Chapter_17.09___SHORT_SUBDIVISIONS_Lot Split_PC Draft

Chapter_18.03___DEFINITIONS_Post PC Edits

Chapter_18.05___ZONING_MAP_AND_DISTRICTS_PC Draft

Chapter_18.07___USE_AUTHORIZATION_Post PC Edits

Chapter_18.09___DENSITY_AND_DIMENSIONS_Post PC Edits

Chapter_18.11___PARKING_Post PC Edits

Chapter_18.13___LANDSCAPING_PC Draft

Chapter_18.15___SIGNS_Temporary and Awnings_PC Draft

Chapter_18.18___SITE_PLAN_REVIEW_PC Draft

Chapter_18.19___DESIGN_REVIEW_ PC Draft

Chapter_18.20_Design Overlays_Post PC Edits

Chapter_18.22_MIXED_EMPLOYMENT_Post PC Edits

Chapter_18.23___PLANNED_RESIDENTIAL_DEVELOPMENT__PRD_PC Draft

Chapter_18.24___MIXED_USE_PC Draft

Chapter_18.26___FLEXIBLE_DEVELOPMENT_PC Draft

Chapter_18.28___CO-LIVING_Post PC Edits

Chapter_18.32___PARK_AND_OPEN_SPACE_ZONING_PC Draft

Chapter_18.43___CONDITIONAL_USE_PERMITS_PC Draft

Chapter_18.45___VARIANCES_PC Draft

Chapter_18.51___COMPREHENSIVE_PLAN_AND_ZONING_AMENDMENTS_PC Draft

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Draft Code Amendments

Chapter 17.09 – Short Subdivisions

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Chapter 18.43 – Conditional Use Permits

Chapter 18.45 – Variances

Chapter 18.51 – Comprehensive Plan and Zoning Amendments

Chapter 17.09 SHORT SUBDIVISIONS[1]

17.09.010 Scope.

A. Except as provided in CMC Section 17.01.030B. or a binding site plan under Chapter 17.15 of this title, any land being divided into nine or fewer lots, unit lots, sites or parcels for the purpose of conveyance, shall meet the requirements of this chapter.

B. Tracts may be in addition to the lot count provided that the tract is reserved as forested lands, part of the open space network, serving as stormwater detention and treatment, or set aside as an unbuildable area due to critical lands.

(Ord. 2483 § 1 (Exh. A (part)), 2007)

(Ord. No. 25-025, § I (Exh. A), 12-15-2025)

17.09.020 Decision process.

Applications for short plat approval shall be processed as a Type II decision, subject to the provisions of CMC Chapter 18.55.

(Ord. 2483 § 1 (Exh. A (part)), 2007)

17.09.030 Preliminary short plat approval.

A. Preapplication.

1. In accordance with CMC Chapter 18.55, the applicant must proceed with the formal preapplication process prior to application submittal for review.
2. The applicant shall submit to the community development department the preapplication form and copies of their proposal drawn to an engineer scale on paper, showing lot sizes, topography and overall lot dimensions.

B. Application/Fees. In addition to those items listed in CMC 18.55.110, the following items are required, in quantities specified by the City of Camas, for a complete short plat application for preliminary approval. Items may be waived if, in the judgment of the community development director, they are not applicable to the proposal:

1. Completed general application form as prescribed by the community development director with the applicable application fee;
2. Complete and submit a transportation impact study to determine the adequacy of the transportation system to serve the proposed development, and to mitigate impacts of the proposal on the surrounding transportation system, if required;
3. Complete applications for other required land use approvals applicable to the proposal;

[1]Prior ordinance history: Ords. 2443 and 2455.

4. Vicinity map showing location of the site; and
5. Site and development plans which provide the following information:
    a. A preliminary plat map meeting the standards identified in CMC Section 17.01.050,
    b. The names of owners of adjacent land and the names of any adjacent subdivisions,
    c. Lines marking the boundaries of the existing lot(s) (any existing lot to be eliminated should be a dashed line and so noted),
    d. Names, locations, widths and dimensions of existing and proposed public street rights-of-way, public and private access easements, parks and other open spaces, reservations, and utilities,
    e. Location, footprint and setbacks of all existing structures on the site,
    f. Location of existing and proposed sidewalks, street lighting, and street trees,
    g. Lot area and dimensions for each lot,
    h. Location of proposed new property lines and numbering of each lot,
    i. Location of proposed building envelopes and sewer tanks,
    j. Location, dimensions and purpose of existing and proposed easements. Provide recorded documents that identify the nature and extent of existing easements,
    k. Location of any proposed dedications,
    l. Existing and proposed topography at two-foot contour intervals, extending to ten feet beyond the project boundaries,
    m. Location of any critical areas and critical area buffers, to indicate compliance with all applicable provisions of the critical areas legislation, as required under Title 16 and Title 18 of this code,
    n. Description, location and size of existing and proposed utilities, storm drainage facilities, and roads to service the lots,
    o. Locations of all fire hydrants within five hundred feet of the proposal,
    p. A survey of existing significant trees as required under CMC Section 18.13.045; and
    q. Show location and height of all proposed retaining walls, regardless of height. Provide cross sections for retaining walls over four feet in height.
6. For properties with slopes of ten percent or greater a preliminary grading plan will be required with the development application that shows:
    a. Two-foot contours,
    b. The proposed lots and existing topography,
    c. The proposed lots with proposed topography, and
    d. Total quantities of cut and fill;
7. Preliminary stormwater plan and preliminary stormwater technical information report (TIR). The preliminary stormwater TIR is to be prepared in accordance with Ecology's latest edition Stormwater Management Manual for Western Washington (SWMMWW);
8. For properties with development contemplated on slopes of ten percent or greater a preliminary geotechnical report will be consistent with CMC Chapter 16.59;

9. A narrative addressing ownership and maintenance of open spaces, stormwater facilities, public trails and critical areas, and the applicable approval criteria and standards of the Camas Municipal Code.

10. An engineering estimate of costs for site improvements, both public and private, shall be submitted at the time of application.

C. Review Procedures.

1. Referral to Other Departments. Upon receipt of a complete application for a short subdivision, the community development department shall transmit one copy of the application to any department or agency deemed necessary to review the proposal.

2. Additional Submittals. The review process will determine if additional studies or submittals are required with regard to SEPA, critical areas, archeological or historical significance. If further material is required, the review process will stop until the required information is submitted in accordance with CMC Chapter 18.55.

3. Proposed short subdivisions located adjacent to the right-of-way of state highways shall be submitted to the Washington Department of Transportation (WSDOT) for review, consideration and recommendation. This condition may be satisfied as part of the SEPA process. However, if a SEPA checklist is not required, it is the applicant's responsibility to notify WSDOT of the proposal. Recommendations from Washington Department of Transportation shall be considered by the City in the conditions of approval for the short subdivision.

4. Community Development Director. The community development director or designee may approve, approve with modifications, or deny the application for a preliminary short plat.

D. Criteria for Preliminary Short Plat Approval. The community development director or designee shall base their decision on an application for preliminary plat approval on the following criteria:

1. The proposed short plat is in conformance with the Camas comprehensive plan, neighborhood traffic management plan, Camas parks and open space comprehensive plan, and any other city adopted plans;

2. Provisions have been made for water, storm drainage, erosion control and sanitary sewage disposal for the short plat which are consistent with current standards and plans as adopted in the Camas Design Standard Manual;

3. Provisions have been made for roads, utilities, street lighting, street trees, and other improvements that are consistent with the six-year street plan, the Camas Design Standard Manual and other state adopted standards and plans;

4. Provisions have been made for dedications, easements and reservations;

5. Appropriate provisions are made to address all impacts identified by the transportation impact study;

6. The design, shape and orientation of the proposed lots are appropriate to the proposed use for which the lots are intended;

7. Provisions are made for the maintenance of commonly owned private facilities;

8. The short plat complies with the relevant requirements of the Camas land development and zoning codes, and all other relevant local regulations; and

9. That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval.

(Ord. 2483 § 1 (Exh. A (part)), 2007)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 18-014, § IX, 9-4-2018; Ord. No. 19-001, § I(Att. A), 1-22-2019; Ord. No. 19-012, § II(Exh. A), 11-4-2019; Ord. No. 21-005, § I(Exh. A), 3-15-2021; Ord. No. 22-007, § I, 5-16-2022; Ord. No. 25-025, § I (Exh. A), 12-15-2025)

17.09.040 Expiration.

If the short plat is not recorded within five years of the date of preliminary short plat approval, the short plat shall become null and void. Upon written request by the developer prior to the expiration date, the community development director may grant an extension of not more than two years. The director shall consider economic conditions and such other circumstances as may warrant the extension. If the director denies a request for an extension, the developer may appeal that decision to the city council by filing a written notice of appeal with the director not later than thirty days after the date of the decision.

(Ord. 2483 § 1 (Exh. A (part)), 2007)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2645, § I, 3-19-2012; Ord. No. 17-005, § I(Exh. A), 5-15-2017; Ord. No. 19-012, § II(Exh. A), 11-4-2019)

17.09.050 Limitations on further subdivision.

Any land short platted shall not be further divided for a period of five years after the final short plat is recorded without following the provisions for subdivision. This provision applies to any lots, tracts or parcels recorded as part of the plat.

(Ord. 2483 § 1 (Exh. A (part)), 2007)

17.09.060 Contiguous short plats.

No application for a short plat shall be approved if the land being divided is held in common ownership with a contiguous parcel that has been divided in a short plat within the preceding five years.

(Ord. 2483 § 1 (Exh. A (part)), 2007)

17.09.070 Unit Lot Subdivisions.

A unit lot subdivision (ULS) creates new lots much like a typical subdivision, except a ULS allows flexible application of dimensional standards. In a ULS, the development as a whole is on the "parent lot" which conforms to the zoning dimensional standards while individual "unit lots" are not required to. Unit lots (also called child lots) are individual, sellable, legal lots of record with their own tax or parcel identification number.

A. Applicability. A lot to be developed with middle housing (including accessory dwelling units) or multiple detached single-family residences, in which no dwelling units are stacked on another dwelling unit or other use, may be subdivided into individual unit lots as provided herein.

B. Process. Unit lot subdivisions shall follow the application, review, and approval procedures for a short subdivision.

C. Development as a whole on the parent lot, rather than individual unit lots, shall comply with applicable design and development standards.

D. Subsequent platting actions and additions or modifications to structure(s) may not create or increase any nonconformity of the parent lot.

E. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features shall be recorded with the county auditor.

F. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.

G. Notes shall be placed on the face of the plat or short plat as recorded with the county auditor to state the following:

1. The title of the plat shall include the phrase "Unit Lot Subdivision."

2. Approval of the development (design and layout) on each unit lot was granted by the review of the development, as a whole, on the parent lot under file #.

3. Subsequent subdivision actions, additions, or modifications to the unit lot housing development, including all structures, may not create or increase any nonconformity of the parent lot as a whole, and shall conform to the approved unit lot housing development project or to the land use and development standards.

4. If a structure or portion of a structure within the unit lot housing development project has been damaged or destroyed, any repair, reconstruction, or replacement of any structure shall conform to the approved unit lot housing development project or to the land use and development standards in effect at the time the proposed repair, reconstruction, or replacement project's permit application becomes vested.

5. Additional development or redevelopment of the individual unit lots may be limited as a result of the application of development standards to the parent lot.

(Ord. No. 25-025, § I (Exh. A), 12-15-2025)

17.09.080 Administrative Lot Split.

Pursuant to RCW 58.17.145, an existing residential lot may be split into two lots for the purpose of sale, lease, or transfer of ownership pursuant to this section.

A. Applicability. Administrative lot splits are permitted only within residential zones. A lot is not eligible for an administrative lot split if the proposed lot split would result in a lot that is not buildable under applicable locally adopted development regulations, including, but not limited to, critical areas, shorelines, stormwater, setbacks, impervious surface area, and building coverage standards.

B. Process. Except as provided for in this section, administrative lot splits shall follow the application, review, and approval procedures for a short subdivision.

C. General Requirements.

1. An administrative lot split must only create one additional lot.

2. The parent lot must not have been created by an administrative lot split authorized by this section.

3. Both the parent lot and the proposed new lot must meet the minimum lot size of the zone in which the administrative lot split is located. The newly created lot is not subject to any maximum lot size requirement.

4. Access and utility rights must be granted or conveyed as necessary on or before recording of the lot split survey to provide access for the maximum number of dwelling units that could be developed on the newly created lot, provided such access rights may be reduced through review of a subsequent application for a building permit, short plat, unit lot subdivision, or subdivision if less than the maximum number of dwelling units are built on the newly created lot.

5. If a lot split results in a newly created lot of a size that would allow for further land division, subsequent lot splits are not allowed but the newly created lot may be divided under other applicable land subdivision processes.

6. If the lot split would require demolition or alteration of any existing housing that would displace a renter, the applicant must recommend a displacement mitigation strategy that may include, but is not limited to, relocation assistance.

D. Right-of-way dedication, frontage requirements, and improvements.

1. A proposed lot split may be conditioned upon dedication of right-of-way on the parent lot to the extent such dedication would otherwise be required for the development, short plat, or subdivision of the parent lot absent an administrative lot split.

2. Development of dwelling units on the newly created lot or further subdivision of the newly created lot may be conditioned upon construction of frontage improvements to a right-of-way adjacent to either the parent lot or the newly created lot.

E. Administrative lot split survey.

A lot split survey must be recorded with the Clark County Auditor's Office and shall include, as notes, and comply with the following requirements, as applicable:

1. Further administrative lot splits are not permitted on either the parent lot or newly created lot;

2. The city is immune from any liability, loss, or other damage suffered by another that is related to the city's approval of the lot split, including if the lot split creates a lot that is later determined unbuildable, RCW 58.17.145;

3. If applicable, indicate whether future development will require frontage improvements;

4. If applicable, indicate whether dedication of right-of-way is required and note the location of the right-of-way to be dedicated; and

5. If applicable, note the location of all required access and utility rights granted or conveyed.

Chapter 18.03 DEFINITIONS

18.03.010 Purpose.

The purpose of the definitions chapter is to carry out the intent of the city's development regulations. The terms defined in this chapter are the minimum necessary to resolve questions of interpretation. Terms not defined shall hold their common and generally accepted meaning, unless specifically defined otherwise in this code.

18.03.020 Interpretation of terms.

A. Terms in this title that are not defined in this chapter hold their common and accepted meaning.

B. The following terms shall be interpreted as follows:

1. Words used in the present tense include the future;
2. The plural includes the singular and vice-versa;
3. The words "will" and "shall" are mandatory;
4. The word "may" indicates that discretion is allowed;
5. The word "used" includes designed, intended, or arranged to be used;
6. The masculine gender includes the feminine and vice-versa;
7. The word "person" may be taken for persons;
8. The word "building" includes a portion of a building or a portion of the lot on which it stands;
9. Distances shall be measured horizontally unless otherwise specified;
10. The word "occupied" includes designed or intended to be used.

18.03.030 Definitions.

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.

"Abutting" means adjoining.

“Access easement.” See "Street."

“Access panhandle.” See "Flag lot."

"Accessory dwelling unit" means a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit. Refer to Chapter 18.27 Accessory Dwelling Units.

"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.

"Adult entertainment facility." See CMC Chapter 5.36 Sexually Oriented Business.

"Adult family home" means a dwelling, licensed by the State of Washington Department of Social and Health Services, 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. An existing adult family home may provide services to up to eight adults upon approval from the Department of Social and Health Services in accordance with RCW 70.128.066. Adult family homes are a permitted use in all areas zoned for residential use.

"Adverse environmental impact" means an impact caused by vegetation removal which creates a risk of landslide or erosion, or which alters or damages wetlands, wetland buffers, wildlife habitat, streams, or watercourses.

"Affordable housing" means residential housing whose monthly costs, including utilities other than telephone, do not exceed 30 percent of the monthly income of a household whose income is: (a) For rental housing, 60 percent of the median household income adjusted for household size, for Clark County, as reported by the United States Department of Housing and Urban Development; or (b) For owner-occupied housing, 80 percent of the median household income adjusted for household size, for Clark County, as reported by the United States Department of Housing and Urban Development.

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

"Alteration of watercourse" is any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

“Animal kennel.” See "Kennel."

"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.

"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.

“Approval authority” means the person or decision-making body authorized by this title to approve, approve with conditions, or deny an application or other request. Depending on the applicable review procedure, the approval authority may include the community development director or designee, hearing examiner, city council, or other decision-making body designated by this title.

"Area of shallow flooding" means a designated zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.

"Area of special flood hazard" means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A, AO, AH, A1-30, AE, A99, AR (V, VO, V1-30, VE). "Special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".

“Arterial.” See "Street."

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

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

“Bar.” See "Tavern."

"Base flood elevation (BFE)" means the elevation to which floodwater is anticipated to rise during the base flood.

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year (also referred to as the "one hundred-year flood").

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

"Bed and breakfast inn" means a dwelling or portion thereof, where short-term lodging rooms and meals are provided. The operator of the inn shall live on the premises or in adjacent premises. A bed and breakfast which includes six or more guest rooms shall be classified and defined as a hotel.

"Best available information" means, in the absence of official flood insurance rate map data, communities can use data from other federal, state, or other sources; provided this data has either been generated using technically defensible methods or is based on reasonable historical analysis and experience. Flood data from existing flood events may be used where flood events are considered more accurate indicators of past base flood conditions. Any variance from adopted flood insurance rate maps must be of a more restrictive nature.

"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) contains inscriptions or attachments setting forth limitations and conditions for the use of the land; and (3) contains provisions making any development be in conformity with the site plan.

"Boat sales, and repair" means a business primarily engaged in sales and repair of new and used motorboats, sailboats, and other watercraft. Also includes businesses primarily engaged in the sale of supplies for boating.

"Book, stationery and art supply store" means an establishment engaged in the retail sale of books and magazines, stationery, record and tapes, video and art supplies, including uses.

"Boundary line adjustment" means an adjustment of boundary lines between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site or division.

"Breakaway wall" means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

"Breezeway" means a structure for the principal purpose of connecting the main building or buildings on a property with other main buildings or accessory buildings.

“Brew pub.” See "specialty goods production."

"Buffer" means either: (i) an area adjacent to hillsides which provides the margin of safety through protection of slope stability, attenuation of surface water flows, and landslide, seismic, and erosion hazards reasonably, necessary to minimize risk to the public from loss of life, well-being, or property damage resulting from natural disasters; or (ii) an area adjacent to a stream or wetland which is an integral part of the stream or wetland ecosystem, providing shade; input of organic debris and coarse sediments; room for variation in stream or wetland boundaries; habitat for wildlife; impeding the volume and rate of runoff; reducing the amount of sediment, nutrients, and toxic materials entering the stream or wetland; and protection from harmful intrusion to protect the public from losses suffered when the functions and values of stream and wetland resources are degraded.

"Building and hardware and garden supply store" means an establishment engaged in selling lumber and other building materials such as paint, glass, wallpaper, tools, seeds and fertilizer.

"Building envelope" means a delineated area identifying where a primary building may be established. See Figure 18.03-3.

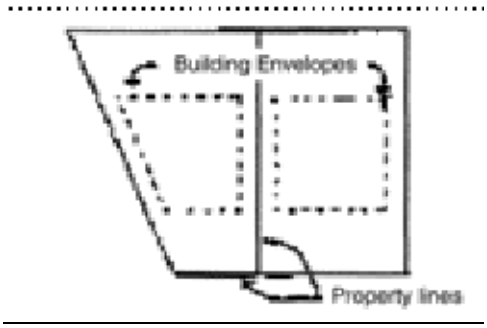

Figure 18.03-3
Building Envelopes

"Building height" means the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater building height: (a) the elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance or the exterior wall of the building when such sidewalk or ground surface is not more than ten feet above the lowest grade; (b) an elevation ten feet higher than the lowest grade when the sidewalk or ground surface described in subsection (a) of this definition is more than ten feet above the lowest grade. The height of a stepped or terraced building is the maximum height of segment of the building. See Figure 18.03-4.

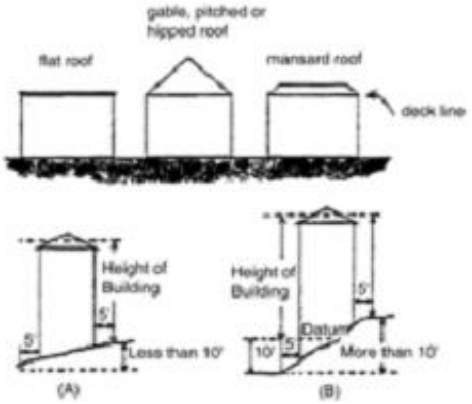

Figure 18.03-4 Building Height

"Building line" means a line on a plat indicating the limit beyond which primary buildings or structures may not be erected.

"Building" means any structure used or intended for supporting or sheltering any use or occupancy.

"Bus station" means an establishment for the storage, dispatching, repair and maintenance of coaches and vehicles of a transit system.

“Child care.” See "Day care."

"Church" means a permanently located building commonly used for religious worship, fully enclosed with walls and roof. A memorial chapel is similar to a church, with the exception that no funeral home activities, such as embalming or casket display are permitted.

"City" means the City of Camas.

"Clinic" means a building or portion of a building containing offices and facilities for providing medical, dental and psychiatric services for outpatients only.

"Co-living housing" means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building.

“Collector.” See "Street."

"Commission" means the Planning Commission of the City of Camas.

"Community center" means a facility owned and operated by a public agency or nonprofit corporation; provided, that the principal use of the facility is for public assistance, recreation, community improvement, or public assembly.

"Comprehensive plan" means the comprehensive plan for the City of Camas, comprising plans, maps or reports, or any combination thereof relating to the future economic and physical growth and development of the city.

"Contractor" means the person/firm hired by the applicant to perform work.

“Convenience store.” See "Grocery, neighborhood."

"Convention center" means an establishment developed primarily as a meeting facility; including facilities for recreation and related activities provided for convention participants, excluding overnight lodging.

"Cottage housing" means residential units on a lot with a common open space that either: (a) is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.

"Council" means the Council of the City of Camas.

"Court" means a space open and unobstructed to the sky, located at or above grade level on a lot and bounded on three or more sides by walls of a building.

"Courtyard apartments" means up to four attached dwelling units arranged on two or three sides of a yard or court.

"Critical facility" means a facility for which even a slight chance of flooding might be too great. Critical facilities include (but are not limited to) schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which produce, use, or store hazardous materials or hazardous waste.

"Critical root zone" is the area of soil around a tree trunk where roots are located that provide stability and uptake of water and minerals required for tree survival.

“Cul-de-sac.” See "Street."

“Data Center” means a facility or portion of a facility housing networked computer systems and telecommunications equipment used for remote storage, processing, and distribution of data. This definition does not include server rooms or information technology infrastructure that is accessory to the principal use of the site.

"Day care center" means a state-licensed entity regularly providing care for thirteen or more children for periods of less than twenty-four hours. A day care center is not located in a private family residence unless the portion of the residence to which the children have access is used exclusively for the children during the hours the center is open or is separate from the usual quarters of the family.

“Day care, family home<” or "family home day care," means an entity regularly providing care during part of the twenty-four hour day to six or fewer children in the family abode of the person(s) under whose direction the children are placed; or, a state licensed entity regularly providing care during part of the twenty-four hour day to between six and twelve children in the family abode of the person(s) under whose direction the children are placed.

“Day care, mini-center,” or "mini-center day care," means a state licensed entity providing care during part of the twenty-four hour day period for twelve or fewer children in a facility other than the family abode of the person or persons under whose direct care the children are placed, or for the care of seven through twelve children in the family abode of such person or persons.

"Dedication" means the deliberate appropriation of land by an owner for any general and public uses, reserving to the owner no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

"Delicatessen (deli)" means retail food stores selling ready-to-eat food products such as cooked meats, prepared salads or other specialty food items. This definition includes seafood, health food and other specialty foods.

"Density transfer" means a transfer of dwelling units located on a site identified as sensitive lands or open space to the developable portion of land on the site. (Refer to Section 18.09.060 Density Transfers)

"Developed/net acreage" means the total acreage of a land use development exclusive of open space and critical areas.

"Development" within the area of special flood hazard means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading,

paving, excavation, or drilling operations, or storage of equipment or materials located within the area of special flood hazard.

"Diameter at breast height (DBH)" means the diameter of the tree measured at four feet six inches above soil grade.

"Director" means community development director or designee.

"Drainage facility" means the system of collecting and storing surface and stormwater runoff. Drainage facilities shall include but not be limited to all surface and stormwater runoff conveyance and containment facilities including streams, pipelines, channels, ditches, wetlands, closed depressions, infiltration facilities, retention/detention facilities, and other drainage structures and appurtenances, both natural and man-made.

"Driveway" means the required traveled path to or through a parking lot for three or more vehicles. A "driveway" also refers to the vehicular access for single-family dwelling.

"Drug store" means an establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics and related supplies.

"Duplex or two-family dwelling" means a residential building with two attached dwelling units.

"Dwelling unit" means an independent living unit within a dwelling structure designed and intended for occupancy by not more than one family and having its own housekeeping and kitchen facilities. Hotel, motel, and bed and breakfast that are primarily for transient tenancy are not considered dwelling units.

“Dwelling unit, Accessory,” or "accessory dwelling unit," means an additional, smaller, subordinate dwelling unit on a lot or attached to an existing or new house. Refer to Chapter 18.27 Accessory Dwelling Units.

“Dwelling, condominium,” or "condominium dwelling," means two or more units where the interior space of which are individually owned; but the balance of the property (both land and/or building) is owned in common by the collective owners of the building.

“Dwelling, cottage cluster,” or "cottage-style home," or "cottage cluster" means a grouping of no fewer than four detached dwelling units with a maximum footprint of one thousand 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 clusters are allowed on up to twenty-five percent of the developable acreage of a project site. Cottage cluster development standards are detailed in the North Shore Design Manual.

“Dwelling, duplex or two-family,” or "duplex or two-family dwelling," means a structure containing two dwelling units on one lot.

“Dwelling, multifamily<’ or "multifamily dwelling" or "apartment," means a building containing three or more dwelling units on a lot or parcel.

“Dwelling, single-family attached (row house),” or "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, single-family,” or "single-family dwelling," means a detached building containing one dwelling unit.

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

"E-cigarette" means any electronically actuated device or inhaler meant to simulate cigarette smoking that uses a heating element to vaporize a liquid solution, popularly referred to as "juice," and that causes the user to exhale any smoke, vapor, or substance other than that produced by unenhanced human exhalation. The juice used in e-cigarettes typically contains nicotine, and for this reason e-cigarettes and their juice fall under the classification of tobacco products and tobacco paraphernalia.

"Electric vehicle battery charging station" and "rapid charging station" mean an electric component assembly, or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by RCW Chapter 19.28.

"Electric vehicle infrastructure" means structures, machinery, and equipment to support electric vehicles such as a battery exchange station or facility, and which may be subject to site plan permits.

"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.

"Emergency housing" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

"Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

"Environmentally sensitive area(s)" or "sensitive lands" means areas within the city that are characterized by, or support unique, fragile or valuable natural resources, or that are subject to natural hazards. Sensitive areas include wetlands and wetland buffers, streams and watercourses, steep slopes, and areas with potentially unstable soils, as those areas are defined and identified pursuant to this title and Title 16.

"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.

"Event center" means a building or property used by groups for celebratory events (e.g. weddings, parties, reunions, etc.), meetings and other events. Occupancy must be less than two hundred persons otherwise it shall be regulated as a convention center. Events may occur outdoors. Typically food service and alcohol are associated with this use.

“Facility, essential public,” or "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,” or "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.

"Fitness center/sports club" means an establishment engaged in operating physical fitness facilities, sports and recreation clubs.

"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.

"Flood elevation study" means an examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation, and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a flood insurance study (FIS).

"Flood insurance rate map (FIRM)" means the official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a digital flood insurance rate map (DFIRM).

"Flood insurance study (FIS)" means the official report provided by the Federal Insurance Administration that includes flood profiles, the flood insurance rate maps, and the water surface elevation of the base flood.

"Flood," or "Flooding" means:

A. A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters.

2. The unusual and rapid accumulation or runoff of surface waters from any source.

3. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph [B.] of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

B. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph [A.] of this definition.

"Flood proofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the base flood elevation.

"Floodplain administrator" means the community official designated by title to administer and enforce the floodplain management regulations.

"Floodplain or flood prone area" means any land area susceptible to being inundated by water from any source. See "flood or flooding."

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "regulatory floodway."

"Floor area" means the area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding

exterior walls shall be the usable area under the horizontal projection of the roof or floor above. For retrofits of existing buildings to be used for residential housing, dross floor area must be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

"Florist shop" means establishments engaged in the retail sale of flowers and plants.

"Food carts/food trucks/food delivery business" means a business in which food is primarily prepared and sold from a vehicle or trailer. Restaurants or fast food restaurants in a permanent building are not included in this definition. Food carts are generally not allowed to conduct business within the public right-of-way and must be located on leased or owned property. For more information refer to zoning structure setbacks, uses allowed in the zone, and siting requirements at CMC Chapter 18.18 Site Plan Review.

"Fourplex" means a residential building with four attached dwelling units.

“Fulfillment centers" means a building or facility that is principally used for receiving, picking, packing, and shipping goods and orders directly to customers, and relies on optimizing speed and efficiency over longer-term inventory storage.

"Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long term storage or related manufacturing facilities.

"Funeral home" means a building where services and/or ceremonies are held in conjunction with human burial or cremation. Crematories may be an accessory use to a funeral home.

"Furniture store" means establishments engaged in the retail sale of household furniture and furnishings for the home.

"Gas/fuel station with mini market" means establishments engaged in the sale of gasoline or other auto fuel together with a minor incidental building in which incidental items including snack foods and beverages are sold.

"Gas/fuel station" means establishments engaged primarily in the sale of automobile gasoline or other auto fuel to the general public.

"Golf course" means a recreational facility, under public or private ownership, designed and developed for uses including, but not limited to a golf course, driving range, putt-putt golf, and other auxiliary facilities such as a pro shop, caddy shack building, restaurant, meeting rooms, and storage facilities.

"Grade (adjacent ground elevation)" means the lowest point of elevation of the finished surface of the ground paving or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building.

“Grocery, large scale,” or "large scale grocery," means a retail business enclosed within a structure greater than thirty thousand square feet with the majority of sales relating to food for the consumption off-premises.

“Grocery, neighborhood,” or "neighborhood grocery," means a retail business enclosed within a structure less than six thousand square feet with the majority of sales relating to food and associated items. Limited outdoor storage may be permitted; provided it complies with screening requirements. Where outdoor storage occurs, the use shall be defined as a small scale grocery.

“Grocery, small scale,” or "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.

"Gross area" means the total usable area including accessory and common space dedication to such things as streets, easements and uses out of character with the principal use but within a unit of area being measured.

"Guest house" means an accessory, detached dwelling without kitchen facilities, designed for and used to house transient visitors or guests of the occupants of the main building without compensation.

“Half street.” See "Street."

"Hammerhead" means a term used to describe a particular style of turnaround for emergency vehicles designed in accordance with guidelines in the Camas Design Standard Manual.

“Hardware store.” See "Building, hardware and garden supply store."

"Hazard tree," means any tree with a combination of structural defect and/or disease, which makes it subject to a high probability of failure and a proximity to persons or property which makes it an imminent threat.

"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 and storage facility, off-site,” or "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,” or "on-site hazardous waste treatment and storage facility," means treatment and storage of hazardous wastes generated on-site.

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

"Hearings examiner" conducts quasi-judicial public hearings for land development applications and renders decisions based on regulations and policies as provided in Camas Municipal Code and other ordinances. See CMC Chapter 2.15 Hearing Examiner System.

“Height of building.” See "Building height."

"Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"Hillsides" means geological features of the landscape having slopes of fifteen percent or greater. To differentiate between levels of hillside protection and the application of development standards, the city categorizes hillsides into four groups: hillsides of at least fifteen percent but less than forty percent; hillsides with unstable slopes; hillsides of forty percent slope and greater; hillsides which are ravine sidewalls or bluffs.

"Historic structure" means any structure that is:

A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district;

C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

1. By an approved state program as determined by the Secretary of the Interior, or

2. Directly by the Secretary of the Interior in states without approved programs.

"Home occupation." See CMC Chapter 18.39 Home Occupations.

"Home, designated manufactured" means a manufactured home which:

(a) is comprised of at least two fully enclosed parallel sections each not less than twelve (12) feet wide by thirty-six feet long;

(b) was originally constructed with and now has composition or wood shake or shingle, coated metal, or similar roof, or not less than 3:12 pitch;

(c) has exterior siding similar in appearance to siding materials commonly used on conventional site-built IBC single-family residences; and

(d) is placed upon a permanent foundation.

"Home, manufactured" means a single-family residence constructed after June 15, 1976, in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing, and bearing the appropriate insignia indicating such compliance.

"Home, mobile" means a single-family residence transportable in one or more sections that are eight feet or more in width and thirty-two feet or more in length, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976. Such home shall be installed in accordance with applicable WAC rules and regulations.

"Home, modular" means a structure constructed in a factory in accordance with the International Building Code and bearing the appropriate insignia indicating such compliance. This definition includes "prefabricated," "panelized," and "factory built" units. Such home shall be installed in accordance with applicable WAC rules and regulations.

"Homeowner's association" means an incorporated, nonprofit organization operating under recorded land agreements through which: (a) each lot owner is automatically a member; and (b) each lot is automatically subject to a charge for a proportionate share of the expenses for the organization's activities, such as maintaining a common property.

"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."

"IBC" means the International Building Code as adopted by city council.

"IFC" means the International Fire Code as adopted by the city council.

"Infrastructure acreage" means the total area of public improvements including any utility or private road outside of the lot area, street right-of-way, and storm drainage facilities.

"IRC" means the International Residential Code as adopted by the city council.

“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.

"Land development" means any project subject to review under Title 16, 17 or 18.

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

“Laundry/dry cleaning (industrial),” or "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),” or "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.

“Live work unit,” or "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.

"Lot area" means the total square footage of a lot.

"Lot coverage" means the portion of a lot that is occupied by the principal and accessory buildings, including all projections except eaves, expressed as a percentage of the total lot area.

