

DOWNTOWN
DESIGN MANUAL

City of Camas, WA

October 2026

Acknowledgments.

CITY STAFF

Doug Quinn
City Administrator

Alan Peters
Community Development Director

Robert Maul
Planning Manager

Lauren Hollenbeck
Senior Planner

Yvette Sennewald
Senior Planner

Madeline Coulter
Planner

Carey Certo
Administrative Support Assistant

Scott Collins
Public Works Director

James Carothers
Engineering Manager

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Mayor Steve Hogan

Marilyn Boerke
Ward 1

John Nohr
Ward 1

Martin Elzingre
Ward 2

Tim Hein
Ward 2

Masha Eshghi
Ward 3

Jennifer Senescu
Ward 3

John Svilarich
At-Large (All Wards)

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Chair

Geoerl Niles
Vice Chair

Joe Walsh

Shawn High

Joe Keller

Paul Anderson

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Samantha Horner
Community Member / Library Board of Trustees

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Community Member / Parks and Recreation Commission

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Community Member

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Community Member

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Community Member

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Community Member

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DCA Executive Director

Caroline Mercury
DCA Founding / Current Board Member

Marilyn Boerke
DCA Board President / Camas City Council

Randy Curtis
DCA Board Vice President

Sarah Laughlin
DCA Board Secretary

Shawn Parker
DCA Board Member

Trang Lam
Executive Director / Executive Director, Port of Camas-Washougal

Table of Contents.

1.0 PREAMBLE
1.1 Overview of the Manual
1.2 Applicability of Sections
1.3 How to Use this Manual

ZONING CODE

2.0 THE REGULATING PLAN

3.0 BASE ZONING DISTRICTS
3.1 Historic Main Street Core
3.2 Downtown Mixed-Use: Mid Rise
3.3 Downtown Mixed-Use: Low Rise
3.4 Downtown Residential
3.5 Other Zoning Districts

4.0 USE AND PARKING
4.1 Use Table
4.2 Active and Passive Commercial Uses

5.0 THE STREET NETWORK

DESIGN STANDARDS

6.0 FRONTAGE STANDARDS
6.1 Alcove
6.2 Café
6.3 Civic
6.4 Forecourt
6.5 Porch
6.6 Shop
6.7 Stoop
6.8 Walkup
6.9 Yard

7.0 PUBLIC REALM STANDARDS
7.1 Main Street Public Realm
7.2 Connector Street Public Realm
7.3 Mobility Street Public Realm
7.4 Gateway Street Public Realm
7.5 Neighborhood Street Public Realm

8.0 GENERAL STANDARDS
8.1 General
8.2 Landscaping
8.3 Hardscaping
8.4 Lighting
8.5 Screening
8.6 Public Art

9.0 DEFINITIONS & MEASURES


STOP



PREAMBLE



Figure 1. Downtown Camas, Washington

1.1 Overview of the Manual.

This design manual, prepared as part of the Our Downtown Camas 2045 Downtown Subarea Plan, serves as a practical tool for implementing updated zoning regulations and design standards in Downtown Camas. Fully aligned with the City's adopted code, the zoning sections and design standards are supported by clear illustrations and visual aids, enabling applicants to interpret and apply requirements with confidence.

The design manual integrates key zoning standards that collectively shape the downtown's built environment. Zoning components include the regulating plan, base zoning districts, detailed provisions for land use and parking, and street types, creating a clear framework to guide future growth. These standards ensure predictability while supporting flexibility for high-quality development.

Complementing the zoning standards, the design standards offer frontage type definitions, public realm expectations, and recommended best practices to inform project design and review. Together, these elements foster cohesive, attractive, and pedestrian-friendly development that reflects the community's vision for a vibrant, well-designed downtown.

	DESIGN MANUAL SECTION	1.0 *Preamble*	2.0 *The Regulating Plan*	3.0 *Base Zoning Districts*	4.0 *Use and Parking*	5.0 *The Street Network*	6.0 *Frontage Standards*	7.0 *Public Realm Standards*	8.0 *General Standards*	0.0 *Definitions & Measures*
PROJECT TYPE	**OCCUPANCY** A change of occupancy to an existing building or structure.	✓	✓	✗	✓	✗	✗	✗	✗	✓
	MINOR ALTERATION Little or no exterior changes to buildings or structures; and no structural work.	✓	✓	✗	✗	✓	✗	✓	✓	✓
	MINOR ALTERATION WITH USE / OCCUPANCY CHANGE Minor alteration (per this table) with change in use or occupancy.	✓	✓	✗	✓	✓	✗	✓	✓	✓
	ADDITION OR MAJOR EXTERIOR CHANGE Changes to exterior or square footage addition of less than fifty (50%) percent with or without a change in use or occupancy.	✓	✓	✓	✓	✓	✓	✓	✓	✓
	NEW CONSTRUCTION All new buildings and changes to exterior or square footage addition of 50% or more.	✓	✓	✓	✓	✓	✓	✓	✓	✓
	OTHER	*See **Chapter 18.55 Administration and Procedures***								

Figure 2. Applicability of Project Type by Manual Section

1.2 Applicability of Sections.

✓ SECTION IS APPLICABLE

✗ SECTION IS NOT APPLICABLE

Because this document combines zoning regulations with a range of design standards for future development, it is important to clearly identify which sections apply to each type of project within Downtown Camas. Distinguishing levels of project impact ensures that each development or modification is reviewed by the appropriate portion of the design manual proportional to its scale and potential influence on the area. Minor alterations with little or no exterior change, or a simple change in use, generally pose minimal impacts on urban design, public space, and community character, and therefore do not require the same level of review as larger projects. In contrast, substantial exterior modifications, additions, and new construction can significantly shape the public realm and architectural identity. The table on this page identifies which sections apply. In the event of a conflict between this manual and other regulations, the more stringent shall be applicable.



Figure 3. Chart Vibrant Frontage Along 4th Avenue

1.3 How to Use this Manual.

The following diagram illustrates the overall process and core components for using this guide during permitting to ensure all applicable requirements are met. The planning official may modify or adapt this process as needed to address site-specific conditions, ensure compliance, and coordinate with other relevant sections of the zoning code.

After completing the review in **Section 1.2** to confirm which provisions of this document apply, the steps that follow provide a clear, sequential overview of how to use this manual.

STEP #1
IDENTIFY PROJECT LOT OR LOTS ON THE REGULATING PLAN.

STEP #2
REVIEW STANDARDS IN THE BASE ZONING DISTRICTS.

STEP #3
VERIFY ADHERENCE TO USE AND PARKING STANDARDS.

STEP #4
CONFIRM APPLICABILITY OF DESIGN STANDARDS.

STEP #5
SELECT FRONTAGE TYPE AND VERIFY ADHERENCE TO STANDARDS.

STEP #6
VERIFY ADHERENCE TO PUBLIC REALM STANDARDS FOR STREET TYPE AND GENERAL STANDARDS FOR ALL IMPROVEMENTS.

