing, fabrication, processing, bulk handling and storage, research facilities, associated warehousing, and heavy trucking.
 - HK. MX Mixed Use. This zone provides for a wide range of commercial and residential uses. Compact development is encouraged that is supportive of transit and pedestrian travel.
 - L. MX-NS North Shore Mixed Use. This zone provides for a wide range of commercial and residential uses in the North Shore subarea. Compact development that supports transit and pedestrian travel is encouraged. Mixed-use areas should create spaces for community gathering, waiting, discussion, and outdoor commercial activities. Horizontal and vertical mixed-use developments are allowed. Mixed-use development should include multiple entries and windows on the ground floor to facilitate business access, create visual interest, and promote safety. For the residential uses, this zone allows a maximum density of 24 dwellings per acre and minimum density of 10 dwelling units per acre. Each horizontal mixed-use development should have no more than 70% of the total acreage of the development dedicated to residential uses. Each vertical mixed-use development shall, at a minimum, dedicate the ground floor to commercial uses (up to 50% of the ground floor may be used for indoor parking). Residential multifamily is allowed only on the second floor or above or in the back of commercial buildings as a live-work unit (only 25% of the required 30% can be live-work units).

- D. If the letter "T" appears in the box at the intersection of the row, the use is temporarily permitted under the procedures of Chapter 18.47 "Temporary Use Permits." Other temporary uses not listed may be authorized as provided in Chapter 18.47.
- E. If a number appears in a box at the intersection of the column and the row, the use is subject to the requirements specified in the note corresponding with the number immediately following the table.
- F. Uses accessory to a use permitted or conditionally permitted in any zone may be authorized subject only to those criteria and/or processes deemed applicable by the head of the planning department.
- G. If a use is not listed under either Section 18.07.030 Table 1 or 18.07.040 Table 2, and is not an accessory or temporary use, then the use shall be subject to a zoning code text amendment. Notwithstanding a zoning code text amendment, the community development director may determine whether a proposed land use not specifically listed in a land use table is allowed in a zone. The director shall take into consideration the following when making a determination:
1. Whether or not the proposed use in a particular zone is similar impact to other permitted or conditional uses or is compatible with other uses; and
 2. Whether or not the proposed use is consistent with the zone's purpose.
- A use listed in one table but not the other shall be considered a prohibited use in the latter.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014 ; Ord. No. 17-013 , § I(Exh. A), 10-2-2017)

18.07.030 Table 1—Commercial and industrial land uses.

KEY: P = Permitted Use
 C = Conditional Use
 X = Prohibited Use
 T = Temporary Use

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI	C-NS	MX-NS	ME-NS
Commercial Uses												
Animal kennel, commercial boarding ⁶	X	X	X	p ¹¹	X	p ¹¹	X	p ¹¹	p ¹¹	<u>X</u>	<u>X</u>	<u>p¹¹</u>
Animal shelter ⁶	X	X	X	C	X	C	X	C	P	<u>X</u>	<u>X</u>	<u>C</u>
Antique shop ⁶	P	P	P	P	P	C	X	X	P	<u>P</u>	<u>P</u>	<u>P</u>
Appliance sales and service ⁶	X	P	P	P	P	P	X	C	P	<u>P</u>	<u>P</u>	<u>P</u>
Automobile repair (garage) ⁶	X	P	C	P	X	P	X	P	P	<u>C</u>	<u>X</u>	<u>P</u>
Automobile sales, new or used ⁶	X	P	X	P	X	P	X	P	P	<u>X</u>	<u>X</u>	<u>P</u>

