

Chapter 18.05 - ZONING MAP AND DISTRICTS

18.05.020 - Districts designated.

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

District	Symbol	Comprehensive Plan Designation
Residential 15,000	R-15	Single-family Low
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
Multifamily Cottage	MF-C	Overlay
Neighborhood Commercial	NC	Commercial
Community Commercial	CC	Commercial
Regional Commercial	RC	Commercial
Mixed Use	MX	Commercial
Downtown Commercial	DC	Commercial
Light Industrial	LI	Industrial

District	Symbol	Comprehensive Plan Designation
Heavy Industrial	HI	Industrial
Business Park	BP	Industrial
Light Industrial/Business Park	LI/BP	Industrial
Neighborhood Park	NP	Park
Special Use Park	SU	Park
Open space/Green space	OS	Open space Green space

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.

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.

18.07.030 - Table 1—Commercial and industrial land uses.

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

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI
Group Home	C	P	P	X	P	X	X	X	X
Adult Family Home	C	P	P	X	P	X	X	X	X
Single Family Dwelling	X	X	X	X	P	X	X	X	X
<u>Sober Living Homes</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Permanent Supportive Housing	C	P	X/P ¹⁰	X/P ¹⁰	P	X	X	X	X
Hotel/motel	X	C	C	P	P	P	X	P	X
<u>Transitional Housing</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>
Nursing, rest, convalescent, retirement home	C	P	P	P	P	X	X	X	X
<u>Residential Treatment Facility¹²</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

Footnote 12: A Residential Treatment Facility shall not be located within 1,000 feet of public and private schools, public parks, public libraries, other RTFs or similar uses.

18.07.040 - Table 2—Residential and multifamily land uses.

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

Zoning Districts	R	MF
Adult family home, residential care facility, supported living arrangement, or housing for the disabled	P	P
Group Home	P	P
Single Family Dwelling	P	P
<u>Sober Living Homes</u>	<u>P</u>	<u>P</u>
Permanent Supportive Housing	C/P ²	P
<u>Transitional Housing</u>	<u>P</u>	<u>P</u>
Nursing, rest, convalescent, retirement home	C	P
<u>Residential Treatment Facility⁵</u>	<u>X</u>	<u>C</u>

Footnote 5: A Residential Treatment Facility shall not be located within 1,000 feet of public and private schools, public parks, public libraries, other RTFs, or similar uses.