Figure 4. How to Use this Document Flow

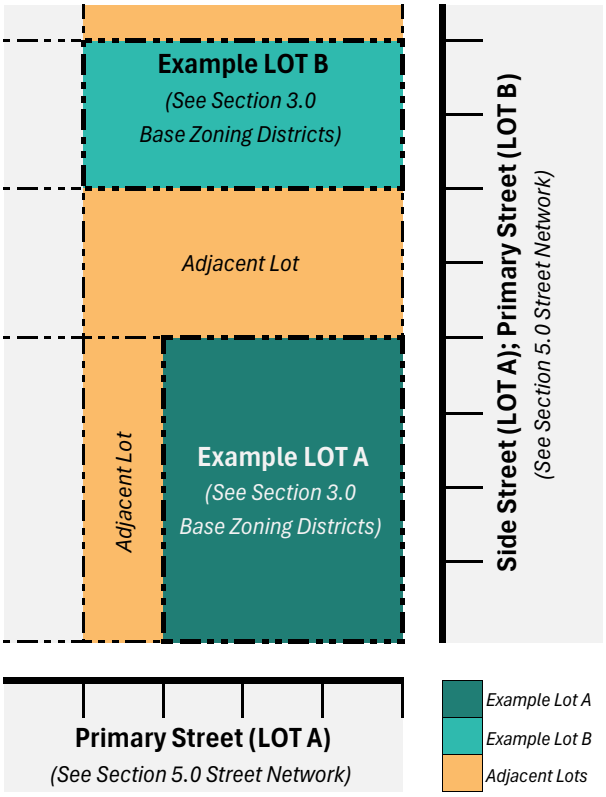


Figure 5. Typical Lot and Street Type Diagram

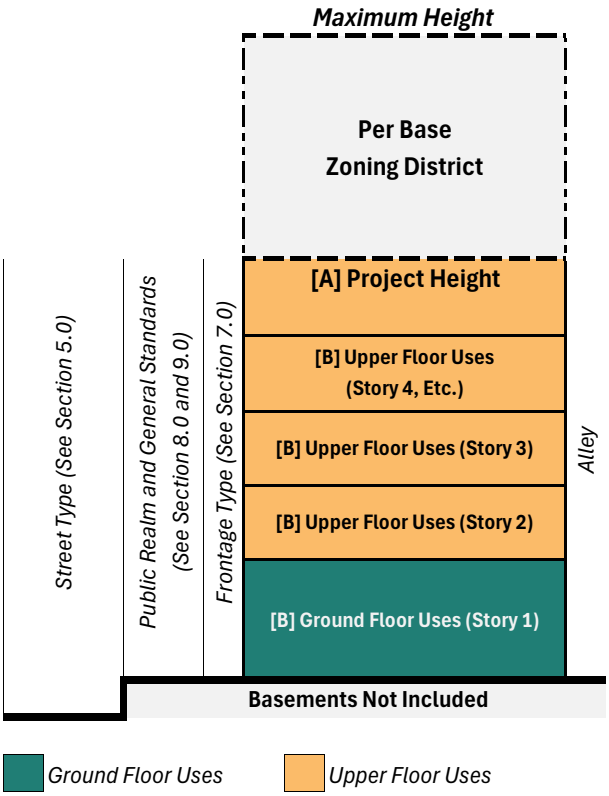


Figure 6. Typical General Standards: Height and Use

STEP 1: IDENTIFY PROJECT LOT OR LOTS ON THE REGULATING PLAN.

Begin by referencing the regulating plan **(Section 2.0)** and documenting the lot to determine:

- Which of the four (4) base zoning districts **(Section 3.0)** or existing zoning districts the lot or lots are located in; and
- Which of the five (5) street types **(Section 5.0)** are applicable to the lot or lots for all frontages onto public rights-of-way.

NOTE: Projects may contain lots with more than one (1) base zoning district or street type. Projects that fall within the Heavy Industrial district, open space district, or districts not listed in this manual must refer to the zoning code.

STEP 2: REVIEW STANDARDS IN THE BASE ZONING DISTRICTS.

Each base zoning district defines unique goals, building form parameters, height limits, and other requirements suited to its intended form and function (e.g., Historic Main Street, Downtown Mixed-Use, etc.). Refer to the specific base zoning district **(Section 3.0)** identified in Step 1 for specific requirements and review each for adherence to the purpose and intent, applicability, and standards. The general standards for each district include:

- **[A] Building height:** Measurement in feet (FT) and above-grade number (#) of stories.
- **[B] Building uses:** Primary use types **(See Section 4.0)** for percentage allowable on ground floor areas, ground floor frontages, and upper floor areas.

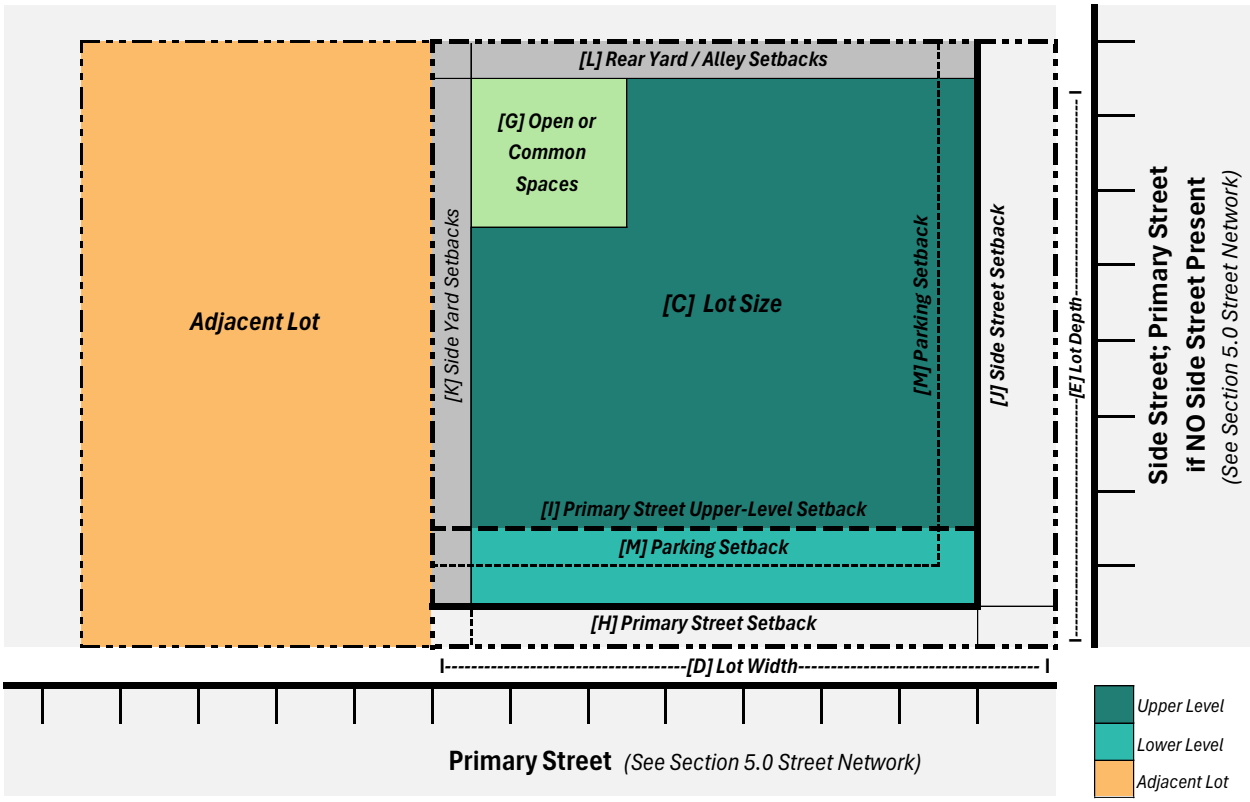


Figure 7. Typical Development Standards: Lot and Setback Requirements

In addition to the general standards that apply to all lots, each lot is also subject to specific development standards governing lot dimensions and setbacks. The development standards for each district include:

- **[C] Lot size:** Maximum lot size in square feet (SF) or the proportion of a typical downtown block (i.e. 1/8, 1/2, Etc.).
- **[D] Lot width:** Minimum dimension in linear feet (LF) of the lot from the primary street.
- **[E] Lot depth:** Minimum dimension in linear feet (LF) of the lot from the property line on the primary street.
- **[F] Lot coverage:** Minimum percentage (%) of the new building footprint (SF) respective to the lot (SF).
- **[G] Open or common spaces:** Required square footage (SF) of space on the lot for each dwelling unit provided on the lot.
- **[H] Primary street setbacks:** Maximum distance in linear feet (LF) of the placement of the building facade on the ground floor from the property line on the primary street.
- **[I] Primary street upper-level setbacks:** Minimum distance in linear feet (LF) of the placement of building facades on a designated upper-level from the ground floor building facade on the primary street.
- **[J] Side street setbacks:** Maximum distance in linear feet (LF) of the placement of the building facade from the property line on the side street.
- **[K] Side yard setbacks:** Maximum distance in linear feet (LF) of any building facades from property lines on adjacent lots.
- **[L] Rear yard / alley setbacks:** Minimum distance in linear feet (LF) of any building facades from property lines at the rear of the yard or onto an existing or proposed alley.
- **[M] Parking setbacks:** Minimum distance in linear feet (LF) of the placement of any structured or surface parking facilities or storage of vehicles on the site from the primary street or side street.

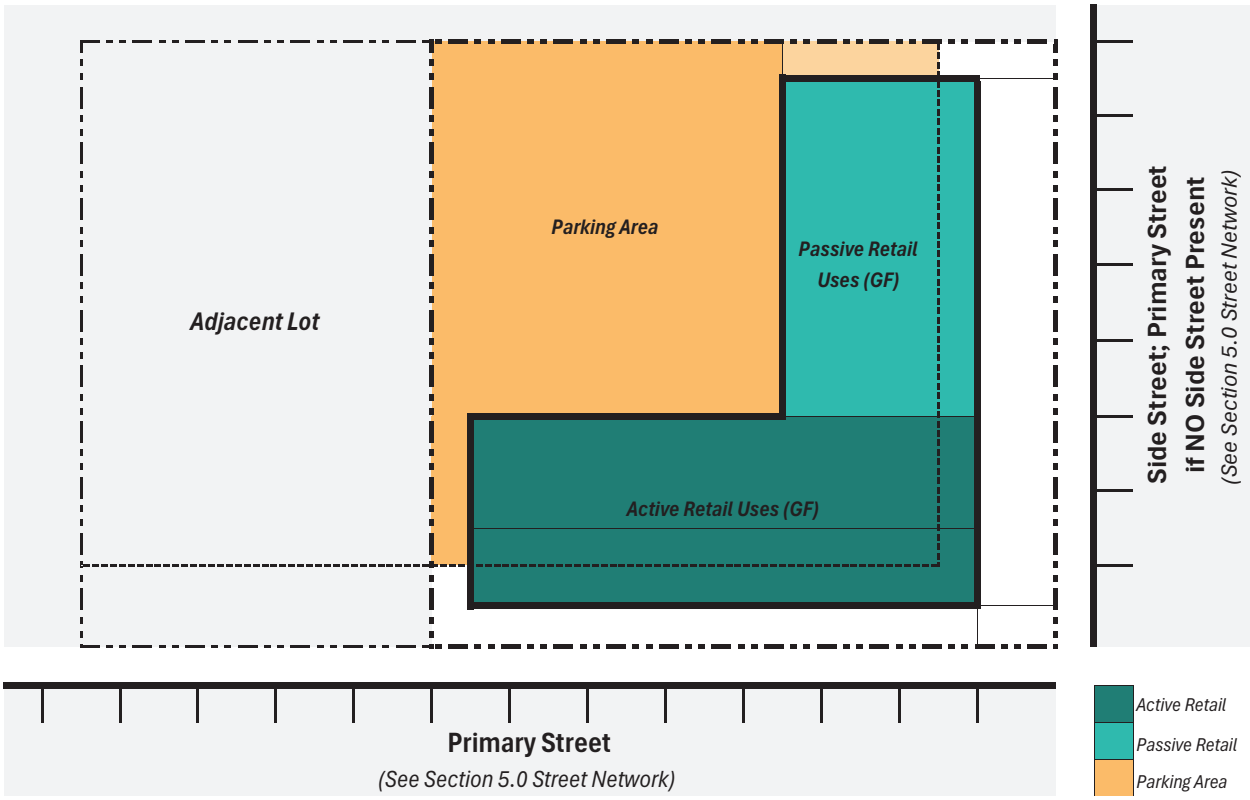


Figure 8. Typical Lot and Street Type Diagram

STEP 3: VERIFY ADHERENCE TO USES AND PARKING STANDARDS.

Based on the intended uses, consult the applicable use tables (**Section 4.0**) to determine which uses are permitted, conditional, or prohibited on the ground floor and upper floors. After confirmation, refer to the zoning code and review the corresponding parking requirements to ensure compliance with parking ratios. Primary use categories include the following:

- Active commercial uses.
- Communication, utilities, and facilities uses.
- Educational uses.
- Incidental uses.
- Industrial uses.
- Manufacturing and/or processing uses.
- Passive commercial uses.
- Recreational, religious, and cultural uses.
- Residential uses.
- Temporary uses.

Active Commercial Uses VS Passive Commercial Uses

Commercial uses are organized into two (2) categories per Section 4.2: Active Commercial Uses and Passive Commercial Uses. This distinction differentiates uses that generate high levels of foot traffic and pedestrian activity from those that contribute at a more limited scale. The purpose of this classification is to ensure that ground-floor spaces in designated downtown areas support vibrant, active streetscapes. Active Commercial is intended to be concentrated along primary streets where pedestrian activity is most critical, while Passive Commercial is better suited to side streets. Verify active commercial uses and passive commercial uses are appropriate per the table.