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI	C-NS	MX-NS	ME-NS
Automobile service station ⁶	X	P	C	P	X	P	X	P	P	<u>C</u>	<u>X</u>	<u>P</u>
Automobile wrecking ⁶	X	X	X	X	X	X	X	X	C	<u>X</u>	<u>X</u>	<u>X</u>
Bakery (wholesale) ⁶	X	X	X	P	X	P	P ⁵	P	P	<u>C</u>	<u>C</u>	<u>P</u>
Bakery (retail) ⁶	P	P	P	P	P	P	P ⁵	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Banks, savings and loan	X	P	P	P	P	P	P ⁵	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Barber and beauty shops ⁶	P	P	P	P	P	P	P ⁵	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Boat building ⁶	X	X	X	C	X	C	X	C	P	<u>X</u>	<u>X</u>	<u>C</u>
Boat repair and sales ⁶	X	P	X	P	X	P	X	P	P	<u>X</u>	<u>X</u>	<u>P</u>
Book store ⁶	C	P	P	P	P	P	P ⁵	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Bowling alley/billiards ⁶	X	P	X	P	P	P	X	P	P	<u>X</u>	<u>P</u>	<u>P</u>
Building, hardware and garden supply store ⁶	X	P	C	P	P	P	X	P	P	<u>C</u>	<u>P</u>	<u>P</u>
Bus station ⁶	X	C	C	P	C	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Cabinet and carpentry shop ⁶	X	P	C	P	C	P	P ⁵	P	P	<u>C</u>	<u>C</u>	<u>P</u>
Candy; confectionery store ⁶	P	P	P	P	P	P	P ⁵	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Cemetery ⁶	X	X	X	C	X	X	X	C	P	<u>X</u>	<u>X</u>	<u>C</u>
Clothing store ⁶	C	P	P	P	P	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Coffee shop, cafe ⁶ or kiosk	P	P	P	P	P	P	P ⁵	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Convention center ⁶	X	P	X	C	C	P	P	C	X	<u>X</u>	<u>C</u>	<u>C</u>
Day care center ⁶	C	P	P	C	P	C	P ⁵	C	C	<u>P</u>	<u>P</u>	<u>C</u>
Day care, adult	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Day care, family home ⁶	P	P	P	P	P	X	P ⁵	P	X	<u>P</u>	<u>P</u>	<u>P</u>
Day care, mini-center ⁶	P	P	P	P	P	P	P ⁵	P	X	<u>P</u>	<u>P</u>	<u>P</u>
Delicatessen (deli) ⁶	P	P	P	P	P	P	P ⁵	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Department store ⁶	X	P	C	P	P	P	X	P	X	<u>C</u>	<u>C</u>	<u>P</u>
Electric vehicle battery charging station and rapid charging stations	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Equipment rental ⁶	C	P	C	C	C	P	P ⁵	P	P	<u>C</u>	<u>P</u>	<u>C</u>
Event center	X	P	C	P	C	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI	C-NS	MX-NS	ME-NS
Feed store ⁶	X	X	X	P	X	C	X	P	P	<u>X</u>	<u>X</u>	<u>P</u>
Fitness center/sports club ⁶	X	P	P	P	P	P	P ⁵	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Florist shop ⁶	P	P	P	P	P	P	P ⁵	P	X	<u>P</u>	<u>P</u>	<u>P</u>
Food cart/food truck/food delivery business ⁶	C	P	C	P	C	P	C	P	X	<u>C</u>	<u>C</u>	<u>P</u>
Furniture repair; upholstery ⁶	X	P	C	P	P	P	X	P	P	<u>C</u>	<u>P</u>	<u>P</u>
Furniture store ⁶	X	P	C	P	P	P	X	P	X	<u>C</u>	<u>P</u>	<u>P</u>
Funeral home ⁶	X	P	C	P	P	X	X	X	X	<u>C</u>	<u>C</u>	<u>P</u>
Gas/fuel station ⁶	X	P	C	P	X	P	X	P	P	<u>C</u>	<u>X</u>	<u>P</u>
Gas/fuel station with mini market ⁶	X	P	C	P	X	P	X	P	P	<u>C</u>	<u>X</u>	<u>P</u>
Grocery, large scale ⁶	X	P	C	P	P	C ⁸	X	P	P	<u>C</u>	<u>C</u>	<u>P</u>
Grocery, small scale ⁶	P	P	C	P	P	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Grocery, neighborhood scale ⁶	P	P	P	P	P	P	P ⁵	P	X	<u>P</u>	<u>P</u>	<u>P</u>
Hospital, emergency care ⁶	X	C	P	P	P	P	X	P	X	<u>C</u>	<u>C</u>	<u>P</u>
Hotel, motel ⁶	X	C	C	P	P	P	X	P	X	<u>C</u>	<u>C</u>	<u>C</u>
Household appliance repair ⁶	X	P	C	P	P	P	X	P	P	<u>C</u>	<u>P</u>	<u>P</u>
Industrial supplies store ⁶	X	P	X	C	C	C	X	C	P	<u>X</u>	<u>C</u>	<u>C</u>
Laundry/dry cleaning (industrial)	X	X	X	P	X	X	X	P	P	<u>X</u>	<u>X</u>	<u>P</u>
Laundry/dry cleaning (retail) ⁶	P	P	P	P	P	P	P ⁵	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Laundry (self-serve)	P	P	P	P	P	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Liquor store ⁶	X	P	C	P	C	C	X	C	C	<u>P</u>	<u>P</u>	<u>P</u>
Machine shop ⁶	X	X	C	C	C	C	P ⁵	C	P	<u>C</u>	<u>C</u>	<u>C</u>
Marijuana processor	X	X	X	X	X	X	X	X	X	<u>X</u>	<u>X</u>	<u>X</u>
Marijuana producer	X	X	X	X	X	X	X	X	X	<u>X</u>	<u>X</u>	<u>X</u>
Marijuana retailer	X	X	X	X	X	X	X	X	X	<u>X</u>	<u>X</u>	<u>X</u>
Medical or dental clinics (outpatient) ⁶	C	P	P	P	P	P	P ⁵	P	P	<u>P</u>	<u>P</u>	<u>P</u>

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI	C-NS	MX-NS	ME-NS
Mini-storage/vehicular storage ⁶	X	X	X	X	X	X	X	P	P	<u>X</u>	<u>X</u>	<u>X</u>
Manufactured home sales lot ⁶	X	X	X	P	X	X	X	P	P	<u>X</u>	<u>X</u>	<u>P</u>
Newspaper printing plant ⁶	X	P	C	C	X	X	X	P	P	<u>C</u>	<u>X</u>	<u>C</u>
Nursery, plant ⁶	X	P	C	C	C	C	X	C	P	<u>C</u>	<u>C</u>	<u>P</u>
Nursing, rest, convalescent, retirement home ⁶	C	P	P	P	P	X	X	X	X	<u>P</u>	<u>P</u>	<u>P</u>
Office supply store ⁶	X	P	P	P	P	X	P ⁵	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Pawnshop ⁶	X	X	X	X	X	X	X	C	C	<u>X</u>	<u>X</u>	<u>X</u>
Parcel freight depots ⁶	X	P	X	P	X	P	P ⁵	P	P	<u>X</u>	<u>X</u>	<u>P</u>
Permanent supportive housing	C	P	X/P ¹⁰	X/P ¹⁰	P	X	X	X	X	<u>X/P¹⁰</u>	<u>P</u>	<u>X/P¹⁰</u>
Pet shops ⁶	X	P	P	P	P	P	X	P	C	<u>P</u>	<u>P</u>	<u>P</u>
Pharmacy ⁶	X	P	P	P	P	P	P ⁵	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Photographic/electronic store ⁶	X	P	P	P	P	P	P ⁵	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Plumbing, or mechanical service ⁶	X	X	X	P	C	P	X	P	P	<u>X</u>	<u>C</u>	<u>P</u>
Printing, binding, blue printing ⁶	C	P	P	P	P	P	P ⁵	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Professional office(s) ⁶	C	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Public agency ⁶	C	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Real estate office ⁶	C	P	P	P	P	P	T	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Recycling center ⁶	X	X	X	X	X	X	X	P	P	<u>X</u>	<u>X</u>	<u>X</u>
Recycling collection point ⁶	T or C	P	T or C	T or C	C	C	P ⁵	P	P	<u>T or C</u>	<u>C</u>	<u>X</u>
Recycling plant ⁶	X	X	X	X	X	X	X	C	P	<u>X</u>	<u>X</u>	<u>C</u>
Research facility ⁶	X	P	C	C	X	P	P	P	P	<u>C</u>	<u>C</u>	<u>C</u>
Restaurant ⁶	C	P	P	P	C	P	P ⁵	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Restaurant, fast food ⁶	X	P	C	P	C	P	P ⁵	P	P	<u>C</u>	<u>C</u>	<u>P</u>
Roadside produce stand ⁶	T	T	T	T	C	X	T	T	T	<u>T</u>	<u>C</u>	<u>T</u>