"Lot depth" means the horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line.

"Lot line" means the property line bounding a lot.

“Lot line, front,” or "front lot line," means, in the case of an interior lot, the lot line separating the lot from a street other than an alley, and in the case of a corner lot, the shortest lot line separating the lot from a street other than an alley.

“Lot line, rear,” or "rear lot line," means a lot line which is opposite and most distant from the front lot line. In the case of an irregular shaped lot, a line ten feet in length within the lot parallel to and most distant from the front lot line shall be considered the rear lot line for purposes of determining required setbacks. See Figure 18.03-6.

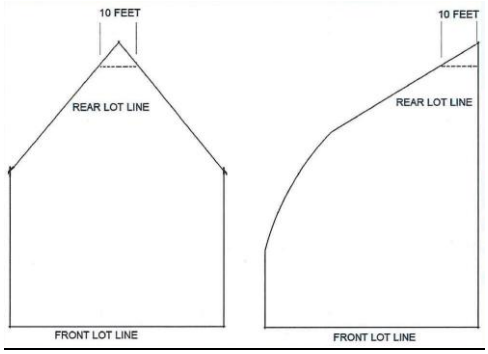

Figure 18.03-6 Rear Lot Line in the Case of an Irregular Lot

“Lot line, side,” or "side lot line," means any lot line not a front or rear lot line. See Figure 18.03-8.

"Lot width" means the horizontal distance between the side lot lines at a point midway between the front and rear property lines.

"Lot width" means the horizontal distance between the side lot lines at a point midway between the front and rear property lines.

"Lot" means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include parcels.

“Lot, corner,” or "corner lot," means a lot abutting on two intersecting streets other than an alley provided that the streets do not intersect at an angle greater than one hundred thirty-five degrees. See Figure 18.03-7.

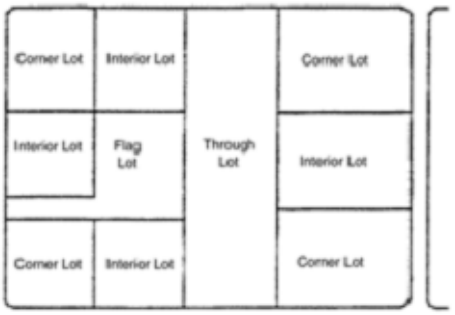

Figure 18.03-7
Lot Configuration

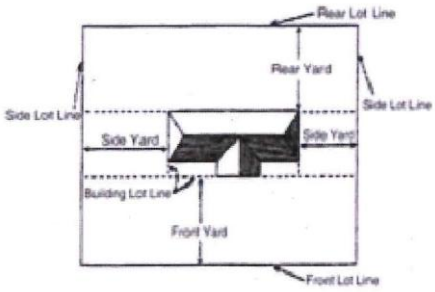

Figure 18.03-8
Yard and Lot Lines

“Lot, interior,” or "interior lot," means a lot other than a corner lot. See Figure 18.03-7.

"Lot, parent" means a lot which is subdivided into unit lots through the unit lot subdivision process; or a lot that is subjected to the administrative lot split process

“Lot, through,” or "through lot," means a lot having frontage on two parallel or approximately parallel streets. See Figure 18.03-7.

"Lot, unit" means a lot created from a parent lot and approved through the unit lot subdivision process.

"Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements found in CMC Chapter 16.57.

"Major transit stop" means a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW, commuter rail stops, stops on rail or fixed guideway systems, and stops on bus rapid transit routes.

"Manufactured home park" means any property meeting the minimum standards established in CMC Chapter 18.29 "Manufactured home parks," which would be divided into individual spaces for sale, lease or rent for the accommodation of occupied manufactured/mobile homes.

“Marginal access street.” See "Street."

"Marijuana processor" means a facility licensed by the Washington Liquor Control Board to transform marijuana into usable marijuana and marijuana-infused products into useable marijuana and marijuana-infused products, package and label useable marijuana and marijuana-infused products for sale in retail outlets, and sell usable marijuana and marijuana-infused products at wholesale to marijuana retailers. Processors are classified as follows:

Processor I, a facility limited to drying, curing, trimming, and packaging; and

Processor II, a facility that extracts concentrates, infuses products, or involves mechanical and/or chemical processing in addition to drying, curing, trimming, and packaging.

"Marijuana producer" means a facility licensed by the Washington State Liquor Control Board for the growing and sale at wholesale of marijuana to marijuana processors and other marijuana producers.

"Marijuana retailer" means a facility licensed by the Washington State Liquor Control Board for the sale to consumers of usable marijuana and marijuana-infused products.

“Mass timber construction” means a building with structural components primarily made of mass timber products as defined in RCW 19.27.570.

"Mean sea level" for purposes of the National Flood Insurance Program, the vertical datum to which base flood elevations shown on a community's flood insurance rate map are referenced.

"Meeting facility" means a primary or secondary use in which a room or series of rooms are available for businesses purposes on an hourly or daily rate.

"Middle housing" means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

"Mini-storage facility" means a building consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods or contractor's supplies. May also include an accessory residential use, which will not exceed nine hundred square feet of floor area or forty percent of the primary building size, whichever is lesser. This singular, accessory dwelling is intended solely as living quarters for security staff or for the manager, and shall not be leased to non-employees of the facility.

“Minor street.” See "Street."

"Mitigation" means the use of any combination of, or all of the following actions:

A. Avoid impacts to environmentally sensitive areas by not taking a certain action, or parts of an action;

B. Minimize impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;

C. Rectifying the impact by repairing, rehabilitating, or restoring the affected environmentally sensitive area;

D. Reducing or eliminating the impact over time by reservation and maintenance operations during the life of the development proposal;

E. Compensating for the impact by replacing or enhancing environmentally sensitive areas, or providing substitute resources.

"Modular construction" means a multistory residential or commercial building constructed of standardized components produced off-site, which are transported and assembled at a final location.

"New construction" for the purposes of determining insurance rates, means structures for which the "start of construction" commenced on or after the effective date of an initial flood insurance rate map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

"Newspaper printing plant" means a building housing a business to include the writing, layout, editing, and publishing of a newspaper.

"Nonconforming building or use." See CMC Chapter 18.41 Nonconforming Uses.

“Non-residential use” means a use, building, or structure that is intended for something other than residential living, including commercial, retail, office, and personal services use, but excluding storage or warehousing of any kind.

“Nursery, plant,” or "plant nursery," means an enterprise, establishment, or portion thereof that conducts the retailing or wholesaling of plants grown on the site, as well as accessory items (but not farm implements). The accessory items normally sold include items such as clay pots, potting soil, fertilizers, insecticides, hanging baskets, rakes and shovels.

"Nursing, rest or convalescent home" means an establishment which provides full-time care for three or more chronically ill or infirm persons. Such care shall not include surgical, drug or alcohol treatment services, or obstetrical or acute illness services. See residential treatment facility (RTF) definition for drug and alcohol treatment services.

"Office supply store" means stores selling office products such as stationery, legal forms, writing implements, typewriters, computers, copiers, office furniture, and the like.

"Open space connectors" means tracts of land with typically no sensitive lands that connect parcels of land to form the open space network.

"Open space network" means a network of open space composed of mostly wooded areas, steep slopes, ravines, streams and waterways, as areas identified in the comprehensive parks, recreation, and open space plan.

"Open space" means land set aside and maintained in a natural state, providing air, light, and habitat for wildlife, and/or containing significant trees and vegetation. Open space may contain environmentally sensitive lands, which include but are not limited to steep slopes and areas with unstable soils, wetlands, and streams and watercourses. Open space may also provide for active and passive recreation use. There are two general categories of open space, which are as follows:

A. "Natural open space" means land devoted to protecting environmentally sensitive lands as defined in this title and CMC Title 16. Natural open space generally has no developed areas, with the exception of trails as identified in the comprehensive parks, recreation, open space plan, or by a condition of development approval.

B. "Recreational open space" means land set aside for recreational opportunities, which may contain trails, sports fields, playgrounds, swimming pools, tennis courts, and picnic areas. Recreational open space is generally limited in size and intensity, proportionate to the development, and is intended for the enjoyment of the residents of the development.

"Owner" means the persons/organization who hold legal right to the property. The owner may also serve as applicant, developer and contractor.

"Passive house requirements" means the criteria for certification as a passive house by Phius or the international passive house institute.

"Pawnshop" means establishments who lend money on goods deposited until redeemed.

"Pawnshop" means establishments who lend money on goods deposited until redeemed.

"Pedestrian way" means a right-of-way for pedestrian traffic connecting two streets other than at an intersection.

"People with functional disabilities" means a person who, because of a recognized chronic physical or mental condition or disease, is functionally disabled to the extent of:

1. Needing care, supervision or monitoring to perform activities of daily or instrumental activities of daily living;
2. Needing supports to ameliorate or compensate for the effects of the functional disability so as to lead as independent a life as possible;
3. Having a physical or mental impairment which substantially limits one or more of such person's major life activities; or
4. Having a record of having such an impairment, but such term does not include current, illegal use of or active addiction to a controlled substance.

"Performance bond" means a pledge, guarantee or bond, usually to back the performance of an individual or company. The bond guarantees the contractor's performance. A performance bond is generally used to ensure that a particular obligation will be completed at a certain date or that a contract will be performed as stated. It has no end date, but terminates upon successful completion of obligation.

"Permanent supportive housing" means subsidized, leased housing with no limit on of stay, that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the residents' health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

"Person" means an individual, firm, partnership, corporation, company, association, syndicate or any legal entity, including any trustee, receiver, assignee or other similar representative thereof.

"Pet shop" means establishments engaged in the retail sale of pets, pet food, supplies and the grooming of pets and other small animals.

“Pharmacy.” See "Drug store."

"Phase" means a group of lots, tracts or parcels within well identified and fixed boundaries. The term shall include blocks. Phases shall be consecutively numbered.

"Photographic store" and "electronic store" mean establishments engaged in the retail sale of camera and photographic supplies and a variety of household electronic equipment.

"Planned residential development (PRD)." See CMC Chapter 18.23 Planned Residential Development.

"Planning commission" means the planning commission of the City of Camas.

"Planning control area" means an area in a state of incomplete development within which special control is to be exercised over land partitioning.

"Plat" means a map or representation of a subdivision, showing thereon the division for a tract or parcel of land into lots, blocks, streets and alleys, or other divisions and dedications.

"Preliminary plat" means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, tracts and other elements of a land division consistent with the requirements of this chapter. The preliminary plat shall be the basis of the approval or disapproval of the general layout of the land division.

“Principal use” means the primary or predominant use of a lot, building, structure, or tenant space, as distinguished from an accessory use.

"Print shop" means a retail establishment that provides duplicating services using photocopy, blueprint, and offset printing equipment, including collating of booklets and reports.

"Professional offices" means an office containing activities such as those offered by a physician, surgeon, dentist, lawyer, architect, engineer, accountant, artist or teacher, real estate or insurance sales.

"Protective mechanism" means a method of providing permanent protection to open space, and shall include conservation easements, dedication to the city, conveyance to a public or private land trust, conveyance to a homeowner's association, restrictive covenants, or any combination of such mechanisms.

"Public agency" means any agency office for the administration of any governmental activity or program.

"Punch list" means a term used by the engineering department to designate items still to be completed per conditions of approval and city standards for the land use to reach final acceptance phase of the approval process.

"Ravine sidewall" means a steep slope which abuts and rises from the valley floor of a stream, and which was created by the wearing action of the stream. Ravine sidewalls contain slopes predominantly in excess of forty percent, although portions may be less than forty percent. The toe of a ravine sidewall is the stream valley floor. The top of a ravine sidewall is typically a distinct line where the slope abruptly levels out. Where there is no distinct break in slope, the top is where the slope diminishes to less than fifteen percent. Minor natural or man-made breaks in the slope of ravine sidewalls shall not be considered as the top. Benches with slopes less than fifteen percent, and containing developable areas, shall be considered as the top.

"Recreational vehicle (RV) park" means any lot of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

"Recreational vehicle" means a vehicle which is: a) built on a single chassis; b) four hundred square feet or less when measured at the largest horizontal projection; c) designed to be self-propelled or permanently towable by a light duty truck; and d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Recycling center" means a building in which used material is separated and processed prior to shipment to others who will use those materials to manufacture new products.

"Recycling collection point" means a collection point for recoverable resources, such as newspapers, glassware, and metal cans, with processing of items occurring off-site. See Figure 18.03-1.

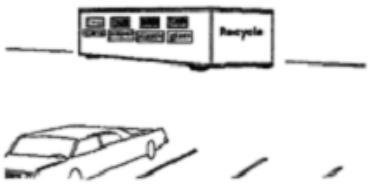

Figure 18.03-1 Recycling Collection Point

"Recycling plant" means a facility that is not a junkyard and in which recoverable resources, such as newspapers, glass, metal cans and other products are reprocessed and treated to return such products to a condition in which they may again be used for production.

"Religious organization" means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.

"Residential care facility" means a facility, licensed by the state of Washington, that cares for at least five but not more than fifteen people with functional disabilities, and that has not been licensed as an adult family home pursuant to RCW 70.128.175.

"Residential treatment facility (RTF)" means a facility meeting applicable state and federal standards that provides support services including, but not limited to, counseling, rehabilitation and medical supervision for the need of drug or alcohol treatment. An RTF may function as a residence, day-treatment facility, or a combination thereof. An RTF may be staffed by resident or nonresident staff and may include more than eight unrelated individuals. An RTF shall not be located within one thousand feet of public and private schools, public parks, public libraries, other RTFs, or similar uses.

"Restaurant" means an establishment that serves food and beverages primarily to persons seated within the building. This includes cafes, coffee shops, tearooms, and outdoor cafes.

“Restaurant, fast food,” or a "fast food restaurant," means an establishment that offers quick food service, which is accomplished through a limited menu of items already prepared and held for service, or prepared, fried, or grilled quickly, or heated in a device such as a microwave oven. Orders are not generally taken at the customer's table, and food is generally served in disposable wrapping of containers. The establishment may also offer drive-up or drive-through service.

“Retail, active” means street-facing, ground-floor uses that encourage walkability and activate sidewalks, such as shops, cafés, restaurants, and other active, customer-oriented

“Retail, passive” refers to commercial activities that primarily serve building occupants or a smaller customer base – such as boutique offices, lobby kiosks, or specialty shops – which typically generate less foot traffic and require less window visibility.

"Right-of-way" (commonly referred to as ROW) means the area between boundary lines of a street or other easement.

"Roadside produce stand" means an establishment engaged in the retail sale of local fresh fruits and vegetables and having permanent or semi-permanent structures associated with such use.

"Roadway" means the portion of a street right-of-way developed for vehicular traffic.

"Rowhouse." See "Dwelling, single-family attached."

"Second-hand/consignment store" means an establishment engaged in the retail sale of used clothing, sports equipment, appliances and other merchandise.

"Sensitive area(s) map(s)" means those maps adopted, and/or incorporated by reference, by the city to identify the general location of environmentally sensitive or valuable areas. In case of questions as to map boundaries or mapping errors, the presence or absence of a sensitive area shall be determined in the field by a qualified professional, experienced in a discipline appropriate to evaluation of the appropriate feature, and shall determine the applicability of this chapter.

"Sensitive areas and open space." For related definitions see CMC Section 18.03.050 Environmental definitions.

"Setback." See "Yard."

"Shorelines." For related definitions see CMC Section 18.88.030 Definitions in Chapter 18.88 Shoreline Management.

"Short plat" means a map or representation of a short subdivision.

"Short subdivision" means the division of land into nine or fewer lots, sites or divisions for the purpose of sale or lease.

"Sidewalk area" means the portion of a street right-of-way between proposed curb line and adjacent lot line.

"Sidewalk" means a pedestrian walkway with permanent surfacing to city standards.

"Significant trees" means evergreen trees eight inches DBH, and deciduous trees twelve inches DBH. Does not include hazard trees or invasive species.

"Signs." For related definitions see Chapter 18.15 Signs.

"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. See also "townhouses".

"Smoke shop/head shop" means any premises where the primary use (fifty percent or more of the net floor area of a business) is dedicated to the display, sale, distributions, delivery, offerings, furnishing, or marketing of tobacco, tobacco products or tobacco paraphernalia.

"Sober living homes" means a home-like environment that promotes healthy recovery from a substance use disorder and supports persons recovering from a substance use disorder through the use of peer recovery support. Sober living homes are limited to no more than eight unrelated individuals.

"Social gathering hall" means a building used primarily by community groups and organizations for meetings, celebrations, bingo and other events.

"Specialty goods production" means small-scale businesses that manufacture artisan goods or specialty foods. Small manufacturing production aims at direct sales rather than the wholesale market. This use may include public viewing, tasting area for consumption on site, restaurant or café, and other customer service space. This use category includes the following: Microbreweries (a.k.a. Brew pub), microdistilleries, and wineries; fruit and vegetable preserving and specialty foods; and artisan leather, glass, cutlery, hand tools, wood, paper, ceramic, textile and yarn products.

"Stacked flat" means dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented or owned.

"Start of construction" means and includes substantial improvement, and means the date the building permit was issued, provided that the actual start of construction, repair, reconstruction, placement, or other improvement was within one hundred eighty days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the state of excavation; of the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as

clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundation, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"Steep slopes" or "area with potential unstable soils" means any land potentially subject to landslides, severe erosion, or seismic activity (earthquake faults). Steep slopes are generally characterized by slopes of fifteen percent or greater, impermeable subsurface material (sometimes interbedded with permeable subsurface material), and/or springs or seeping groundwater during the wet season. Seismic areas are those lying along or adjacent to identified earthquakes faults.

"Stock broker, brokerage firm" means a qualified and regulated professional or company that oversees financial assets, buys and sells (trades) shares or stocks, and other securities through market makers on behalf of investors.

"Story" means the space between two successive floors in a building. The top floor shall be the space between the floor surface and the underside of the roof framing. A basement shall be counted as a story if over fifty percent of its ceiling is over six feet above the average finished grade of the adjoining ground surface.

"Story, first," or "first story," means the lowest story in a building which qualifies as a story, as defined in this chapter, except that a floor level in a building having only one floor level shall be classified as a first story, provided such floor level is not more than eight feet below grade, as defined in this chapter, at any point.

"Story, half," or "half-story," means a space under a roof which has the line of intersection of roof decking and exterior wall face not more than four feet above the top floor level. A half-story containing one or more dwellings shall be counted as a full story.

"Stream" or "watercourse" means those areas where surface waters produce a defined channel or bed. The channel or bed need not contain water year-round. This definition does not include irrigation ditches, canals, storm or surface water conveyance devices, or other entirely artificial watercourses. Streams are further categorized as Class 1 through 5 in accordance with the classifications used by WAC 222-16-030.

"Street" means the entire width between the boundary of property or lot lines, for the purpose of vehicular and pedestrian traffic. See Table 17.19-1.

1. "Access easement" refers to "private road."
2. "Alley" means a narrow street primarily for vehicular service access to the back or side of properties otherwise abutting on another street.
3. "Arterial" means a street of considerable continuity that is primarily a traffic artery for intercommunication among large areas. There are usually three to five lanes of traffic.
4. "Collector" means a street supplementary to the arterial street system and a means of intercommunication between this system and smaller areas; used to some extent for through traffic and to some extent for access to abutting properties. There are usually two to three lanes of traffic.
5. "Cul-de-sac (dead-end street)" means a short street having one end open to traffic and being terminated by a vehicle turnaround. See Design Standards Manual for required right-of-way, pavement, curb and gutters.
6. "Driveway" see "Private road."
7. "Half street" means a portion of the width of a street usually along the edge of a subdivision where the remaining portion of the street could be provided in another subdivision.

8. "Marginal access street" means those streets whose primary function is the circulation of through traffic and shall include all major and secondary arterials and all collector streets identified in the city comprehensive plan.

9. "Minor street" means a street intended exclusively for access to abutting properties. Also referred to as a neighborhood street. This type of street has only two lanes of traffic.

10. "Private road" means a strip of land that provides access to a lot, tract or parcel. This road is privately maintained but is designed and installed per Table 17.19-1 and with approval of the engineering manager.

"Structural alteration" means any change to the supporting members of a building including foundations, bearing walls or partitions, columns, beams or gliders, or any structural change in the roof.

"Structure" for floodplain management purposes, means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

"Structure" means that which is built or constructed. An edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner.

"Subdivision improvement bond" means a guarantee that improvements to an approved residential development will be completed in accordance with city standards, and code as stated in conditions of approval. The owner is the principle and the city is the obligee. There is no expiration date on this type of bond but it terminates upon acceptance of improvements by the city. The bond is issued in the amount equal to one hundred five percent of the cost of all public improvements and any improvements required as part of the conditions of approval per CMC Section 17.21.050 Bonds and other financial agreements.

"Subdivision" means a division or redivision of land into ten or more lots, tracts, sites or divisions for the purpose of sales, lease or transfer of ownership.

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent of the market value of the structure before the damage occurred.

"Substantial improvement" for the purposes of CMC 16.57 Frequently Flooded Areas, means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure either:

1) Before the improvement or repair is started; or

2) If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term can exclude:

1) Any project for improvement of a structure to correct pre-cited existing violations of state or local health, sanitary, or safety code specifications which have been previously identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or

2) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

"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.

"Tavern" means an establishment primarily serving alcoholic beverages for consumption on-site. Secondary activities may include dining, music, bottling, and sale of bottled beverages prepared on-site.

"Telecommunications." See Section 18.35.030 Definitions in Chapter 18.35 Telecommunications Ordinance.

"Tiny house communities" means real property rented or held out for rent to others for the placement of tiny houses with wheels or tiny houses as approved through site plan review (Chapter 18.18).

"Tiny house" and "Tiny house with wheels" mean a dwelling to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking, and sanitation built in accordance with state building code.

"Tobacco paraphernalia" means any paraphernalia, equipment, device, or instrument that is primarily designed or manufactured for the smoking, chewing, absorbing, dissolving, inhaling, snorting, sniffing, or ingesting by any other means into the body of tobacco, tobacco, tobacco products, marijuana, marijuana products, or other controlled substances as defined by the state of Washington. Items or devices classified as tobacco paraphernalia include but are not limited to the following: pipes, punctured metal bowls, bongs, water bongs, electric pipes, e-cigarettes, e-cigarette juice, buzz bombs, vaporizers, hookahs, and devices for holding burning material. Lighters and matches shall be excluded from the definition of tobacco paraphernalia.

"Tobacco product" means any product in leaf, flake, plug, liquid, or any other form, containing nicotine derived from the tobacco plant, or otherwise derived, which is intended to enable human consumption of the tobacco or nicotine in the produce, whether smoked, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means. For the purposes of this chapter, the term "tobacco product" excludes any product that has been specifically approved by the United States Food and Drug Administration (FDA) for sale as tobacco/smoking cessation product or for other medical purposes, where such product is marketed and sold solely for such an approved purpose.

"Townhouses" means buildings that contain three or more attached single-family dwelling units that extend from foundation to roof and that have a yard or public way on not less than two sides.

"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.

"Transitional housing" means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

"Tree protection zone" is an arborist-defined area surrounding the trunk intended to protect roots and soil within the critical root zone and beyond, to ensure future tree health and stability. Tree protection zones may be calculated based on multiplying the tree's DBH by a factor of twelve depending on the tree's species and tolerance of root disturbance.

"Triplex" means a residential building with three attached dwelling units.

"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."

"Unit density" means the number of dwelling units (including accessory dwelling units) allowed on a lot, regardless of lot size.

"Unit lot subdivision" means the division of a parent lot into two or more unit lots within a development and approved through the unit lot subdivision process.

"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.

"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.

“Utility facilities, minor,” or "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.

"Variance" means a grant of relief by a community from the terms of a floodplain management regulation.

"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.

"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.

"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.

"Vision clearance hazard," means 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.

“Warehouse, bulk retail,” or "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,” or "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.

"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.

"Water dependent" means a use or portion of a use that cannot exist in a location which is not adjacent to the water, and which is dependent on the water by reason of the intrinsic nature of it operations. Examples include, but are not limited to: aquaculture, marinas, or float plane facilities.

"Wetland bond" insures the satisfactory installation, maintenance, and monitoring of wetland creation or enhancement as may be required as part of the SEPA or wetland mitigation plans. The bond has a beginning and ending date, and shall be in the amount as specified in CMC Section 17.21.050(B)(3).

"Wetland buffer" means a naturally vegetated and undisturbed, enhanced or revegetated area surrounding wetland that is part of a wetland ecosystem and protect a wetland from adverse impacts to its function, integrity, and value. Wetland buffers serve to moderate runoff volume and flow rates; reduce sediment, chemical nutrient and toxic pollutants; provide shading to maintain desirable water temperatures; provide habitat for wildlife; and protect wetland resources from human activities.

"Wetlands" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands include those artificial wetlands intentionally created to mitigate conversions of wetlands.

"Wildlife habitat" means areas that provide food, protective cover, nesting, breeding, or movement for threatened, endangered, sensitive, monitor, or priority species of wildlife, or other wildlife species of special concern. "Wildlife habitat" shall also mean areas that are the location of threatened, endangered, sensitive, monitor, or priority species of plants, or other plant species of special concern.

"Wireless." See Chapter 18.35 Telecommunication Ordinance.

"Yard" means an open space, other than a court or accessory structure, unobstructed from the ground to the sky, except where specifically provided by this code, on the lot on which a building is situated. See Figure 18.03-8.

"Yard, front," or "front yard," means an open space between the side lot lines and measured horizontally, from the front lot line at right angles to the front lot line, to the nearest point of the building. See Figures 18.03-8 and 18.03-6.

"Yard, rear," or "rear yard," means an open space between side lot lines and measured horizontally, at right angles from the rear lot line, to the nearest point of the main building. See Figures 18.03-8 and 18.03-6.

"Yard, sde," or "side yard," means an open space between a building and the side lot line measured horizontally, at right angles from the side lot line, to the nearest point of the main building. See Figure 18.03-8.

Chapter 18.05 ZONING MAP AND DISTRICTS

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-6	R-6	Residential - Low
Residential-7.5	R-7.5	Residential - Low
Residential-10	R-10	Residential - Low
Residential-12	R-12	Residential - Low

Residential-15	R-15	Residential - Low
Multifamily 10	MF-10	Residential - Medium
Multifamily 18	MF-18	Residential - High
Multifamily 24	MF-24	Residential - High
Mixed Use	MX	Mixed Use
Neighborhood Commercial	NC	Commercial
Community Commercial	CC	Commercial
Regional Commercial	RC	Commercial
Mixed Employment	ME	Mixed Employment
Heavy Industrial	HI	Industrial
Parks and Open Space	POS	Parks and Open Space
Cottage Overlay	COT	Residential - High
North Shore Lower Density Residential	LD-NS	Residential - Low
North Shore Higher Density Residential	HD-NS	Residential - High
North Shore Mixed Use	MX-NS	Mixed Use
North Shore Commercial	C-NS	Commercial
North Shore Mixed Employment	ME-NS	Mixed Employment
Downtown Residential	DT-R	Residential - Low
Downtown Mixed Use - Low Rise	DT-MXL	Mixed Use
Downtown Mixed Use - Mid Rise	DT-MXM	Mixed Use
Downtown Historic Main Street Core	DT-HMSC	Mixed Use

~~**District**~~	~~**Symbol**~~	~~**Comprehensive Plan Designation**~~
~~Residential 15,000~~	~~R-15~~	~~Single-family Low~~
~~North Shore Lower Density Residential~~	~~LD-NS~~	~~NS Single-Family Low~~
~~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~~
~~North Shore Higher Density Residential~~	~~HD-NS~~	~~NS-Multifamily High~~
~~Multifamily Cottage~~	~~MF-C~~	~~Overlay~~
~~Neighborhood Commercial~~	~~NC~~	~~Commercial~~
~~Community Commercial~~	~~CC~~	~~Commercial~~
~~Regional Commercial~~	~~RC~~	~~Commercial~~
~~North Shore Commercial~~	~~C-NS~~	~~NS-Commercial~~
~~Mixed Use~~	~~MX~~	~~Commercial~~
~~North Shore Mixed Use~~	~~MX-NS~~	~~NS-Commercial~~
~~Downtown Commercial~~	~~DC~~	~~Commercial~~

~~North Shore Mixed Employment~~	~~ME-NS~~	~~NS-Industrial~~
~~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 I Green space~~
~~North Shore Parks/Open Space~~	~~P/O-NS~~	~~NS-Parks/Open 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; Ord. No. 23-010, Exh. A, 8-7-2023)

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 property owner may elect to apply the zoning district classification that has been applied to greater than fifty percent of such lot to the entire lot or to utilize the zoning district classifications as they apply to each portion of the lot, consistent with the zoning map.

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

(Ord. No. 25-025, § I (Exh. A), 12-15-2025)

18.05.040 Residential ~~and multifamily~~ zones.

A. R-15 Residential-15~~,000~~. This zone is intended for single-family and middle housing dwellings with a minimum density of two to three ~~dwellings~~lots 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.

B. R-12 Residential-12~~,000~~. This zone is intended for single-family and middle housing dwellings with densities of three to four dwelling ~~units~~lots 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 and middle housing dwellings with densities of four to five ~~dwellings~~lots 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-75~~7,500~~. This zone is intended for single-family and middle housing dwellings with densities of five to six ~~dwellings~~lots 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 for single-family and middle housing dwellings with densities of six to seven ~~dwellings~~lots 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 five and eight tenths 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.

G. 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.

H. 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. MF-24 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~~J. HD-NS North Shore Higher Density Residential. This zone is intended for residential dwellings in the North Shore subarea with a minimum density of ten dwellings per acre and a maximum density of eighteen dwelling units per acre. This zone provides for a diversity of dwellings and serves as a transition between commercial areas and residential uses.

~~J. 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. This overlay zone is not required for cottage dwellings in the North Shore District. See 18.07.030 and 18.07.040 for allowed uses in the North Shore.~~

K. DT-R Downtown Residential. A primarily residential area defined by smaller-scale housing types—such as cottages, duplexes, triplexes, fourplexes, and accessory dwelling units—often on existing single-family lots. The district maintains a lower-density character while allowing incremental infill that respects existing neighborhood patterns and historic scale.

(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; Ord. No. 23-010, Exh. A, 8-7-2023)

18.05.050 Commercial, mixed use, and industrial zones.

The purpose of the commercial, mixed use and 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. Typical uses include, but are not limited to ~~C~~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.

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.~~

D. DT-HMSC Historic Main Street Core. The most compact and walkable district, featuring continuous street facing buildings with minimal setbacks and active ground floors. Uses include retail, dining, civic, and upper-story office or residential. Architecture emphasizes preservation, human scale, and a fine-grain frontage pattern typically up to four (4) stories tall.

E. DT-MXM Downtown Mixed-Use: Mid Rise. A vibrant, higher-density urban zone with buildings ranging up to six (6) stories. Supports a mix of residential, commercial, and civic uses with structured parking and active ground-floor frontages. Streets are multimodal, with wide sidewalks, trees, and transit access.

F. DT-MXL Downtown Mixed-Use: Low Rise. A transitional zone with up to four (4) story buildings and a mix of neighborhood-serving retail, offices, and housing, including a range of missing middle housing. Slightly deeper setbacks and increased landscaping support a softer urban edge while maintaining pedestrian orientation and urban form.

G. ME Mixed Employment. This zone is designated to recognize and accommodate certain areas that may have typically developed with light industrial or business park uses but are transitioning from an exclusively industrial orientation to a broad mix of light industrial, artisan/craft industrial, commercial, office, and personal service uses, within a more amenity rich environment. Retail uses are generally seen as secondary uses. The ME districts encourage innovation and a business environment that flourishes through adaptation and resiliency.

~~E~~H. 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~~I. 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.

~~G. 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.~~

~~H. 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.~~

~~I. 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.~~

J. 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. West of Lacamas Creek/Washougal River, residential uses may be allowed as a conditional use as part of a mixed-use development.

K. 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 twenty-four dwellings per acre and minimum density of ten dwelling units per acre. Each horizontal mixed-use development should have no more than seventy percent 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 fifty percent 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 twenty-five percent of the required thirty percent can be live-work units).

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006; Ord. No. 23-010, Exh. A, 8-7-2023)

(Ord. No. 2547, § III(Exh. C), 5-18-2009; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 19-001, § I(Att. A), 1-22-2019; Ord. No. 23-010, Exh. A, 8-7-2023)

18.05.060 Overlay zones/special planning areas.

Overlay zones implement the goals and values expressed in the comprehensive plan. Uses within this area may be subject to standards which deviate from those in the primary zone.

A. COT Cottage Overlay. 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. This overlay zone is not required for cottage dwellings in the North Shore District. See 18.07.030 and 18.07.040 for allowed uses in the North Shore.

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

(Ord. No. 17-013, § I(Exh. A), 10-2-2017)

18.05.070 Park and open space zoning.

~~The park zoning districts provide recreation and open space functions for the long-term benefit and enjoyment of city residents, adjacent neighborhoods and visitors. These districts apply only to land held in public trust.~~ The park and open spaces zone supports the preservation, development, and use of public and private parks, open spaces, and natural areas that contribute to community health, environmental protection, recreation, and quality of life.

(Ord. No. 2667, § II, 12-17-2012; Ord. No. 2691, § I(Exh. A), 1-21-2014)

Chapter 18.07 USE AUTHORIZATION

18.07.010 Establishment of uses.

The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied or maintained. The use is considered permanently established when that use will, or has been, in continuous operation for a period exceeding sixty days. A use which will operate for less than one hundred eighty days is considered a temporary use, and shall be governed by Chapter 18.47 "Temporary Use Permits." All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in the city.

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

18.07.020 Interpretation of land use tables.

The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal rows of these tables.

A. If the letter "X" appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.

B. If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to review procedures in accordance with CMC Chapter 18.55 "Administration and Procedures."

C. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in Chapter 18.43 "Conditional Use Permits," and the general requirements of the Camas Municipal Code.

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.

H. For the Downtown Zoning Districts in CMC Chapter 18.07.060, use authorization appearing as "G / U" refers to "G = ground floor / U = upper floor" uses specifically.