Figure 9. Overview of Active and Passive Commercial Uses

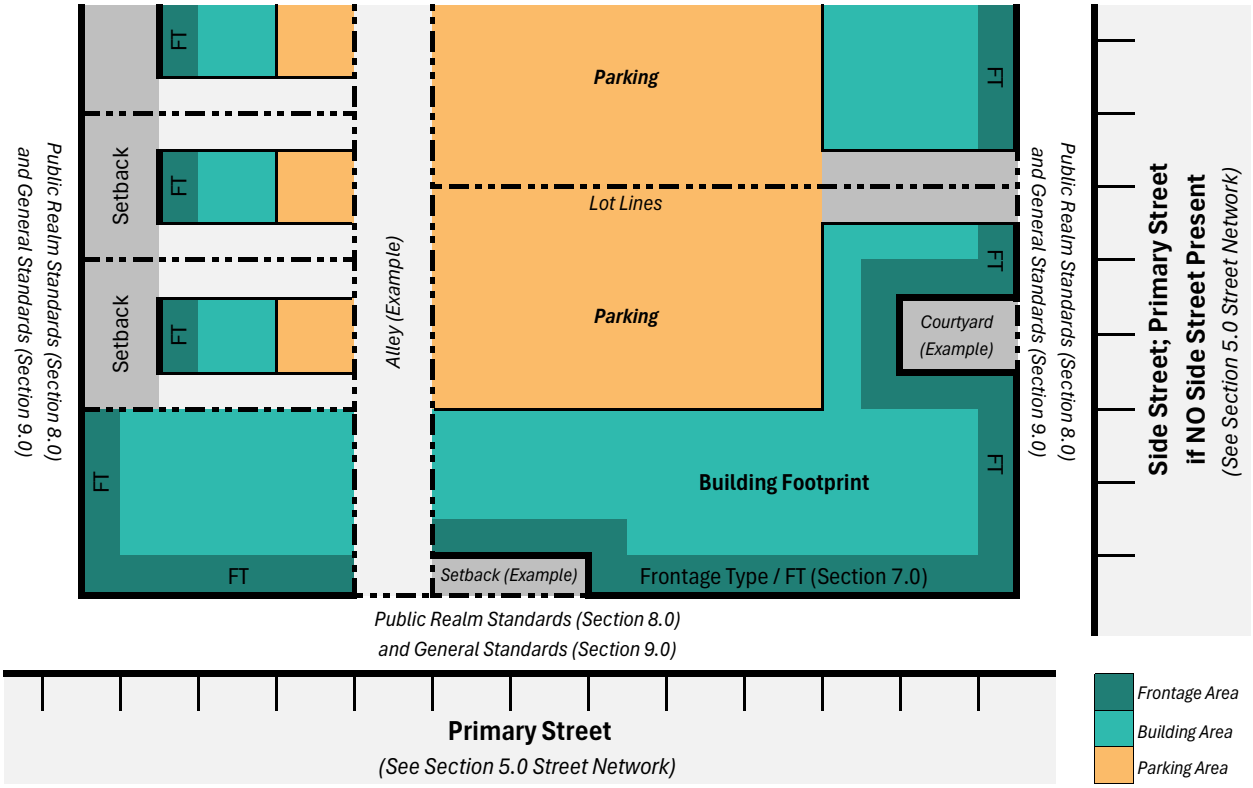


Figure 10. Typical Public Realm Diagram

STEP 4: CONFIRM APPLICABILITY OF DESIGN STANDARDS.

Confirm applicability **(Section 1.2)** of the design standards based on permit application, including applicability of frontage standards **(Section 6.0)**, public realm standards **(Section 7.0)**, and general Standards **(Section 8.0)**.

STEP 5: SELECT FRONTAGE TYPE AND VERIFY ADHERENCE TO STANDARDS.

If applicable to the lot, review the allowable frontage types **(Section 6.0)** for each street type. This includes adherence to any specific standards or dimensions for the frontage type. And although these standards are fairly minimal, frontage has a critical role in shaping public space and making sure the space between the public right of way and the building facade are lively, engaging, and conducive to walkability and pedestrian activity.

STEP 6: VERIFY ADHERENCE TO PUBLIC REALM STANDARDS FOR STREET TYPES AND GENERAL STANDARDS FOR ALL IMPROVEMENTS.

Where applicable, verify that each street type complies with the public realm standards **(Section 7.0)** and that all public realm improvements meet the general standards **(Section 8.0)**. While requirements vary by street type, general standards apply universally. Confirm with the planning official whether additional zoning code provisions apply. Supplemental public realm guidance is provided on the opposite page.

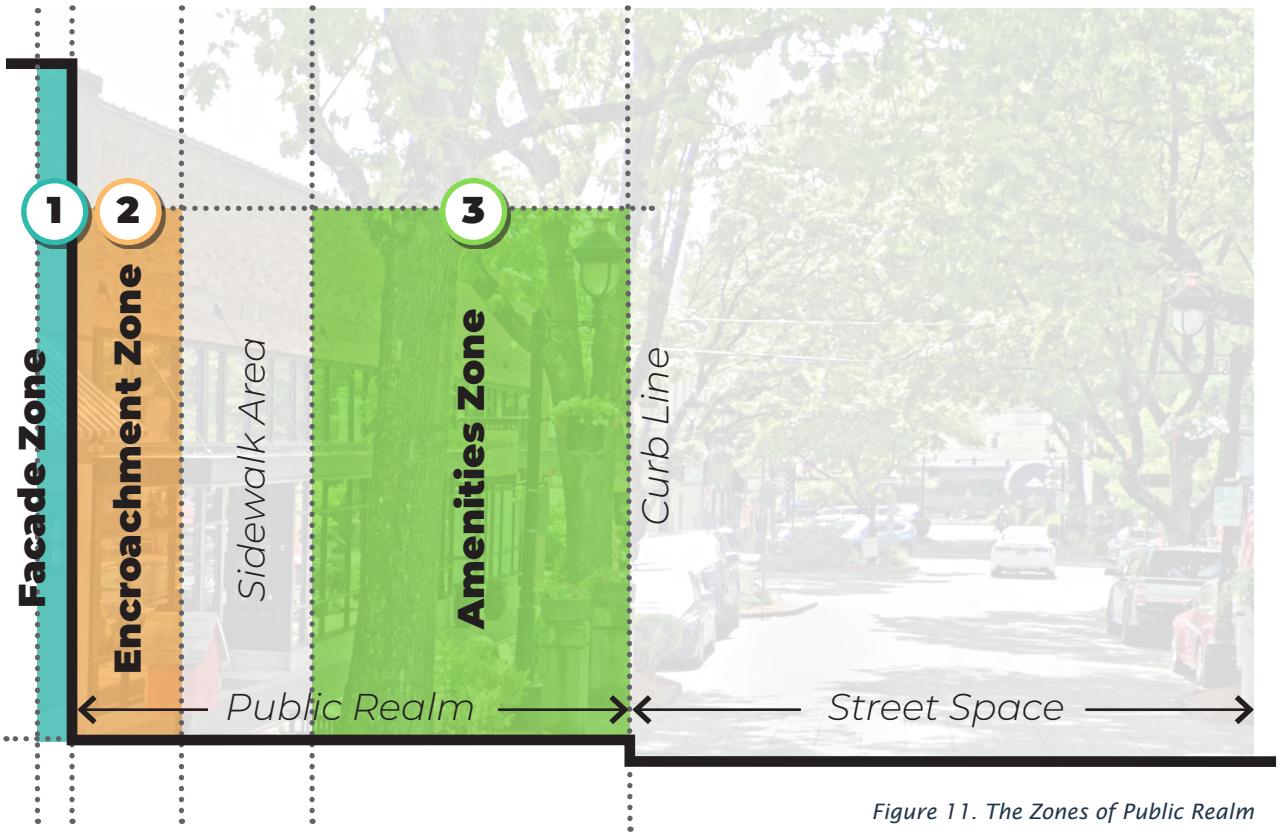


Figure 11. The Zones of Public Realm

The Zones of the Public Realm

For this design manual, the public realm is described through three (3) zones that extend from the curb edge to the building façade. These zones provide a framework for organizing streetscape elements and building frontage.