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI	C-NS	MX-NS	ME-NS
Sand, soil, gravel sales and storage ⁶	X	X	X	X	X	X	X	C	P	<u>X</u>	<u>X</u>	<u>X</u>
Second-hand/consignment store ⁶	C	P	P	P	P	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Sexually oriented business ^{1,5}	X	X	X	X	X	X	P	X	X	<u>X</u>	<u>X</u>	<u>X</u>
Shoe repair and sales ⁶	P	P	P	P	P	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Smoke shop/head shop ⁹	X	X	P	P	X	X	X	X	X	<u>P</u>	<u>X</u>	<u>P</u>
Stock broker, brokerage firm	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Specialty goods production (e.g. brew pub)	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Taverns ⁶	X	P	C	P	C	P	X	P	P	<u>C</u>	<u>C</u>	<u>P</u>
Theater, except drive-in ⁶	X	P	C	P	P	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Truck terminals ⁶	X	C	X	C	X	X	X	C	P	<u>X</u>	<u>X</u>	<u>C</u>
Veterinary clinic ⁶	X	P	C	P	P	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Warehousing, wholesale and trade ⁶	X	X	X	C	C	P	P ⁵	P	P	<u>X</u>	<u>X</u>	<u>P</u>
Warehousing, bulk retail ⁶	X	X	X	C	C	X	X	P	P	<u>X</u>	<u>X</u>	<u>P</u>
Manufacturing and/or processing of the following:												
Cotton, wool, other fibrous material	X	X	X	X	X	P	X	P	P	<u>X</u>	<u>X</u>	<u>X</u>
Food production or treatment	X	X	X	C	C	P	X	P	C	<u>X</u>	<u>C</u>	<u>C</u>
Foundry	X	X	X	X	X	X	X	C	C	<u>X</u>	<u>X</u>	<u>X</u>
Furniture manufacturing	X	P	X	X	C	C	X	P	P	<u>X</u>	<u>C</u>	<u>X</u>
Gas, all kinds (natural, liquefied)	X	X	X	X	X	X	X	X	C	<u>X</u>	<u>X</u>	<u>X</u>
Gravel pits/rock quarries	X	X	X	X	X	X	X	C	P	<u>X</u>	<u>X</u>	<u>X</u>
Hazardous waste treatment—Off-site	X	X	X	X	X	X	X	X	P	<u>X</u>	<u>X</u>	<u>X</u>
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P	<u>X</u>	<u>X</u>	<u>X</u>

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI	C-NS	MX-NS	ME-NS
Junkyard/wrecking yard	X	X	X	X	X	X	X	X	C	<u>X</u>	<u>X</u>	<u>X</u>
Metal fabrication and assembly	X	X	X	X	X	C	X	X	P	<u>X</u>	<u>X</u>	<u>C</u>
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P	<u>X</u>	<u>X</u>	<u>X</u>
Paper, pulp or related products	X	X	X	X	X	X	X	X	P	<u>X</u>	<u>X</u>	<u>X</u>
Signs or other advertising structures	X	X	X	C	C	C	P	C	P	<u>X</u>	<u>C</u>	<u>C</u>
Electronic equipment	X	P	X	X	X	X	P	P	P	<u>X</u>	<u>X</u>	<u>X</u>
Industrial Uses												
High-tech industry	X	P	X	X	P	P	P ²	X	X	<u>X</u>	<u>P</u>	<u>P</u>
Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts)	X	X	X	X	C	X	X	P	P	<u>X</u>	<u>C</u>	<u>P</u>
Optical goods	X	C	C	C	C	P	P ⁵	P	P	<u>C</u>	<u>C</u>	<u>C</u>
Packaging of prepared materials	X	X	C	P	C	C	P ⁵	C	P	<u>C</u>	<u>C</u>	<u>P</u>
Scientific and precision instruments	X	P	X	X	X	P	P	P	P	<u>X</u>	<u>X</u>	<u>P</u>
Recreational, Religious, Cultural Uses												
Auditorium ⁶	C	P	P	P	P	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Community club ⁶	C	P	P	P	P	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Church ⁶	P	P	P	P	P	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Golf course/driving range ⁶	P	X	P	P	X	P	P ⁵	P	P	<u>X</u>	<u>X</u>	<u>P</u>
Library ⁶	C	P	P	P	P	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Museum ⁶	C	P	P	P	P	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Recreational vehicle park ⁶	X	X	X	C	X	X	X	P	P	<u>X</u>	<u>X</u>	<u>C</u>
Open space ⁶	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Park or playground	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Sports fields ⁶	C	X	P	P	P	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Trails	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI	C-NS	MX-NS	ME-NS
Educational Uses												
College/university ⁶	P	P	P	P	P	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Elementary school ⁶	P	P	P	P	P	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Junior or senior high school ⁶	P	P	P	P	P	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Private, public or parochial school ⁶	P	P	P	P	P	P	X	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Trade, technical or business college ⁶	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Residential Uses												
Adult family home	C	P	P	X	P	X	X	X	X	<u>P</u>	<u>P</u>	<u>X</u>
Assisted living	C	P	P	X/P ¹⁰	P	X	X	X	X	<u>P</u>	<u>P</u>	<u>X/P¹</u> <u>0</u>
Bed and breakfast	P	P	P	X	P	X	X	X	X	<u>P</u>	<u>P</u>	<u>X</u>
Designated manufactured home	X	X	X	X	P	X	X	X	X	<u>X</u>	<u>X</u>	<u>X</u>
Duplex or two-family dwelling	X	C/P ⁷	X	X	P	X	X	X	X	<u>X</u>	<u>P</u>	<u>X</u>
Group home	C	P	P	X	P	X	X	X	X	<u>P</u>	<u>P</u>	<u>X</u>
Home occupation	P	P	P	X/P ¹⁰	P	X	X	X	X	<u>P</u>	<u>P</u>	<u>X/P¹</u> <u>0</u>
Housing for the disabled	P	P	P	X/P ¹⁰	P	X	X	X	X	<u>P</u>	<u>P</u>	<u>X/P¹</u> <u>0</u>
Apartment, multifamily development, row houses	X	C/P ⁷	X/P ¹⁰	X/P ¹⁰	C	X	X	X	X	<u>X</u>	<u>P</u>	<u>X</u>
Residence accessory to and connected with a business	P	P	P	X/P ¹⁰	P	X	X	X	X	<u>P</u>	<u>P</u>	<u>X/P¹</u> <u>0</u>
Residential Treatment Facility ¹²	C	P	P	P	P	X	X	X	X	<u>P</u>	<u>P</u>	<u>P</u>
<u>Single-family Cottage-style homes</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
Single-family dwelling	X	X	X	X	P	X	X	X	X	<u>X</u>	<u>X</u>	<u>X</u>
Sober Living Homes	C	P	P	X	P	X	X	X	X	<u>P</u>	<u>P</u>	<u>X</u>
Transitional Housing	C	P	C	P	P	P	X	P	X	<u>C</u>	<u>P</u>	<u>P</u>