(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	ME	~~BP~~	~~LI/ BP~~	~~LI~~	HI	C-NS	MX-NS	ME-NS
Commercial Uses													
Animal kennel, commercial boarding[6]	X	~~X~~	X	P~~[11]~~[5]	X	P~~[11]~~[5]	~~P[11]~~	~~X~~	~~P[11]~~	P~~[11]~~[5]	X	X	P~~[11]~~[5]
Animal shelter[6]	X	~~X~~	X	C	X	C	~~C~~	~~X~~	~~C~~	P	X	X	C
Antique shop[6]	P	~~P~~	P	P	P	P	~~C~~	~~X~~	~~X~~	P	P	P	P
Appliance sales and service[6]	X	~~P~~	P	P	P	P	~~P~~	~~X~~	~~C~~	P	P	P	P
Automobile repair (garage)[6]	X	~~P~~	C	P	X	P	~~P~~	~~X~~	~~P~~	P	C	X/P[7]	P
Automobile sales, new or used[6]	X	~~P~~	X	P	X	P	~~P~~	~~X~~	~~P~~	P	X	X	P
Automobile service station[6]	X	~~P~~	C	P	X	P	~~P~~	~~X~~	~~P~~	P	C	X	P
Automobile wrecking[6]	X	~~X~~	X	X	X	X	~~X~~	~~X~~	~~X~~	C	X	X	X
Bakery (wholesale)[6]	X	~~X~~	X	P	X	P	~~P~~	~~P[5]~~	~~P~~	P	C	C	P
Bakery (retail)[6]	P	~~P~~	P	P	P	P	~~P~~	~~P[5]~~	~~P~~	P	P	P	P
Banks, savings and loan	X	~~P~~	P	P	P	P	~~P~~	~~P[5]~~	~~P~~	P	P	P	P
Barber and beauty shops[6]	P	~~P~~	P	P	P	P	~~P~~	~~P[5]~~	~~P~~	P	P	P	P
Boat building[6]	X	~~X~~	X	C	X	C	~~C~~	~~X~~	~~C~~	P	X	X	C
Boat repair and sales[6]	X	~~P~~	X	P	X	P	~~P~~	~~X~~	~~P~~	P	X	X	P
Book store[6]	C	~~P~~	P	P	P	P	~~P~~	~~P[5]~~	~~P~~	P	P	P	P
Bowling alley/billiards[6]	X	~~P~~	X	P	P	P	~~P~~	~~X~~	~~P~~	P	X	P	P
Building, hardware and garden supply store[6]	X	~~P~~	C	P	P	P	~~P~~	~~X~~	~~P~~	P	C	P	P
Bus station[6]	X	~~C~~	C	P	C	P	~~P~~	~~X~~	~~P~~	P	P	P	P
Cabinet and carpentry shop[6]	X	~~P~~	C	P	C	P	~~P~~	~~P[5]~~	~~P~~	P	C	C	P
Candy; confectionery store[6]	P	~~P~~	P	P	P	P	~~P~~	~~P[5]~~	~~P~~	P	P	P	P
Cemetery[6]	X	~~X~~	X	C	X	C	~~X~~	~~X~~	~~C~~	P	X	X	C
Clothing store[6]	C	~~P~~	P	P	P	P	~~P~~	~~X~~	~~P~~	P	P	P	P

Coffee shop, cafe[6] or kiosk	P	~~P~~	P	P	P	P	~~P~~	~~P~~[5]	~~P~~	P	P	P	P
Convention center[6]	X	~~P~~	X	C	C	C	~~P~~	~~P~~	~~C~~	X	X	C	C
Data center	X	X	X	X	X	X	X	X	X	X	X	X	X
Day care center[6]	~~C~~P	~~P~~	P	~~C~~P	P	~~C~~P	~~C~~	~~P~~[5]	~~C~~	C	P	P	~~C~~P
Day care, adult	P	~~P~~	P	P	P	P	~~P~~	~~P~~	~~P~~	P	P	P	P
Day care, family home[6]	P	~~P~~	P	P	P	P	~~X~~	~~P~~[5]	~~P~~	~~X~~C	P	P	P
Day care, mini-center[6]	P	~~P~~	P	P	P	P	~~P~~	~~P~~[5]	~~P~~	~~X~~C	P	P	P
Delicatessen (deli)[6]	P	~~P~~	P	P	P	P	~~P~~	~~P~~[5]	~~P~~	P	P	P	P
Department store[6]	X	~~P~~	C	P	P	P	~~P~~	~~X~~	~~P~~	X	C	C	P
Electric vehicle battery charging station and rapid charging stations	P	~~P~~	P	P	P	P	~~P~~	~~P~~	~~P~~	P	P	P	P
Equipment rental[6]	C	~~P~~	C	C	C	C	~~P~~	~~P~~[5]	~~P~~	P	C	P	C
Event center	X	~~P~~	C	P	C	P	~~P~~	~~P~~	~~P~~	P	P	P	P
Feed store[6]	X	~~X~~	X	P	X	P	~~C~~	~~X~~	~~P~~	P	X	X	P
Fitness center/sports club[6]	X	~~P~~	P	P	P	P	~~P~~	~~P~~[5]	~~P~~	P	P	P	P
Florist shop[6]	P	~~P~~	P	P	P	P	~~P~~	~~P~~[5]	~~P~~	X	P	P	P
Food cart/food truck/food delivery business[6]	C	~~P~~	C	P	C	P	~~P~~	~~C~~	~~P~~	X	C	C	P
Furniture repair; upholstery[6]	X	~~P~~	C	P	P	P	~~P~~	~~X~~	~~P~~	P	C	P	P
Furniture store[6]	X	~~P~~	C	P	P	P	~~P~~	~~X~~	~~P~~	X	C	P	P
Funeral home[6]	X	~~P~~	C	P	P	P	~~X~~	~~X~~	~~X~~	X	C	C	P
Gas/fuel station[6]	X	~~P~~	C	P	X	P	~~P~~	~~X~~	~~P~~	P	C	X	P
Gas/fuel station with mini market[6]	X	~~P~~	C	P	X	P	~~P~~	~~X~~	~~P~~	P	C	X	P
Gas/fuel station with large scale grocery	X		C	P	P	P				P	C	C	P
Grocery, large scale[6]	X	~~P~~	C	P	P	P	~~C~~[8]	~~X~~	~~P~~	P	C	C	P
Grocery, small scale[6]	P	~~P~~	C	P	P	P	~~P~~	~~X~~	~~P~~	P	P	P	P
Grocery, neighborhood scale[6]	P	~~P~~	P	P	P	P	~~P~~	~~P~~[5]	~~P~~	X	P	P	P
Hospital, emergency care[6]	X	~~C~~	P	P	P	P	~~P~~	~~X~~	~~P~~	X	C	C	P
Hotel, motel[6]	X	~~C~~	C	P	P	C	~~P~~	~~X~~	~~P~~	X	C	C	C
Household appliance repair[6]	X	~~P~~	C	P	P	P	~~P~~	~~X~~	~~P~~	P	C	P	P
Industrial supplies store[6]	X	~~P~~	X	C	C	C	~~C~~	~~X~~	~~C~~	P	X	C	C
Laundry/dry cleaning (industrial)	X	~~X~~	X	P	X	P	~~X~~	~~X~~	~~P~~	P	X	X	P
Laundry/dry cleaning (retail)[6]	P	~~P~~	P	P	P	P	~~P~~	~~P~~[5]	~~P~~	P	P	P	P
Laundry (self-serve)	P	~~P~~	P	P	P	P	~~P~~	~~X~~	~~P~~	P	P	P	P

Liquor store[6]	X	~~P~~	C	P	C	P	~~C~~	~~X~~	~~C~~	C	P	P	P
Machine shop[6]	X	~~X~~	C	C	C	P	~~C~~	~~P~~[5]	~~C~~	P	C	C	C
Marijuana processor	X	~~X~~	X	X	X	X	~~X~~	~~X~~	~~X~~	X	X	X	X
Marijuana producer	X	~~X~~	X	X	X	X	~~X~~	~~X~~	~~X~~	X	X	X	X
Marijuana retailer	X	~~X~~	X	X	X	X	~~X~~	~~X~~	~~X~~	X	X	X	X
Medical or dental clinics (outpatient)[6]	C	~~P~~	P	P	P	P	~~P~~	~~P~~[5]	~~P~~	P	P	P	P
Mini-storage/vehicular storage[6]	X	~~X~~	X	X	X	C	~~X~~	~~X~~	~~P~~	P	X	X	X
Manufactured home sales lot[6]	X	~~X~~	X	P	X	P	~~X~~	~~X~~	~~P~~	P	X	X	P
Newspaper printing plant[6]	X	~~P~~	C	C	X	C	~~X~~	~~X~~	~~P~~	P	C	X	C
Nursery, plant[6]	X	~~P~~	C	C	C	P	~~C~~	~~X~~	~~C~~	P	C	C	P
Nursing, rest, convalescent, retirement home[6]	C	~~P~~	P	P	P	P	~~X~~	~~X~~	~~X~~	X	P	P	P
Office supply store[6]	X	~~P~~	P	P	P	P	~~X~~	~~P~~[5]	~~P~~	P	P	P	P
Pawnshop[6]	X	~~X~~	X	X	X	X	~~X~~	~~X~~	~~C~~	C	X	X	X
Parcel freight depots[6]	X	~~P~~	X	P	X	P	~~P~~	~~P~~[5]	~~P~~	P	X	X	P
Permanent supportive housing	C	~~P~~	X /P~~[10]~~ [4]	X /P~~[10]~~ [4]	P	X /P~~[10]~~ [4]	~~X~~	~~X~~	~~X~~	X	X /P~~[10]~~ [4]	P	X /P~~[10]~~ [4]
Pet shops[6]	X	~~P~~	P	P	P	P	~~P~~	~~X~~	~~P~~	C	P	P	P
Pharmacy[6]	X	~~P~~	P	P	P	P	~~P~~	~~P~~[5]	~~P~~	P	P	P	P
Photographic/electronics store[6]	X	~~P~~	P	P	P	P	~~P~~	~~P~~[5]	~~P~~	P	P	P	P
Plumbing, or mechanical service[6]	X	~~X~~	X	P	C	P	~~P~~	~~X~~	~~P~~	P	X	C	P
Printing, binding, blue printing[6]	C	~~P~~	P	P	P	P	~~P~~	~~P~~[5]	~~P~~	P	P	P	P
Professional office(s)[6]	C	~~P~~	P	P	P	P	~~P~~	~~P~~	~~P~~	P	P	P	P
Public agency[6]	C	~~P~~	P	P	P	P	~~P~~	~~P~~	~~P~~	P	P	P	P
Real estate office[6]	C	~~P~~	P	P	P	P	~~P~~	~~T~~	~~P~~	P	P	P	P
Recycling center[6]	X	~~X~~	X	X	X	X	~~X~~	~~X~~	~~P~~	P	X	X	X
Recycling collection point[6]	T or C	~~P~~	T or C	T or C	C	X	~~C~~	~~P~~[5]	~~P~~	P	T or C	C	X
Recycling plant[6]	X	~~X~~	X	X	X	C	~~X~~	~~X~~	~~C~~	P	X	X	C
Research facility[6]	X	~~P~~	C	C	X	P	~~P~~	~~P~~	~~P~~	P	C	C	C
Restaurant[6]	C	~~P~~	P	P	C	P	~~P~~	~~P~~[5]	~~P~~	P	P	P	P
Restaurant, fast food[6]	X	~~P~~	C	P	C	P	~~P~~	~~P~~[5]	~~P~~	P	C	C	P
Roadside produce stand[6]	T	~~T~~	T	T	C	T	~~X~~	~~T~~	~~T~~	T	T	C	T
Sand, soil, gravel sales and storage[6]	X	~~X~~	X	X	X	X	~~X~~	~~X~~	~~C~~	P	X	X	X
Second-hand/consignment store[6]	C	~~P~~	P	P	P	P	~~P~~	~~X~~	~~P~~	P	P	P	P

Sexually oriented business[1,5]	X	~~X~~	X	X	X	X	~~X~~	~~P~~	~~X~~	X	X	X	X
Shoe repair and sales[6]	P	~~P~~	P	P	P	P	~~P~~	~~X~~	~~P~~	P	P	P	P
Smoke shop/head shop[~~9~~ 3]	X	~~X~~	P	P	X	C	~~X~~	~~X~~	~~X~~	X	P	X	P
Stock broker, brokerage firm	P	~~P~~	P	P	P	P	~~P~~	~~P~~	~~P~~	P	P	P	P
Specialty goods production (e.g. brew pub)	P	~~P~~	P	P	P	P	~~P~~	~~P~~	~~P~~	P	P	P	P
Taverns[6]	X	~~P~~	C	P	C	P	~~P~~	~~X~~	~~P~~	P	C	C	P
Theater, except drive-in[6]	X	~~P~~	C	P	P	P	~~P~~	~~X~~	~~P~~	P	P	P	P
Truck terminals[6]	X	~~C~~	X	C	X	C	~~X~~	~~X~~	~~C~~	P	X	X	C
Veterinary clinic[6]	X	~~P~~	C	P	P	P	~~P~~	~~X~~	~~P~~	P	P	P	P
Warehousing, wholesale and trade[6]	X	~~X~~	X	C	C	P	~~P~~	~~P[5]~~	~~P~~	P	X	X	P
Warehousing, bulk retail[6]	X	~~X~~	X	C	C	P	~~X~~	~~X~~	~~P~~	P	X	X	P
Manufacturing and/or processing of the following:													
Cotton, wool, other fibrous material	X	~~X~~	X	X	X	X	~~P~~	~~X~~	~~P~~	P	X	X	X
Food production or treatment	X	~~X~~	X	C	C	C	~~P~~	~~X~~	~~P~~	C	X	C	C
Foundry	X	~~X~~	X	X	X	X	~~X~~	~~X~~	~~C~~	C	X	X	X
Furniture manufacturing	X	~~P~~	X	X	C	P	~~C~~	~~X~~	~~P~~	P	X	C	X
Gas, all kinds (natural, liquefied)	X	~~X~~	X	X	X	X	~~X~~	~~X~~	~~X~~	C	X	X	X
Gravel pits/rock quarries	X	~~X~~	X	X	X	X	~~X~~	~~X~~	~~C~~	P	X	X	X
Hazardous waste treatment—Off-site	X	~~X~~	X	X	X	X	~~X~~	~~X~~	~~X~~	P	X	X	X
Hazardous waste treatment—On-site	X	~~X~~	X	X	X	X	~~X~~	~~X~~	~~X~~	P	X	X	X
Junkyard/wrecking yard	X	~~X~~	X	X	X	X	~~X~~	~~X~~	~~X~~	C	X	X	X
Metal fabrication and assembly	X	~~X~~	X	X	X	C	~~C~~	~~X~~	~~X~~	P	X	X	C
Hazardous waste treatment—On-site	X	~~X~~	X	X	X	X	~~X~~	~~X~~	~~X~~	P	X	X	X
Paper, pulp or related products	X	~~X~~	X	X	X	X	~~X~~	~~X~~	~~X~~	P	X	X	X
Signs or other advertising structures	X	~~X~~	X	C	C	P	~~C~~	~~P~~	~~C~~	P	X	C	C
Electronic equipment	X	~~P~~	X	X	X	X	~~X~~	~~P~~	~~P~~	P	X	X	X
Industrial Uses													
High-tech industry	X	~~P~~	X	X	P	P	~~P~~	~~P[2]~~	~~X~~	X	X	P	P
Manufacturing of miscellaneous goods (e.g. musical	X	~~X~~	X	X	C	P	~~X~~	~~X~~	~~P~~	P	X	C	P

instruments, toys, vehicle parts)													
Optical goods	X	~~C~~	C	C	C	P	~~P~~	~~P~~[5]	~~P~~	P	C	C	C
Packaging of prepared materials	X	~~X~~	C	P	C	P	~~C~~	~~P~~[5]	~~C~~	P	C	C	P
Scientific and precision instruments	X	~~P~~	X	X	X	P	~~P~~	~~P~~	~~P~~	P	X	X	P
Recreational, Religious, Cultural Uses													
Auditorium[6]	C	~~P~~	P	P	P	P	~~P~~	~~X~~	~~P~~	P	P	P	P
Community club[6]	C	~~P~~	P	P	P	P	~~P~~	~~X~~	~~P~~	P	P	P	P
Church[6]	P	~~P~~	P	P	P	P	~~P~~	~~X~~	~~P~~	P	P	P	P
Golf course/driving range[6]	P	~~X~~	P	P	X	P	~~P~~	~~P~~[5]	~~P~~	P	X	X	P
Library[6]	C	~~P~~	P	P	P	P	~~P~~	~~X~~	~~P~~	P	P	P	P
Museum[6]	C	~~P~~	P	P	P	P	~~P~~	~~X~~	~~P~~	P	P	P	P
Recreational vehicle park[6]	X	~~X~~	X	C	X	C	~~X~~	~~X~~	~~P~~	P	X	X	C
Open space[6]	P	~~P~~	P	P	P	P	~~P~~	~~P~~	~~P~~	P	P	P	P
Park or playground	P	~~P~~	P	P	P	P	~~P~~	~~P~~	~~P~~	P	P	P	P
Sports fields[6]	C	~~X~~	P	P	P	P	~~P~~	~~X~~	~~P~~	P	P	P	P
Trails	P	~~P~~	P	P	P	P	~~P~~	~~P~~	~~P~~	P	P	P	P
Educational Uses													
College/university[6]	P	~~P~~	P	P	P	P	~~P~~	~~X~~	~~P~~	P	P	P	P
Elementary school[6]	P	~~P~~	P	P	P	P	~~P~~	~~X~~	~~P~~	P	P	P	P
Junior or senior high school[6]	P	~~P~~	P	P	P	P	~~P~~	~~X~~	~~P~~	P	P	P	P
Private, public or parochial school[6]	P	~~P~~	P	P	P	P	~~P~~	~~X~~	~~P~~	P	P	P	P
Trade, technical or business college[6]	P	~~P~~	P	P	P	P	~~P~~	~~P~~	~~P~~	P	P	P	P
Residential Uses													
Adult family home	C	~~P~~	P	X	P	X	~~X~~	~~X~~	~~X~~	X/C[8]	P	P	X
Assisted living	C	~~P~~	P	X/P[~~10~~ 4]	P	X/P[~~10~~ 4]	~~X~~	~~X~~	~~X~~	X/C[8]	P	P	X/P[~~10~~ 4]
Bed and breakfast	P	~~P~~	P	X	P	X	~~X~~	~~X~~	~~X~~	X	P	P	X
Designated manufactured home	X	~~X~~	X	X	P	X	~~X~~	~~X~~	~~X~~	X	X	X	X
Duplex or two-family dwelling	X	~~C/P~~[7]	X	X	P	X	~~X~~	~~X~~	~~X~~	X/C[8]	X	P	X
Emergency housing and shelters	X		X	P	P	X				X	X	X	X
Group home	C	~~P~~	P	X	P	X	~~X~~	~~X~~	~~X~~	X/C[8]	P	P	X
Home occupation	P	~~P~~	P	X/P[~~10~~ 4]	P	X/P[~~10~~ 4]	~~X~~	~~X~~	~~X~~	X/C[8]	P	P	X/P[~~10~~ 4]

Housing for the disabled	P	~~P~~	P	X /P~~10~~ 4	P	X /P~~10~~ 4	~~X~~	~~X~~	~~X~~	X/C 8	P	P	X /P~~10~~ 4
Apartment, multifamily development, row houses	X	~~C/P~~ ~~7~~	X /P~~10~~ 4	X/P~~1~~ ~~0~~ 4	C	X	~~X~~	~~X~~	~~X~~	X/C 8	X	P	X
Residence accessory to and connected with a business	P	~~P~~	P	X /P~~10~~ 4	P	X /P~~10~~ 4	~~X~~	~~X~~	~~X~~	X/C 8	P	P	X /P~~10~~ 4
Residential Treatment Facility~~12~~ 6	C	~~P~~	P	P	P	P	~~X~~	~~X~~	~~X~~	X/C 8	P	P	P
Single-family Cottage-style homes	X	~~X~~	X	X	X	X	~~X~~	~~X~~	~~X~~	X/C 8	X	P	X
Single-family dwelling	X	~~X~~	X	X	P	X	~~X~~	~~X~~	~~X~~	X/C 8	X	X	X
Sober Living Homes	C	~~P~~	P	X	P	X	~~X~~	~~X~~	~~X~~	X/C 8	P	P	X
Transitional Housing	C	~~P~~	C	P	P	P	~~P~~	~~X~~	~~P~~	X/C 8	C	P	P
Communication, Utilities and Facilities													
Electrical vehicle infrastructure	P	~~P~~	P	P	P	P	~~P~~	~~P~~	~~P~~	P	P	P	P
Wireless communications facility (Refer to Ch. 18.35)													
Facilities, minor public	P	~~P~~	P	P	C	P	~~P~~	~~P~~	~~C~~	P	P	C	P
Facility, essential~~6~~	X	~~X~~	C	C	C	C	~~C~~	~~P~~	~~C~~	C	C	C	C
Railroad tracks and facilities~~6~~	C	~~X~~	C	C	C	C	~~X~~	~~X~~	~~C~~	C	C	C	C
Temporary Uses													
Temporary sales office for a development~~4~~ 2	T	~~T~~	T	T	T	T	~~T~~	~~T~~	~~T~~	T	T	T	T

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~~2.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~~3. 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~~4. 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~~5. Conditional use permit is required if facilities for kennels are proposed outdoors.

~~12~~6. 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.

~~13~~7. Permitted only on sites where automobile repair was previously established and where the existing site or building design, configuration, layout, or access makes it particularly suited for this use.

8. West of Lacamas Creek/Washougal River, residential uses may be allowed as a conditional use only when part of a mixed-use development project. Heavy industrial uses must have ceased on the portion of the site proposed for residential development and the applicant must demonstrate that the proposed residential development will not interfere with any continuing industrial operations on adjoining properties in a manner that cannot be reasonably mitigated through conditions of approval.

(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; Ord. No. 23-010, Exh. A, 8-7-2023; Ord. No. 25-025, § I (Exh. A), 12-15-2025)

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

Zoning Districts	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
Co-living housing	X	P
Cottage housing	P[2]	P
Designated manufactured homes	P	P
Duplex	P[2]	P[2]
Fourplex	P[2]	P[2]
Manufactured home	X	X
Manufactured home park	X	C
Nursing, rest, convalescent home[1]	C	P

Permanent Supportive Housing	C/P[2]	P
Residential Treatment Facility[5]	X	C
Single-family dwelling (detached)	P	P
Sober Living Homes	P	P
Stacked flat	P[2]	P[2]
Townhouses	P[2]	P[2]
Transitional Housing	P	P
Triplex	P[2]	P[2]
Incidental Uses		
Accessory dwelling unit	P	P
Animal training, kennel, boarding	X	C
Day care center[1]	~~C~~P	P
Day care, family home	P	P
Day care, minicenter[1]	~~C~~P	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
Limited neighborhood commercial[7]	P	P
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]	P	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 pursuant to Chapter 18.25, Middle Housing and in the LD-NS zone.
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. Those Neighborhood Commercial uses listed as permitted (P) are allowed within residential zones along design overlay corridors on corner lots at intersections with collector or arterial streets, pursuant to Chapter 18.20. The neighborhood commercial use must be pedestrian oriented with access to a public sidewalk or walkway and may have a maximum building footprint of 2,500 square feet and no more than five (5) off-street parking spaces, which can be satisfied by on-street parking provided they are along the frontage of the subject parcel.

(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; Ord. No. 23-010, Exh. A, 8-7-2023; Ord. No. 25-025, § I (Exh. A), 12-15-2025)

18.07.050 Table 3 - Park and open space land uses.

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

Authorized Uses in Park and Open Space Zones

	~~NP~~	~~SU~~	~~OS~~	~~P/OS-NS~~	POS
General Uses					
1. City-approved festivals, community events, and event center	~~P~~	~~P~~	~~X~~	~~P~~	P
2. Community and recreation centers	~~P~~	~~P~~	~~X~~	~~P~~	P
3. Community gardens	~~P~~	~~P~~	~~C~~	~~P~~	P
4. Concession stands	~~P~~	~~P~~	~~X~~	~~P~~	P
5. Open Spaces	~~P~~	~~P~~	~~P~~	~~P~~	P
6. Other buildings and structures to support park use	~~P~~	~~P~~	~~P~~	~~P~~	P
7. Other uses identified through the Park, Recreation and Open Space Comprehensive Plan	~~P~~	~~P~~	~~P~~	~~P~~	P
8. Parking areas/lots to serve park use	~~P~~	~~P~~	~~P~~	~~P~~	P
9. Pedestrian and multi-use trails	~~P~~	~~P~~	~~P~~	~~P~~	P
10. Public administrative facilities					P
~~10.~~11. Recreation areas and facilities	~~P~~	~~P~~	~~C~~	~~P~~	P
~~11.~~12. Residence for park caretaker and accessory structures	~~C~~	~~P~~	~~P~~	~~C~~	P
~~12.~~13. Restrooms	~~P~~	~~P~~	~~P~~	~~P~~	P

~~13.~~14. Stages and band shells	~~P~~	~~P~~	~~X~~	~~P~~	P
~~14.~~15. Temporary Use	~~T~~	~~T~~	~~T~~	~~T~~	T
Utility Uses					
~~15.~~16. Public utilities, minor	~~P~~	~~P~~	~~P~~	~~P~~	P
~~16.~~17. Pumping station	~~C~~	~~P~~	~~P~~	~~C~~	P
~~17.~~18. Railroad tracks and facilities	~~X~~	~~X~~	~~X~~	~~X~~	X
~~18.~~19. Communication facilities, minor	~~C~~	~~C~~	~~X~~	~~C~~	C
~~19.~~20. Communication facilities, major	~~X~~	~~X~~	~~X~~	~~X~~	X

(Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 23-010, Exh. A, 8-7-2023)

18.07.060 Table 4 - Downtown Zoning Districts

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

Authorized Uses in Downtown Zoning Districts

Zoning Districts	DT-HMSC	DT-MXM	DT-MXL	DT-R
Active Retail Uses				
Antique shop	P[1]	P[2]	P[3]	P[4]
Appliance sales and service	P[1]	P[2]	P[3]	P[4]
Artisanal/craft/makers	P[1]	P[2]	P[3]	P[4]
Bakery (retail)	P[1]	P[2]	P[3]	P[4]
Barber and beauty shops	P[1]	P[2]	P[3]	P[4]
Book store	P[1]	P[2]	P[3]	P[4]
Bowling alley/billiards	P[1]	P[2]	P[3]	P[4]
Building, hardware and garden supply store	P[1]	P[2]	P[3]	P[4]
Candy; confectionery store	P[1]	P[2]	P[3]	P[4]
Clothing store	P[1]	P[2]	P[3]	P[4]
Coffee shop, cafe or kiosk	P[1]	P[2]	P[3]	P[4]
Day care, mini-center	P[1]	P[2]	P[3]	P[4]
Delicatessen (deli)	P[1]	P[2]	P[3]	P[4]
Department store	P[1]	P[2]	P[3]	P[4]
Feed store	P[1]	P[2]	P[3]	P[4]
Event center	P[1]	P[2]	P[3]	P[4]
Fitness center/sports club	P[1]	P[2]	P[3]	P[4]
Florist shop	P[1]	P[2]	P[3]	P[4]
Food cart/food truck/food delivery business	P[1]	P[2]	P[3]	P[4]
Furniture store	P[1]	P[2]	P[3]	P[4]
Grocery, neighborhood scale	P[1]	P[2]	P[3]	P[4]
Grocery, small scale	P[1]	P[2]	P[3]	P[4]
Hotel, motel	P[1]	P[2]	P[3]	X
Laundry/dry cleaning (retail)	P[1]	P[2]	P[3]	P[4]
Liquor store	P[1]	P[2]	P[3]	P[4]
Nursery, plant	P[1]	P[2]	P[3]	P[4]
Office supply store	P[1]	P[2]	P[3]	P[4]
Pet shops	P[1]	P[2]	P[3]	P[4]
Pharmacy	P[1]	P[2]	P[3]	P[4]
Photographic / electronics store	P[1]	P[2]	P[3]	P[4]
Restaurant	P[1]	P[2]	P[3]	P[4]
Restaurant, fast food	P[1]	P[2]	P[3]	P[4]

Zoning Districts	DT-HMSC	DT-MXM	DT-MXL	DT-R
Second-hand/consignment store	P[1]	P[2]	P[3]	P[4]
Specialty goods production (e.g. brew pub)	P[1]	P[2]	P[3]	P[4]
Taverns	P[1]	P[2]	P[3]	P[4]
Theater, except drive-in	P[1]	P[2]	P[3]	P[4]
Communication, Utilities, and Facilities Uses				
Electrical vehicle infrastructure	X	X	X	X
Wireless communications facility	(Refer to Ch. 18.35)			
Facilities, minor public	X	X	X	X
Facility, essential	X	X	X	X
Railroad tracks and facilities	X	X	X	X
Educational Uses				
College/university	P[1]	P[2]	P[3]	X
Elementary school	P[1]	P[2]	P[3]	X
Junior or senior high school	P[1]	P[2]	P[3]	X
Private, public or parochial school	P[1]	P[2]	P[3]	X
Trade, technical or business college	P[1]	P[2]	P[3]	X
Incidental Uses[9]				
Accessory Dwelling Unit	P[1]	P[2]	P[3]	P[4]
Animal Training, Kennel, Boarding	X	C[2]	C[3]	X
Day care center	P[1]	P[2]	P[3]	C
Day care, family home	P[1]	P[2]	P[3]	P[4]
Day care, minicenter	P[1]	P[2]	P[3]	P[4]
Electric vehicle battery charging station and rapid charging stations	P[1]	P[2]	P[3]	P[4]
Gardening and horticulture activities	P[1]	P[2]	P[3]	P[4]
Home occupation	P[1]	P[2]	P[3]	P[4]
Bed and breakfast	P[1]	C[2]	C[3]	C
Limited neighborhood commercial[10]	P[1]	P[2]	P[3]	P[4]
Industrial Uses				
High-tech industry	X	X	X	X
Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts)	X	X	X	X
Optical goods	X	X	X	X
Packaging of prepared materials	X	X	X	X
Scientific and precision instruments	X	X	X	X
Manufacturing and/or Processing Uses				
Cotton, wool, other fibrous material	X	X	X	X
Food production or treatment	X	X	X	X
Foundry	X	X	X	X
Furniture manufacturing	X	X	X	X
Gas, all kinds (natural, liquefied)	X	X	X	X
Gravel pits/rock quarries	X	X	X	X
Hazardous waste treatment—Off-site	X	X	X	X
Hazardous waste treatment—On-site	X	X	X	X
Junkyard/wrecking yard	X	X	X	X
Metal fabrication and assembly	X	X	X	X
Hazardous waste treatment—On-site	X	X	X	X
Paper, pulp or related products	X	X	X	X
Signs or other advertising structures	X	X	X	X
Electronic equipment	X	X	X	X
Passive Retail Uses				
Animal kennel, commercial Boarding	P[1]	P[2]	P[3]	X
Animal shelter	P[1]	P[2]	P[3]	X
Automobile repair (garage)	X	X	X	X
Automobile sales, new or used	X	X	X	X
Automobile service station	X	X	X	X
Automobile wrecking	X	X	X	X

Zoning Districts	DT-HMSC	DT-MXM	DT-MXL	DT-R
Bakery (wholesale)	P[1]	P[2]	P[3]	P[4]
Banks, savings and loan	P[1]	P[2]	P[3]	P[4]
Boat building	P[1]	P[2]	P[3]	P[4]
Boat repair and sales	P[1]	P[2]	P[3]	P[4]
Bus station	C[1]	C[2]	C[3]	C[4]
Cabinet and carpentry shop	P[1]	P[2]	P[3]	P[4]
Convention center	P[1]	P[2]	P[3]	P[4]
Day care center	P[1]	P[2]	P[3]	P[4]
Day care, adult	P[1]	P[2]	P[3]	P[4]
Day care, family home	P[1]	P[2]	P[3]	P[4]
Equipment rental	P[1]	P[2]	P[3]	P[4]
Funeral home	P[1]	P[2]	P[3]	P[4]
Furniture repair; upholstery	P[1]	P[2]	P[3]	P[4]
Gas/fuel station	X	X	X	X
Gas/fuel station with mini market	X	X	X	X
Grocery, large scale	P[1]	P[2]	P[3]	P[4]
Hospital, emergency care	C[1]	C[2]	C[3]	P[4]
Household appliance repair	P[1]	P[2]	P[3]	P[4]
Industrial supplies store	P[1]	P[2]	P[3]	P[4]
Laundry (self-serve)	P[1]	P[2]	P[3]	P[4]
Laundry/dry cleaning (industrial)	X	X	X	X
Machine shop	P[1]	P[2]	P[3]	P[4]
Marijuana processor	X	X	X	X
Marijuana producer	X	X	X	X
Marijuana retailer	X	X	X	X
Manufactured home sales lot	X	X	X	X
Medical or dental clinics (outpatient)	P[1]	P[2]	P[3]	P[4]
Mini-storage/vehicular storage	X	X	X	X
Newspaper printing plant	P[1]	P[2]	P[3]	P[4]
Nursing, rest, convalescent, retirement home	P[1]	P[2]	P[3]	P[4]
Parcel freight depots	P[1]	P[2]	P[3]	P[4]
Pawnshop	P[1]	P[2]	P[3]	P[4]
Permanent supportive housing	P[1]	P[2]	P[3]	P[4]
Plumbing, or mechanical service	P[1]	P[2]	P[3]	P[4]
Printing, binding, blue printing	P[1]	P[2]	P[3]	P[4]
Professional office(s)	P[1]	P[2]	P[3]	P[4]
Public agency	P[1]	P[2]	P[3]	P[4]
Real estate office	P[1]	P[2]	P[3]	P[4]
Recycling center	X	X	X	X
Recycling collection point	P[1]	P[2]	P[3]	P[4]
Recycling plant	X	X	X	X
Research facility	P[1]	P[2]	P[3]	P[4]
Roadside produce stand	X	P[2]	P[3]	X
Sand, soil, gravel sales and storage	X	X	X	X
Sexually oriented business	X	X	X	X
Shoe repair and sales	P[1]	P[2]	P[3]	P[4]
Smoke shop/head shop[5]	P[1]	P[2]	P[3]	X
Stock broker, brokerage firm	P[1]	P[2]	P[3]	P[4]
Truck terminals	X	C[2]	C[3]	C[4]
Veterinary clinic	P[1]	P[2]	P[3]	P[4]
Warehousing, wholesale and trade	X	X	X	X
Warehousing, bulk retail	X	X	X	X
Recreational, Religious, and Cultural Uses				
Auditorium	P[1]	P[2]	P[3]	X
Cemetery	X	X	X	X
Community club	P[1]	P[2]	P[3]	C
Church	P[1]	P[2]	P[3]	C
Golf course/driving range	X	X	X	X

Zoning Districts	DT-HMSC	DT-MXM	DT-MXL	DT-R
Library	P[1]	P[2]	P[3]	C
Municipal	P[1]	P[2]	P[3]	X
Museum	P[1]	P[2]	P[3]	C
Recreational vehicle park	X	X	X	X
Open space	P	P	P	P
Park or playground	P	P	P	P
Sports fields	X	X	X	C
Trails	P	P	P	P
Residential Uses				
Adult family home	P[1]	P[2]	P[3]	P
Apartments	P[1]	P[2]	P[3]	P[11]
Assisted living / retirement homes	P[1]	P[2]	P[3]	P
Bed and breakfast	P[1]	P[2]	P[3]	C
Cottage housing	X	P[11]	P[11]	P[11]
Designated manufactured home	P[1]	P[2]	P[3]	P
Duplex	P[1,11]	P[2,11]	P[11]	P[11]
Group home	P[1]	P[2]	P[3]	C
Emergency housing and shelters	P[1]	P[2]	P[3]	
Housing for the disabled	P[1]	P[2]	P[3]	P
Residence accessory to and connected with a business	P[1]	P[2]	P[3]	C
Residential Care Facility[6]	P[1]	P[2]	P[3]	P
Residential Treatment Facility[6]	P[1]	P[2]	P[3]	X
Single-family dwelling (detached)	X	X	X	P
Sober Living Homes	P[1]	P[2]	P[3]	P
Stacked flat	P[1,11]	P[2,11]	P[3,11]	P[11]
Townhouses	P[1,11]	P[2,11]	P[3,11]	P[11]
Transitional Housing	P[1,11]	P	P	P
Triplex	P[1,11]	P[2,11]	P[3,11]	P[11]
Temporary Uses				
Sales office for a development[7]	T	T	T	T
Sales office for a development in a dwelling[8]	T	T	T	T
Sales office for a development in a trailer[8]	T	T	T	T

Notes:

1. Pursuant to Section 3.1 of the Downtown Design Manual, at least 70% of ground floor area and frontages on Main Streets must be occupied by active retail uses. On all other street types, at least 70% of ground floor area and frontages must be occupied by active or passive retail uses. Municipal uses may occupy 100% of ground floor area and frontages on any street type east of NE Everett St between NE 3rd Ave and NE 5th Ave.