[1] Facade Zone: This zone is the vertical plane of the building face adjoining the sidewalk or setback, regulated to maintain cohesive street character through controls on blank walls, horizontal articulation, entrances, and other facade elements.

[2] Encroachment Zone: A flexible area between the building façade (including any setback) and the sidewalk circulation zone, accommodating elements such as signage, awnings, displays, seating, and weather protection that activate and support building uses.

[3] Amenity Zone: A flexible area between the sidewalk and curb, with a wide range of dimensions, accommodating trees, landscaping, lighting, furnishings, transit stops, bicycle parking, and related amenities enhancing safety, comfort, and character.

Note on the Sidewalk Area: *The primary clear path for pedestrian circulation, free of any obstructions, ensuring accessibility, safety, and comfort while connecting building entrances, transit stops, and public spaces along a streetscape.*

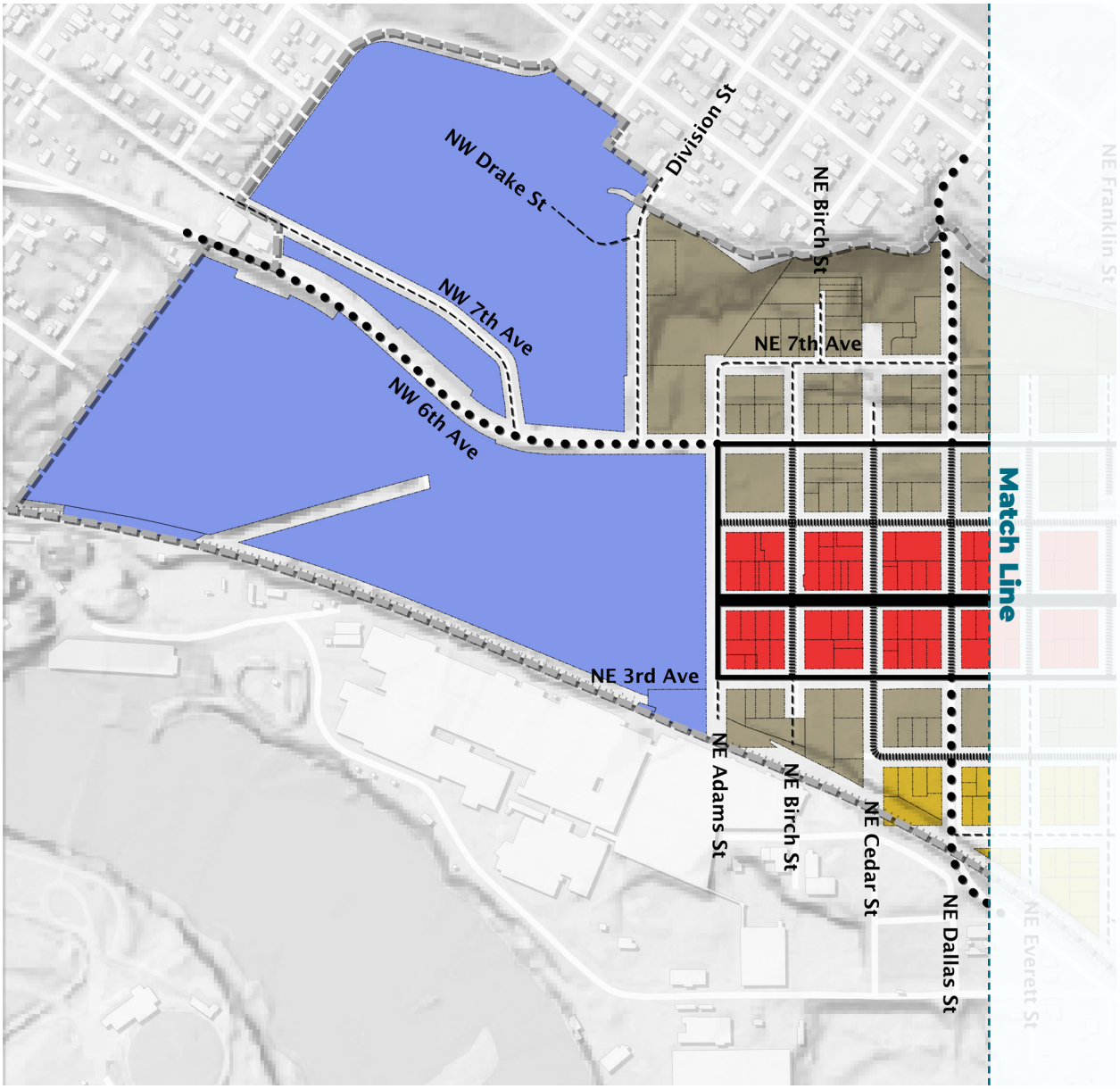
Figure 12. Overview of the Zones of the Public Realm


334
AUTUMN LEAF
BOOKS
CHURCH



ZONING CODE

SECTION 2.0 REGULATING PLAN
SECTION 3.0 BASE ZONING DISTRICTS
SECTION 4.0 USE AND PARKING
SECTION 5.0 THE STREET NETWORK



2.0 The Regulating Plan.

The purpose of the regulating plan is to provide applicants with a clear, parcel-specific map of which base zoning districts and street types apply to each property within Downtown Camas. The base zoning districts guide applicants to the applicable general and development standards, while the street types direct them to the corresponding frontage and public realm requirements. Although the regulating plan functions as a visual navigation tool, each parcel is also formally codified with its assigned districts and street types to ensure clarity and regulatory certainty throughout the development process.