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI	<u>C-NS</u>	<u>MX-NS</u>	<u>ME-NS</u>
Communication, Utilities and Facilities												
Electrical vehicle infrastructure	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Wireless communications facility	Refer to Chapter 18.35											
Facilities, minor public	P	P	P	P	C	P	P	C	P	<u>P</u>	<u>C</u>	<u>P</u>
Facility, essential ⁶	X	X	C	C	C	C	P	C	C	<u>C</u>	<u>C</u>	<u>C</u>
Railroad tracks and facilities ⁶	C	X	C	C	C	X	X	C	C	<u>C</u>	<u>C</u>	<u>C</u>
Temporary Uses												
Temporary sales office for a development ⁴	T	T	T	T	T	T	T	T	T	<u>T</u>	<u>T</u>	<u>T</u>

Notes:

1. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
2. Similar uses are permitted in the zone district only at the discretion of the community development director or designee.
3. Reserved.
4. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.
5. See secondary use provisions of LI/BP zone.
6. See CMC Chapter 18.19 "Design Review" for additional regulations. CMC Chapter 18.19 is not applicable to development in the LI/BP zone.
7. Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.
8. If grocery store is less than one hundred thousand square feet then use is outright permitted. If one hundred thousand square feet or over then a conditional use permit is required.
9. A. Must be sited a minimum one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or game arcade to which is not restricted to persons twenty-one years or older as defined in WAC 314-55-010 on June 20, 2015;
B. The business shall post clear signage in a conspicuous location near each public entrance stating no person under the age of twenty-one may enter the premises; and
C. No smoke shop/head shop subject to this note shall be located within five miles of an existing lawfully established smoke shop/head shop. All measurements under (A) and (C) shall be measured from the nearest property line of the property on which the use is proposed to the nearest property line of an existing business utilizing Clark County GIS.
10. On tracts ten acres or more, subject to approval by city council of a master plan and development agreement, a mixed use development may be approved provided no less than fifty-one percent of the net developable acreage is committed to commercial uses.
11. Conditional use permit is required if facilities for kennels are proposed outdoors.
12. A Residential Treatment Facility shall not be located within one thousand feet of public and private schools, public parks, public libraries, other RTFs or similar uses.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § IV(Exh. D), 5-18-2009; Ord. No. 2584, § II, 5-3-2010; Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2656, § I(Exh. A), 7-16-2012; Ord. No. 2667, § III, 12-17-2012 ; Ord. No. 2672, §

II(Exh. B), 1-22-2013 ; Ord. No. 2691, § I(Exh. A), 1-21-2014 ; Ord. No. 2712 , § 2, 10-20-2014; Ord. No. 2720 , § I(Exh. A), 12-15-2014; Ord. No. 15-012 , § II(Exh. B), 8-17-2015; Ord. No. 15-023 , § II, 11-16-2015; Ord. No. 15-024 , § II, 11-16-2015; Ord. No. 17-013 , § I(Exh. A), 10-2-2017; Ord. No. 19-012, § II(Exh. A), 11-4-2019 ; Ord. No. 21-004 , § II(Exh. A), 3-15-2021; Ord. No. 22-007 , § I, 5-16-2022)

18.07.040 Table 2—Residential and multifamily land uses.

KEY: P = Permitted Use
 C = Conditional Use
 X = Prohibited Use
 T = Temporary Use