2. Pursuant to Section 3.2 of the Downtown Design Manual, at least 70% of ground floor area and frontages on Main Streets must be occupied by active retail uses. On Mobility and Gateway Steets, at least 70% of ground floor area and frontages must be occupied by active or passive retail uses. On all other street types, residential uses may not occupy more than 70% of ground floor area and frontages.

3. Pursuant to Section 3.3 of the Downtown Design Manual, at least 70% of ground floor area and frontages must be occupied by active or passive retail uses on Mobility and Gateway Steets. Residential uses may occupy 100% of ground floor area and frontages on any street, including Mobility and Gateway Streets.

4. Pursuant to Section 3.4 of the Downtown Design Manual, active or passive retail uses may occupy up to 70% of ground floor area and frontages on Gateway and Connector Steets. Residential uses may occupy 100% of ground floor area and frontages on any street.

5. 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.

6. 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.

7. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.

8. 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

9. Incidental uses are only allowed as incidental to a residential use, with exception of electric vehicle battery charging station and rapid charging stations.

10. Those Neighborhood Commercial uses listed as permitted (P) are allowed residential zones along design overlay corridors on corner lots at intersections with collector or arterial streets, pursuant to Chapter 18.20. The neighborhood commercial use must be pedestrian oriented with access to a public sidewalk or walkway and may have a maximum building footprint of 2,500 square feet and no more than five (5) off-street parking spaces, which can be satisfied by on-street parking provided they are within 500 feet of the subject parcel. See Chapter 18.20, Design Overlays, for additional provisions.

11. Permitted pursuant to Chapter 18.25, Middle Housing.

Chapter 18.09 DENSITY AND DIMENSIONS[1]

18.09.010 Purpose.

The purpose of this chapter is to establish requirements for development relative to basic dimensional standards, as well as specific rules for general application. The standards and rules are established to provide flexibility in project design, maintain privacy between adjacent land uses, and promote public safety. Supplementary provisions are included to govern density calculations for residential districts and specific deviations from general rules.

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

18.09.020 Interpretation of tables.

A. The Camas Municipal Code Sections 18.09.030 through ~~18.09.050~~ 18.090.055 (Tables) contain general density and dimension standards of the particular zone districts. Additional rules and exceptions are stated in Sections 18.09.060 through 18.09.180.

B. The density and dimension tables are arranged in a matrix format on ~~three~~ four separate tables, and are delineated into three general land use categories:

1. Commercial, mixed use, mixed employment and industrial;
2. ~~Single-family residential~~ Residential; ~~and~~
3. Multifamily residential; and ~~.~~
4. Downtown zones.

C. Development standards are listed down the left side of the tables, and the zones are listed across the top. Each cell contains the minimum or maximum requirement of the zone. Footnote numbers identify specific requirements found in the notes immediately following the table. Additional dimensional and density exceptions are included in Sections 18.09.060 through 18.09.180 of this chapter following the tables.

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

[1]Ord. No. 17-013, § I(Exh. A), adopted Oct. 2, 2017, added a second table to § 18.09.040 pertaining to density and dimensions for single-family residential zones, and revised the table designations provided in various section catchlines. For purposes of organization and clarity, the editor has removed table designations (e.g. Table 1, Table 2, etc.) from the catchlines of §§ 18.09.030—18.09.050 and included them with the table headers, also conforming said catchlines stylistically.

18.09.030 Density and dimensions—Commercial, mixed use, mixed employment and industrial zones.

Table 1—Density and Dimensions for Commercial, Mixed Use, Mixed Employment and Industrial Zones

	NC	~~DC~~	CC	RC	MX	ME	~~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	~~n/a~~	n/a	24[8]	n/a
Minimum lot area (square feet)	5,000	~~None~~	None	None	1,800	None	~~10,000~~	~~½ acre~~	None	~~10 acres~~	None	1,800	None
Minimum lot width (feet)	40	~~None~~	None	None	None	None	~~100~~	~~100~~	None	~~Not specified~~	None	None	None
Minimum lot depth (feet)	40	~~None~~	None	None	None	None	~~None~~	~~100~~	None	~~Not specified~~	None	None	None
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, Note 7	None	~~None~~	~~15~~	None	~~5' per 1 foot of building height (200' minimum)~~	15[9]	Note 3, Note 7	None
Minimum side yard (feet)	None/10'[Note 1]	~~None~~	None	None	10'	None	~~15' or 25' if abutting a~~	~~15~~	None	~~100' for building;~~	None	10'	None

							~~residential area~~			~~25' for parking~~			
Minimum rear yard (feet)	None	~~None~~	None	None	~~25'~~10'	None	~~25'~~	~~50~~	None	~~100' for building; 25' for parking area~~	None	10'	None
Lot Coverage													
Lot coverage (percentage)	85%	~~None~~	None	None	~~1 story (60%) 2 stories or more (50%)~~ 65%	None	~~70%~~	~~50%~~	None	~~1 story (30%) 2 stories (40%) 3 stories (45%)~~	None	65%	None
Minimum Usable Open Space[5]	N/A	~~N/A~~	N/A	N/A	~~N/A~~ 50 sf/du	5% (net acreage)	~~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	Vertical mixed use 60; Horizonal mixed use 45	100 [6]	~~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 twenty feet.
8. Does not apply to cottage-style development.
9. Passive pedestrian space, as identified in the North Shore Design Manual and including elements such as seating and building overhangs, is allowed within the fifteen foot front yard setback.

(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; Ord. No. 23-010, Exh. A, 8-7-2023)

18.09.040 Density and dimensions—~~Single-family residential~~ Residential zones.

Table 1—Density and Dimensions for ~~Single-family~~ Residential Zones[1]

	R-6	R-7.5	R-10	R-12	R-15	LD-NS
A. Standard New Lots						
Maximum density (~~dwelling units~~lots/net acre)	7.2	5.8	4.3	3.6	2.9	5.8[7]
Minimum density (~~dwelling units~~lots/net acre)	X	X	X	X	X	4
Average lot area (square feet)[4]	6,000	7,500	10,000	12,000	15,000	7,500
Minimum lot size (square feet)	4,800	6,000	8,000	9,600	12,000	5,400[8]
Maximum lot size (square feet)[3]	9,000	12,000	14,000	18,000	24,000	12,000
Minimum lot width (feet)	60	70	80	90	100	40[9]
Minimum lot depth (feet)	80	90	100	100	100	90[10]
Maximum building lot coverage[5]	40%	40%	35%	30%	30%	N/A
Average building lot coverage[6]	N/A	N/A	N/A	N/A	N/A	45%
Maximum building height (feet)[2]	35	35	35	35	35	35[11]
B. Density Transfer Lots[1]						
Maximum density (~~dwelling units~~lots/net acre)	7.2	5.8	4.3	3.6	2.9	5.8
Minimum lot size (square feet)	4,200	5,250	7,000	8,400	10,500	5,250
Maximum lot size (square feet)[3]	7,200	9,000	12,000	14,400	18,000	9,000
Minimum lot width (feet)[1]	50	60	60	70	80	40
Minimum lot depth (feet)[1]	80	80	90	90	100	80
Maximum building lot coverage	40%	40%	40%	35%	35%	60%
Maximum building height (feet)[2]	35	35	35	35	35	35

Notes:

1. For additional density and dimension provisions, see CMC Sections 18.09.060 through 18.09.180.
2. Maximum building height: three stories and a basement, not to exceed height listed.
3. 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.
4. The minimum front yard setback may be reduced by up to five feet for the non-garage portions of a dwelling when any garage is set back the full minimum front yard distance required in the underlying zone. This allowance is intended to promote varied building facades and reduce the visual prominence of garages along the street.
5. The maximum building lot coverage for single-story homes may be up to forty-five percent in R-6, 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.
6. 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 fifty-five for single-story development and/or lots below five thousand square feet.
7. Does not apply to cottage-style development.
8. Minimum lot size for cottage-style development shall be two thousand four hundred square feet and rowhouse developments shall be one thousand eight hundred square feet.
9. Minimum lot width for cottage-style development shall be thirty feet and rowhouse developments shall be twenty feet.

10. Minimum lot depth for cottage-style and rowhouse development shall be fifty feet.

11. Maximum building height for cottage-style development shall be twenty-five feet.

Table 2—Building Setbacks for ~~Single-Family~~ Residential Zones[1]

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)	20[2]	20[2]	25[2]	30[2]	10-25[3]
Minimum side yard (feet)	5	5	10	15	5
Minimum side yard flanking a street and corner lot rear yard (feet)	10	10	15	15	10
Minimum rear yard (feet)	20	25	30	35	10-20[4]
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	35	40	25

Notes:

1. 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. In the LD-NS zone, cottage-style development setbacks are identified in the North Shore Design Manual.

2. The minimum front yard setback may be reduced by up to five feet for the non-garage portions of a dwelling when any garage is set back the full minimum front yard distance required in the underlying zone. This allowance is intended to promote varied building facades and reduce the visual prominence of garages along the street.

3. LD-NS subarea developments are encouraged to vary the front yard building setbacks to provide visual interest along a residential block. Garage faces shall maintain a minimum setback of twenty feet. Lots with alley-access garages may have a minimum front yard building setback of ten feet.

4. LD-NS subarea developments with street-access garages may have a minimum rear yard setback of ten feet. LD-NS developments with alley-access garages must maintain a twenty 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; Ord. No. 23-010, Exh. A, 8-7-2023; Ord. No. 25-025, § I (Exh. A), 12-15-2025)

18.09.050 Density and dimensions—Multifamily residential zones.

Table 1—Density and Dimensions for Multifamily Residential Zones

	MF-10	MF-18	MF-24	MF-C Overlay	HD-NS
Density					
Maximum density (dwelling units per net acre)	10	18[Note 10]	24 [Note 11]	24	18[Notes 6, 10]
Minimum density (dwelling units per net acre)	6.0	6.0	8	6.0	10
Standard lots					

Minimum lot area (square feet)	3,000	2,100	1,800	None	1800
Minimum lot width (feet)	36	26	20	None	20
Minimum lot depth (feet)	70	60	60	None	60
Maximum gross floor area (GFA) per dwelling unit (square feet)	No max	No max	No max	1,000[Note 4]	No max
Setbacks					
Minimum front yard/at garage front (feet)	15/20	10/20	10/20	0/20	10/20
Minimum side yard (feet)	3[Note 1]	3[Note 1]	3 [Note 1]	0 / If abutting R-zone than setback is 10'	3[Note 1]
Minimum side yard, flanking a street (feet)	15 [Note 8]	15 [Note 8]	15 [Note 8]	15	15[Note 8]
Minimum rear yard	10	10	10	0 / If abutting R-zone than setback is 10'	10
Standard lots coverage					
Maximum building lot coverage	55%	65%	65%	Building coverage is limited by a minimum of 200 sq. ft. of useable yard adjacent to each dwelling unit.	65%
Building Height					
Maximum building height (feet)	35[Note 2]	50[Note 5]	50 [Note 5]	18[Note 3]	50[Notes 5, 9]

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. Does not apply to cottage-style development.
7. In the HD-NS zone, cottage-style development setbacks are identified in the North Shore Design Manual.
8. Minimum side yard flanking street shall be ten feet for cottage-style and rowhouse developments.
9. 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 twenty feet (measured horizontally) of an existing single detached residential building thirty feet or less in height. The building-height-transition standard is met when the height of the taller building does not exceed one foot of height for every one foot separating the new building from the existing single detached residential structure.
10. To encourage apartment development on larger sites, properties that are five acres or larger and developed exclusively with apartment buildings may be developed at up to double the maximum allowed density for the zone.

11. To encourage apartment development on larger sites, properties that are five acres or larger and developed exclusively with apartment buildings may be developed at up to a 50% increase of the maximum allowed density for the zone.

(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; Ord. No. 23-010, Exh. A, 8-7-2023; Ord. No. 25-025, § I (Exh. A), 12-15-2025)

18.09.055 Density and dimensions—Downtown zones.

Development in the Downtown Subarea and zones shall comply with the general standards and development standards found in section 3.0 of the Downtown Design Manual.

Table 1—Density and Dimensions for Downtown Zones

DT – HMSC	DT – MXM	DT – MXL	DT – R
See General and Development Standards in Section 3.1 of the Downtown Design Manual	See General and Development Standards in Section 3.2 of the Downtown Design Manual	See General and Development Standards in Section 3.3 of the Downtown Design Manual	See General and Development Standards in Section 3.4 of the Downtown Design Manual

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~~ Table 1, Section B.

D. Where a tract under "C" above, includes one-half acre or more of contiguous area, the city may provide additional or negotiated flexibility to the lot size, lot width, lot depth, building setback, or lot coverage standards under CMC Section 18.09.040 Table 1 and 2. In no case shall the maximum density of the overall site be exceeded. A letter explaining the request for negotiated flexibility shall be submitted to the director for consideration. The city may also provide the landowner with:

1. A credit against park and open space impact fees per Chapter 3.88; or
2. Cash from the parks and open space impact fee fund or other public fund.

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

(Ord. No. 18-014, § XII, 9-4-2018; Ord. No. 19-001, § I(Att. A), 1-22-2019; Ord. No. 21-005, § I(Exh. A), 3-15-2021)

18.09.080 Lot sizes.

A. In planned residential developments with sensitive lands and the required recreational open space set aside, a twenty per-cent density bonus on a unit count basis is permitted. Density may be transferred for sensitive areas but the total lot count shall never exceed the number of lots established in the density standards established in CMC Section 18.23.040 "Density Standards."

B. When creating new lots via short plats or subdivisions that are adjacent to a different residential zone designation, the new lots along that common boundary shall be the maximum lot size allowed for the zone

designation of the new development (if a lower density adjacent zone), or the minimum lot size allowed for the zone designation of the new development (if a greater density adjacent zone), as based on CMC 18.09.040 Table ~~2~~1, Section A. In applying this section, where a land division is required to increase the size of lots, the land division may utilize the density transfer provisions provided for in CMC Section 18.09.060.

C. For residentially zoned parcels owned or controlled by a religious organization, a twenty percent density bonus to the dwelling unit maximum (Refer to Sections 18.09.040 and 18.09.050) is permitted for the development of affordable housing, when the following criteria are met:

1. Affordable housing is for low-income households. "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is less than eighty percent of the median family income, adjusted for household size for Clark County;

2. A lease or other binding obligation shall require development to be used exclusively for affordable housing purposes for at least fifty years, even if the religious organization no longer owns the property; and

3. Does not discriminate against any person who qualifies as a member of a low-income household.

(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. 21-004, § II(Exh. A), 3-15-2021)

18.09.090 Reduction prohibited.

No lot area, yard, open space, off-street parking area, or loading area existing after the effective date of the ordinance codified in this chapter shall be reduced below the minimum standards required by the ordinance codified in this chapter, nor used as another use, except as provided in Chapter 18.41 "Nonconforming Lots, Structures, Uses."

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

18.09.100 Lot exception.

If at the time of passage of the code, a lot has an area or dimension which does not conform with the density provisions of the zoning district in which it is located, the lot may be occupied by any use permitted outright in the district, subject to the other requirements of the district. The person claiming benefits under this section shall submit documentary proof of the fact that the lot existed by title at the time of passage of the code. See Section 18.41.040 "Buildable lot of record."

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

18.09.110 Height—Exception.

A. The following type of structures or structural parts are not subject to the building height limitations of the code: tanks, church spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, wind turbines, chimneys, flag poles (see setbacks at CMC Section 18.09130(G)), radio and television towers, masts, aerials, cooling towers, and other similar structures or facilities.

B. The heights of telecommunication facilities are addressed in CMC Chapter 18.35 Telecommunication Ordinance.

C. Building heights may exceed the maximum allowable height by eight inches to accommodate additional insulation.

D. Building heights may exceed the maximum allowable height by 48 inches to accommodate roof-mounted solar energy panels.

(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)

18.09.120 Roof overhang permitted.

The maximum a roof overhang may intrude into yard setbacks shall be as follows:

Yard Setback	Maximum Roof Overhang[1]
5 feet	2 feet
10 feet	3.5 feet
15 feet	5 feet
15 feet or greater	5 feet

1. In the C-NS zone, roof overhangs may intrude up to fifteen feet in the front yard setback.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006; Ord. No. 23-010, Exh. A, 8-7-2023)

18.09.130 Setback—Exception.

A. Cornices, eaves, chimneys, belt courses, leaders, sills, pilasters, or other similar architectural or ornamental features (not including bay windows or vertical projections) may extend or project into a required yard not more than two feet.

B. Open balconies, unenclosed fire escapes, or stairways, not covered by a roof or canopy, may extend or project into a required front yard, or a required rear yard along a flanking street of a corner lot, or into a required side yard not more than three feet.

C. Open, unenclosed patios, terraces, roadways, courtyards, or similar surfaced areas, not covered by a roof or canopy, and not more than thirty inches from the finished ground surface, may occupy, extend, or project into a required yard.

D. Cantilevered floors, bay windows, or similar architectural projections, not wider than twelve feet, may extend or project into the required side yard along a flanking street of a corner lot not more than two feet. The total of all projections for each building elevation shall not exceed fifty percent of each building elevation.

E. Detached accessory buildings or structures may be established in a side or rear yard, provided such structure maintains a minimum setback of five feet from side and rear lot lines, and a minimum six feet setback from any building. In no event shall an accessory building(s) occupy more than thirty percent of a rear yard requirement. For accessory dwelling units, see Chapter 18.27.

F. On sloping lots greater than fifty percent, only uncovered stairways and wheelchair ramps that lead to the front door of a building may extend or project into the required front yard setback no more than five feet in any R or MF zone.

G. Flag poles may be placed within any required yard but shall maintain a five-foot setback from any lot line.

H. The portion of exterior wall assemblies that includes insulation may to project up to an additional eight inches into setbacks on all sides.

(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)

18.09.140 Front yard—Exception.

A. Commercial , Mixed Employment, Mixed Employment, and Industrial Districts. For a lot in a NC, CC, RC, ~~LI~~, MX, ME or HI districts proposed for commercial, mixed use, mixed employment, or industrial development, which is across a street from a residential (R) zone, the yard setback from the street shall be fifteen feet.

B. Sloping Lot in Any Zone. If the natural gradient of a lot from front to rear along the lot depth line exceeds an average of twenty percent, the front yard may be reduced by one foot for each two percent gradient over twenty percent. In no case under the provisions of this subsection shall the setback be less than ten feet. The front of a garage shall not be closer than eighteen feet from the back of the sidewalk.

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

(Ord. No. 17-013, § I(Exh. A), 10-2-2017)

18.09.150 Side yard—Exception.

For a lot in a NC, CC, MX, ME, or RC district containing a use other than a dwelling structure, and adjoining a residential zoning district, minimum side yard along a side lot line adjoining a lot in a residential zoning district shall be fifteen feet. In the case of a lot in ~~a LI or~~an HI district the side yard setbacks shall be twenty feet. If the adjoining residential district is within an area shown in the comprehensive plan for future commercial or industrial use or expansion, no minimum side yard shall be required.

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

18.09.160 Side yard—Flanking street.

For a corner lot in a NC, CC, RC, ~~LI~~ ME, MX, or HI district proposed for commercial or industrial development, which is across a street from a residential (R) zone, the yard setback from the street shall be fifteen feet.

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

18.09.170 Rear yard—Exception.

For a lot in a NC, CC ME, MX, or RC district containing a use other than a dwelling structure and adjoining a residential zoning district, minimum rear yard along a rear lot line adjoining a side or rear yard of a lot in a residential zoning district shall be fifteen feet. In the case of a lot in a ~~LI or~~ an HI district, the rear yard setback shall be twenty feet. If the adjoining residential district is within an area shown in the comprehensive plan for future commercial or industrial use or expansion, no minimum rear yard shall be required.

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

18.09.180 Elevated decks.

Rear Yard Setback. The rear yard setback for an elevated deck shall be fifteen feet. As used herein, an elevated deck shall mean a deck thirty inches or more aboveground level that is physically attached to a residential structure. The areas covered by an elevated deck shall be counted when calculating the maximum lot coverage permitted under the applicable density provisions.

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

Chapter 18.11 PARKING

18.11.010 Parking policy designated.

Except as hereafter provided for the ~~MX District and DC District~~Downtown and Mixed-Use zoning districts, in all Districts there shall be provided minimum off street parking spaces in accordance with the requirements of ~~Section 18.11.020~~this chapter. Such off street parking spaces shall be provided at the time of erecting new structures, or at the time of enlarging, moving, or increasing the capacity of existing structures by creating or adding dwelling units, commercial or industrial floor space, or seating facilities. Under no circumstances shall off street parking be permitted in the vision clearance area of any intersection. Off street parking will only qualify if located entirely on the parcel in question, and not on City owned right-of-way or privately owned streets less than twenty feet in width. Covered parking structures shall not be permitted within the front yard set back or side yard set back along a flanking street.

~~For projects one-half block or less in size in the DC District and MX District, the Community Development Director may waive the off street parking requirements if the City Engineer finds that the anticipated parking needs of the project can be adequately met by existing off street parking on site, if any, and on street parking adjacent to the project. The Community Development Director may, as a condition of waiving the off street parking requirements of Section 18.11.020, require that on street parking be converted at the expense of the applicant to angle parking or another parking configuration approved by the City Engineer.~~

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

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § VI, 5-18-2009)

18.11.020 Design.

The design of off-street parking shall be as follows:

A. Ingress and Egress. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the city.

B. Backout Prohibited. In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.

C. Parking Spaces—Access and Dimensions. Adequate provisions shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles.

1. Off-street parking space dimensions shall be as follows or as otherwise approved by the director:

a. Standard spaces shall be a minimum of nine feet in width;

b. Standard spaces shall be a minimum of eighteen feet in length.

2. Aisle width dimensions shall be as follows or as otherwise approved by the director:

a. One-way aisle width shall be fifteen feet;

b. Two-way aisle width shall be twenty-four feet.

D. Small Car Parking Spaces. A maximum of thirty percent of the total required parking spaces may be reduced in size for the use of small cars, provided these spaces shall be clearly identified with a sign permanently affixed immediately in front of each space containing the notation "compacts only." Spaces designed for small cars may be reduced in size to a minimum of eight feet in width and fifteen feet in length. Where feasible, all small car spaces shall be located in one or more contiguous areas and/or adjacent to ingress/egress points within parking facilities. Location of compact car parking spaces shall not create traffic congestion or impede traffic flows.

E. Wheel stops. Wheel stops shall be installed where parking spaces are oriented toward sidewalks, walkways, or landscape areas and vehicle overhang may obstruct pedestrian access, interfere with maintenance, or damage trees, shrubs, groundcover, flowers, or other plantings. Wheel stops may be omitted where sidewalks are wide enough to maintain required pedestrian clearance despite vehicle overhang, or where plantings are set back sufficiently to avoid damage or maintenance conflicts.

(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. 17-013, § I(Exh. A), 10-2-2017)

18.11.030 Location.

Off-street facilities shall be located as hereafter specified. Such distance shall be the maximum walking distance measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve:

A. For single-family or two-family dwelling and motels: on the same lot with the structure they are required to serve.

B. For multiple dwelling, rooming or lodging house: two hundred feet.

C. For hospital, sanitarium, home for the aged, or building containing a club: three hundred feet.

D. For uses other than those specified above: four hundred feet.

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

~~18.11.040 Units of measurement.~~

~~A. In a stadium, sports arena, church, or other place of assembly, each twenty inches of bench seating shall be counted as one seat for the purpose of determining requirements for off-street parking facilities.~~

~~B. For purposes of determining off-street parking as related to floor space of multilevel structures and building, the following formula shall be used to compute gross floor area for parking determination:~~

~~Main floor~~	~~100%~~
~~Basement and second floor~~	~~50%~~
~~Additional stories~~	~~25%~~

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

18.11.~~050~~040 Change or expansion.

Except in a ~~DC District or MX District~~Downtown or Mixed Use zoning district, whenever a building is enlarged or altered, or whenever the use of a building or property is changed, off street parking shall be provided for such expansion or change of use.

A. The number of off street parking spaces required shall be determined for only the square footage of expansion and not the total square footage of the building or use; however, no additional off street parking space need be provided where the number of parking spaces required for such expansion, enlargement, or change in use since the effective date of this Code is less than ten percent of the parking spaces specified in the Code.

B. No additional off-street parking spaces shall be required for the addition of dwelling units added within an existing building.

C. Nothing in this provision shall be construed to require off-street parking spaces for the portion and/or use of such building existing at the time of passage of the Code.

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

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § VII, 5-18-2009)

~~18.11.060 Unspecified use.~~

~~In case of a use not specifically mentioned in Section 18.11.130 of this chapter, the requirements for off-street parking facilities shall be determined by the city in accordance with a conditional use permit. Such determination shall be based upon the requirements for the most comparable use listed.~~

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

18.11.~~070~~050 Joint use.

Cumulative parking requirements for mixed-use occupancies or shared facilities may be reduced where it can be shown that the peak parking requirements of the various uses occur at different times of the day, week or year. Methods for calculating parking reduction and submission requirements are outlined in this section. Two methods for determining parking reduction are as follows:

A. Parking Occupancy Rates. When a parking reduction is requested based on parking demand calculations from Table 18-11-1, the applicant shall submit a parking demand summary showing the calculations outlined in this section. To determine the number of parking stalls required:
    1. Determine the minimum required minimum number of parking stalls for each use.
    2. Multiply the minimum required number of stalls by the "occupancy rate" for the corresponding use in Table 18-11-1 (or as determined by a parking study) to produce an adjusted minimum requirement for each use for weekday day, evening and night periods, and for weekend day, evening and night periods.
    3. Sum the adjusted minimum number of stalls for each use for each time period to produce an aggregate adjusted minimum number of stalls for each period.
    4. The greatest of the aggregate adjusted minimum number of stalls for each period shall be the minimum number of shared parking stalls required.

5. Parking reserved for specified individual persons, positions, businesses, or offices, hotel or residential units do not count toward shared parking.

Table 18-11-1. Parking Occupancy Rates

Use[a]	Weekdays[a]			Weekends[a]		
	Day (7:00 a.m. – 6:00 p.m.)	Evening (6:00 p.m. – 11:00 p.m.)	Night (11:00 p.m. – 7:00 a.m.)	Day (8:00 a.m. – 5:00 p.m.)	Evening (5:00 p.m. – 12:00 a.m.)	Night (12:00 a.m. – 8:00 a.m.)
Residential	60%	100%	100%	80%	100%	100%
Office/Industrial/Warehouse	100%	20%	5%	5%	5%	5%
Retail/Commercial	90%	80%	5%	100%	79%	5%
Hotel	70%	100%	100%	70%	100%	100%
Restaurant	70%[b]	100%	10%	70%[b]	100%	20%
Theater (Movie or Live)	40%	80%	10%	80%	100%	10%
Entertainment/Recreation	40%	100%	10%	80%	100%	10%
Convention/Conference	100%	100%	5%	100%	100%	5%
Place of Worship	10%	5%	5%	100%	50%	5%

(a) Weekends are the period from 6:00 p.m. on Friday to 6:00 p.m. on Sunday.

(b) Fast food and breakfast/lunch oriented facilities = 100%

B. Parking Study.

1. A parking study may substitute for a parking occupancy rates summary for uses not found in the table above; for parking reductions based on seasonal variation or other time frames not found in the table; or for a parking reduction greater than provided for in the table.
2. The parking study shall meet the requirements of Section 18.11.110.

~~The city may authorize the joint use of parking facilities for the following uses or activities under conditions specified:~~

~~A. Up to fifty percent of the parking facilities required by the code for a theater, bowling alley, tavern, or restaurant may be supplied by the off-street parking facilities provided by certain types of buildings or uses herein referred to as "daytime" uses in subsection D of this section.~~

~~B. Up to fifty percent of the off-street parking facilities required for any building or use specified in subsection D of this section, "daytime" uses, may be supplied by the parking facilities provided by uses herein referred to as "nighttime or Sunday" uses in subsection E of this section.~~

~~C. Up to one hundred percent of the parking facilities required for a church or for an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities provided by uses herein referred to as "daytime" uses in subsection D of this section.~~

~~D. For the purpose of this section, the following and similar uses are considered as primary daytime uses: banks, offices, retail, personal service shops, household equipment or furniture stores, clothing or shoe repair shops, manufacturing or wholesale buildings, and similar uses.~~

~~E. For the purpose of this section, the following and similar uses are considered as primary nighttime or Sunday uses: auditorium incidental to a public or parochial school, churches, bowling alleys, theaters, taverns or restaurants.~~

~~F. Owners of two or more buildings or lots may agree to utilize jointly the same parking space, subject to such conditions as may be imposed by the city. Satisfactory legal evidence shall be presented to the city in the form of deeds, leases, or contracts to establish the joint use. Evidence shall be required that there is no substantial conflict in the principal operating hours of the buildings or uses for which joint off-street parking is proposed.~~

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

18.11.~~080~~060 Plan submittal.

Every tract or lot hereafter used as public or private parking area, having a capacity of five or more vehicles, shall be developed and maintained in accordance with the requirements and standards of this chapter.

The plan of the proposed parking area shall be submitted to the city at the time of the application for the building for which the parking area is required. The plan shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping, and other features and appurtenances required. The parking facility shall be developed and completed to the required standards before an occupancy permit for the building may be issued.

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

18.11.~~090~~070 Landscaping.

Landscaping requirements for parking areas shall be provided under Chapter 18.13 "Landscaping."

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

18.11.~~100~~080 Residential parking.

~~A. Residential off-street parking space shall consist of a parking strip, driveway, garage, or a combination thereof, and shall be located on the lot they are intended to serve.~~

A. For single-family and middle housing, driveways and parking areas shall lead to a garage, attached carport, or a parking area in a side yard or rear yard.

B. All residential off-street parking shall be graded and surfaced with asphalt, concrete, hard pavers, or grass block pavers. Gravel is prohibited for parking lot surfacing except in an existing nonconforming parking area under RCW 36.70A.622.

C. The minimum dimensions for any residential off-street parking space shall be 8 feet wide by 20 feet long. Alternatively, the City shall allow the length of an individual space to be reduced to no less than 18 feet long, provided the width of any space under 20 feet in length is at least 9 feet. For any space under a carport or

within a garage, encroachments are prohibited, including structural columns, posts, fixed appliances or objects like heat pumps, water heaters, and the swing areas of doors.

D. Parking spaces in tandem shall count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius. For purposes of this subsection, "tandem" is defined as having two or more vehicles, one in front of or behind the others with a single means of ingress and egress.

E. Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with disabilities act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

F. Minimum parking spaces are not required if compliance with tree retention would otherwise make a residential development infeasible as determined by a parking study. In addition to the requirements of 18.11.110, the parking study shall include a narrative demonstrating site conditions and applicable off-street parking and tree retention standards that impact feasibility and any other evidence and supporting information the applicant wishes to provide to support the request to remove parking requirements.

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

18.11.~~110~~090 Parking for the handicapped.

Off-street parking and access for the physically handicapped persons shall be provided in accordance with the international building code.

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

18.11.~~120~~100 Additional requirements.