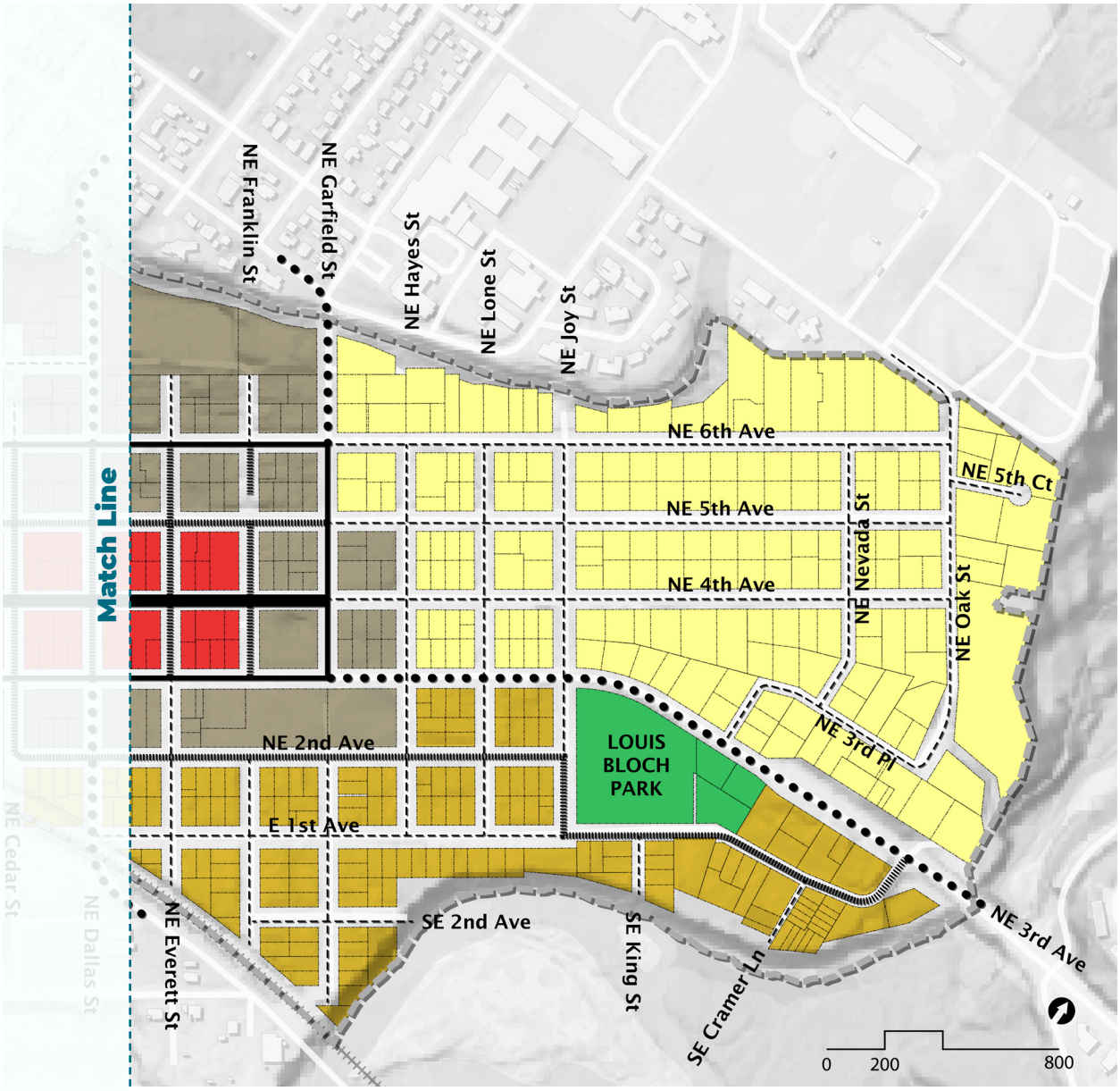


Figure 13. Map of the Regulating Plan

BASE ZONING DISTRICTS.

*See **Section 3.0** for further details.*

- 3.1 Historic Main Street Core
- 3.2 Downtown Mixed-Use: Mid Rise
- 3.3 Downtown Mixed-Use: Low Rise
- 3.4 Downtown Residential
- 3.5 Heavy Industrial (HI)
- 3.5 Neighborhood Park (NP)

STREET TYPES.

*See **Section 5.0** for further details.*

- 5.1 Main Streets (MNS)
- 5.2 Connector Streets (CNS)
- 5.3 Mobility Streets (MBS)
- 5.4 Gateway Streets (GWS)
- 5.5 Neighborhood Streets (NHS)

3.0 Base Zoning Districts

The Downtown Camas Transect Framework guides growth across four (4) base zoning districts, transitioning from the walkable Historic Main Street Core to surrounding residential and employment areas. Each district reflects context-appropriate building types, scale, and uses. Mid- and low-rise mixed-use zones provide housing and commerce near the core, while the Downtown Residential district preserves neighborhood character with gentle infill—balancing preservation, growth, and walkability for a cohesive downtown.



3.1
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.



3.2
Downtown Mixed-Use: Mid Rise.

A vibrant, higher-density urban zone with buildings ranging in heights. 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.

PURPOSE OF THE BASE ZONING DISTRICTS.
The purpose of the base zoning districts is to provide the appropriate general and development standards for each district that will regulate the built form, including: building heights, building uses, lot sizes, lot widths, lot depths, lot coverage, open or common spaces, primary street setbacks, side street setbacks, side yard setbacks, rear yard/alley setbacks, and parking setbacks. See **Chapter 18.05 Zoning Map and Districts** of the Camas Municipal Code for codified base zoning districts.

Figure 14. Base zoning district Transect Diagrams



3.3
Downtown Mixed-Use: Low Rise.

A transitional zone with a range of building types 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.



3.4
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.



Figure 15. Sample Historic Main Street Character

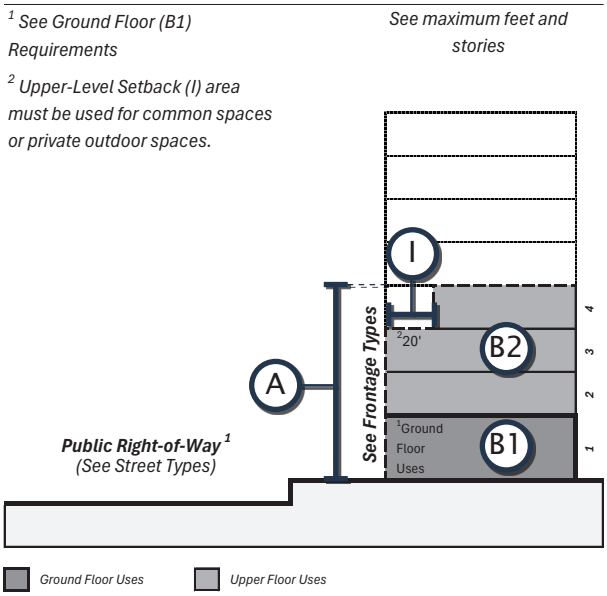


Figure 16. Height and Use Diagram (A-B)

3.1 Historic Main Street Core.

PURPOSE AND INTENT.

1. To continue the historic pedestrian-oriented characteristic along NE 4th Avenue, between NE Adams and NE Garfield Streets and enhance that same character throughout the district;
2. To recognize and accommodate primary retailers along 3rd, 4th, and 5th Avenue between Adams Street and Garfield Street within the Downtown Camas boundary;
3. To preserve the existing historic architectural character with design standards;
4. To preserve the historic character of primary uses, include a limited mix of small and local retail shops, restaurants, bars, and cafes;
5. To encourage and accommodate the adaptive reuse of existing development and emphasize multimodal accessibility and connectivity; and
6. Mixed use within this district refers to vertical mixed use where active primary uses are on the ground floor and secondary uses are above.

APPLICABILITY.

See **Chapter 18.05: Zoning Map and Districts** for further details.

GENERAL STANDARDS.

[A] Building Height.

- Maximum Fifty (50') feet and four (4) stories.
- An upper-level setback (See [I]) of twenty (20') feet along Main Streets would ensure that new development along 4th Avenue is setback for the fourth level as part of a development.