Authorized Uses in Residential and Multifamily Zones

	R	MF
Residential Uses		
Adult family home, residential care facility, supported living arrangement, or housing for the disabled ¹	P	P
Apartments	P ²	P
Assisted living ¹ , retirement home ¹	C	P
<u>Cottage-style homes</u>	<u>X/P⁷</u>	<u>P⁸</u>
Designated manufactured homes	P	P
Duplex or two-family dwelling	C	P
Manufactured home	X	X
Manufactured home park	X	C
Nursing, rest, convalescent home ¹	C	P
Permanent Supportive Housing	C/P ²	P
Residential attached housing for three or more units (e.g., rowhouses)	X/P ²	P
Residential Treatment Facility ⁵	X	C
Single-family dwelling (detached)	P	P
Sober Living Homes	P	P
Transitional Housing	P	P
Incidental Uses		
Accessory dwelling unit	P	P
Animal training, kennel, boarding	X	C
Day care center ¹	C	P
Day care, family home	P	P
Day care, minicenter ¹	C	P
Electric vehicle battery charging station and rapid charging stations	P	P
Gardening and horticulture activities	P	P
Home occupation	P	P
Bed and breakfast ¹	C	C
Recreation/Religious/Cultural		
Church ¹	C	C
Community clubs, private or public ¹	C	C
Library ¹	C	C
Museum ¹	C	C
Open space ¹	P	P

Public or semi-public building ¹	C	C
Park or playground	P	P
Sports fields ¹	C	C
Trails	P	P
Event center ⁶	C	C
Educational Uses		
Private, public or parochial school ¹	C	C
Trade, technical, business college ¹	X	C
College/university ¹	X	X
Communication and Utilities		
Wireless communication facility	Refer to Chapter 18.35	
Facilities, minor public	C	C
Public utilities, minor	C	C
Pumping station ¹	C	C
Railroad tracks and facilities 1	C	C
Temporary Uses		
Sales office for a development in a dwelling ^{1, 4}	T	T
Sales office for a development in a trailer ^{3, 4}	T	T

Notes:

1. See Chapter 18.19 "Design Review" for additional regulations.
2. Permitted in the LD-NS zone. Permitted in all other R zones as part of a planned development only.
3. Site plan review required per CMC Section 18.18.020(A)(1).
4. Notwithstanding the time limitations of a temporary use, a sales office proposed and approved through a Type III application may be approved with a longer time frame than one hundred eighty days.
5. A Residential Treatment Facility shall not be located within one thousand feet of public and private schools, public parks, public libraries, other RTFs, or similar uses.
6. Permitted in the LD-NS and HD-NS zones only.
7. Cottages are only permitted in the LD-NS zone.
8. Cottages are permitted in the HD-NS zone and multi-family zones with the MF-C overlay only.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2481 § 1 (Exh. A (part)), 2007; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014 ; Ord. No. 17-013 , § I(Exh. A), 10-2-2017; Ord. No. 21-004 , § II(Exh. A), 3-15-2021; Ord. No. 21-005 , § I(Exh. A), 3-15-2021; Ord. No. 22-007 , § I, 5-16-2022)

18.07.050 Park and open space land uses.

KEY: P = Permitted Use NP = Neighborhood Park
C = Conditional Use SU = Special Use
X = Prohibited Use OS = Open Space
T = Temporary Use

Authorized Uses in Park and Open Space Zones

18.09.030 Density and dimensions—Commercial and industrial zones.

Table 1—Density and Dimensions for Commercial and Industrial Zones

	NC	DC	CC	RC	MX	LI	BP	HI	LI/BP ^{Note 2}	C-NS	MX-NS	ME-NS
Bulk Regulations												
Maximum Density (dwelling units/net acre)	n/a	None	n/a	n/a	24	n/a	n/a	n/a	n/a	<u>n/a</u>	<u>24</u>	<u>n/a</u>
Minimum lot area (square feet)	5,000	None	None	None	1,800	10,000	½ acre	None	10 acres	<u>None</u>	<u>1,800</u>	<u>None</u>
Minimum lot width (feet)	40	None	None	None	None	100	100	None	Not specified	<u>None</u>	<u>None</u>	<u>None</u>
Minimum lot depth (feet)	40	None	None	None	None	None	100	None	Not specified	<u>None</u>	<u>None</u>	<u>None</u>
Setbacks: Commercial and industrial development setbacks shall be as follows, unless along a flanking street of a corner lot. If along flanking street, then the setback must be treated like a front, and provide safe sight distance.												
Minimum front yard (feet)	15'	Note 4	Note 4	Note 4	Note 3	None	15	None	5' per 1 foot of building height (200' minimum)	<u>15</u>	<u>Note 3, Note 7</u>	<u>None</u>
Minimum side yard (feet)	None/10' Note 1	None	None	None	10'	15' or 25' if abutting a residential area	15	None	100' for building; 25' for parking	<u>None</u>	<u>10'</u>	<u>None</u>
Minimum rear yard (feet)	None	None	None	None	25'	25'	50	None	100' for building; 25' for parking area	<u>None</u>	<u>10'</u>	<u>None</u>
Lot Coverage												
Lot coverage (percentage)	85%	None	None	None	1 story (60%) 2 stories	70%	50%	None	1 story (30%) 2 stories (40%) 3 stories (45%)	<u>None</u>	<u>65%</u>	<u>None</u>

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					or more (50%)								
Minimum Usable Open Space ⁵	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5% (net acreage)	100 sf/du	5% (net acreage)
Building Height													
Maximum building height (feet)	2.5 stories; or 35	None	None	None	None	acre or less: 35'; 1 to 2 acres: 45'; 2 acres or more: 60'	None	None	60		100 ⁶	100 ⁶	100 ^{6,8}

Notes:

1. If along a flanking street of corner lot.
2. The densities and dimensions in the LI/BP zone may be reduced under a planned industrial development. See Chapter 18.21 Light Industrial/Business Park.
3. Maximum setback at front building line is ten feet.
4. Residential dwelling units shall satisfy the front setbacks of CMC Section 18.09.040 Table 2, based on comparable lot size.
5. Areas that provide opportunities for active and passive uses and encourage community interaction. These spaces are accessible to the general public or to residents, employees, or customers and can include, but are not limited to plazas, courtyards, sports courts, and viewpoints (see 18.03.040 "Definitions for development terms").
6. Building heights shall "step-down" and provide compatible scale and privacy between developments. See the North Shore Design Manual.
7. If buildings are rear loaded from an alley, the rear yard setback shall be 20 feet and the front yard setback shall be 10 feet.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § V(Exh. E), 5-18-2009; Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2672, § III(Exh. C), 1-22-2013 ; Ord. No. 17-013 , § I(Exh. A), 10-2-2017)