In addition to the basic standards and requirements established by other sections of this chapter, the city may make such other requirements or restrictions as shall be deemed necessary in the interests of safety, health and general welfare of the city, including, but not limited to, lighting, jointly development of parking facilities, entrances and exits, accessory uses, and conditional exceptions. Further, performance bonds may be required in such cases where the city determines that such shall be necessary to guarantee proper completion of improvements within time periods specified.

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

18.11.110 Parking study.

A. A parking study is required when:
   1. An applicant proposes fewer parking spaces than allowed under the alternative minimum standards in Section 18.11.120;
   2. A multifamily development containing more than twenty dwelling units requests use of the alternative minimum standards;
   3. No reasonably comparable parking standard exists for an unspecified use; or
   4. The Community Development Director determines that the scale, mix of uses, operating characteristics, or phasing of a development warrants additional parking analysis.

   Approval under this section is an alternative method of compliance and is not a variance under Chapter 18.45.

B. The parking study shall determine the anticipated parking demand of the proposed development, justify any difference between the parking requirements of this chapter and the proposed parking supply, demonstrate that adequate parking will be provided for each phase and the ultimate development scenario, if applicable, and evaluate alternative methods of meeting parking demand, including shared parking, off-site parking, on-street parking, and transportation demand management.

C. A parking study shall use accepted engineering and planning principles and shall include:

1. The project name, property address, purpose of the study, site location, and a brief description of the proposed development, including the type of development, development statistics such as the number of dwelling units and site area, proposed parking areas, access points, amenity areas, and proposed phasing, if applicable.
2. For nonresidential uses, the gross floor area, in square feet, by use and the anticipated hours of operation, if known.
3. A description of existing on-site conditions and the surrounding area, including streets, natural areas, buildings, and parking areas.
4. A concept plan showing proposed building locations, parking areas, vehicular, bicycle, and pedestrian access and circulation, amenity areas, landscaping, grading, natural features, and known natural hazards.
5. The parking requirements applicable to the proposed development under this chapter.
6. Any previously approved parking reductions or modifications applicable to the property or development.
7. An outline of the proposed parking supply, broken down by land use and development phase, if applicable.
8. Identification of the applicable accessible parking requirements and the number of accessible parking spaces proposed.
9. A description of existing parking and any shared or off-site parking proposed or relied upon, including applicable parking agreements.
10. For existing vacant or unoccupied tenant spaces, identification of anticipated tenants or uses, if known. If future tenants or uses are unknown, the analysis shall assume a reasonably foreseeable use with parking demand at the higher end of the range of uses likely to occupy the space.
11. The location of nearby transit facilities and a description of any proposed transportation demand management measures.
12. A summary of the parking analysis, findings, and conclusions, including any reductions or adjustments to the standards of this chapter relied upon in the analysis.
13. A recommendation for the parking supply necessary to meet the anticipated parking demand of the proposed development.
14. Any other special considerations, conditions, or circumstances supporting the recommended parking supply.
15. Other information reasonably required by the Community Development Director to evaluate the proposed parking supply.

D. The parking study shall be submitted with the applicable development application. The Community Development Director will review the study to determine whether the proposed recommended off-street parking supply, outlined in the parking study, will accommodate the needs generated by the proposed development project.

E. The Community Development Director may impose conditions necessary to ensure continued compliance, including shared or off-site parking agreements, transportation demand management measures, parking management or monitoring, or additional review if the use or operating characteristics change materially from those assumed in the approved study.

18.11.120 Alternative minimum standards

As provided by RCW 35A.21.445, the following minimum alternative off-street parking standards may be allowed with an approved parking assessment:

A. No more than 0.5 parking space per multifamily dwelling unit.
B. No more than one space per single-family home.
C. No more than two parking spaces per 1,000 square feet of commercial space.
D. No minimum parking spaces for:
   1. Residences under 1,200 square feet;
   2. Commercial spaces under 3,000 square feet;
   3. Affordable housing;
   4. Senior housing;
   5. Child care centers defined in RCW 43.216.010;
   6. Ground level nonresidential space in mixed use buildings; and
   7. A building undergoing a change of use from a nonresidential to a residential use or a change of use for a commercial use.
E. Parking assessment. A parking assessment shall include:
   1. A site plan and brief description of the proposed development, including the proposed uses and parking supply;
   2. The parking requirement under Section 18.11.130 and the alternative minimum requested;
   3. A brief explanation of the anticipated parking needs of the development based on its size, use, and operating characteristics;
   4. A description of existing on-site and abutting on-street parking, including applicable restrictions;
   5. A description of available transit, pedestrian and bicycle facilities, shared or off-site parking, and proposed transportation demand management measures, as applicable; and
   6. A description of any site constraints affecting the ability to provide the otherwise required parking.
D. The Director may approve the alternative minimum upon finding that the proposed parking supply is reasonably expected to serve the development, considering the information provided in the parking assessment and the availability of other parking and transportation options.
E. Multifamily residential projects with more than twenty units are required to conduct a parking study under Section 18.11.110 in place of a parking assessment in order to utilize the alternative minimum standards.

18.11.130 Standards.

A. The minimum number of off-street parking spaces for the listed uses shall be shown in Table 18.11-~~1~~2, Off-Street Parking Standards. The city shall have the authority to request a parking study when deemed necessary.

B. Unspecified uses. For a use not specifically listed in Section 18.11.130, the required number of off-street parking spaces shall be determined by the Director based on the listed use with the most similar parking demand and operating characteristics. The Director may require a parking study under Section 18.11.065 when no reasonably comparable use exists.

C. Downtown and mixed-use zones. Commercial uses and ground-floor nonresidential space in a mixed-use building have no minimum parking requirements. For other uses in projects one-half block or less in size, the Community Development Director may reduce the off-street parking requirements if the City Engineer finds that the anticipated parking needs of the project can be adequately met by existing off-street parking on site, if any, and on-street parking adjacent to the project. The Community Development Director may, as a condition of this section, require that on-street parking adjacent to the project be

converted at the expense of the applicant to angle parking or another parking configuration approved by the City Engineer.

Table 18.11-2 Off-Street Parking Standards

Use	Required Number of Off-Street Parking Spaces
Residential	
Single-family dwelling, ~~duplex, rowhouse~~ middle housing	2 per unit on lots greater than 6,000 square feet 1 per unit on lots smaller than 6,000 square feet
Studio apartment	1 per unit
Apartment 1 bedroom/ 2+ bedrooms	1.5/2
Housing for elderly (apartment/unassisted)	.33 per unit
Retirement dwellings	2 per unit
Residential care facility/assisted living	1 per 2 beds + 1 per day shift employee
Affordable housing	No minimum
Residential new construction or retrofit of existing buildings meeting passive house requirements	No minimum
Residential modular construction	No minimum
Residential mass timber construction	No minimum
Lodging	
Hotel or motel	1 space per unit plus additional for bars, restaurants, assembly rooms
Bed and breakfast	1 space per room
Recreation	
Marina	1 space per 2 slips
Miniature golf	1 per hole
Golf course	6 spaces per hole and 1 per employee
Golf driving range	1 space per 15 feet of driving line
Theater, auditorium	1 space per 4 seats maximum occupancy
Stadium, sports arena	1 space per 4 seats, or 1 for each 8 feet of benches, plus 1 space per 2 employees
Tennis, racquetball, handball, courts/club	3 spaces per court or lane, 1 space per 260 square feet of gross floor area (GFA) of related uses, and 1 space per employee
Basketball, volleyball court	9 spaces per court
Bowling, bocce ball center, billiard hall	5 spaces per alley/lane, and/or table
Dance hall, bingo hall, electronic game rooms, and assembly halls without fixed seats	1 space per 75 square feet of gross floor area (GFA)
Sports club, health, spa, karate club	1 space per 260 square feet of gross floor area, plus 1 space per employee
Roller rink, ice-skating rink	1 space per 100 square feet of gross floor area
Swimming club	1 space per 40 square feet of gross floor area
Private club, lodge hall	1 space per 75 square feet of gross floor area
Institutional	
Church/chapel/ synagogue/temple	1 space per 3 seats or 6 feet of pews
Elementary/middle/ junior high school	1 space per employee, teacher, staff, and 1 space per 15 students
Senior high school	1 space per employee, teacher, staff, and 1 space per 10 students

Technical college, trade school, business school	1 space per every 2 employees, staff, and 1 space per every full-time student, or 3 part-time students
University, college, seminary	1 per every 2 employees and staff members, and either 1 per every 3 full-time students not on campus, or 1 for every 3 part-time students, whichever is greater
Multi-use community centers	1 per 4 seats maximum occupancy
Museum, art gallery	1 space per 500 square feet of gross floor area
Library	1 per employee and 1 per 500 square feet of gross floor area
Post office	1 per 500 square feet of gross floor area, plus 1 space per each 2 employees
Medical care facilities	
Hospitals	1 per 2 beds
Veterinary clinic/hospital	1 space per 250 square feet of gross floor area
Medical/dental clinic/office	1 per employee plus 1 per 300 square feet of gross floor area
Office	
General offices	1 per employee, plus 1 per 400 square feet of gross floor area
General office (no customer service)	1 per 250 square feet of gross floor area
Office park	1 space per 400 square feet of gross floor area
Meeting rooms	1 per 4 person occupancy load, and 1 per 2 employees
Commercial/service	
Automobile sales new/used	1 per 400 square feet of gross floor area
Auto repair accessory to auto sales	2 spaces per auto service stall
Automobile repair shop, automobile service station, automobile specialty store, automobile body shop	4 per bay
Gas station	1 per 2 fuel pumps
Gas station with mini-market	1 per nozzle plus 1 per 250 square feet of gross floor area
Car wash or quick service lubrication facilities	2 spaces per stall, and 1 space per 2 employees
Beauty parlor, barber shop	1 per 300 square feet of gross floor area
Massage parlor	1 per 300 square feet of gross floor area
Exhibition halls, showrooms, contractor's shop	1 space per 900 square feet of gross floor area
Photographic studio	1 space per 800 square feet of gross floor area
Convenience market, supermarket	1 space per 250 square feet of gross floor area
Multi-use retail center	1 per 250 square feet of gross floor area
Finance, insurance, real estate office	1 per employee plus 1 per 400 square feet of gross floor area
Bank	1 per employee, plus 1 per 400 square feet of gross floor area
Drug store	First 5,000 square feet = 17 spaces plus 1 per additional 1,500 square feet
Furniture/appliance store	1 per 500 square feet of gross floor area
Clothing store	1 per 400 square feet of gross floor area
Lumber yard, building material center	1 space per 275 square feet of indoor sales area, plus 1 space per 5,000 square feet of warehouse/storage

Hardware/paint store	1 per 400 square feet of gross floor area
Restaurant	1 per 100 square feet of gross floor area
Restaurant, carry-out	1 space per 225 square feet of gross floor area
Fast food restaurant/coffee kiosk	1 space per 110 square feet of gross floor area, plus 6 stacking spaces for drive-through lane
Repair shop	1 per 400 square feet of gross floor area
Laundromats, coin-operated dry cleaners	1 space per every 3 washing or cleaning machines
Mortuary	1 space per 150 square feet of gross floor area
Express delivery service	1 space per 500 square feet of gross floor area, plus 1 space per employee
Retail stores in general	Less than 5,000 square feet: 1 per 300 square feet. Greater than 5,000 square feet: 17 plus 1 per 1,500 square feet
Industrial	
Industrial, manufacturing	1 per 500 square feet of gross floor area
Warehousing, storage	1 per 1,000 square feet of gross floor area
Public or private utility building	1 per 1,000 square feet of gross floor area
Wholesaling	2 plus 1 per 1,000 square feet of gross floor area
Research and development	1 per 500 square feet of gross floor area
LI/BP general office	1 per employee peak plus 15%
LI/BP research	1 per employee peak + 10%

(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)

18.11.140 Loading standards.

In all districts except the DC districts, buildings or structures to be built or substantially altered which receive and distribute material and merchandise by trucks shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular case.

The following standards in Tables 18.11-~~2~~3 and 18.11-~~3~~4, shall be used in establishing the minimum number of berths required:

Table 18.11-~~2~~3 Berth Standards for Commercial and Industrial Buildings

Number of Berths	Gross Floor Area of the Building in Square Feet
1	Up to 20,000
2	20,000—50,000
3	50,000—100,000
* One additional berth is required for each 50,000 in excess of 100,000	

Table 18.11-~~3~~4 Berth Standards for Office Buildings, Hotels, Hospitals and Other Institutions

Number of Berths	Gross Floor Area of the Building in Square Feet
1	Up to 100,000
2	100,000 to 300,000

3	300,000 to 600,000
* One additional berth is required for each 300,000 in excess of 600,000	

No loading berth shall be located closer than fifty feet to a lot in any residential zoning district unless wholly within a completely enclosed building, or unless screened from such lot in the residential district by a wall, fence, or sight-obscuring evergreen hedge not less than six feet in height.

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

18.11.150 Bicycle parking.

Bicycle parking shall be provided for new development unless otherwise exempt under this section. Single-family dwellings, middle housing, accessory dwelling units, home occupations, and temporary uses are exempt.

A. **Minimum spaces required.** Bicycle parking shall be provided as shown in Table 18.11-5. When a calculation results in a fraction, the number of spaces shall be rounded up to the nearest whole number.

Table 18.11-5 Bicycle Parking Standards

Use	Short-term bicycle parking	Long-term bicycle parking
Multifamily dwellings, 5 or more units	2 spaces, or 1 per 20 dwelling units, whichever is greater	1 per 5 dwelling units
Nonresidential and mixed-use buildings, 10,000 gross square feet or more	2 spaces, or 1 per 10,000 gross square feet, whichever is greater	2 spaces, or 1 per 20,000 gross square feet, whichever is greater
Hotels and lodging	2 spaces	1 per 20 guest rooms

B. **Short-term bicycle parking.** Short-term bicycle parking shall be located outside the building, within 50 feet of a primary entrance, and visible from the entrance or public right-of-way, and shall not obstruct sidewalks, walkways, drive aisles, fire lanes, or required accessible routes. Short-term bicycle parking spaces shall use racks or lockers securely anchored to the ground or structure and allow the bicycle frame and at least one wheel to be locked to the rack.

C. **Long-term bicycle parking.** Long-term bicycle parking shall be covered and secured within a building, bicycle room, locked enclosure, individual locker, garage, or other area accessible only to residents, employees, or other authorized users. Long-term bicycle parking for residential uses may be provided in private garages or storage areas assigned to individual dwelling units or inside individual dwelling units.

D. **Electric bicycle charging.** Electric bicycle charging facilities are encouraged near short-term and long-term parking areas. Where provided, charging equipment shall be located or managed so they do not create tripping hazards or obstruct required access.

18.11.160 Electric vehicle charging.

New developments shall provide electric vehicle charging infrastructure in compliance with WAC 51-50-0429.

Chapter 18.13 LANDSCAPING

18.13.010 Purpose.

A. To establish minimum standards for landscaping in order to provide screening between incompatible land uses, minimize the visual impact of paved areas, provide for shade, and minimize erosion; and

B. To implement the city's comprehensive plan goals which include preserving natural beauty in the city, and protecting Camas' native landscape and mature tree cover.

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

(Ord. No. 18-014, § XIII, 9-4-2018)

18.13.020 Scope.

A. Unless otherwise exempted, the standards of this chapter shall apply to any site to be developed. All applicable development activities shall be required to prepare a landscape plan and shall be required to meet the minimum tree density herein created.

B. The standards of this chapter shall apply to the following:

1. Commercial, industrial, governmental uses, and land divisions;
2. Redevelopment including change of use when Site Plan Review is applicable (refer to Chapter 18.18 Site Plan Review);
3. Parking lots with greater than four spaces;
4. Development that is subject to Design Review (refer to Chapter 18.19 Design Review);
5. Undeveloped property converting to an allowed use in the zone (e.g. infill lots); and
6. Conditional uses. The standards for landscaping will be the same as the landscaping standards in commercial zones if conditional use will occur in a residential zone.

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

(Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 18-014, § XIII, 9-4-2018)

18.13.025 Exemptions.

The following activities are exempt from submittal of a Landscape Tree and Vegetation Plan:

A. Commercial Nurseries. Removal of trees and vegetation which are being grown to be sold as landscape trees.

B. Forest Practices Permit. Removal of trees as allowed with a forest practices permit issued by the Washington State Department of Natural Resources. Exemption does not include conversion of forest land to other uses.

C. Developed Residential Lots. Removal of trees on lots which: (1) are less than twenty-four thousand square feet and are part of a subdivision or short plat; (2) which cannot be further divided in accordance with the underlying zoning district; and (3) trees to be removed are not within shoreline areas or critical areas.

D. Undeveloped property and developed lots (twenty-four thousand square feet and greater). Removal of up to six trees per acre, up to a total of six trees within any twelve consecutive month period when: (1) the property is intended to remain undeveloped for a period of six years and such intent is recorded in a covenant; (2) if a minimum tree density of thirty tree units per acre is maintained; and (3) the trees to be removed are not within shoreline areas or critical areas. Removal of trees on parcels of less than one acre in size shall be limited in proportion to six trees per acre (e.g. a half acre parcel can remove three trees).

E. Downtown commercial zone. Downtown commercial zone properties must include properly spaced street trees, and other landscape screening in accordance with downtown design review standards, but are not required to meet tree density minimums.

F. Minor development. A Landscape, Tree and Vegetation plan is not required for any site disturbance less than five hundred square feet and where no tree will be removed or adjacent tree(s) impacted.

(Ord. No. 18-014, § XIV, 9-4-2018)

18.13.030 Expansion.

In a case where a site expands, landscaping shall be provided only for the percentage of expansion.

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

18.13.040 Procedure for landscape, tree and vegetation plans.

A. Applicants shall submit a detailed Landscape, Tree and Vegetation Plan with building and site improvement plans. Included in the plans (at a minimum) shall be type, size, and location of plants and materials.

B. A tree survey must be included for any applicable development proposing to remove trees.

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

(Ord. No. 18-014, § XIII, 9-4-2018)

18.13.045 Tree survey.

A. The applicant must submit a tree survey that is prepared by a certified arborist or professional forester.

B. A tree survey must contain the following:

1. Inventory.

   a. Map of the site, with tree locations numbered

   b. Include all significant trees that will be impacted by the proposed development, which may include trees off-site if canopies overhang the subject property. Open space tracts to be set aside for conservation purposes do not need to be included in survey.

   c. Provide the common and scientific name of inventoried trees.

2. Assessment.

   a. Size. Measure and provide the diameter at breast height (DBH).

   b. Tree protection zone. (Refer to CMC 18.03.050 Environmental Definitions)

   c. Tree health. An overall assessment of the trees structural stability and failure potential based on specific structural features (e.g. decay, conks, co-dominate trunks, abnormal lean) and rated as good, fair or poor.

   d. Recommendation for preservation or removal. The recommendation will consider proposed grading, trenching, paving, fencing and other construction plans.

   e. If hazardous, then an evaluation of hazardous trees will include a numerical value of hazard based on the following: failure potential; size of part most likely to fail; and distance to target (e.g. new residence).

(Ord. No. 18-014, § XIV, 9-4-2018)

18.13.050 Standards for landscape, tree and vegetation plans.

A. The property owner shall be responsible for any future damage to a street, curb, or sidewalk caused by landscaping.

B. Landscaping and trees shall be selected and located to deter sound, filter air contaminants, curtail erosion, minimize stormwater run-off, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character.

C. Landscape, Tree and Vegetation Plan must include a combination of trees, shrubs, and ground cover to achieve the purposes of this chapter.

   1. Required landscaping shall be comprised of a minimum of sixty percent native vegetation (or adapted to northwest climate), or drought-tolerant vegetation, and fifty percent evergreen.

   2. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of two inches, be equivalent to a fifteen-gallon container size, and be adequately staked for planting.

   3. Evergreen trees shall be a minimum of five feet in height, fully branched, and adequately staked for planting.

D. Street trees will be required as part of the frontage improvements. Species, size and spacing of the trees must be consistent with the Design Standards Manual. Unless otherwise specified, trees must generally be spaced thirty feet apart. Substitute varieties are subject to approval by the City of Camas.

E. Proposed vegetation cannot be an invasive species as listed within the most current edition of the Clark County Noxious Weed List (e.g. English Ivy cultivars).

F. Shrubs shall be a minimum of five-gallon pot size. Upright shrubs shall have a minimum height at planting of eighteen inches. Spreading shrubs at planting shall have a minimum width of eighteen inches (smaller shrub sizes may be approved where it is more appropriate within a particular landscape plan).

G. Ground Cover, defined as living material and not including bark chips or other mulch, shall be from containers of one gallon or larger. Plants shall be planted and spaced in a triangular pattern which will result 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. At least fifty percent of minimum tree density shall 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.

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~~ 30 Tree Units	~~20~~ 30 Tree Units per acre	~~30 Tree Units~~
Residential	~~20~~ 30 Tree Units	~~20~~ 30 Tree Units per acre	~~30 Tree Units~~
Developed commercial and industrial properties	~~20~~ 30 Tree Units	3 Tree Units for every 1 tree unit removed up to the minimum tree density per acre.	~~30 Tree Units~~

[1] At least fifty percent of minimum tree density shall 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; Ord. No. 23-010, Exh. A, 8-7-2023)

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
   c. Landscaping tracts, such as at entrances, traffic islands or other common areas

d. Removal of invasive species and restorative native vegetation planting equivalent to the area necessary for new tree planting.

2. City tree fund. When on-site locations are unavailable or infeasible, then the applicant can pay an amount equal to the market value of the replacement trees into the city's tree fund.

(Ord. No. 18-014, § XIV, 9-4-2018; Ord. No. 23-010, Exh. A, 8-7-2023)

18.13.055 Landscape buffering standards.

A. Landscape buffers shall be in compliance with the below referenced table:

Table 1—Landscape Buffers

Abutting Zone ▶	Residential		Commercial		~~Business Park~~ Mixed Employment		Industrial	
Uses on Site ▼	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Multifamily Residential	5' L1	5' L1	10' L3	10' L2	10' L2	10' L2	10' L2 w/F2 Fence	10' L3
Commercial	10' L3	5' L2	5' L1	5' L2	5' L2	5' L2	10' L3	10' L2
Industrial	10' L2 w/F2 Fence	10' L2	10' L3	L2	10' L3	5' L2	5' L2	5' L1

B. Landscaping and Screening Design Standards.

1. L1, General Landscaping.

a. Intent. The L1 standard is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.

b. Required Materials. There are two ways to provide trees and shrubs to comply with an L1 standard. Shrubs and trees may be grouped. Groundcover plants, grass lawn, or approved flowers must fully cover the landscaped area not in shrubs and trees.

2. L2, Low Screen.

a. The standard is applied where a low level of screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.

b. Required Materials. The L2 standard requires enough low shrubs to form a continuous screen three feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A three-foot high masonry wall or fence at an F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required.

3. L3, High Screen.

   a. The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.

   b. Required Materials. The L3 standard requires enough high shrubs to form a screen six feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six-foot high wall or fence that complies with an F1 or F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

4. Fences.

   a. F1, Partially Sight-Obscuring Fence.

      i. Intent. The F1 fence standard provides partial visual separation. The standard is applied where a proposed use or development has little impact, or where visibility between areas is more important than a total visual screen.

      ii. Required Materials. A fence or wall that complies with the F1 standard shall be six feet high, and at least fifty percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials.

   b. F2, Fully Sight-Obscuring Fence.

      i. Intent. The F2 fence standard provides visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.

      ii. Required Materials. A fence or wall that complies with the F2 standard shall be six feet high, and one hundred percent sight obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.

5. The applicant may provide landscaping and screening that exceeds the standards in this chapter provided:

   a. A fence or wall (or a combination of a berm and fence or wall), may not exceed a height of six feet above the finished grade at the base of the fence or wall (or at the base of a berm, if combined with one), unless the approval authority finds additional height is necessary to mitigate potential adverse effects of the proposed use, or other uses in the vicinity; and landscaping and screening shall not create vision clearance hazards.

   b. The community development director may approve use of existing vegetation to fulfill landscaping and screening requirements of this chapter, if that existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.

   c. Required landscaping and screening shall be located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right-of-way or private street easement.

(Ord. No. 17-013, § III(Exh. A), 10-2-2017)

18.13.060 Parking areas.

A. Parking areas are to be landscaped at all perimeters.

B. All parking areas shall provide interior landscaping for shade and visual relief.

C. Parking lots shall include a minimum ratio of one tree per six parking spaces.

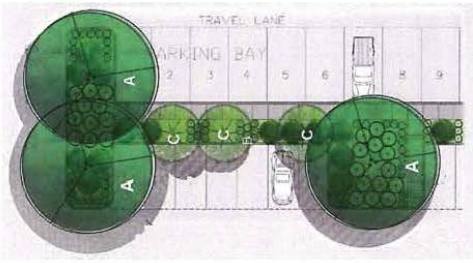

Figure 18.13.060-1 Example of Parking Lot Planter Areas.

In this example, there are three medium-sized trees ("A") for eighteen parking spaces, with ground cover ("B") and shrubs ("C").

D. Planter strips (medians) and tree wells shall be used within parking areas and around the perimeter to accommodate trees, shrubs and groundcover.

E. Planter areas for trees must provide a minimum of five hundred cubic feet of soil, and shall provide eight-foot by eight -foot minimum of clear planting space. For other vegetative buffer areas a minimum of a five foot clear width must be provided.

F. Wheel stops ~~should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs.~~ shall be installed where parking spaces are oriented toward sidewalks, walkways, or landscape areas and vehicle overhang may obstruct pedestrian access, interfere with maintenance, or damage trees, shrubs, groundcover, flowers, or other plantings. Wheel stops may be omitted where sidewalks are wide enough to maintain required pedestrian clearance despite vehicle overhang, or where plantings are set back sufficiently to avoid damage or maintenance conflicts.

G. Curbed planting areas shall be provided at the end of each parking aisle to protect parked vehicles.

H. No more than fifteen parking spaces shall be located in a row without a landscaped divider strip (See Figure 18.13.060-1).

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006; Ord. No. 18-014, § XIII, 9-4-2018; Ord. No. 19-012, § II(Exh. A), 11-4-2019)

18.13.070 Assurance device.

In appropriate circumstances, the city may require a reasonable performance of maintenance assurance device, in a form acceptable to the finance department, to assure compliance with the provisions of this chapter and the approved landscaping plan.

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

Chapter 18.15 SIGNS[1]

18.15.010 Purpose.

The city council finds that the manner of the construction, location, and maintenance of signs affects the public health, safety, and welfare of the people; the safety of motorists, and other users of the public streets are affected by the number, size, location, lighting, and movement of signs that divert attention of such users. Uncontrolled and unlimited signs may degrade the aesthetic attractiveness of the natural and man-made attributes of the community that could undermine economic value of tourism, visitation, and economic growth. The regulations in this chapter are found to be the minimum necessary to achieve these purposes.

(Ord. No. 2600, § II, 11-1-2010)

18.15.020 Scope.

The primary intent of this chapter shall be to regulate signs of a commercial nature intending to be viewed from any vehicular or pedestrian right-of-way. This chapter shall not apply to building design, to official traffic or government signs, or to any sign authorized or permitted by any other ordinance or resolution of the city. This section shall further not apply to the display of street numbers or to any display or construction not defined herein as a sign.

(Ord. No. 2600, § II, 11-1-2010)

18.15.030 Maintenance and repair of signs.

A. All signs and all components thereof, including supports, braces and anchors, shall be kept in a state of good repair. With respect to freestanding signs, components not bearing a message shall be constructed of materials that blend with the surrounding environment.

B. Abandoned signs and all supporting structural components shall be removed by the sign owner, owner of the property where the sign is located, or other party having control over the sign. Each is individually and severally responsible for removing such sign within thirty days after abandonment, unless such sign is replaced with a conforming sign.

C. If a sign suffers more than fifty percent damage or deterioration as determined or is dangerous because of insecure construction or fastening with resultant danger of falling by the building official, or because it is an extreme fire hazard as deter-mined by the fire marshal then such sign shall be brought into conformance with this code or removed.

(Ord. No. 2600, § II, 11-1-2010)

[1]Editor's note(s)—Ord. No. 2600, § I, adopted November 1, 2010, repealed former Ch. 18.15, §§ 18.15.010—18.15.240. Section II of said ordinance enacted provisions designated as a new Ch. 18.15 to read as herein set out. See also the Code Comparative Table and Disposition List.

18.15.040 General definitions and regulations.

A. Regulated. In the event that a definition is not listed in this section and is necessary in the interpretation of this chapter, the director shall primarily rely upon the general definitions established for this title, and secondarily on the definition found in a standard English dictionary. For the purpose of this chapter the following definitions and regulations shall apply:

1. "Abandoned" means a sign which no longer identifies or advertises a bona fide business, service, owner, product, or activity, and/or for which no legal owner can be found.
2. "Awning" is a structure that may support a sign. An awning is a shelter projecting from, and supported by, the exterior wall of a building, constructed of non-rigid materials on a supporting framework. [Refer to "awning signs."]
3. "Commercial" means the purpose of the sign is to engage in commerce, or to advertise for one's work that is intended for sale.
4. "Date of adoption" means the date the ordinance codified in this chapter was originally adopted or the effective date of an amendment to it, if the amendment makes a sign nonconforming.
5. "Height" is defined at "Dimensions of Signs" within this chapter.
6. "Internally illuminated" means signs where the source of the illumination is inside the sign and light emanates through the message of the sign, rather than being reflected off the surface of the sign from an external source. Neon signs are considered internally illuminated signs.
7. "Multiple building complex" means a group of structures housing at least one retail business, office, commercial venture, or independent or separate part of a business which shares the same lot.
8. "Nit" means a luminance unit equal to one candela per square meter measured perpendicular to the rays from the source.
9. "Off-premises sign" means a sign that advertises products, services, or facilities, or directs person to premises different than where the sign is placed.
10. "On-premises sign" means a sign that advertises products or services related to the building or structure where it is located.
11. "Permanent sign" means a sign that is intended to remain for the life of the project or business without fundamental or marked changes and is attached to a building or structure by means of a rigid wall, frame, or structure.
12. "Public right-of-way." There are two distinctions of right-of-way. "Privately maintained right-of-way" means that portion of the public right-of-way maintained by the abutting property owner. "Publicly maintained right-of-way" means that portion of the public right-of-way maintained by the City of Camas or other public agency. Signs placed in the public right-of-way must be located outside vision clearance areas and may not pose a traffic hazard or other threat to human safety.
13. "Sign" means any device, structure, or placard using graphics, logos, symbols, and/or written copy designed specifically for the purpose of advertising or identifying any establishment, product, goods, or services.
14. "Sign area" is defined at "Dimensions of Signs" within this chapter.
15. "Sign schedule" means a listing of multiple signs proposed within an application or development project, which consists of dimensions and descriptions; normally this is in a tabular format (e.g., spreadsheet).

16. "Site plan" means a drawing of the location of a sign or multiple signs within the city limits.

B. Sign Types—Regulations and Limitations. In the event that a sign type as provided in this section is in conflict with provisions elsewhere in this chapter, the more restrictive criteria shall apply.

1. "Animated sign." [Refer to "electronic message board" sign.]

2. "Awning signs." Signage on awnings shall not exceed thirty percent of the awning and shall be included in the combined sign calculation for particular business or storefront.

3. "Banner" is a sign constructed of fabric, vinyl or other non-rigid, durable material that can withstand the typical weather in this area, and does not exceed sixty square feet in size. Banners primarily announce a special occasion, such as a grand opening or special event. National, state or municipal flags are not considered banners.

4. "Bulletin board" is often installed to provide a central location for people to gather information about events or classes that are happening within the building or community in which it is installed. Bulletin boards are included in the overall signage calculation for the site. They are not electronic, LED or otherwise programmable for messaging.

5. "Cabinet sign" is generally a wall sign. This type of sign is usually internally illuminated with a removable face and is enclosed on all edges with a metal cabinet, and does not extend more than ten inches from the wall face on which it is mounted.

6. "Construction sign" means a temporary sign identifying an architect, contractor, subcontractor, and/or material supplier participating in construction on the property on which the sign is located.

7. "Directory sign" identifies two or more establishments and/or the complex as a whole. If a tenant in a multi-building complex has a sign on the freestanding directory sign, then the tenant shall not have an individual freestanding sign. Directory sign area may not exceed one-hundred square feet.

8. "Electronic message board sign," "animated sign," and "LED sign" are considered to be similar sign types for purposes of this chapter. These signs use changing lights to form a message, or messages in sequence, uses movement or change of lighting to depict action or create a special effect or scene. This element of a sign may not exceed thirty percent of total sign area or thirty-six square feet, whichever is less. This calculation does not include post or mounting framework. The electronic board must avoid using flashing, rotating or blinking lights or videos.

9. "Entrance structure." Refer to "monument sign."

10. "Freestanding sign" is attached to, erected on, or supported by some structure (such as a pole, mast, frame, or other structure) that is not itself an integral part of or attached to a building or other structure whose principal function is something other than the support of a sign.

    a. Height limit. Freestanding sign height shall not exceed twenty-five feet from the ground to the top of sign in any zone.

    b. Construction. Rigid, fire-proof material that can withstand wind pressure of thirty mph per square foot.

    c. Combination. A freestanding sign is permitted in combination with wall signs; however, the size of all permitted signs cannot exceed the overall size permitted per building face per zone. A freestanding sign is not permitted in combination with a projecting or monument sign.

11. "Incidental sign" means a small sign, two square feet or less in surface area. Included are decals informing the public of goods, facilities, or services available on the premises, e.g., designating restrooms, a credit card sign, hours of operation, or "help wanted." May also contain the name or logo of an establishment, e.g., parking, or exit and entrance signs. Incidental signs if placed in windows may

not cover more than twenty-five percent of window area in combination with any other permitted signs.

12. "Monument sign" is a sign not attached to a building, not more than five feet in height or twenty feet in length, which is attached to the ground by means of a wide base of solid appearance. Monument signs must be designed so as to be compatible with adjacent architecture and landscaping, and must be constructed with materials conductive to abutting structures and the surrounding area. They may not be constructed from fabric or banner material.