[B] Building Uses.

See **Section 4.0 Use and Parking** for further details.

- **[B1] Ground Floor Uses:** At least seventy (70%) percent of the ground floor area and frontages on Main Streets must be occupied by active commercial uses. On all other street types, at least seventy (70%) percent of the ground floor area and frontages must be occupied by active commercial uses or passive commercial uses.
- **[B2] Upper Floor Uses:** The upper floor area may occupy up to one hundred (100%) percent on any street type with other uses permitted within this zone.

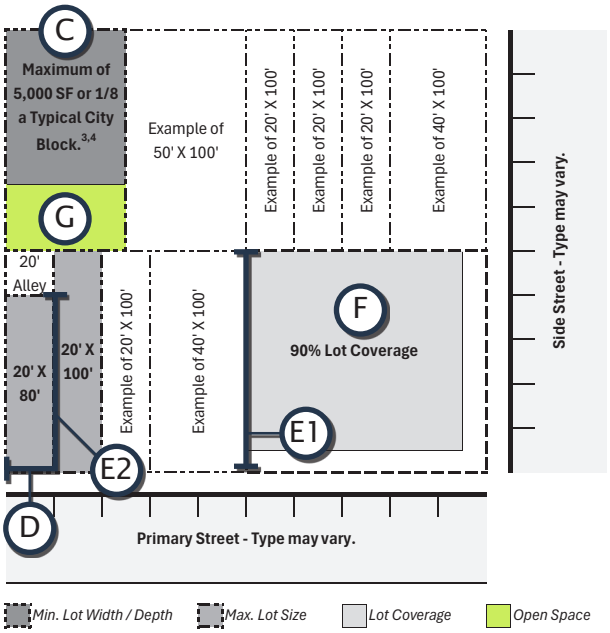


Figure 17. Lot Requirements Diagram (C-G)

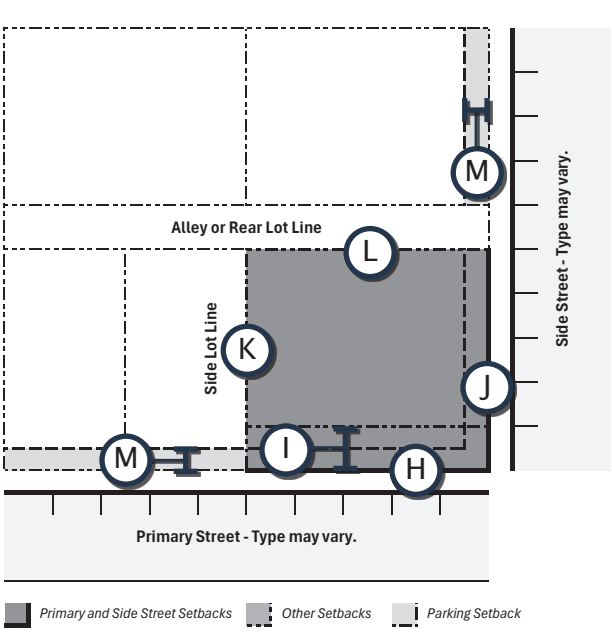


Figure 18. Setback Requirements Diagram (H-M)

DEVELOPMENT STANDARDS.

LOT REQUIREMENTS

[C] Lot Size.

- Maximum five thousand (5,000 SF) square feet or one-eighth (1/8) of a typical city block when located west of NE Dallas St.
- Maximum ten thousand (10,000 SF) square feet or one-quarter (1/4) of a typical city block when located east of NE Dallas St.
- Lot sizes are not applicable to any public agency uses.

[D] Lot Width.

- Minimum twenty (20') feet.

[E] Lot Depth.

- **[E1]** Minimum one hundred (100') feet.
- **[E2]** Minimum eighty (80') feet with provision of alley.

[F] Lot Coverage.

- Minimum ninety (90%) percent.
- Coverage may be decreased for public agency uses.

[G] Open or Common Spaces.

- Minimum square feet of usable, shared open or common space per dwelling unit: Ten (10 SF) square feet per dwelling unit.

SETBACK REQUIREMENTS

[H] Primary Street Setback

- Maximum distance of Ground Floor Facade from public ROW on Primary Street: Zero (0') lot line.
- Setback may be increased for public agency uses.

[I] Primary Street Upper-Level Setback

- Minimum distance from Ground Floor Facade for upper-levels in building: Minimum twenty (20') feet for stories four (4) or more. Upper-Level Setback area must be used for common spaces or private outdoor spaces.

[J] Side Street Setback

- Zero (0') feet maximum (Zero Lot Line).

[K] Side Yard Setback

- Zero (0') feet maximum (Zero Lot Line).

[L] Rear Yard / Alley Setback

- Not applicable.

[M] Parking Setback

- Minimum five (5') feet from primary street lot line; and never in front of the primary street or side street facade line.
- See **Section 4.0 Use and Parking** for parking ratios.



Figure 19. Sample Downtown Mixed-Use: Mid Rise Character

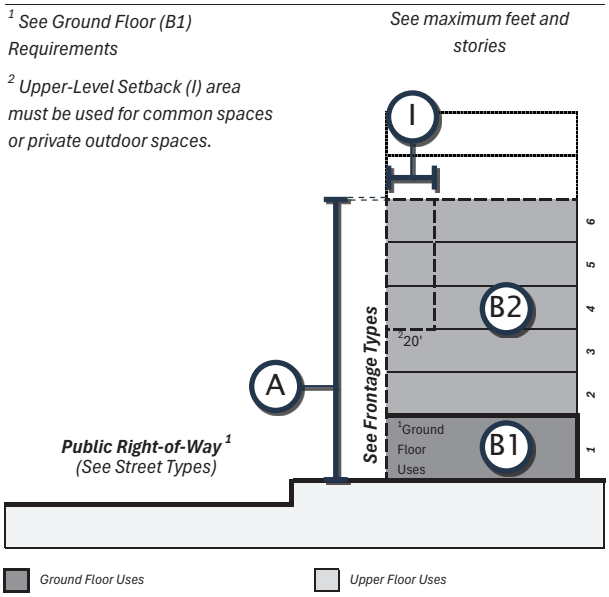


Figure 20. Height and Use Diagram (A-B)

3.2 Downtown Mixed-Use: Mid Rise.

PURPOSE AND INTENT.

1. To recognize and accommodate a mix of uses including retail and residential, within the downtown mixed use – low rise zone within the Downtown Camas boundary;
2. To promote the development of low-rise apartments with active ground floor, live/work units, duplexes, townhomes, triplexes, and quadplexes; and
3. To encourage and accommodate higher density middle housing.

APPLICABILITY.

See **Chapter 18.05: Zoning Map and Districts** for further details.

GENERAL STANDARDS.

[A] Building Height.

- Maximum seventy-five (75') feet and six (6) stories.
- An upper-level setback (See [I]) of twenty (20') feet when located on 5th Avenue directly across from Historic Main Street Core district would ensure that new development near the historic downtown is sensitive to historic buildings.

[B] Building Uses.

See **Section 4.0 Use and Parking** for further details.