18.09.040 Density and dimensions—Single-family residential zones.

Table 1—Density and Dimensions for Single-family Residential Zones¹

	R-6	R-7.5	R-10	R-12	R-15	LD-NS
A. Standard New Lots						
Maximum density (dwelling units/net acre)	7.2	5.8	4.3	3.6	2.9	<u>5.8</u>
Minimum density (dwelling units/net acres)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>4</u>
Average lot area (square feet) ⁴	6,000	7,500	10,000	12,000	15,000	<u>7,500</u>
Minimum lot size (square feet)	4,800	6,000	8,000	9,600	12,000	<u>5,400⁷</u>
Maximum lot size (square feet) ³	9,000	12,000	14,000	18,000	24,000	<u>12,000</u>
Minimum lot width (feet)	60	70	80	90	100	<u>40⁸</u>
Minimum lot depth (feet)	80	90	100	100	100	<u>90⁹</u>
Maximum building lot coverage ⁵	40%	40%	35%	30%	30%	<u>N/A</u>
Average building lot coverage ⁶	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>45%</u>
Maximum building height (feet) ²	35	35	35	35	35	<u>35⁷</u>
B. Density Transfer Lots¹						
Maximum density (dwelling units/net acre)	7.2	5.8	4.3	3.6	2.9	<u>5.8</u>
Minimum lot size (square feet)	4,200	5,250	7,000	8,400	10,500	<u>5,250</u>
Maximum lot size (square feet) ³	7,200	9,000	12,000	14,400	18,000	<u>9,000</u>
Minimum lot width (feet) ¹	50	60	60	70	80	<u>60</u>
Minimum lot depth (feet) ¹	80	80	90	90	100	<u>80</u>
Maximum building lot coverage	40%	40%	40%	35%	35%	<u>60%</u>
Maximum building height (feet) ²	35	35	35	35	35	<u>35</u>

Notes:

- For additional density and dimension provisions, see CMC Sections 18.09.060 through 18.09.180.
- Maximum building height: three stories and a basement, not to exceed height listed.
- For parcels with an existing dwelling, a one-time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone.
- Average lot area is based on the square footage of all lots within the development or plat. The average lot size may vary from the stated standard by no more than five hundred square feet.
- The maximum building lot coverage for single-story homes may be up to forty-five percent in R-6, and R-7.5, and LD-NS zones, and forty percent in R-10 and R-12 zones. To qualify for increased lot coverage, a single-story home cannot include a basement or additional levels.
- Average building lot coverage is based on the square footage of all lots within the development or plat with an LD-NS zoning designation. The average building lot coverage may increase to 55% for single-story development and/or lots below 5,000 square feet.
- Minimum lot size for cottage-style development shall be 1,800 square feet and rowhouse developments shall be 2,500 square feet.
- Minimum lot width for cottage-style development shall be 30 feet and rowhouse developments shall be 20 feet.
- Minimum lot depth for cottage-style and rowhouse development shall be 50 feet.

Table 2—Building Setbacks for Single-Family Residential Zones¹

Lot Area	Up to 4,999 sq. ft.	5,000 to 11,999 sq. ft.	12,000 to 14,999 sq. ft.	15,000 or more sq. ft.	LD-NS
Minimum front yard (feet) ²	20	20	25	30	<u>10-25³</u>
Minimum side yard (feet)	5	5	10	15	<u>5</u>
Minimum side yard flanking a street and corner lot rear yard (feet)	10	10	15	15	<u>10</u>
Minimum rear yard (feet)	20	25	30	35	<u>10-20⁴</u>
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	35	40	<u>25</u>

Note:

- Setbacks may be reduced to be consistent with the lot sizes of the development in which it is located. Notwithstanding the setbacks requirements of this chapter, setbacks and/or building envelopes clearly established on an approved plat or development shall be applicable.
- Garage setback is five feet behind the front of the dwelling.
- LD-NS subarea developments are encouraged to vary the front yard building setbacks to provide visual interest along a residential block. Garage faces to maintain a minimum setback of 20 feet. Lots with alley-access garages may have a front yard building setback a minimum of 10 feet.
- LD-NS subarea developments with street-access garages may have a minimum rear yard setback of 10 feet. LD-NS developments with alley-access garages must maintain a 20-foot rear-yard building setback from the alley.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 15-010, § I, 8-17-2015; Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 19-012, § II(Exh. A), 11-4-2019 ; Ord. No. 21-005, § I(Exh. A), 3-15-2021)

18.09.050 Density and dimensions—Multifamily residential zones.

Table 1—Density and Dimensions for Multifamily Residential Zones

	MF-10	MF-18	MF-C Overlay	HD-NS
Density				
Maximum density (dwelling units per net acre)	10	18	24	<u>18</u>
Minimum density (dwelling units per net acre)	6.0	6.0	6.0	<u>10</u>
Standard lots				
Minimum lot area (square feet)	3,000	2,100	None	<u>1,800</u>
Minimum lot width (feet)	36	26	None	<u>20</u>
Minimum lot depth (feet)	70	60	None	<u>60</u>