13. "Pennant" is a small, double-faced sign that is intended to be viewed by pedestrians and is hung above the sidewalk or street, with the bottom edge conforming to sign height regulations. Pennants may not exceed four square feet, may not be placed closer than twenty feet apart, and are constructed of fabric or other durable materials with a message, logo or artistic rendering on the sign face.

14. "Portable sign" means any sign designed to be moved easily, and not permanently affixed to the ground, or other permanent structure, to include such other descriptive names such as "A-frame," "sandwich board," and "poster panels."

    a. Size. The sign shall not exceed forty-two inches above ground, and six square feet in sign area per side.

    b. Construction. Portable signs shall be firmly and solidly constructed so as to be able to bear a wind pressure of at least thirty pounds per square foot of area.

    c. Location. It is unlawful to erect or maintain any portable sign in such a position as to obstruct any fire escape or any window or door leading thereto, or within vision clearance at intersections; and must allow for a pedestrian clearance of five feet on sidewalks.

    d. Portable signs may only be displayed during business hours. If business hours continue past daylight hours, precautions should be taken to place the sign in a location that is visible after dark.

    e. One sign per business entity and located on same lot as business entity.

15. "Poster" is a piece of sales literature that presents information through words and graphic images. It has text and symbols or pictures to convey an idea or concept. Usually, it is designed vertically and displayed on a wall or window. Posters, where allowed, may not exceed six square feet.

16. "Projecting sign" is a sign affixed to a building or wall in such a manner that its leading edge extends more than ten inches beyond the surface of such building or wall.

17. "Real estate sign" means a temporary sign advertising that real estate is for rent, lease, or sale.

18. "Roof sign" means any sign erected over or on the roof of a building. The roof sign may not exceed the maximum building height allowed in the zoning district in which it is located. If the zoning district has no limitation to building height, then the height from base of sign shall not exceed that of a freestanding sign, which is limited to twenty-five-feet tall.

19. "Sandwich board sign." [Refer to definition of "Portable Sign."]

20. "Temporary sign" means a sign that is used in connection with a circumstance, situation, or event that is designed, intended or expected to take place or to be completed within a reasonably short or definite period after erection of such sign; or is intended to remain on the location where it is erected or placed for a short period of time [refer to additional requirements in Section 18.15.100 CMC]. "Temporary signs" include, but are not limited to, the following examples:

    a. Political signs advocating political candidates or political issues;

    b. Real estate signs advertising property for sale or lease;

c. Construction signs identifying the builder of a structure or the developer of a residential, commercial or industrial development;

d. Special event signs or banners advertising grand openings, fairs, carnivals, circuses, festivals; or

e. Community events, garage and yard sale signs, and any other sign of a similar purpose.

21. "Vehicular sign" means a sign adhered to or mounted to the vehicle body that is parked along a vehicular right-of-way for the principle purpose of displaying advertising.

22. "Wall sign" is any permanent sign that is attached parallel to and extending not more than ten inches from the wall of a building. This includes painted, individual letter, cabinet signs and signs attached to a mansard roof (if constructed at an angle of seventy-five degrees or more from horizontal). No more than two wall signs are permitted per building face, and in combination with all other permitted signs shall not exceed ten percent of wall area.

C. Determination of number of signs.

1. For the purpose of determining the number of signs permitted, a sign shall be considered to be a single display surface or display device containing elements organized, related, and composed to form a unit. Where matter is displayed in a random manner without organized relationship of elements, each element shall be considered a single sign. A two-sided or multi-sided sign shall be regarded as one sign if the sign faces are identical.

2. Only one projecting or monument sign is permitted per street frontage (either one or the other) and neither is permitted in combination with a freestanding sign, per lot.

3. Only one permanent sign per lot in residential zones.

4. Combination. Only one freestanding sign may be allowed per street frontage for each commercial and industrial zoned lot on which the business is located in combination with a maximum of two wall signs (if the lot does not contain a monument or projecting sign). The combined square footage of signs may not exceed size allowance per building face per zone. If a lot contains a multi-building complex a directory sign is permitted in combination with a freestanding sign and wall signs. For a multi-building complex with property frontage that exceeds three-hundred feet, an additional freestanding sign may be allowed for each three hundred feet and set apart no less than one-hundred feet.

5. Refer to "Temporary Sign" section of this chapter for limitation on number of temporary signs.

D. Dimensions of signs.

1. Sign Area. The sign area is defined as the area of the surface, or surfaces, which displays letters or symbols identifying the business or businesses occupying the parcel, together with any allowable electronic message board. In calculating the sign area, the following apply:

a. The sign area shall not include the base or pedestal to which the sign is mounted.

b. The sign surface area of a double-faced (back-to-back) sign shall be calculated by using the area of only one side of such sign and shall be considered one sign structure.

c. The sign surface area of double-faced signs constructed in a "V" shall be calculated by using the area of only one side of such sign and shall be considered one sign structure.

d. The sign surface area of three dimensional signs shall be computed by including the total of all sides designed to attract attention or communicate information that can be seen at any one time by a person from one vantage point.

2. Sign Height. Height is measured from the finished grade at the point of support to the topmost point of a sign. Height limitations are determined by type of sign as defined in this chapter.

3. Placement. All signs, unless attached to a building, must be set back from the property line by a minimum of five feet, unless otherwise stated in this chapter. Setbacks may be increased or decreased during plan review if there are concerns for vision clearance or other public safety concerns. Signs must provide a minimum clearance of fourteen feet over any vehicular use area, and ten feet over any pedestrian area. Where a sign is affixed to an awning over a pedestrian area, the minimum pedestrian clearance may be reduced to 7 feet six inches.

(Ord. No. 2600, § II, 11-1-2010; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 19-012, § II(Exh. A), 11-4-2019)

18.15.050 Signs controlled by zoning district.

The following table identifies signs by zoning district as permitted (P), prohibited (X), or only allowed with a Conditional Use Permit (C). All permitted signs are subject to the requirements of this chapter, and any other applicable sections of CMC. If dimensions of a sign vary by zone, then it is noted in this table.

Table 1 - Signs controlled by Zoning District

Sign Types as defined in this chapter	Residential and Multi-family Zones	Commercial, Industrial, and Park Zones	LI/BP
Animated/electronic message board signs	C	P	P
Awning signs	X	P	P
Bulletin board	P[Note 4]	P[Note 2]	P[Note 2]
Cabinet	X	P[Note 2]	P[Note 2]
Directory sign	X	P	P
Freestanding sign	X	P[Note 2]	P[Note 2, 3]
Incidental sign	P	P	P
Monument sign	P	P	P
Portable sign	X	P[Note 2]	P[Note 2]
Projecting sign	X	P[Note 2]	P[Note 2]
Roof sign	X	P[Note 2]	P
Temporary sign (e.g., construction signs, real estate, banners, and other sign types as defined in this chapter)	P[Note 1]	P[Note 2, 3]	P[Note 2, 3]
Vehicular signs	P	P	P
Wall signs	P[Note 1]	P[Note 2]	P[Note 2]

Notes:

[1] Sign may not exceed six square feet in area per lot unless approved with a Master Sign Permit.

[2] Sign may not exceed ten percent of the size of the wall area in combination with all other permitted signs on the same plane and visible from public view unless approved with a Master Sign Permit.

[3] If lot is vacant, then sign is limited to ninety-six square feet.

[4] Only allowed if approved in combination with a Type III development permit.

(Ord. No. 2600, § II, 11-1-2010)

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

18.15.060 General sign permit requirements.

A. Sign permit required.

1. Except as otherwise provided in this chapter, no sign may be erected, placed, or substantially altered in the city except in accordance with the provisions of this chapter and the requirements of the International Building Code, current adopted edition.

2. If plans submitted for a Conditional Use Permit (Type III permit) or Design Review include sign construction plans in sufficient detail to determine compliance with the provisions of this chapter, then issuance of such conditional use or design review may constitute approval of the proposed placement of sign or signs (other structural/mechanical permits may be required).

B. Application Requirements. Applications for a General Sign Permit shall contain the following information when submitted to the Community Development Department at a minimum:

1. Application form and payment of current fee as determined by resolution.

2. Site Plan. Drawn to scale showing the subject property, streets, all existing buildings, and the location of any existing freestanding signs, utility poles and other structures within fifty feet of the proposed new sign's location;

3. Construction Drawings. Includes the structural details of the proposed sign, including its dimensions, heights, materials, type of illumination, landscaping (if required) and structural support;

4. Photographs. Provide photographs of all existing signs on the subject property and building(s), and marked to indicate the proposed location of the new sign(s). Staff will accept original photos, color copies or compatible electronic format (e.g. compact disc).

5. When required by the building official, the construction of the sign may require submittal of structural and/or mechanical drawings prepared by a licensed Washington State professional.

(Ord. No. 2600, § II, 11-1-2010; Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.15.070 Master sign permit requirements.

A. Purpose. The purpose of this section is to establish a binding Master Sign Permit that will allow for placement of both permanent and temporary signs on a group of lots or within a business complex, in order to encourage comprehensive sign design, and reward proper placement and prompt removal of temporary signs, which combined will benefit the city by reducing municipal costs for code enforcement. This section allows the size of signs on a lot or within a zoning district to be exceeded and other bonuses as set forth. Individual signs may be permitted by the building department without additional General Sign Permits after a Master Sign Permit has been approved.

B. Application Requirements. Applications for a Master Sign Permit shall contain the following materials in addition to the requirements for a General Sign Permit:

1. Application form and payment of current fee as determined by resolution.

2. Site Plan. Site plan shall include the proposed placement of all signs, both on-premises and off-premises.

3. Consent of property owner for placement of signs within privately-maintained right-of-way or on private lots. The provisions of this section shall not apply to allow placement of any signs within the public right-of-way.

4. Sign Schedule - existing conditions. The schedule will include a calculation of the combined maximum sign area permitted and the number of signs allowed on the proposed lot(s).

5. Sign Schedule - proposed. The schedule will include a calculation of the combined total proposed sign area included in the plan, sign types, number, and short description.

6. Construction Plans. Detailed construction plans shall be provided at a reasonable scale to include type of material and method of installation.

7. Time frame for installation of each sign indicated on plan.

8. Narrative that supports how this application meets or exceeds the criteria for approval for a Master Sign Permit and other regulations in this chapter.

C. Maximum total area of all signs. The combined sign area of all proposed signs on a lot or lots under consideration for a Master Sign Permit shall not exceed ten (10) percent of the total ground floor area (GFA) of the building(s) or in the case of a vacant lot then ten (10) percent of the area of building lot coverage.

D. Bonus. If the owners of two or more contiguous (disregarding intervening streets and alleys) lots or the owner of a single lot with more than one building (not including any accessory building) file with the Director for such lots a Master Signage Plan conforming with the provisions of this section, a thirty percent (30%) increase in the maximum total sign area of that zone shall be allowed for each included lot. This bonus shall be allocated within each lot as the owner(s) elects. Or if a subdivision, then the applicant may combine potential sign area from multiple lots for a single sign to be no greater than thirty-two (32) square feet in lieu of the residential zone size limitation of six square feet.

E. Criteria of Approval for Master Sign Permit.

1. Provisions have been made to have a consistent design with regard to: color scheme; lettering or graphic style; lighting; location of each sign on the buildings or on the lots or elsewhere; material; and sign proportions.

2. Provisions have been made to install signs that will not detract from the natural beauty of the city or contribute to urban blight.

3. The locations of off-premises signs do not exceed one sign per radius of 300-feet.

4. The application and plans shall be consistent with the applicable regulations of the adopted development codes, comprehensive plans, shoreline master plan, state and local environmental acts and ordinances in accordance with RCW 36.70B.030.

F. Approval and Modification. The designated official shall approve a master sign permit and subsequent modifications. Any deviation from the approved master sign permit such as additional signs, relocating signs, and any other changes (excluding tenant name changes and maintenance) shall require a modification to the master sign permit on file with the city.

G. Expiration. Master Sign Permits expire in two years from date of issuance unless at least one sign of the Master Sign Permit has been installed prior to that date.

(Ord. No. 2600, § II, 11-1-2010; Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.15.080 Signs prohibited.

The following signs are specifically prohibited in the city:

A. Signs attached to any telephone or utility pole;

B. Signs located in such a manner so that by location, color, size, shape, nature would tend to obstruct the view or be confused with official traffic signage.

C. Signs advertising activities that are illegal under state or federal laws, or regulations in effect at the location of such signs, or at the location of such activities.

D. Signs emitting pollutants (e.g. smoke, or sound).

E. Posters. The tacking or pasting of posters to exterior walls, which are visible from the public right-of-way, is prohibited unless otherwise permitted as a sign in this chapter.

(Ord. No. 2600, § II, 11-1-2010)

18.15.090 Exemptions.

A. No permit is required for mere repainting; changing the message of a sign, or routine maintenance shall not in and of itself be considered a substantial alteration.

B. Although no permits will be issued, compliance with this chapter is required.

C. Signs that are exempt and that do not require a permit are as follows:

1. Signs not exceeding six square feet in area that are customarily associated with residential use, and that are not of a commercial nature, such as: signs giving property identification names or numbers, or names of occupants; signs on mailboxes or newspaper tubes; and signs posted on private property that warn the public against trespassing or danger from animals;

2. Integral decorative or architectural features of buildings, or works of art, so long as such features or works do not contain commercial trademarks, moving parts, or lights (e.g. commemorative plaques or inscriptions with the name of a building, its date of construction). Feature must be attached to the face of the building and shall not exceed three square feet in sign area.

3. Signs painted on or otherwise permanently attached to currently licensed motor vehicles;

4. Traffic or other municipal signs, signs required by law, legal notices, or signs of public utility companies indicating danger;

5. Flag, emblem, or insignia of a nation or other governmental unit or institution, or non profit organization subject to the guidelines concerning their use set forth by the government or organization which they represent;

6. Signs located in the interior of a building or within a sport complex that are designed and located to be viewed exclusively by patrons within the building or sport complex

(Ord. No. 2600, § II, 11-1-2010)

18.15.100 Temporary signs.

A. Temporary signs are exempt from permit requirements as described in this section. Although no permits will be issued, compliance with this chapter is required. Temporary signs may be permitted with a Master Sign Permit as described in this chapter.

1. Number. One sign per lot, per candidate, issue or event.

2. Size. Refer to "Table 1" of this chapter for sign dimensions per zoning district and bonuses as allowed with a Master Sign Permit.

3. Consent. If displayed on private property, the responsible party must obtain consent of property owner.

4. Location. Temporary signs are prohibited from being placed within the center island of roundabouts, any splitter islands adjacent to any roundabout, and within ten feet of the outer curb of all circulatory travel lanes that are within the public right-of-way of any roundabout, and within the center median of any public right-of-way.

B. Temporary signs may not be illuminated.

C. Removal. Temporary signs shall be removed by sign owner within ten days after occurrence of the event. For example, political signs should therefore be removed within ten days following an election, real estate signs should be removed within ten days following sale or lease of the property, construction signs should be removed within ten days following issuance of the certificate of occupancy for the building, special event signs should be removed within ten days after occurrence of the special event, and yard and garage sale signs should be removed within ten days following the sale.

D. Confiscation. The city or property owner may confiscate signs installed in violation of this chapter and dispose of it. The property owner is not responsible for notifying owners of confiscation of the illegal sign.

(Ord. No. 2600, § II, 11-1-2010; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 22-008, § I, 5-16-2022)

18.15.110 Sign illumination and electronic message board signs.

Unless otherwise prohibited by this chapter, signs may be illuminated if such illumination is in accordance with this section.

A. No sign within one hundred fifty feet of a residential district may be illuminated between the hours of midnight and six a.m., unless the impact of such lighting beyond the boundaries of the lot where it is located is entirely inconsequential.

B. Lighting directed toward a sign shall be hooded or shielded so that it illuminates only the face of the sign and does not shine directly onto a public right-of-way or a residential property.

C. Except as herein provided, internally illuminated signs are not permitted in residential districts. Where permitted, internally illuminated signs may not be illuminated during hours that the business or enterprise advertised by such sign is not open for business, or in operation.

D. All electronic message board signs shall be constructed as an integral part of a permanent sign constructed on-site. Integral shall be considered to be incorporated into the framework and architectural design of the permanent sign.

E. Maximum Luminance:

a. Daytime: five thousand nits.

b. Nighttime (one-half hour before sunset and one-half hour after sunrise): five hundred nits.

c. Signs shall include ability to adjust brightness and auto-dimming features with light-sensory capabilities to dim the sign to allowable luminance levels.

(Ord. No. 2600, § II, 11-1-2010; Ord. No. 19-012, § II(Exh. A), 11-4-2019)

18.15.120 Nonconforming signs.

A. Existing signs which do not conform to the specific provisions of the chapter may be eligible for the designation "legal nonconforming"; provided that:

   1. The building department determines that such signs are properly maintained and do not in any way endanger the public;

   2. The sign was covered by a permit deemed valid by the city, or complied with all applicable laws on the date on which it was established.

B. A "legal nonconforming" sign may lose this designation if the following occur:

   1. The sign is relocated or replaced;

   2. The structure or size of the sign is altered in any way except toward compliance with this chapter. This does not refer to change of copy or normal message;

   3. The business, use, or product for which the sign is directed has been abandoned (has not occurred on the property for a period of six consecutive months). The burden of demonstrating non-abandonment shall be on the owner.

C. Removal of nonconforming signs. A sign which has been removed and held by the city longer than thirty days and not recovered by its owner, shall be declared abandoned and discarded by the city.

(Ord. No. 2600, § II, 11-1-2010)

Chapter 18.18 SITE PLAN REVIEW

18.18.010 Intent.

This chapter is intended to provide procedures for the review of site plan applications. Site plan review is intended to ensure that development projects carried out in given zoning districts are executed in a manner consistent with existing ordinances concerning public utilities, traffic, facilities, and services, and provide unified site design, access, landscaping, screening, building placement and parking lot layout. The site plan review process is not intended to review and determine the appropriateness of a given use on a given site. It is intended to ~~insure~~ ensure that development of a site will provide the features necessary to protect the health, safety, and general welfare of the citizens of the city.

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

18.18.020 Applicability.

A. Site plan review and approval shall be required for the following development activities prior to issuance of a building permit:

1. All new nonresidential uses for the location of any building(s);
2. Any multifamily development in which more than two dwelling units would be contained, not including any middle housing or accessory dwelling unit development on a single residential lot;
3. The expansion of any building or development as defined in CMC Section 18.18.020(A) exceeding twenty percent of the existing floor or site area, or any one thousand square foot addition, or increase in impervious coverage thereto, whichever is lesser.

B. Exemptions. The following developments and land use categories shall be exempt from site plan review:

1. Planned unit developments, land divisions, binding site plans and boundary line adjustments pursuant to CMC Titles 17 and 18;

~~2. Light industrial/business park development applications pursuant to CMC Chapters 18.20 North Dwyer Creek Residential Overlay and 18.21 Light Industrial/Business Park;~~

2~~3~~. Normal or emergency repair or maintenance of public or private buildings, structures, landscaping, or utilities;

3~~4~~. Interior remodeling and tenant improvements to buildings previously reviewed and approved; and

4~~5~~. Unless otherwise required, proposals that are subject to Type I procedures under CMC Chapter 18.55 Administration and Procedures.

(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)

18.18.030 Site plans and review procedures.

A. Any use that is subject to the requirements for a site plan review shall be processed in accordance with the procedures established under CMC Chapter 18.55 Administration and Procedures for Type II project permit applications.

B. Site plan review and approval shall be required prior to issuance of grading or other building permits.

(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)

18.18.040 Submittal and contents of a complete application.

In addition to the submittal requirements under CMC Chapter 18.55 Administration and Procedures, each application for site plan review shall contain the following information. Items may be waived if, in the judgment of the community development department, the items are not applicable to the particular proposal.

A. A written description addressing the scope of the project, the nature and size in gross floor area of each use, and the total amount of square feet to be covered by impervious surfaces;

B. A vicinity map showing site boundaries, and existing roads and accesses within and bounding the site;

C. A topographic map based upon a site survey delineating contours, existing and proposed, at no less than five-foot intervals, and which locates existing streams, marshes, and other natural features;

D. Site plans drawn to a scale no smaller than one inch equals fifty feet showing location and size of uses, buffer areas, proposed areas of disturbance or construction outside of the building footprint, yards, open spaces and landscaped areas, and any existing structures, easements and utilities;

E. A circulation plan drawn to a scale acceptable to the community development director illustrating all access points for the site, the size and location of all driveways, streets, and roads, with proposed width and outside turning radius, the location, size, and design of parking and loading areas, and existing and proposed pedestrian circulation system. If a project would generate more than one hundred average daily trips either based on the latest edition of the International Transportation Engineer's (ITE) Trip Generation Manual or evidence substantiated by a professional engineer licensed in the state of Washington with expertise in traffic engineering, a traffic impact study shall be submitted;

F. A preliminary stormwater technical information report (TIR) supporting the preliminary stormwater drainage and runoff plan. The preliminary stormwater TIR is to be prepared in accordance with Ecology's latest edition Stormwater Management Manual for Western Washington (SWMMWW);

G. A utility plan;

H. A plot plan of all proposed landscaping including the treatment and materials used for open spaces, and the types of plants and screening to be used; and

I. Typical building elevation and architectural style.~~; and~~

~~J. Reserved.~~

(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. 19-012, § II(Exh. A), 11-4-2019; Ord. No. 21-005, § I(Exh. A), 3-15-2021)

18.18.050 Reserved.

Editor's note(s)—Ord. No. 2612, § I(Exh. A), adopted February 7, 2011, repealed § 18.18.050, which pertained to application open for public inspection. See also the Code Comparative Table and Disposition List.

18.18.060 Criteria for approval.

The city shall consider approval of the site plans with specific attention to the following:

A. Compatibility with the city's comprehensive plan;

B. Compliance with all applicable design and development standards contained in this title and other applicable regulations;

C. Availability and accessibility of adequate public services such as roads, sanitary and storm sewer, and water to serve the site at the time development is to occur, unless otherwise provided for by the applicable regulations;

D. Adequate provisions are made for other public and private services and utilities, parks and trails (e.g., provide copies of private covenant documents);

E. Adequate provisions are made for maintenance of public utilities; and

F. All relevant statutory codes, regulations, ordinances and compliance with the same. The review and decision of the city shall be in accordance with the provisions of CMC Chapter 18.55 Administration and Procedures.

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

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

18.18.070 Improvements for residential development.

A. Public. Prior to the issuance of a building permit for residential construction, all public improvements required to adequately service that portion of the plat for which the building permit will be issued shall be installed, or the developer shall provide financial surety acceptable to the city pursuant to CMC Section 17.21.050 Bonds and Other Financial Agreements.

B. Private. Prior to issuance of final occupancy permits all public and private improvements shall be completed in accordance with CMC Section 17.21.070 Final Acceptance.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2481 § 2 (Exh. A (part)), 2007)

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

18.18.080 Duration of approval.

Construction on the project must commence within twenty-four months from the date of final action by the city; otherwise, the approval of the project becomes null and void.

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

18.18.090 Amendments to a site plan.

A. Minor site plan adjustments may be made and approved when a building permit is issued. Any such alteration must be approved by the community development director. Minor adjustments are those which may affect the precise dimensions or siting of building (i.e., lot coverage, height, setbacks) but which do not affect the basic character or arrangement and number of buildings approved in the plan, nor the density of the development or the amount and quality of open space and landscaping. Such dimensional adjustments shall not vary more than ten percent from the original, but shall not exceed the standards of the applicable district.

B. Major amendments are Type II permit applications and are processed in accordance with CMC Chapter 18.55 Administration and Procedures. Major amendments are those that substantially change the character, basic design, density, open space or other requirements and conditions of the site plan. When a change constitutes a major amendment, no building or other permit shall be issued without prior review and approval by the city.

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

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

Chapter 18.19 DESIGN REVIEW[1]

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), 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; Ord. No. 23-010, Exh. A, 8-7-2023)

18.19.020 Scope.

A. Design review is required for all new developments within commercial, mixed-use, mixed employment~~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, including those listed as active or passive retail uses in the Downtown design manual, 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 design overlay~~gateway area~~ as defined in Chapter 18.20 Design Overlays~~the design review manual~~. Design review is also required for all development within the North Shore subarea, consistent with the North Shore design manual.

B. Consistency with this chapter shall be reviewed by the approval authority during the development review process.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

(Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 23-010, Exh. A, 8-7-2023)

18.19.025 Applicability and scope of the downtown design manual (DDM).

The provisions of this manual shall be applied to public and private parcels located within the downtown subarea~~commercial zone~~. Development of parcels within the downtown subarea shall comply with the standards found in the DDM. ~~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)

[1]Prior ordinance history: Ords. 2443 and 2515.

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.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

18.19.035 Downtown design manual adopted.

The city's design standards for the downtown subarea~~commercial zone~~ are contained in the manual, which is adopted by the city.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

~~18.19.040 Design review committee.~~

~~A. The city council shall establish a seven-person design review committee (DRC) for the purposes of reviewing specific proposals, and recommending conditions and/or other actions necessary for consistency with the principles of the DRM. The DRC members serve at the pleasure of the city council. The DRC shall consist of six members appointed by the city council, including two from the development community, one council member, one planning commissioner, and two citizens at large. A seventh member shall be a neighborhood representative of the surrounding neighborhood to a specific proposal, or a United Camas Association of Neighborhoods member.~~

~~B. The DRC will hold a public meeting to consider a design review application when:~~

~~1. The city planner determines that the issues related to a specific proposal are complex enough to warrant a review by the DRC;~~

~~2. The proposal varies from the guidelines of the DRM; or~~

~~3. When an administrative decision on a design review application is appealed with no prior review by the DRC.~~

~~C. The DRC shall not issue a decision, but shall prepare a written recommendation, together with findings to support the recommendation, to the approval authority within ten days of a public meeting held for that purpose (RCW 36.70.020(5)).~~

(Ord. 2518 § 1 (Exh. A (part)), 2008)

18.19.050 Design principles.

The principles as provided in the DDM or DRM are mandatory and must be demonstrated to have been satisfied in overall intent in order for approval of a design review application to be granted. Standard principles listed below shall apply to all commercial, mixed use, or multifamily uses outside of Downtown. Specific principles are used in addition to the standard principles outside of Downtown for design overlays~~gateways and corridors~~, commercial~~,~~ and mixed uses, ~~and~~ multifamily (e.g. ~~apartments~~stacked housing~~,~~ ~~townhouses, duplexes~~), and the North Shore subarea. Design principles for Downtown are included in the DDM.

A. Standard Principles.

1. Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.

2. All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.

3. Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.

4. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.

B. Specific Principles.

1. All new development and redevelopment within design overlays shall meet the minimum requirements in Chapter 18.20 Design Overlays~~Gateways~~, which supersede the specific principles for Commercial and Mixed Uses and Multifamily as described in 18.19.050.B.2 and B.3 below.

   ~~a. Gateways shall be devoid of freestanding signs. Preexisting freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the city.~~

   ~~b. Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.~~

   ~~c. Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.~~

   ~~d. The surface of pedestrian walkways within intersections shall be accentuated with a unique character.~~

   ~~e. A consistent streetscape lighting scheme shall be used.~~

2. Commercial and Mixed Uses.

   a. On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All on-site parking areas along adjacent roadways shall be screened with landscaping. ~~Downtown commercial and mixed-use areas shall not be required to provide on-site parking.~~

   b. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.

   c. Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial developments next to residential areas) shall be designed to mitigate size and scale differences.

   d. Developments containing ~~a~~ multiple ~~of~~ uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance, or creates a cohesive development.

   e. Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes their impact on adjacent lower intensity uses.

   f. Walls shall be broken up to avoid a blank look and to provide a sense of scale.

   g. Outdoor lighting shall not be directed off-site.

3. Multifamily

   a. Stacked Housing.

      i. All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than six to ten spaces.

ii. Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.

iii. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale. Consistent with RCW 36.70A.815, this standard does not apply to affordable housing, new construction meeting passive house requirements, retrofit of existing buildings meeting passive house requirements, the conversion of existing buildings to housing, modular construction, mass timber construction.

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 except as not allowed per RCW 36.70A.815, as noted in 18.19.050.B3.iii above.

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 shall 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 twenty feet (measured horizontally) of an existing single detached residential building thirty feet or less in height. The building height transition standard is met when the height of the taller building does not exceed one foot of height for every one 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.

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.

5. Downtown Subarea. All development within the Downtown Subarea shall meet the minimum requirements in the Downtown Design Manual.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

(Ord. No. 16-006, § I, 5-2-2016; Ord. No. 23-010, Exh. A, 8-7-2023)

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, there may be circumstances where an alternative design solution is proposed that meets the guidelines and intent of the established principles, but is not in strict compliance. Development proposals with alternative design solutions are subject to review by the approval authority, and the approval authority may approve a ~~variance~~ deviation 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~~Community Development Director (Director). 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)

18.19.090 Deviations to design review guidelines.

A design review application that includes a deviation from any of the five major guidelines of the DRM shall be subject to review~~ and recommendations~~ from the approval authority~~design review committee~~. The approval authority~~DRC~~ shall base ~~its~~their ~~recommendation~~decision upon findings setting forth and showing that all of the following circumstances exist:

A. Special conditions or circumstances exist which render a specific requirement of the DRM unreasonable, given the location and intended use of the proposed development;

B. The special conditions and circumstances are characteristic of the proposed general use of the site, and not of a specific tenant;

C. The specific conditions and circumstances are not representative of typical development which may be allowed within the zoning district;

D. The requested deviation is based upon functional consideration rather than economic hardship, personal convenience or personal design preferences;

E. Variation from a guideline(s) has sufficiently been compensated by other site amenities; and

F. The requested deviation will not result in a project that is inconsistent with the intent and general scope of the DRM principles.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

18.19.100 Enforcement.

Failure to comply with the requirements of this chapter, or a decision resulting from this chapter are enforceable under Article VIII of CMC Chapter 18.55 Administration and Procedures.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

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

Chapter 18.20 Gateway Design Overlays

18.20.010 Purpose and Applicability.
18.20.020 Permitted Uses.
18.20.030 Downtown Design Overlays
18.20.040 General Design Overlay Standards.
18.20.050 Tier 1 and Tier 2 Corridors Design Overlays
18.20.060 Incentives.

18.20.010 Purpose and Applicability.

A. Purpose and Intent

1. To encourage new development and business opportunities along identified corridors throughout the city;
2. To elevate the design standards beyond the base zoning requirements along the identified corridors that result in developments that are arranged, scaled, and designed to create a unique sense of place that is complementary with surrounding land uses; and
3. To promote a mix of uses with a compact growth pattern to efficiently use the remaining developable land and to help support community and neighborhood businesses and residents.

B. Applicability.

1. Unless provided elsewhere in this title or in adopted manuals, this chapter applies to all new development and redevelopment (~~including change in use, e.g., residential to commercial~~ not including ordinary maintenance, interior tenant improvements, or changes of use that do not involve substantial exterior building or site modifications) within the identified overlays, which are shown on the City's Gateway Design Overlays map as Tier 1 and Tier 2 corridors. The overlay applies to properties within 200 feet of the frontage on these corridors. The underlying zoning standards still apply along with the overlay requirements. New development and redevelopment shall submit a site plan review application in accordance with Camas Municipal Code (CMC) Chapter 18.18 Site Plan Review, unless otherwise exempted in this title.
2. All new developments and redevelopment shall be required to submit a design review application in accordance with CMC Chapter 18.19 Design Review of this title prior to applying for a building permit.
3. Unless noted elsewhere in this title or in adopted manuals, landscaping requirements shall be the same as landscaping standards in the underlying base zones.
4. Development and redevelopment of public and private properties that have frontage along corridors in the Downtown Subarea shall comply with the standards found in the Downtown Design Manual.
5. To demonstrate arrival into the community, entry points along Tier 1 corridors shall feature public and private amenities in the form of public art and entry signage.

18.20.020 Permitted Uses.

The uses permitted in a Gateway Design Overlay shall be governed by *Chapter 18.07 Use Authorization*.

18.20.030 Downtown Design Overlays

All development and redevelopment within the Downtown Subarea shall meet the minimum design standards in the Downtown Design Manual.

18.20.040 General Design Overlay Standards.

Before any approval of a design review application is granted, all new development and redevelopment (including change in use, e.g., residential to commercial) within each design overlay shall comply with the general overlay design standards.

General standards are developed with the intent of being applied throughout each design overlay regardless of the underlying land use. Public improvements applied within design overlays that transition between the street segments of the Downtown Subarea and adjacent areas shall be consistent. Development/redevelopment within a design overlay must adhere to the applicable Gateway Design Overlay goals and policies in the Land Use element of the Comprehensive Plan. Development/redevelopment must also adhere to the applicable goals and policies in the Community Character, Land Use, Housing, Transportation, and Economic Development elements, as well as applicable development regulations and other design review standards.

1. ~~Entry points shall be devoid of freestanding signs. Pre-existing freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation (exterior changes requiring a building permit) on the site. Exemptions include approved directional or community information signage as allowed by the approval authority.~~

   Freestanding signs shall be permitted in accordance with Chapter 18.15, provided they are monument-style signs designed to complement the architecture and landscaping of the associated development. Freestanding signs shall be limited in number and consolidated where feasible to minimize visual clutter. Multi-tenant developments shall utilize coordinated signage identifying multiple businesses on a single sign or sign structure.

2. Placement, size, and type of signs will be controlled by the zoning district and Chapter 18.15 Signs.
3. Permanent wayfinding, historic, and/or interpretive signage within a Design Overlay shall be standardized in a manner that creates a consistent look within the Design Overlay area. Permanent signage within entry points shall be standardized in terms of size, color, and materials.
4. The surface of pedestrian walkways within intersections shall be accentuated, consistent with ADA standards, with a unique character, such as stamped or colored concrete or pavers.
5. Bike lanes shall be incorporated into the public right of way where feasible, as determined by the City Engineer and approval authority.
6. A consistent iconic streetscape lighting scheme shall be used that portrays the primary development period, architecture characteristics, or predetermined theme as identified in a concept plan, sub-area plan, or master plan recognized by the City.
7. Layered landscaping must be provided as a transition to properties adjacent to the public right of way, including a mix of trees, shrubs, rockeries, and ground cover.
8. Sidewalks shall be separated from the roadway through the use of planter strips (minimum 4-feet wide), 6-foot diameter tree wells, or if feasible, raingardens/bioswales.