Maximum gross floor area (GFA) per dwelling unit (square feet)	No max	No max	1,000 ^{Note 4}	<u>No max</u>
Setbacks				
Minimum front yard/at garage front (feet)	15/20	10/20	0/20	<u>10/20</u>
Minimum side yard (feet)	3 ^{Note 1}	3 ^{Note 1}	0 / If abutting R-zone than setback is 10'	<u>3¹</u>
Minimum side yard, flanking a street (feet)	15	15	15	<u>15⁷</u>
Minimum rear yard	10	10	0 / If abutting R-zone than setback is 10'	<u>10</u>
Lot coverage				
Maximum building lot coverage	55%	65%	Building coverage is limited by a minimum of 200 sq. ft. of useable yard adjacent to each dwelling unit.	<u>65%</u>
Building height				
Maximum building height (feet)	35 ^{Note 2}	50 ^{Note 5}	18 ^{Note 3}	<u>50^{5,6}</u>

Table Notes:

1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum three stories and a basement but not to exceed height listed.
3. Maximum one story and a basement but not to exceed height listed.
4. Gross floor area (GFA) in this instance does not include covered porches or accessory structures as defined per CMC 18.17.040.
5. Maximum four stories but not to exceed height listed.
6. Building heights shall "step-down" and provide compatible scale and privacy between developments. Building height transitions shall be applied to new and vertically expanded buildings in the HD-NS zone within 20 feet (measured horizontally) of an existing single detached residential building 30 feet less in height. The building-height-transition standard is met when the height of the taller building does not exceed 1 foot of height for every 1 foot separating the new building from the existing single detached residential structure.
7. Minimum side yard flanking a street shall be 10 feet for cottage-style and rowhouse developments.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2694, § III, 2-3-2014 ; Ord. No. 17-013 , § I(Exh. A), 10-2-2017)

18.09.060 Density transfers.

- A. Purpose. To achieve the density goals of the comprehensive plan with respect to the urban area, while preserving environmentally sensitive lands and the livability of the single-family residential neighborhoods, while also maintaining compatibility with existing residences.
- B. Scope. This section shall apply to new development in all residential (R) zoning districts.
- C. Where a land division proposes to set aside a tract for the protection of a critical area, natural open space network, or network connector (identified in the city of Camas parks plan), or approved as a recreational area, lots proposed within the development may utilize the density transfer standards under CMC Section 18.09.040.B Table-1.

in eighty percent cover in three years. Lawn cannot be the primary ground cover within required landscape buffers unless approved for stormwater conveyance. Grass species, if used as ground cover, shall be native or drought-tolerant, and appropriate for the use of the area.

- H. Appropriate measures shall be taken, e.g., installation of irrigation system, to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.
- I. Required trees, as they grow, shall be pruned in accordance with the International Society of Arboriculture. The pruned tree will provide at least ten feet of clearance above sidewalks and fourteen feet above street roadway surfaces.
- J. Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the city.
- K. Vision clearance hazards shall be prohibited.
- L. Street trees and other required landscaping which dies or is removed, must be replaced within one year of death or removal. Replacement street trees may be an alternative species from the city's recommended tree list, and may be in a different location as approved by the city.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014 ; Ord. No. 17-013 , § I(Exh. A), 10-2-2017; Ord. No. 18-014, § XIII, 9-4-2018 ; Ord. No. 21-005 , § I(Exh. A), 3-15-2021)

18.13.051 Minimum tree density requirement.

- A. Tree Density. A minimum tree density per net acre is required and must be incorporated within the overall landscape plan. The tree density may consist of existing trees, replacement trees or a combination of existing and replacement trees, pursuant to the priority established in Section 18.13.052.

18.13.051 Table 1: Required Tree Density

Proposed Activity	Required Minimum Tree Density per Net Acre	Required Tree Replacement	North Shore Subarea Required Minimum Tree Density per Net Acre ¹
New Development	20 Tree Units	20 Tree Units per acre	30 Tree Units
Residential	20 Tree Units	20 Tree Units per acre	30 Tree Units
Developed commercial and industrial properties	20 Tree Units	3 Tree Units for every 1 tree unit removed up to the minimum tree density per acre.	30 Tree Units

¹At least 50% of minimum tree density must be achieved through retention of existing trees where the existing tree coverage on the site would allow for this standard to be met. If this standard cannot be met, an arborist report is required to demonstrate that it cannot be met. Replacement trees must be native and/or coniferous species. More information is included in the North Shore Design Manual.

- B. Tree Density Calculation. Specific instructions on how to perform tree density calculations are provided in the Design Standards Manual. "Tree Unit" is a unit of measurement based upon the size of the diameter of the tree measured at the breast height ("dbh"). New trees are given a value of one (1) Tree Unit, as they must be a minimum of 2" dbh when planted. Tree Unit values are summarized in the following Table:

18.13.051 Table 2: Tree Units for Existing Trees

Diameter at Breast Height "dbh"	Tree Units	Diameter at Breast Height "dbh"	Tree Units
1" to 5"	1	31" to 32"	12
6" to 12"	2	33" to 34"	13
13" to 14"	3	35" to 36"	14
15" to 16"	4	37" to 38"	15
17" to 18"	5	39" to 40"	16
19" to 20"	6	41" to 42"	17
21" to 22"	7	43" to 44"	18
23" to 24"	8	45" to 46"	19
25" to 26"	9	47" to 48"	20
27" to 28"	10	49" to 50"	21
29" to 30"	11	For larger trees, allow a ½ tree unit for every additional inch of dbh.	

(Ord. No. 18-014, § XIV, 9-4-2018)

18.13.052 Tree and native vegetation preservation.

- A. When determining where to retain or plant trees, locations with healthy soils, native understory vegetation, and mature trees shall have priority when there are feasible alternative locations on site for proposed buildings and site improvements to achieve the minimum tree unit density per acre. This may require site redesign. Provided, where necessary, density transfer areas may be used to ensure protection and retention of trees. Residential and mixed-use developments may use density transfer standards when setting aside area outside of critical or natural areas to protect existing trees.
- B. In designing a development project and in meeting the required tree density, the applicant must provide a Landscape, Tree and Vegetation plan that retains healthy, wind firm trees in the following priority:
 - 1. Trees located within critical area buffers. Trees must be identified within a protected tract.
 - 2. Significant wildlife habitat, or areas adjacent and buffering habitat.
 - 3. Significant trees that are greater than 36 inch dbh.
 - 4. Groves of trees, or other individual healthy trees with the intent to retain must be located in separate tract if part of a land division, or other protective mechanism if other development type,
 - 5. Trees, that if removed would cause trees on adjacent properties to become hazardous.
- C. Mitigation and Replacement. In areas where there are currently inadequate numbers of existing trees to meet minimum tree density, where the trees are inappropriate for preservation, the soils are poor, or there are significant invasive species, then mitigation shall be required to meet the minimum tree density. The applicant's proposed location for replacement trees or mitigation shall be subject to the city's approval of the Landscape Plan. Replacement trees shall be planted in the following priority:
 - 1. Onsite.
 - a. Within or adjacent to critical area buffers or wildlife habitat areas
 - b. Adjacent to stormwater facilities

Chapter 18.19 DESIGN REVIEW⁴

18.19.010 Purpose.

This chapter is intended to provide for orderly and quality development consistent with the design principles of the "Camas Design Review Manual: Gateways, Commercial, Mixed-Use and Multifamily Uses," hereafter referred to as the Design Review Manual (DRM) ~~and~~ the "Downtown design manual," and the "North Shore design manual." The design review process is not intended to determine the appropriateness of a given use on a given parcel. The design review process is intended to produce a meaningful integration of building, landscaping and natural environment. This will protect the general health, safety, and welfare of the community by making efficient use of the land, which is consistent with the visual character and heritage of the community.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

(Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.19.020 Scope.

Design review is required for all new developments within commercial, mixed-use, business park, or multifamily zones, redevelopment (including change in use, e.g., residential to commercial), or major rehabilitation (exterior changes requiring a building permit or other development permit). Commercial uses in the context of design review include both traditional uses listed as commercial under the zoning code as well as recreational, religious, cultural, educational, and governmental buildings and associated properties. Additionally, design review is applicable to all new developments or redevelopments within a gateway area as defined in the design review manual. Design review is also required for all development within the North Shore subarea, consistent with the North Shore design manual.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

(Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.19.025 Scope of the downtown design manual (DDM).

The provisions of this manual shall be applied to public and private parcels located within the downtown commercial zone. The standards within the DDM supersede the general requirements of the DRM for parcels located within the downtown commercial zone.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

18.19.030 Design review manual adopted.

The city's design standards are primarily contained in the design review manual, which was adopted by the city.

⁴Prior ordinance history: Ords. 2443 and 2515.

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- iv. Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.
 - v. Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.
- b. Townhomes and Rowhouses.
- i. All on-site parking areas (excluding driveways and garages) shall be screened with landscaping.
 - ii. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.
 - iii. When appropriate, structures abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.
 - iv. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.
 - v. Detached garages shall be located to the rear of the townhouse or rowhouse unit(s) so as not to be directly viewable from a public street.
 - vi. Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.
- c. Duplex, Triplex and Four-Plex.
- i. Garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

4. North Shore Subarea.

All development within the North Shore subarea must meet the minimum requirements determined in North Shore Design Manual.

- a. Use a stepped-transition in building height and mass to move from higher density to lower density and from more intense mix-of-uses to single uses to provide compatible scale and privacy between developments. Building height transitions shall be applied to new and vertically expanded buildings in the HD-NS, C-NS, MX-NS, and ME-NS zones within 20 feet (measured horizontally) of an existing single detached residential building 30 feet less in height. The building height transition standard is met when the height of the taller building does not exceed 1 foot of height for every 1 foot separating the new building from the existing single detached residential structure.
- b. Vary lot sizes, front yard setbacks, and building product type for residential uses to avoid predictable suburban development patterns (also known as “cookie cutter” development) and better reflect the natural geography.
- c. Minimize the visibility of off-street surface parking where feasible by instead integrating structured and tuck-under parking in buildings or locating surface parking behind buildings.
- d. Provide public-facing facades and building entries—regardless of land use—that provide weather protection from wind, rain, sun, and the occasional snow.

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- e. Include multiple entries and windows on ground floor commercial uses facilitate business access, create visual interest, and promote safety.
 - f. Encourage an aesthetic that complements the surroundings (such as the Pacific Northwest style) through site design, exterior building materials, landscaping, and other features. Exterior building materials may include: concrete, wood, standing-seam sheet metal, glass, board-and-batten, wood siding, corrugated sheet metal, board-formed concrete, board-and-batten siding, commercial/industrial terra-cotta, stone siding, spaced wood sun screens, ply-formed concrete, horizontal wood siding, brick, sheet metal panels, standing-seam metal roofing, stucco, and/or heavy-timber.
 - g. Use dark-sky friendly lighting for outdoor areas, such as full cutoff fixtures, or limiting light trespass from buildings into the street.
 - h. Design the development to maximize potential for passive solar and solar-ready construction.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

(Ord. No. 16-006 , § I, 5-2-2016)

18.19.060 Guidelines.

- A. The guidelines include five major categories:
 - 1. Landscaping and screening;
 - 2. Architecture;
 - 3. Massing and setbacks;
 - 4. Historic and heritage preservation; and
 - 5. Circulation and connections.
- B. Each of the major guidelines include subcategories. Compliance with the guideline categories and subcategories demonstrate compliance with the principles. However, not every guideline may be deemed applicable, and therefore required, by the approval authority. Additionally, the approval authority may approve a variance from one or more guidelines, provided the overall intent of the principles is satisfied.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

(Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.19.070 Application requirements.

Application for design review shall be submitted on the most current forms provided by, and in a manner set forth by the community development director or designee. The application shall include such drawings, sketches, and narrative as to allow the approval authority review of the specific project on the merits of the city's design review manual and other applicable city codes. An application shall not be deemed complete unless all information requested is provided.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)