9. Street trees of no less than two inches in diameter shall be planted within planter strips or tree wells at a spacing that creates the appearance of a continuous canopy at tree maturation. Street trees must be replaced with an appropriate species as defined by the City's Plant Materials document if they are removed due to a hazardous condition or other reasons that are first verified by a certified arborist.

18.20.050 Tier 1 and Tier 2 Corridors Design Overlays

As shown on the Gateway Design Overlays map, Tier 1 and Tier 2 corridors extend along intersections and identified routes throughout the city. Tier 1 corridors are located along arterial roadway functional classifications. Tier 2 corridors primarily extend from Tier 1 corridors and include arterial and collector roadway functional classifications. Specific overlay design standards apply to Tier 1 and Tier 2 corridors. All development and redevelopment within the corridors shall comply with the special design standards outlined below.

A. The following list of streets and street segments are referred to as Tier 1 corridors to which other standards below apply.
   a. NE Ingle Road Corridor: Just north of N 92nd Avenue to NE Goodwin Road.
   b. NE Goodwin Road Corridor: NW Camas Meadows Drive to N Boxwood Street.
   c. North Shore Boulevard Corridor: SR-500 to NE 232nd Ave
   d. NE Everett Street Corridor: NE 15th Avenue to the northern Urban Growth Boundary and from SR-14 to E 1st Avenue.
   e. NW Lake Road Corridor: NW Friberg-Strunk Street to NW Leadbetter Drive.
   f. NW Brady Road/NW Parker Street Corridor: City Limits to NW Lake Road.
   g. NW 38th Avenue Corridor: City Limits to NW Parker Street.
   h. NW Pacific Rim Blvd Corridor: City Limits to NW Parker Street.
   i. NW 6th Avenue Corridor: NW 6th Ave/Hwy 14 roundabout to NW Drake Street.
   j. NE 3rd Avenue Corridor: 6th Street/Lechner to NE Joy Street.

B. The following list of streets and street segments are referred to as Tier 2 corridors to which other standards below apply.
   a. NE Ingle Road Corridor: The northern Urban Growth Boundary to N 92nd Avenue.
   b. Green Mountain Corridor: NE 92 Avenue to N Boxwood Street.
   c. NW Camas Meadows Drive Corridor: NE Goodwin Road to NW Lake Road.
   d. NW Friberg-Strunk Street Corridor: NE Goodwin Road to and NW Lake Road.
   e. NW Lake Road Corridor: NW Leadbetter Drive to NE Everett Street.
   f. NW 38th Avenue Corridor: NW 38th Avenue to NW Lake Road.
   g. NW Sierra Street Corridor: NW Brady Road to NW 43rd Avenue.
   h. NW McIntosh Road Corridor: NW Brady Road to NW 18th Avenue.
   i. Division Street Corridor: NE 6th Avenue to NW Sierra Street.
   j. NE Dallas Street Segment: NE 13th Avenue and NE 15th Avenue.
   k. NE Garfield Street Segment: NE Ione Street and NE 15th Avenue.
   l. SE Crown Road Corridor: NE 3rd Avenue to SE 15th Street.
   m. NE 43rd Avenue/SE 15th Street Corridor: NE Everett Street and SE 283rd Avenue.

Table 18.20-1. Gateway Design Overlay Specific Standards

Design Standards	Tier 1 Design Overlay	Tier 2 Design Overlay
18.20-010 Landscaping and Screening Standards		
A. Landscaping adjacent to the public right-of-way shall provide multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover.	S	S
~~B. Hanging baskets shall be used along building frontages to add visual interest, and must be installed so that the bottom of the basket is a minimum of 80 inches above the finished grade of the sidewalk.~~ Buildings frontages adjacent to pedestrian areas shall incorporate pedestrian-oriented architectural amenities such as flower baskets, window planters, decorative wall-mounted lighting, awnings, or similar features.	S	N/A
C. Median planting design/plant selection shall create a unique and cohesive streetscape design.	S	S
18.20-020 Use Standards		
A. If allowed in the underlying zone, drive-throughs are allowed in a Tier 1 Design Overlay and shall be screened with landscaping or architectural features that integrate them into the building. Freestanding drive-throughs are not allowed.	S/C (if allowed in underlying zone, see Chapter 18.07 Use Authorization)	N/A
B. Those Neighborhood Commercial uses listed as permitted (P) are allowed within residential zones on corner lots at intersections with collector or arterial streets. The neighborhood commercial use must be pedestrian oriented with access to a public sidewalk or walkway and may have a maximum building footprint of 2,500 square feet and no more than five (5) off-street parking spaces, which can be satisfied by on-street parking provided they are along the frontage of the subject parcel.	S	S
18.20-030 Architecture Standards		
A. Permanent signage within Design Overlays shall be standardized in terms of size, color, and materials.	S	N/A
18.20-040 Massing and Setback Standards		
A. New construction shall include a maximum setback of 20 feet. Developments containing multiple principal buildings or a principal building exceeding 20,000 square feet may exceed this setback, provided that the development includes enhanced frontage landscaping and direct pedestrian connections between principal building entrances and the public sidewalk. Main entrances to the buildings must be oriented to the street or to an internal pedestrian circulation system connected to the public sidewalk.	S	N/A

Design Standards	Tier 1 Design Overlay	Tier 2 Design Overlay
B. On-site parking areas shall be located to the rear or the side of a building except that parking may be located between a building and the public right-of-way when screened by landscaping and connected to the public sidewalk by a designated pedestrian walkway.	S	N/A
C. Setbacks shall include landscaping, hardscaping, and public art to enhance the pedestrian experience.	S	N/A
18.20-050 Historic and Heritage Preservation Standards		
A. The use of historic markers, information kiosks, project names, architectural features, or other elements of the project shall promote the historic heritage of the site or surrounding area, where appropriate.	S	N/A
18.20-060 Circulation and Connections Standards		
A. Orient the main public entrance toward the public right-of-way or toward an internal pedestrian circulation system connected to the public sidewalk. Pedestrian walkways shall connect each building's front entry with the sidewalk, without conflicting with accessways on the site.	S	S
B. New developments shall include plans for alternative transportation, such as providing attractive and convenient bus stop shelters, bicycle parking, etc.	S	S
C. Trees and planting strips or raingardens/bioswales shall be used for separating vehicles and pedestrian movements, as well as provide a secure and pedestrian friendly environment.	S	S
18.20-070 Public Realm Standards		
A. Where applicable (as determined by the City), and when corridors intersect with an existing street, provide modular, movable, and durable seating in public spaces and ensure seating areas are shaded and accessible.	S/C (see *Chapter 18.07 Use Authorization)*	S/C (*see Chapter 18.07 Use Authorization*)

NA – Not Applicable

S – Standard

S/C – Standard with certain conditions

C. Gateway Design Overlay Features

Specific design standards in Table 18.20-1 apply to Tier 1 and Tier 2 corridors. Additional design features ~~are recommended to~~ shall be included ~~along~~ where Tier 1 and Tier 2 corridors intersect and for properties located within 200 ft. of city limits ~~that represent~~ to enhance the character and style desired for a particular design overlay area. Development/redevelopment proposals within Tier 1 and Tier 2 Design Overlays should include public and private design features listed in Table 20-2 to demonstrate arrival into the community.

a. Tier 1 Design Overlay areas ~~should~~ shall include two additional design features from Table 20- 2.

b. Tier 2 Design Overlay areas ~~should~~ shall include one additional design feature from Table 20- 2.

c. Required design features shall be provided on the development site or within the adjoining public right-of-way, subject to City approval. Features located within the public right-of-way shall be consistent with adopted City standards.

d. Design features used to satisfy this section shall be in addition to improvements otherwise required by applicable development standards.

Table 20-2. List of unique design overlay features.

Sidewalks	• Wide sidewalk (minimum of 8 feet) • Bus stop improvements (shelter, lighting, bench) – develop consistent bus stop standards to be implemented throughout the city • Public seating areas, benches, or other pedestrian amenities adjacent to sidewalks, plazas, or pedestrian gathering areas
Roadway Right-of-way	• Roundabouts at entry point intersections • Public art in center of roundabout • Protected or buffered bike lanes to provide a horizontal separation of 1 to 3 feet between the bike lane and motor vehicle lane • Community entry or neighborhood identification signage welcoming visitors to Camas or identifying a neighborhood or district
Other Public Realm amenities and features	• Install posts/poles for community pride/event banners (less than 16 square feet), such as school pendants and community events • Identify and develop locations for public green spaces and pedestrian access through campus style development • ~~Iconic guardrails (e.g., Columbia River Highway)~~ Decorative fencing, railings, or guardrails that complement the character of the corridor • Public art, including murals, sculptures, decorative installations, or other publicly visible artwork • Enhanced landscaping, including ornamental plantings, flowering trees, or landscaped entry features beyond minimum requirements • Decorative pedestrian-scale lighting along sidewalks or pedestrian gathering areas • Publicly accessible plazas, courtyards, or outdoor gathering areas • Limit lighting to allow for views of the night sky (motion sensors, or other technology to limit excessive light) • ~~Deep/wide frontage landscaping areas should match the natural areas along the DNR property that is west of Ingle Road.~~ Enhanced frontage landscaping that complements adjacent natural areas and incorporates native trees, shrubs, and other vegetation to create a natural transition between the development and surrounding properties.

18.20.060 Incentives.

A. Public Art. A five percent increase in lot coverage area may be granted upon staff approval for providing public art, equal in value to 1% of a project's construction cost, within a proposed project.

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § I(Exh. A), 5-18-2009)

Chapter 18.22 Mixed Employment (ME)

18.22.010 Purpose

18.22.020 Site development standards

18.22.030 Building design guidelines

18.22.040 Warehousing

18.22.050 Mixed use

18.22.010 Purpose

A. Purpose and Intent. The Mixed Employment District provides a variety of employment focused activities located in strategic areas of the community. These areas are important to the local and regional economy, contributing to the overall economic sustainability of the City of Camas by enhancing service variety and job diversity through a range of employment opportunities closer to residents with access to good transportation options. Mixed Employment Districts are characterized by higher employment density such as advanced manufacturing, research and development, service commercial, offices, and limited retail uses. These districts encourage innovation and a business environment that is flexible and resilient to changing economic conditions and customary business cyclical conditions.

   The ME district standards encourage and accommodate the adaptive reuse of existing development and emphasize multimodal accessibility and connectivity. It also provides a zoning designation for uses which will create local higher wage employment opportunities and offer a wide range of uses that are compatible with one another as well as adjoining residential and commercial areas. The ME districts can be located on small or large sites and present a sustainable alternative to solely commercial or industrially designated areas while retaining legacy light industrial and business park uses. Primary uses include a broad mix of light industrial, research and development, advanced technology production, artisan/craft industrial, commercial, office, and personal service uses, within a more amenity-rich environment.

B. Flexibility of Property Development Regulations. The ME district provides for flexibility of certain property development regulations, placement and clustering of buildings, and provisions for site design intended to promote innovative approaches to planning, including:
   1. The encouragement of employment expansion to the city's economic base through emerging business types and new capital investment;

2. The preservation of natural features, open space areas and native vegetation;
3. The provision of on-site essential services for industries, employees, and customers;
4. The protection of adjacent properties from adverse impacts; nearby existing and future non-employment land uses and activities; and
5. The arrangement of buildings and land use intensities, as they relate to surrounding land uses to minimize and mitigate adverse impacts.

C. Anticipated Benefits. Development within the ME district is of direct and indirect economic benefit to the city in the form of high-wages, innovative and resilient employers, local employment with a diverse work force, desirable creative designs for projects, and tax revenue for the city to fund urban services at appropriate levels. Development within this district will also diversify the economy by realizing diverse employers and uses.

18.22.020 Site development standards

Site improvements shall be designed to result in a complementary appearance that will blend with surroundings and be compatible with neighboring developments.

A. Dimensional Standards are established in Section 18.09.030.

B. Grading and Drainage. Site grading and drainage shall be designed by a Washington licensed civil engineer. Grading and slopes are to be compatible with landscaping materials, shall not permit erosion, and shall minimize use of retaining walls to control slopes. Plans submitted for building permits shall include a construction phase mitigating procedure to control temporary runoff, erosion, sedimentation, or other objectionable effects.

C. Parking and Loading.

1. Shared parking is encouraged between adjacent uses.

2. Parking areas available to the general public should be clearly identified.

3. Parking areas between the primary street and the front of the building should be limited to visitor and accessible spaces. Employee parking should be located behind the front of the building screened from the public right of way.

4. Parking areas between the primary street and front of building should have a minimum landscape area of 20 feet from right of way to the paved area.

5. All new developments should provide multimodal connections throughout the development, as well as to adjacent developments.

6. All loading areas within parking areas shall be located to minimize viewing from adjacent properties and roadways. They shall be screened from horizontal view with the use of dense landscaping, mounds, view screen fencing, or other approved means.

7. Truck docks and loading areas are not permitted on the front elevation of the property and are to be screened from the front view if located within the side yards.

D. Refuse/Storage. Refuse areas and service/storage areas are to be located under cover. Refuse areas should be located behind the building screened from the right of way.

E. Utilities. All utility service lines are to be located underground. All pad-mounted equipment and other visible utility and service equipment are to be carefully located to minimize appearance and shall be appropriately screened consistent with required access and safety requirements.

F. Fencing. Perimeter fencing shall be so constructed as to minimize visual impacts. Walls or fences separating adjoining parcels may be located at the property line. No wall or fence taller than three feet shall be placed within the landscape setbacks along rear or side lot lines, and no wall or fence exceeding three feet in height shall be located on the property, except for security fencing. Security fencing shall blend into and be compatible with landscaping. Fencing shall have earth tone colors of brown, tan, gray, or green. Walls shall be constructed of materials compatible with the building architecture.

G. Lighting. Site and building lighting shall be designed to minimize glare to the adjacent properties. Site-lighting poles shall not exceed twenty feet in height and shall direct the light downward. Lighting sources viewed from above or below on adjacent property shall be shielded. Building lighting is to be concealed and indirect. Lighting in service areas is to be contained to conceal visibility of light sources from street and adjacent property. Site lighting is to be designed to provide uniform distribution, and the light levels shall be adequate for reasonable security and safety on the premises.

18.22.030 Building design guidelines

A. All structures should be designed to complement the local setting and with neighboring developments, while contributing to the overall architectural character of the area. The building design should appear as an integrated part of the design concept. All facilities

should be designed by a Washington licensed architect and reflect a high standard of architectural design. Buildings should be either reinforced concrete and steel, masonry, or wood frame construction. Prefabricated metal buildings or sheet metal-sided structures are not permitted, unless an exception is made by staff review, based upon a design that meets or exceeds the overall architectural character of the area.

B. Building design should consider the orientation toward major streets and thoroughfares; vehicular and pedestrian flow patterns; the character of neighboring development; expression of the facilities functional organization and individual character; and the satisfaction of the physical and functional needs of facility users.

C. Design features that can contribute to the design character of a project include entrance drives, enhanced visitor parking areas, highlighted visitor entrances and entry plazas, decorative pedestrian plazas and walkways, focal landscape treatments and site sculptures, employee lunch areas (with amenities such as outdoor seating, garden areas, etc.), atriums and interior courts, dynamic building and roof forms, distinctive window patterns, shade and shadow patterns, surface treatments, and accent lighting and landscaping.

D. Long, blank, straight building facades are generally discouraged as they are uninviting and visually uninteresting. Building setbacks shall be varied, and all facades articulated to add visual variety, distinctiveness, and human scale. Space created by the varied setbacks of the building facades can accommodate landscaping and pedestrian/employee areas that contribute to visual interest. Buildings should orient along the length of the primary street frontage in order to avoid visual exposure of loading areas to the public right of way.

E. Exterior building colors shall be compatible with the surrounding man-made and natural environments, and not in competition with surrounding elements for attention (i.e., building color should not, in any way, become signing for the site). Generally, muted colors are encouraged with primary colors or other bright colors used only as accents to enliven the architecture. Repetition and overuse of a single approach to the use of color, such as horizontal stripes/bands, can result in this treatment losing its effectiveness.

F. Roof-mounted equipment that is visible from adjacent, elevated property should be painted a compatible color with the roof screen.

G. All rooftop or outdoor mechanical equipment shall be fully screened from public view in a manner which is architecturally integrated with the structure. Screening shall be constructed to a finished standard using materials and finishes consistent with the rest

of the building. Building designs should consider potential visibility of equipment from elevated rights-of-way or adjoining property.

H. All vents, flues, or other protrusions through the roof, less than sixteen inches in diameter need not be screened from view but must be painted or treated to blend with the color of the background. All such vents, flues, or other protrusions through the roof, more than sixteen inches in diameter shall be considered mechanical equipment and shall be screened from view.

18.22.040 Warehousing

A. Warehousing, indoor storage, and distribution activity may be allowed only as an accessory use when directly associated with and subordinate to a permitted principal use located on the same site. Accessory warehousing may include storage of raw materials, equipment, inventory, finished goods, tools, vehicles, or supplies used in connection with the principal use, but shall not function as a stand-alone warehouse, distribution center, fulfillment center, freight terminal, mini-storage facility, self-service storage facility, or outdoor storage yard.

B. Accessory warehousing, indoor storage, and distribution areas shall not exceed fifty percent of the gross floor area of the building or tenant space unless a greater percentage is approved by the approval authority upon finding that the storage area is necessary to support the principal permitted use, the principal use remains the dominant use of the site or tenant space, and the use will not generate traffic, truck trips, loading activity, outdoor storage, noise, or other operational impacts inconsistent with the purpose of the zone.

18.22.050 Mixed use

The primary purpose of the Mixed Employment (ME) district is to promote employment opportunities and job creation. As an economic development incentive, on sites of 25 acres or greater, mixed-use development incorporating residential uses may be authorized through a City Council-approved development agreement when associated with substantial office, manufacturing, or industrial development that advances the City's economic development objectives and facilitates significant employment investment and job creation. Employment uses shall remain the predominant component of the development. The agreement shall establish the permitted mix of uses, development phasing, and enforceable employment commitments. Building permits for the qualifying employment development shall be issued, and construction commenced, prior to or concurrently with residential development.

Chapter 18.23 PLANNED RESIDENTIAL DEVELOPMENT (PRD)

18.23.010 Purpose.

The purpose of this chapter is to promote the public health, safety and general welfare of the citizens of the City of Camas in accordance with state law and the city's comprehensive plan; to facilitate the innovative development of land; and to provide for greater flexibility in the development of residential lots in ~~medium and high density~~ residential districts.

A further purpose of this chapter is to allow for the modification of certain regulations when it can be demonstrated that such modification would result in a development which would not increase the density and intensity of land use (except as provided for in Section 18.23.040 of this chapter); would preserve or create features or facilities of benefit to the community such as, but not limited to, open space or active recreational facilities; would be compatible with surrounding development; and would conform to the goals and policies of the City of Camas' comprehensive plan.

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

18.23.020 Definitions.

In addition to those definitions listed in CMC Chapter 18.03, the following definitions shall also apply:

"Density bonus" means a percentage of units allowed in a PRD over and above the number of units provided for in the zoning district absent a PRD proposal.

"Density transfer" means a transfer of dwelling units located on a site identified as sensitive lands or open space to the developable portion of land on the site. (Refer to Section 18.09.060 Density transfers)

"Development agreement" means a legal contract between the city and the developer relative to a specific project and piece of property. The agreement may specify and further delineate, and may include but is not limited to, findings of council, actions, requirements of the developer and city, benefits to the parties involved, conditions of approval, time frames, etc. A development agreement shall become binding upon the land.

"Master plan" means a planned proposal for development that includes and illustrates the division of land into lots, the location and sizes of streets, roads and accessways, pedestrian circulation, landscaping, parking areas and the location of and types and densities of uses. A master plan further identifies the dimensions, height, location, and setbacks of all such buildings to the extent necessary to comply with the purpose and intent set forth in this chapter.

"Open space" means land that is set aside and maintained in a natural state, providing air, light, and habitat for wildlife, and/or containing significant trees and vegetation. Open space may also contain environmentally sensitive lands, which include but are not limited to steep slopes and areas with unstable soils, wetlands, and streams and watercourses. Open space may also provide for active and passive recreation use. There are two general categories of open space:

1. Natural open space is land that is devoted to protecting environmentally sensitive lands as defined in this code. Natural open space generally has no developed areas, with the exception of trails as identified in the comprehensive parks, recreation, and open space plan, or by a condition of development approval.

2. Recreational open space is land that is set aside and shall include development for recreational opportunities such as trails, sports fields, playgrounds, swimming pools, tennis courts, and picnic areas. Recreational open space is generally limited in size and intensity, proportionate to the development, and is intended for the enjoyment of the residents of the development.

"Peripheral yard" means those areas which form the boundary between a planned unit or planned residential development district and any other zoning district, planned unit, or planned residential development.

"Planned residential development" (hereinafter referred to as a PRD) means a development constructed on land of at least ~~ten~~ five acres in size, designed and consistent with an approved master plan. A PRD is comprised of two primary components: detached single-family and middle housing or multifamily units. ~~The single-family component shall contain only single-family detached residences on lots equal to or greater than four thousand square feet~~. The middle housing or multifamily component may contain duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage housing or apartments~~either attached or detached single-family residences on lots smaller than four thousand square feet, or it may contain, but may not be limited to, duplexes, rowhouses, apartments, and designated manufactures homes~~, all developed in accordance with Section 18.23.030(A) of this chapter. Secondary components include park and recreational amenities, accessory uses, and limited commercial uses as provided in this chapter.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006; Ord. No. 15-008, § I, 3-16-2015)

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

18.23.030 Scope.

Planned residential developments (PRDs) are optional. If proposed, it shall be established under the following criteria:

A. A PRD may be allowed in all ~~R and MF~~ residential zoning districts. Where residentially zoned land is contiguous to lands zoned for commercial uses, the city may, subject to a development agreement, provide for the inclusion of the commercial area into the PRD for the purposes of establishing continuity community design, pedestrian and commercial circulation, streetscape standards and design, and effective transitions between commercial and residential uses.

B. The minimum land area necessary to apply for a PRD shall be ~~ten~~ five acres of contiguous land.

C. All land in which a PRD is to be developed shall be held and maintained in a single ownership, including but not limited to an individual, partnership, corporation, or homeowner's association. Evidence of such ownership shall be provided to the ~~planning commission and city council~~ Hearings Examiner before PRD approval.

D. Permissible uses within a PRD include any use listed as a permitted use or condition use in the applicable zones, as per CMC Chapter 18.07, when approved as part of a master plan. Notwithstanding an approved master plan, incidental accessory buildings, incidental accessory structures, and home occupations may be authorized on a case by case basis.

E. A minimum of fifty percent to a maximum of seventy percent of the overall permitted residential density of the PRD must be single-family homes.

F. The middle housing or multifamily component ~~(two or more attached dwelling units)~~ of a PRD shall ideally be developed toward the interior of the tract, rather than the periphery, to ensure compatibility with existing single-family residences that border the surrounding properties. Alternatively, when the tract borders a non-residential use or a collector or arterial street, the middle housing or multifamily components can be located on the periphery to act as a transition or buffer. Deviation from this

requirement shall be requested during the preliminary master plan review, and specifically approved by the ~~planning commission and city council~~Hearings Examiner.

G. Density standards and bonuses for the residential portion of a PRD shall be in accordance with CMC Sections 18.23.040 and 18.23.050.

H. ~~An equivalent amount of up to twenty~~ At least fifteen percent of the ~~developable~~ gross land area shall be set aside ~~and developed~~ as ~~recreational~~ open space in a PRD, and shall include the following:

1. Passive or active recreation concentrated in large usable areas;

2. Existing groves of matures trees or other individual healthy mature trees to be retained;

~~2~~3. Provide trails and open space for connection and extension with the city's open space and trail plan, if feasible; and

~~3~~4. Be held under one ownership, and maintained by the ownership; or be held in common ownership by means of homeowners' association, and maintained by the homeowners' association. The open space and recreation areas shall be dedicated for public use and be maintained by the ownership or homeowners' association.

(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. 15-008, § II, 3-16-2015)

18.23.040 Density standards.

A. Density standards for a PRD shall be based on the gross area of the parcel being considered. Open space, greenways, sensitive areas, parks, and recreation areas set aside within the tract shall be used in the computation of the gross development area. The maximum number of dwelling units in the PRD shall be determined as follows:

Divide the gross land area (in square feet) by the minimum lot size (in square feet) of the underlying zoning district.

B. The minimum lot size for a single-family dwelling within the single-family component of the PRD shall be four thousand square feet. The minimum lot width, depth and setback requirements, and maximum lot coverage requirement shall be established for each PRD as part of the approval process. The minimum lot size for the dwellings within the middle housing or multifamily component of the PRD shall be established as part of the master plan approval.

C. If more than one zoning district is included within the PRD area, the number of dwelling units allowed in each zoning district shall be computed, and then combined to determine the total number of dwelling units within the entire development.

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

18.23.050 Density bonus.

A density bonus of ~~no more than twenty~~ fifteen percent ~~may~~shall be granted ~~by the city council~~ for a PRD~~, as demonstrated by site design and layout~~. For example: ten acres in an R~~1~~-10 zone yields four hundred thirty-five thousand six hundred square feet. This is then divided by ten thousand square feet. Using this example, the maximum number of units equals forty-three and one-half units, and with a ~~twenty~~fifteen percent density bonus the maximum number of units allowed would be fifty~~-two~~. The hearing examiner may grant an additional density

bonus of up to twenty percent for any PRD that sets aside twenty percent or more open space under Section 18.23.030(H).

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

18.23.060 Permitted uses.

Permitted or conditional uses currently listed in the applicable zoning classification shall be considered permitted within a PRD. All proposed uses shall be reviewed in conjunction with the preliminary master plan review.

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

18.23.070 ~~Preliminary m~~Master plan—Requirements.

A. Initial Conference. Schedule a pre-application conference to discuss and resolve conceptual problems prior to submission of the ~~preliminary~~ master plan related to such application.

B. Contents. The ~~preliminary~~ master plan shall include the following information:

1. The legal description of the total site proposed for development;
2. The existing and proposed land uses within the development, and the existing and proposed location of all structures;
3. The proposed residential density for the development, which shall include the number and types of dwelling units;
4. The proposed lot sizes and building envelopes. Approved building envelopes will establish the setbacks for each lot or parcel in which development may occur;
5. A site plan drawn to scale and depicting the following:
    a. The location of all areas to be conveyed, dedicated, or maintained as public or private streets; access and egress to the development showing proposed traffic circulation, parking areas, and pedestrian walks,
    b. The proposed location of any residential buildings, and any other structures, including identification of all buildings as single-family, duplex, townhouse, apartment, condominium, designated manufactured home, or otherwise,
    c. The location of areas to be maintained as common open space, and a description of the proposed use of those areas,
    d. The location of areas to be maintained as open space network, if applicable,
    e. Proposed lot or boundary lines for residential, open space, parks, and recreational areas, management or allocation purposes;
6. An accurate survey of the property showing the topography in five-foot contours, identifying slopes above fifteen percent, all existing, isolated trees six inches or more in diameter, all wooded areas, all existing streets, utility easements, drainage patterns, structures, and other improvements, the location of all easements and rights-of-way for utilities, including, but not limited to water, sanitary sewers, storm sewer, electricity, gas, telephone, and cable TV lines;
7. A document containing agreements, provisions, and covenants regarding the establishment of a homeowner's association, which provides for the permanent ownership, maintenance, protection, and

use of the planned development, including streets (if privately owned), storm drain facilities, utilities, common areas (e.g., storage areas, parking areas, and landscaping) open spaces, greenways, parks, and recreational areas;

8. A landscaping plan drawn to scale and demonstrating compliance with CMC Chapter 18.13 Landscaping of this title. Additionally, the landscape plan shall indicate the landscaping features such as screening, fences, lighting, and signage;

9. A development schedule outlining the expected schedule and phases of development;

~~10. The calculation of all applicable impact fees. This shall be coordinated with the city prior to submission of the preliminary master plan.~~

C. Effect of Approval. Approval by the ~~city council~~ Hearings Examiner of a ~~preliminary~~ master plan shall constitute provisional approval of the PRD. This approval is contingent upon the applicant submitting a final development plan ~~and development agreement, if required,~~ that complies with the provisions of this chapter.

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

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

18.23.080 Professional preparation.

A. The applicant for a proposed PRD shall certify that one or more of the following have been involved with the preparation of the ~~preliminary~~ master plan:

1. An architect licensed in the state of Washington;

2. A landscape architect licensed in the state of Washington;

3. A registered civil engineer or a registered land surveyor licensed in the state of Washington; and/or

4. A certified landscape architect, certified arborist, or a qualified biologist, if a vegetation management plan is required.

B. All plans and specifications required for the development shall be prepared and designed by engineers and/or architects licensed in the state of Washington.

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

18.23.100 Approval standards.

Approval for a PRD shall be based on the following standards:

A. The proposed PRD conforms to:

1. The City of Camas' comprehensive plan;

2. All provisions of the Camas Zoning Code which are not proposed for modification;

3. All engineering design standards; and

4. Any other applicable city, state, federal regulations, policies, or plans, except those standards proposed for modification.

B. Utilities and other public services necessary to serve the needs of the proposed development shall be made available, including open spaces, drainageways, streets, alleys, other public ways, potable water,

transit facilities, sanitary sewers, parks, playgrounds, schools, sidewalks, and other improvements that assure safe walking conditions for students who walk to and from school.

C. The probable adverse environmental impacts of the proposed development, together with any practical means of mitigating adverse impacts, have been considered such that the proposal shall not have ~~an unacceptable~~ a significant adverse effect upon the quality of the environment, in accordance with CMC Title 16 and 43.21C RCW.

D. Approving the proposed development shall serve the public use and interest, and adequate provision has been made for the public health, safety, and general welfare.

E. The proposed development satisfies the standards and criteria as set forth in this chapter.

F. The proposed development shall be superior to, or more innovative than conventional development, and shall provide greater public benefit without additional probable adverse impacts to public health, safety, or the environment, than available through the use of conventional zoning and/or development standards.

G. The proposed development shall provide at least two access points (where a PRD does not have access to a primary or secondary arterial) that distribute the traffic impacts to adjacent streets in an acceptable manner.

H. ~~Preliminary~~Master plan approval alone does not constitute approval to obtain any building permits or begin construction of the project.

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

18.23.110 Relationship to adjacent areas.

The design and layout of a planned development shall take into account the integration and compatibility of the site to the surrounding areas. The perimeter of the planned development shall be so designed as to minimize any undesirable impact on adjacent properties. Setbacks from the property lines of the planned development shall be comparable to, or compatible with, those of any existing development on adjacent properties. Or, if adjacent properties are undeveloped, then setbacks shall conform to the type of development that may be permitted on adjacent properties.

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

18.23.120 Amendments.

A. Minor Amendments. In issuing building permits for construction of a PRD, the city may approve minor adjustments provided that such adjustments shall not:

1. Increase the number of dwelling units;
2. Decrease the amount of parking spaces, loading spaces, or open space;
3. Permit structures to be located closer to any property line;
4. Change any points of ingress or egress to the development as set forth in the final development plan;
5. Conflict with any conditions or statements within a development agreement;
6. Increase the height of buildings beyond the limits of the underlying zone.

B. Amendment of Final Development Plan. Any change in the final development plan, other than those minor adjustments specifically authorized in writing by the city at the time building permits are issued, must be

reviewed by the ~~planning commission~~ Hearings Examiner ~~and recorded in the minutes thereof. The recommendation of the planning commission regarding any change in the final development plan, together with its reasons therefore, shall be submitted to the city council for its approval~~. Upon approval of such changes by the ~~city council~~ Hearings Examiner, the final development plan shall be considered amended to that extent.

C. Unauthorized Changes. Unauthorized changes or substantial deviations from the final development plan shall be subject to a stop work order by the city. If not corrected, no occupancy permits shall be issued until the development is brought into compliance with the approved final development plan.

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

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

18.23.130 Procedure.

An application for a PRD shall be processed as a Type III procedure pursuant to CMC Chapter 18.55 Administration and Procedures of this title. A public hearing before the ~~planning commission and review by the city council~~ Hearings Examiner is required for ~~preliminary~~ master plan approval. ~~Final master plan approval is subject to review and acceptance by the city council at a public meeting. Final approval shall be in accordance with the provisions of this chapter.~~

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2451 § 3, 2006: Ord. 2443 § 3 (Exh. A (part)), 2006)

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

Chapter 18.24 MIXED USE[1]

18.24.010 Purpose.

A. To encourage new development and business opportunities;

B. To foster the development of mixed use areas that are arranged, scaled, and designed to be compatible with surrounding land uses;

C. To promote a compact growth pattern to efficiently use the remaining developable land and to help sustain neighborhood businesses; and

D. To promote new construction of multi-story structures with commercial uses on the ground floor and residential uses on the upper stories.

E. To require design integration if the mixed use project is proposed and constructed in a horizontal, rather than vertical regime.

F. To encourage vibrant, walkable neighborhoods that integrate a variety of land uses and foster economic vitality.

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § I(Exh. A), 5-18-2009)

18.24.020 Applicability.

A. All new development within the Mixed Use (MX) zone shall submit a site plan review application in accordance with CMC Chapter 18.18 Site Plan Review of this title unless otherwise exempt per this title.

B. All new developments and uses shall be required to submit a design review application in accordance with CMC Chapter 18.19 Design Review of this title prior to applying for a building permit.

C. Landscaping requirements shall be the same as landscaping standards in community commercial zones.

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § I(Exh. A), 5-18-2009)

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

18.24.030 Mix of Uses

A. To ensure projects within the Mixed Use zone have a mix of commercial and residential uses, and no one use predominates the other, development proposals shall include a mix of nonresidential and residential uses through either vertical mixed use, horizontal mixed use, or a combination of both. The mix of uses shall be demonstrated through approval of a site plan.

B. Vertical Mixed Use. Residential uses may be located above ground-floor commercial or nonresidential uses. A building with ground-floor commercial or nonresidential uses and residential uses above shall be considered consistent with the mixed-use intent of this chapter.

[1]Editor's note(s)—Ord. No. 2547, § I, adopted May 18, 2009, amended Ch. 18.24, in its entirety, to read as herein set out. See also the Code Comparative Table and Disposition List.

C. Horizontal Mixed Use. Where commercial or nonresidential uses and residential uses are provided in separate buildings, separate portions of a site, or otherwise in a horizontal development pattern, the development shall consist of a maximum of fifty percent residential uses and a minimum of fifty percent commercial or nonresidential uses.

1. The required use mix may be measured using either site acreage, based on the portion of the site devoted primarily to each use; or gross floor area, based on the total floor area devoted to each use.

2. When the use mix is measured by site acreage, the area devoted to each use shall include buildings, outdoor use areas, service areas, loading areas, and parking areas primarily associated with that use. Shared parking areas, drive aisles, internal circulation, stormwater facilities, landscaping, open space, and other common improvements may be allocated proportionally between uses based on floor area, parking demand, or another reasonable method approved by the approval authority.

3. The development shall be designed as a cohesive mixed-use project. The site plan shall demonstrate integration of uses through building orientation, shared or coordinated parking, pedestrian connections, landscaping, open space, architectural compatibility, signage, lighting, and other design features that connect the commercial or nonresidential and residential components.

D. Commercial Frontages. Where a development site has frontage on an arterial, collector, or design overlay corridor, commercial or nonresidential uses shall be located and oriented towards the street frontage so as to maximize visibility and accessibility of these uses to the street.

E. Smaller lots. On lots smaller than 20,000 square feet, a development proposal may be allowed to be either 100% commercial or 100% residential.

F. Residential Flexibility. The approval authority may allow residential uses to exceed fifty percent of the site acreage, up to a maximum of seventy percent residential acreage, when the applicant demonstrates that the proposal will provide a superior mixed-use outcome by ensuring timely delivery of the commercial or nonresidential component. Approval of residential acreage above fifty percent may be conditioned on:

1. Concurrent construction of the commercial or nonresidential component with the residential component where building permits for the commercial or nonresidential components are issued and construction is started before or at the same time as the residential components; or

2. Execution of a development agreement with a phasing plan.

G. Property Previously Zoned Residential. Any property that was zoned for residential use immediately prior to being rezoned to Mixed Use as part of the 2026 Comprehensive Plan Update may be developed with up to one hundred percent residential uses.

18.24.040 General Standards

A. Building height: Buildings shall be limited to four stories and 60 feet in height for vertical mixed use and 45 feet in height for horizontal mixed use.

B. Ground floor design standards: In vertical mixed-use developments, ground floors shall be designed to support adaptable uses and meet the following requirements:

1. A minimum floor-to-ceiling height of fifteen feet, unless the approval authority determines that a lesser height is appropriate due to building design or other site-specific conditions; and

2. A minimum façade transparency of sixty percent.

3. To support small business and flexible tenant occupancy, ground floors shall be designed to be capable of subdivision into a variety of tenant spaces, demonstrated by location of walls, entrances, and mechanical

systems. This requirement does not apply where the applicant demonstrates that a larger tenant space is needed for a specific tenant, anchor tenant, build-to-lease arrangement.

C. Shared parking requirements: Mixed-use developments are encouraged to make efficient use of parking through shared parking, reduced parking demand, pedestrian and bicycle access, and connections between complementary uses. Required parking may be reduced pursuant to Section 18.11.050 when the mix of uses on a site have different peak parking demand periods or when parking can be effectively shared among uses, buildings, parcels, or phases of development.

18.24.~~030~~050 Incentives.

A. Traffic Impact Fee (TIF) Reduction. A reduction of the TIF may be granted pursuant to § 18.22.100 CMC.

B. Public Art. A five percent increase in lot coverage area may be granted ~~upon design review committee approval~~ for providing public art within proposed project.

C. Sustainability. Up to a ten percent reduction in building and/or engineering review fees may be authorized at the discretion of the director in proportion to a proposed low-impact development method.

D. To encourage affordable housing development, regulated affordable units may be exempted from the residential portion of the use percentage and counted towards the non-residential percentage minimum.

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § I(Exh. A), 5-18-2009)

18.24.~~040~~060 Exemptions.

Newly created lots, via short plats or subdivisions or combined lots, that are adjacent to existing single-family lots shall not be required to bevel to existing platted lots (Refer to §18.09.080-B).

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § I(Exh. A), 5-18-2009)

Chapter 18.26 FLEXIBLE DEVELOPMENT

18.26.010 Purpose and intent.

This chapter is optional in all zoning districts ~~except the LI/BP zone~~. The purpose and intent of this chapter is to promote the public health, safety and general welfare of the citizens of the City of Camas in accordance with state law and the City's Comprehensive Plan; and

A. To provide for greater flexibility in the development of properties;

B. To foster the development of land that is arranged, scaled, and designed to be compatible with existing and potential densities;

C. To promote a growth pattern to efficiently use land;

D. To promote construction and redevelopment that implements ~~the most current~~ sustainable features;

E. Retain historical building or other structures to the greatest extent possible; and

F. To allow for the modification of certain regulations when it can be demonstrated that such modification meets the minimum points for development under this chapter.

G. To encourage site and building design that supports renewable energy, electric vehicle charging infrastructure, low-impact development, tree retention and planting, and other features that advance Comprehensive Plan climate and resiliency goals and policies.

G. To provide for an alternative to CMC Chapter 18.23 - Planned Residential Development (PRD). The city shall review a proposal for either a PRD or a flexible development, not a combination.

(Ord. No. 2628, § I(Exh. A), 10-17-2011)

18.26.030 Permitted uses.

Only permitted land uses within the underlying zoning classification shall be considered permitted within a flexible development. A use listed as conditional use within the underlying zoning classification may be proposed in combination with a flexible development if submitted concurrently with an application for such use.

(Ord. No. 2628, § I(Exh. A), 10-17-2011)

18.26.040 Definitions of terms.

For the purposes of this chapter, the flexible development score sheet, the following definitions shall apply in addition to those definitions within Chapter 18.03:

A. "Building envelope" means the exterior dimensions of a structure. For detached multi-family housing, a suitable size and configuration includes a building envelope capable of siting a twenty-foot by fifty-foot dwelling within the building envelope.

B. "Double-frontage lot" means a lot, other than a corner lot, having street frontage on two sides. If proposed on streets other than arterials, then both sides of the lot must provide pedestrian access to the sidewalk, and the more intensely traveled street must be the front of the structure. This could

require that each frontage provide a gate if fencing is proposed or the installation of stairs if there is a slope.

C. "Green roof" means a landscaped area on the roof of a structure that provides stormwater benefits. Green roofs may serve dual purposes of stormwater management and as an aesthetic enhancement.

D. "GFA" means the gross floor area of a structure as measured from the outside surface of the outer building wall for all levels.

E. "Permeable paving" means that the method and material of paving will allow the movement of water and air through the paving material.

F. "Energy star/LEED (Leadership in Energy and Environmental Design)" are nationally recognized programs for measuring the amount of overall environmental benefit that is provided in a building versus conventional methods.

G. "LED lighting" means "light-emitting diode." These lights consume less energy, have a longer useable life, and are smaller in size than other lights with the same amount of lighting output.

H. "Meandering sidewalks" means that the course of the walkway is winding or curving rather than straight. This design may cost more to develop given that more land may be required for curvature and landscaping.

I. "Rain gardens" are landscaped areas planted with wild flowers and other native vegetation to soak up rain water, mainly from the roof of a house or other building. The rain garden fills with a few inches of water after a storm and the water slowly filters into the ground rather than running off to a storm drain. Compared to a conventional patch of lawn, a rain garden allows about thirty percent more water to soak into the ground.

J. "Recreational open space" means lands that are developed for active recreation such as for park and trail use. These lands may contain critical features such as streams, steep slopes or wetlands, however only the unencumbered area of land is used in the score sheet calculations.

K. "Repurpose structure" means to alter or renovate a building for a different purpose, on a long-term basis in lieu of demolition (e.g., renovating a barn into a restaurant, or a warehouse into a performing arts theatre).

L. "Solar lighting" is any use of sunlight or sky light for illuminating the interior of a building, or may be defined as the conversion of sunlight to power a fixture.

M. "Vegetated wall" means a vertical surface designed and planted to be covered at maturity by plants.

N. "White roof" means a roof with reflective shingles that exceed a 0.15 reflectivity, as established by the Department of Ecology. White roofs increase energy efficiency and lower the heat island effects of new development.

(Ord. No. 2628, § I(Exh. A), 10-17-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.26.050 Score sheet adopted.

The city's "Flexible Development Score Sheet" (score sheet) is a required form for this chapter and is adopted by the city by resolution (RES1223, or as amended).

(Ord. No. 2628, § I(Exh. A), 10-17-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.26.060 Application requirements for flexible development proposals.

In addition to those items listed in CMC 18.55.110, the following items are required for a complete application for a flexible development. Items may be waived if, in the judgment of the director or designee, the items are not applicable to the particular proposal:

A. Flexible development score sheet;

B. Complete and signed SEPA checklist;

C. A transportation impact study to determine the adequacy of the transportation system to serve the proposed development and to mitigate impacts of the proposal on the surrounding transportation system;

D. Preliminary stormwater plan and preliminary stormwater technical information report (TIR). The preliminary stormwater TIR is to be prepared in accordance with Ecology's latest edition Stormwater Management Manual for Western Washington (SWMMWW);). If proposed, rain gardens-shall meet the standards of CMC Section 17.19.030.F.6 Storm Drainage Facilities;

E. Preliminary grading plan;

F. Site plan drawn to scale and depicting the following:

1. The existing land uses within the development, and the existing location of all structures (indicate if any structures are to be repurposed);

2. A list of owners of land adjacent to the proposed development;

3. The proposed location of all buildings, if commercial or industrial project;

4. The proposed lot sizes and building envelopes, if subdivision project;

5. Location of any critical areas, critical area buffers, and significant trees in compliance with CMC Chapter 18.31 and CMC Title 16 Environment;

6. Location of sidewalks, driveways, street lighting and street trees;

7. The location of all areas to be conveyed, dedicated, or maintained as public or private streets/tracts;

8. Provide a plan with the ingress/egress to the development with the proposed traffic circulation, parking areas, pedestrian walkways;

9. A draft document containing agreements, provisions, and covenants regarding the permanent ownership, maintenance, protection, and use of the development;

G. A preliminary landscape plan;

H. Building elevations for each unique type of structure; and

I. Narrative to describe how the proposed project complies with this chapter in balance with proposed flexible elements, relevant requirements of Camas Land Development and Zoning Codes, and the requirements of Chapter 58.17 RCW, if applicable. The city shall not consider variances to the minimum provisions of this chapter.

(Ord. No. 2628, § I(Exh. A), 10-17-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 21-005, § I(Exh. A), 3-15-2021)

18.26.070 Professional preparation

The applicant for a proposed flexible development shall certify that one or more of the following have been involved with the preparation of the preliminary plan:

A. An architect or engineer licensed in the State of Washington.

B. A landscape architect licensed in the State of Washington.

C. A registered civil engineer or a registered land surveyor licensed in the State of Washington.

(Ord. No. 2628, § I(Exh. A), 10-17-2011)

18.26.080 Criteria for approval.

A preliminary flexible development plan approval may be authorized by the decision maker if findings are made that the following criteria is satisfied:

A. The proposal shall meet the purpose and intent of a flexible development as stated in this chapter in balance with development bonuses.

B. The proposal ~~meets the minimum~~ scores at least 0.30 ~~per the~~according to the "flexible development score sheet"~~ based on the particular land use zone~~.

~~Residential zones0.3~~

~~Commercial zones0.3~~

~~Industrial zones0.3~~

~~LI/BP ZonesNot applicable~~

C. The proposal is in conformance with the Camas Comprehensive Plan.

(Ord. No. 2628, § I(Exh. A), 10-17-2011)

18.26.090 Development bonuses.

Upon meeting the minimum standards of a flexible development per the score sheet, the project may be eligible for the following additional flexibility in land development standards:

A. If proposed to meet the standards of this chapter, then rain gardens are exempt from the thirty-foot setback standard of CMC Section 17.19.030.F.6 Storm Drainage Facilities.

B. Residential development:

1. May increase density of residential development in accordance with the Density Transfer Standards of CMC Section 18.09.040 ~~of the underlying zone, or, if a multifamily zone, then standards may reflect those of the MF-18 zone of CMC Section~~or 18.09.050, if landscaping is not sacrificed.

2. If project scores higher than minimum score, then for standard lots, building setbacks may be reduced to five feet on all sides of the structure with eighteen feet from garages (if driveways are accessed at the front of the lot). Refer to Figure 1.

3. On corner lots, vision clearance setbacks must be maintained in accordance with CMC Section 17.19.030.D.7 Corner Lots.

4. Height of buildings may exceed the maximum building height of the zoning district by one story or ten feet, whichever is less.

C. Commercial/industrial projects.

1. If project scores higher than a minimum score, then the applicant may reduce the required off-street parking for the GFA by twenty-five percent ~~and participate in the city's Commute Trip Reduction Program~~, provided that the project provide bicycle parking equal to the number of parking spaces reduced.

2. If a green roof is proposed, then the applicant may reduce up to fifty percent of the required off-street parking spaces (calculated on the first level ~~if~~ of a multi-story building) for the equivalent square footage of a green roof, provided that the project provide bicycle parking equal to the number of parking spaces reduced. Refer to Figure 2 for formula.

(Ord. No. 2628, § I(Exh. A), 10-17-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 17-013, § I(Exh. A), 10-2-2017)

18.26.100 Development assurances.

A. To assure full performance of the proposed flexible development, the developer shall provide certification from the qualified professional of record that the project element has been built as approved in the decision, prior to receiving an occupancy permit from the Building Department.

B. Perpetual maintenance covenant.

1. The applicant shall be required to perform maintenance functions on the flexible development aspects of their approved project in perpetuity to maintain functionality at the current industry standards (e.g. roof gardens or solar panels).

2. The maintenance covenant in a form acceptable to the city shall be recorded with the Clark County Auditor for each applicable lot or parcel. A copy of the recorded document must be provided to the Building Department prior to receiving an occupancy permit.

3. The maintenance covenant as described herein shall run with the land and be binding upon the heirs, successors, and assigns of the applicant or owner.

C. Amount of financial security. The director may require financial security to be provided for certain elements of the project that are not otherwise required to be secured pursuant to CMC Chapter 17.21-Procedures for Public Improvements. The financial security shall be based on one hundred five percent of the cost estimates. Cost estimates of the following shall be submitted to and approved by the director:

1. Estimated construction cost for green roofs, white roofs, and solar lighting.

2. Estimated installation costs for landscaping and maintenance for a period of three years post-construction.

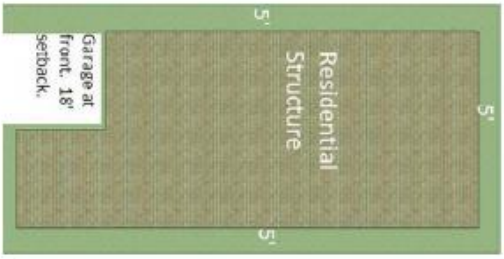

Figure 1: Potential reduced building setbacks.

Figure 2: Formula for parking calculation.

Answer 1 is [(SF of green roof) ÷ (parking # per use [note])] ÷ 2 = ____

Answer 2 is (SF of standard roof) ÷ (parking # per use [note]) = ____

Answer 1 + **Answer 2** = parking spaces required

Example: 1,750 SF Office Building with 500 SF of green roof.

Answer 1: (500 SF ÷250) ÷ 2 = 1

Answer 2: 1,250 SF ÷ 250 = 5

1 + 5 = 6 parking spaces are required

Notes: *The amount of parking spaces for the equation is determined from* ***CMC 18.11.130*** *Parking Standards Table.* "SF" = Square Feet

(Ord. No. 2628, § I(Exh. A), 10-17-2011)

Chapter 18.28 Co-living Housing

18.28.010 Purpose.

The purpose in providing for co-living is to authorize the development of rental homes affordable to people with moderate to low incomes that do not require any public funding, and to be consistent with RCW 36.70A.535.

18.28.020 Applicability.

Co-living housing is a permitted use on any lot that allows at least six multifamily residential units, including on a lot zoned for mixed-use development, excluding lots where six units are permitted only through an affordable housing density bonus, such as under RCW 36.70A.635(1)(b)(iii).

18.28.030 General Standards.

Room dimensional standards shall minimally meet the Washington State building code, including dwelling unit size, sleeping unit size, room area, and habitable space;

A. Co-living units may be provided in a mix of sizes and number of rooms;
B. Co-living developments are not required to include other types of land uses;
C. For purposes of calculating dwelling unit density, a sleeping unit in co-living housing is no more than one-quarter of a dwelling unit.
D. Sleeping units may include kitchenettes, but shall not include kitchens;
E. Where open space standards are applied based on the number of dwelling units, one half of the open space requirement will be required for sleeping units that is required of dwelling units.

18.28.040 Parking.

A. Off-street parking shall be provided at a rate of 0.25 off-street parking spaces per sleeping unit.
B. No off-street parking is required for co-living units within one-half mile walking distance of a major transit stop as defined in RCW 36.70A.030.

18.28.050 Processing and Administration.

A. The review, notice, or public meeting requirements for co-living housing shall be the same as those required for other types of residential uses in the same location, unless otherwise required by state law.
B. Co-living housing development may be included in an affordable housing incentive program, such as RCW 36.70A.540.
C. For purposes of calculating sewer connection fees, a sleeping unit in co-living housing is no more than one-half of a dwelling unit, unless a finding, based on facts, is made that the connection fees should exceed the one-half threshold.

18.28.060 Definitions.

A. "Co-living housing" means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities, and may share bathroom facilities, with other sleeping units in the building.
B. “Major transit stop” means:
    a. A stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;
    b. Commuter rail stops;

c. Stops on rail or fixed guideway systems, including transitways;
d. Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or
e. Stops for a bus or other transit mode providing actual fixed route service at intervals of at least 15 minutes for at least five hours during the peak hours of operation on weekdays.

C. "Sleeping unit" means an independently rented or owned and lockable unit that provides living and sleeping space.
D. "Kitchenette" means a room or part of a room which is used, intended, or designed to be used for basic food preparation, with a sink and at least one 120v electrical outlet.
E. "Kitchen" means a room or part of a room which is used, intended, or designed to be used for preparing food. The kitchen includes facilities, or utility hookups for facilities, sufficient to prepare, cook, and store food, and wash dishes, including, at a minimum, countertops, a kitchen-style sink, space and utilities sufficient for a gas or 220/240v electric stove and oven, and a refrigerator.
F. "Shared kitchen" means a kitchen that is used, intended, or designed to be used by residents of multiple dwelling or sleeping units for preparing food simultaneously.

18.28.070 Conflicting code.

If any section this ordinance conflicts with another section of code, these regulations will take precedence over any conflicting standards elsewhere in code.

Chapter 18.32 PARKS AND OPEN SPACE ZONE~~ZONING~~[1]

18.32.010 ~~Applicability~~ Purpose.

The regulations of this chapter apply only to land held in public trust.

(Ord. No. 2667, § IV, 12-17-2012; Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.32.020 Permitted uses.

Uses shall be allowed in accordance with Table 18.07.050 - Park and open space land uses. Park use is also subject to the requirements and limitations of Chapter 12.32 Park Rules and Regulations.

(Ord. No. 2667, § IV, 12-17-2012; Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.32.030 Development standards.

A. Lot Area. There is no minimum or maximum lot size in the Park zoning districts.

B. Setbacks. The minimum setbacks are twenty feet.

C. Building lot coverage. The maximum building lot coverage shall not exceed thirty-five percent of lot area, with the exception of community or recreation centers, where lot coverage shall not exceed sixty percent.

D. Landscaping. All required yard setbacks shall be landscaped. Any storage areas visible to the right-of-way shall be screened. Parking area landscaping shall be consistent with CMC Chapter 18.13 Landscaping.

E. Parking. The number and location of off-street parking shall be consistent with CMC Chapter 18.11 Parking.

F. Signs. Signs shall be permitted according to the provisions of Chapter 18.15 Signs, under the commercial zoning standards.

(Ord. No. 2667, § IV, 12-17-2012)

18.32.040 Site plan review ~~and design review~~.

A. Before a clearing, grading or building permit will be issued; Site Plan approval per Chapter 18.18 Site Plan Review is required. A phased site plan may be allowed in order to guide a new park development as funds and resources become available.

~~B. When Design Review is applicable; the Parks & Recreation Commission shall conduct design review and find that the development is generally consistent with the design standards of CMC Chapter 18.19 Design Review, guidelines and principles for commercial and mixed uses.~~

(Ord. No. 2667, § IV, 12-17-2012)

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[1]Ord. No. 2691, § I(Exh. A), adopted Jan. 21, 2014, amended the code by retitling Ch. 18.32 to read as herein set out. Ch. 18.32 was formerly titled Park Zoning.

Chapter 18.43 CONDITIONAL USE PERMITS

18.43.010 Purpose.

It is the purpose of this chapter to establish review and permit approval procedures for unusual or unique types of land uses which, due to their nature, require special consideration of the impact on the neighborhood and land uses in the vicinity.

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

18.43.020 Scope.

This chapter shall apply for each application for a conditional use permit (CUP). Only those uses indicated by a "C" in the use tables contained in CMC Chapter 18.07 Use Authorization of this title will be considered for a conditional use permit.

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

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

18.43.030 Application.

Application for a conditional use permit shall be filed with the community development department on forms provided by the city. The application shall be accompanied by a filing fee as may be set from time to time by resolution of the city council. The application and review process shall be subject to a Type III procedure, pursuant to CMC Chapter 18.55 Administration and Procedures of this title.

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

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

18.43.050 Criteria.

The hearings examiner shall be guided by all of the following criteria in granting or denying a conditional use permit:

A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated;

B. The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated;

C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design;

D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located;

E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan;

F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan.

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

18.43.070 Expiration and renewal.

Expiration, renewals or extensions of any conditional use permit shall be governed by the terms of CMC Section 18.55.260.

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

(Ord. No. 22-007, § I, 5-16-2022)

18.43.090 Performance bond or security.

A performance bond or other adequate and appropriate security may be required by the hearing examiner for any elements of the proposed project which the ~~city council~~ hearing examiner determines are crucial to the protection of the public welfare. Such bond shall be in an amount equal to one hundred fifty percent of the cost of the installation or construction of the applicable improvements.

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

18.43.100 Resubmittal of application.

An application for a conditional use permit that has been denied may not be resubmitted within one year from the date of the disapproval.

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

18.43.115 Reserved.

Editor's note(s)—Ord. No. 2655, § I, adopted July 16, 2012, repealed § 18.43.115, which pertained to special conditions and criteria for licensed liquor establishments in the downtown commercial zone. See also the Code Comparative Table and Disposition List.

Chapter 18.45 VARIANCES

18.45.010 Purpose.

A variance to any development standard contained in this title, other than density and lot area, may be granted when practical difficulties, unnecessary hardship, or results inconsistent with the general purposes of CMC Title 16, Environment, and CMC Title 18, Zoning, would result from the literal enforcements of its requirements. The sole purpose of any variance shall be to prevent such difficulties, hardship, or results and no variance shall be granted that would have the effect of granting a special privilege not shared by another property in the same vicinity and zone, except when necessary to avoid such difficulties, hardship, or results.

(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. 2649, § I, 5-21-2012)

18.45.020 Approval process.

A. Minor Variance. A minor variance is one that results in the modification of up to ten percent of a numerical development standard (other than lot area or density) or up to one foot of setback that shall be subject to Type I procedure, pursuant to CMC Chapter 18.55 Administration and Procedures, and subject to the approval criteria contained in CMC Section 18.45.030(A).

B. Major Variance. A major variance is one that results in the modification of a numerical development standard by more than ten percent but less than forty percent. ~~The board of adjustment is generally the decision maker regarding major variances. Where a variance is consolidated with an application for a Type III decision, the decision maker shall be the same as that for the Type III application.~~ A major variance is subject to a Type III procedure with a final decision issued by the hearing examiner. A major variance shall not be approved unless findings are made by the approval authority that all of the approval criteria under CMC Section 18.45.030 are satisfied.

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

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

18.45.030 Minor variance.

The community development director may grant a minor variance upon demonstration by the applicant of compliance with all of the following approval criteria:

A. Unusual circumstances or conditions apply to the property and/or the intended use that do not apply generally to other property in the same vicinity or district;

B. The variance requested is the minimum necessary to relieve the unusual circumstances or conditions identified in subsection (A) of this section;

C. The granting of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which property is located;

D. The proposed variance does not exceed ten percent of the requested dimensional standard in which the variance is requested or one foot of setback, whichever is greater.

E. The unusual circumstances and conditions associated with the variance are not a result of the actions of the applicant or property owner.

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

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

18.45.040 Major variance.

A. The hearing examiner ~~board of adjustment (or hearing examiner, or planning commission, in accordance with Section 18.45.020(B))~~ shall consider all requests for major variances from the zoning code.

B. Approval of a major variance must demonstrate with findings of compliance with all of the following criteria:

1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located;

2. That such variance is necessary, because of special circumstances or conditions relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;

3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is located.

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

18.45.050 Conditions for granting—Extension.

In authorizing the variance, the hearing examiner~~approval authority~~ may attach thereto such conditions that it deems to be necessary or desirable in order to carry out the intent and purpose of this chapter and the public interest. A variance so authorized shall become void after the expiration of one year, or a longer period as specified at the time of the approval authority action, if no building permit has been issued in accordance with the plans for which such variance was authorized, except that the community development director~~approval authority~~ may extend the period of variance authorization, without a public hearing, for a period not to exceed twelve months upon a finding that there has been no basic change in pertinent conditions surrounding the property since the time of the original approval.

(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. 2691, § I(Exh. A), adopted Jan. 21, 2014, repealed § 18.45.050, which pertained to application requirements, and renumbered § 18.45.040 as § 18.45.050. See also the Code Comparative Table and Disposition List.

18.45.060 Prohibited variance.

Under no circumstances shall the approval authority grant a variance to permit a use not outright or conditionally permitted in the zone involved, or any use expressly or by implication prohibited by the terms of this title.

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

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

Chapter 18.51 COMPREHENSIVE PLAN AND ZONING AMENDMENTS[1]

18.51.010 Application for amendments to comprehensive plan.

Any interested person, including applicants, citizens, planning commission, city council, city staff, and other agencies, may submit an application in the month of January each year for a comprehensive plan amendment. The application shall specify:

A. A detailed statement of what is proposed and why;

B. A statement of the anticipated impacts of the change, including the geographic area affected, and issues presented by the proposed change;

C. An explanation of why the current comprehensive plan is deficient or should not continue in effect;

D. A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act;

E. A statement of what changes, if any, would be required in functional plans (i.e., the city's water, sewer, stormwater or shoreline plans) if the proposed amendment is adopted;

F. A statement of what capital improvements, if any, would be needed to support the proposed change which will affect the capital facilities plans of the city;

G. A statement of what other changes, if any, are required in other city or county codes, plans, or regulations to implement the proposed change; and

H. The application shall include an environmental checklist in accordance with the State Environment Policy Act (SEPA).

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

(Ord. No. 17-013, § IV, 10-2-2017)

Ord. No. 17-013, § IV, adopted Oct. 2, 2017, amended the catchline of § 18.51.010 from "Application and criteria therein" to read as herein set out.

18.51.020 Application review process for comprehensive plan.

The comprehensive plan shall be reviewed once a year as a Type IV legislative process, and in accordance with RCW 35A.63.070—073, unless there is an emergency, with the following procedure:

A. In the months of November and December, city staff and applicants shall complete preapplication meetings;

B. In the month of January of each year, applicants shall submit an application form containing all of the information required by Section 18.51.010 of this chapter;

[1]Ord. No. 17-013, § IV, adopted Oct. 2, 2017, retitled Ch. 18.51 from "Comprehensive Plan Amendments" to read as herein set out.

C. The city may take as much as sixty days from the closing of the application period (January 31) to complete the initial review of proposals. Environmental determination requirements associated with an application may lengthen this period. If no amendments are received, the chairman of the planning commission shall so report to the mayor and city council, and the annual review of the comprehensive plan shall be considered completed.

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

(Ord. No. 17-013, §§ I(Exh. A), IV, 10-2-2017)

Ord. No. 17-013, § IV, adopted Oct. 2, 2017, amended the catchline of § 18.51.020 from "Application review" to read as herein set out.

18.51.025 Zoning text and map amendments.

A. Amendments to the zoning code text or other development regulations shall follow procedures for a Type IV legislative process. Requests amending the zoning code text or development regulation shall include the following information with an application:

1. Narrative that addresses the following:

a. The specific code text or the development regulation and the rationale for the amendment;

b. A statement of how the amendment is warranted due to changed circumstances, error, or because of a demonstrated need for the change in the zoning text or regulation;

c. A statement of how the public safety and welfare is improved by the amendment; and

d. A statement of what the effect would be if the amendment is not granted.

B. Requests for zoning map amendments shall follow procedures for a Type III decision, and include the following information with an application:

1. An application form indicating the applicant(s), application date, property information (including address, size, zoning, and current use), specific map amendment request, and other pertinent information.

2. Narrative that addresses the following criteria:

a. The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map;

b. The amendment shall be compatible with the uses and zoning of the adjacent properties and surrounding areas;

c. The amendment is warranted due to changed circumstances, error, or because of a demonstrated need for additional property in the proposed zoning district;

d. The subject property is suitable for development in conformance with zoning standards under the proposed zoning district;

e. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;

f. Specific information about the intended use and development of the property.

C. An applicant may propose a concomitant rezone in conjunction with a zoning map amendment and shall be subject to a Type IV legislative process. Where a concomitant rezone is proposed by an applicant, the application shall also include the materials identified in Section 18.51.040.

(Ord. No. 17-013, § I(Exh. A), 10-2-2017)

18.51.030 Evaluation criteria.

For consideration of any proposed amendment to either the comprehensive plan, zoning code text, or development regulations, the planning department shall prepare and submit to the planning commission a staff report which evaluates the following:

A. Impact upon the city of Camas comprehensive plan and zoning code;

B. Impact upon surrounding properties, if applicable;

C. Alternatives to the proposed amendment; and

D. Relevant code citations and other adopted documents that may be affected by the proposed change.

The report shall include a copy of the application for each proposed amendment, any written comments on the proposals received by the department, and shall contain the department's recommendation on adoption, rejection or deferral of each proposed change; and the SEPA checklist with the determination.

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

(Ord. No. 17-013, § I(Exh. A), 10-2-2017)

Ord. No. 17-013, § IV, adopted Oct. 2, 2017, amended the catchline of § 18.51.030 from "Staff report" to read as herein set out.

18.51.040 ~~Reserved~~ Concomitant Rezone.

A concomitant rezone may be required by the City or proposed by an applicant in conjunction with a zoning map amendment. Concomitant rezones are appropriate where additional limitations or requirements are necessary to ensure consistency with the comprehensive plan; the proposed zoning could allow a range of uses or intensities not appropriate for the specific site; or the City desires to secure specific land uses, development outcomes, or public benefits.

A. The City Council may approve a zoning map amendment subject to a concomitant agreement or ordinance.

   1. The concomitant rezone shall be implemented through a development agreement, recorded covenant, or ordinance.

   2. The provisions of the concomitant rezone shall run with the land and be binding on successors and assigns.

   3. The agreement or ordinance shall be recorded prior to issuance of development permits.

B. Conditions imposed through a concomitant rezone may include, but are not limited to:

   1. Limitations on permitted or conditional uses, including the prohibition of specific uses or the requirement to include specific uses or a mix of uses (e.g., minimum percentages of residential, commercial, or mixed-use development, or required active ground floor uses);

   2. Additional development standards, including but not limited to minimum or maximum densities, floor area ratios, building height, setbacks, lot coverage, site layout, and design requirements;

3. Phasing or timing of development, including sequencing of uses or required improvements;
4. Infrastructure or public facility improvements, including transportation, utilities, open space, or other public amenities;
5. Environmental protection measures, including enhanced critical area protections, tree retention, or low impact development requirements; and
6. Other requirements necessary to ensure consistency with the Comprehensive Plan and compatibility with surrounding development.

C. In addition to the requirements for a zoning map amendment in Section 18.51.025(B), an applicant requesting a concomitant rezone shall provide:

1. A proposed concomitant agreement or a detailed description of proposed conditions;
2. A site concept plan illustrating intended development, including land use distribution, building locations, access, and open space; AND
3. Any supporting studies necessary to demonstrate feasibility and impacts.

D. Development of the property shall comply with the approved concomitant conditions. Where there is a conflict between the underlying zoning and the concomitant conditions, the concomitant conditions shall control.

E. Modification or Removal

1. A concomitant rezone may be modified or removed only through the same procedure required for a zoning map amendment, unless otherwise specified.
2. The applicant shall demonstrate that the modification remains consistent with the comprehensive plan and continues to address site-specific impacts.

F. Enforcement
Failure to comply with the terms of a concomitant rezone shall constitute a violation of this Code and may result in denial, withholding, or revocation of permits or approvals.

18.51.050 Council consideration and decision.

Subsequent to planning commission review and recommendation, the city council shall consider each request for an amendment to the comprehensive plan or zoning code at a public meeting, at which time the applicant will be allowed to make a presentation. Any person submitting a written comment on the proposed change shall also be allowed an opportunity to make a responsive oral presentation. Such opportunities for oral presentation shall be subject to reasonable time limitations established by the council.

A. At minimum, the criteria the city council shall use to make a decision on a proposed amendment are as follows:

1. The application and criteria established therein;
2. The staff report and recommendation;
3. The planning commission recommendation;
4. The public interest.

B. The city council shall make a decision by motion, resolution, or ordinance as appropriate. The city council decision on a planning commission recommendation following a public hearing shall include one of the following actions:

1. Approve as recommended;

2. Approve with additional conditions;
3. Modify, with or without the applicant's concurrence;
4. Deny (resubmittal is not allowed until the next year for comprehensive plan amendments);
5. Remand the proposal back to the planning commission for further proceedings.

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

(Ord. No. 17-013, § I(Exh. A), 10-2-2017)