- **[B1] Ground Floor Uses:** At least seventy (70%) percent of the ground floor area and frontages on Main Streets must be occupied by active commercial uses. On Mobility Streets and Gateway Streets, at least seventy (70%) percent of the ground floor area and frontages must be occupied by active commercial uses or passive commercial uses. On all other street types, residential uses may not occupy more than seventy (70%) percent of the ground floor area and frontages.

- **[B2] Upper Floor Uses:** The upper floor area may occupy up to one hundred (100%) percent on any street type with other uses permitted within this zone.

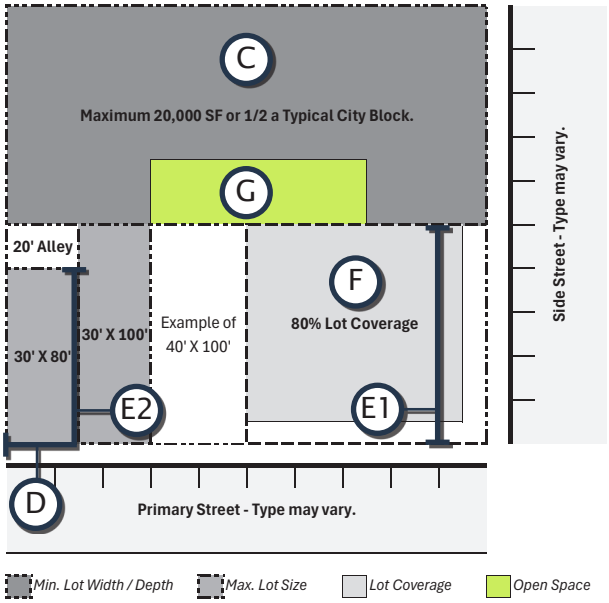


Figure 21. Lot Requirements Diagram (C-G)

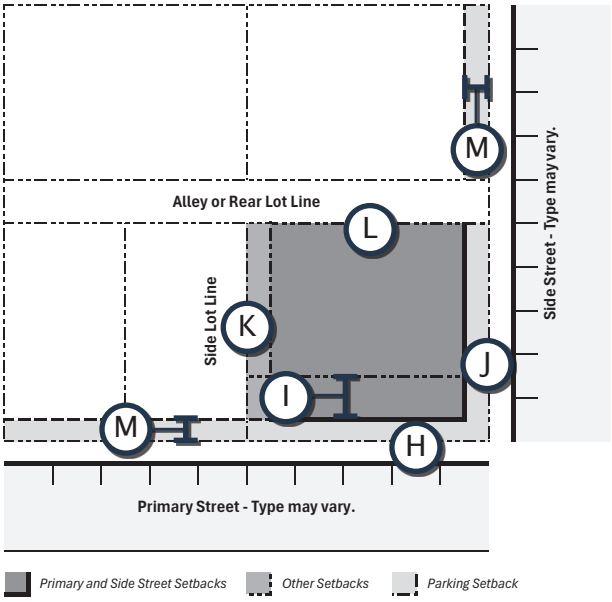


Figure 22. Setback Requirements Diagram (H-M)

DEVELOPMENT STANDARDS.

LOT REQUIREMENTS

[C] Lot Size.

– Maximum twenty thousand (20,000 SF) square feet or one-half (1/2) of a typical city block.

[D] Lot Width.

– Minimum thirty (30') feet.

[E] Lot Depth.

– **[E1]** Minimum one hundred (100') feet.
– **[E2]** Minimum eighty (80') feet with provision of alley.

[F] Lot Coverage.

– Minimum eighty (80%) percent.

[G] Open or Common Spaces.

– Minimum square feet of usable, shared open or common space per dwelling unit: Fifty (50 SF) square feet per dwelling unit.

SETBACK REQUIREMENTS

[H] Primary Street Setback

– Maximum distance of Ground Floor Facade from public ROW on Primary Street: Ten (10') feet.

[I] Primary Street Upper-Level Setback

– Minimum distance from Ground Floor Facade for upper-levels in building located on 5th Avenue directly across from Historic Main Street Core: Minimum twenty (20') feet for stories four (4) or more. Upper-Level Setback area must be used for common spaces or private outdoor spaces.

[J] Side Street Setback

– Maximum distance of Ground Floor Facade from public ROW on side street: Ten (10') feet.

[K] Side Yard Setback

– Maximum five (5') feet.

[L] Rear Yard / Alley Setback

– Not applicable.

[M] Parking Setback

– Minimum five (5') feet from primary street lot line; and never in front of the primary street or side street facade line.
– See **Section 4.0 Use and Parking** for parking ratios.



Figure 23. Sample Downtown Mixed-Use: Low Rise Character

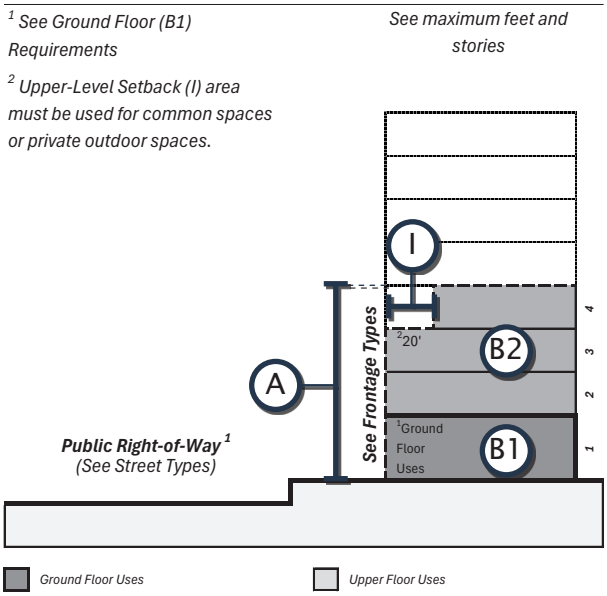


Figure 24. Height and Use Diagram (A-B)

3.3 Downtown Mixed-Use: Low Rise.

PURPOSE AND INTENT.

1. To recognize and accommodate a mix of uses including retail and residential, within the downtown mixed use – low rise zone within the Downtown Camas boundary;
2. To promote the development of low-rise apartments with active ground floor, live/work units, duplexes, townhomes, triplexes, and quadplexes; and
3. To encourage and accommodate the adaptive reuse of existing development and emphasize multimodal accessibility and connectivity.

APPLICABILITY.

See **Chapter 18.05: Zoning Map and Districts** for further details.

GENERAL STANDARDS.

[A] Building Height.

- Maximum (50') feet and four (4) stories.
- An upper-level setback (See [I]) of twenty (20') feet along all street types will ensure that new development is sensitive to existing residential areas.

[B] Building Uses.

See **Section 4.0 Use and Parking** for further details.

- **[B1] Ground Floor Uses:** At least seventy (70%) percent of the ground floor area and frontages must be occupied by active commercial uses or passive commercial uses or residential uses on Mobility Streets and Gateway Streets. Residential uses may occupy up to one hundred (100%) percent of the ground floor area and frontages on any street type, including Mobility Streets and Gateway Streets.

- **[B2] Upper Floor Uses:** The upper floor area may occupy up to one hundred (100%) percent on any street type with other uses permitted within this zone.

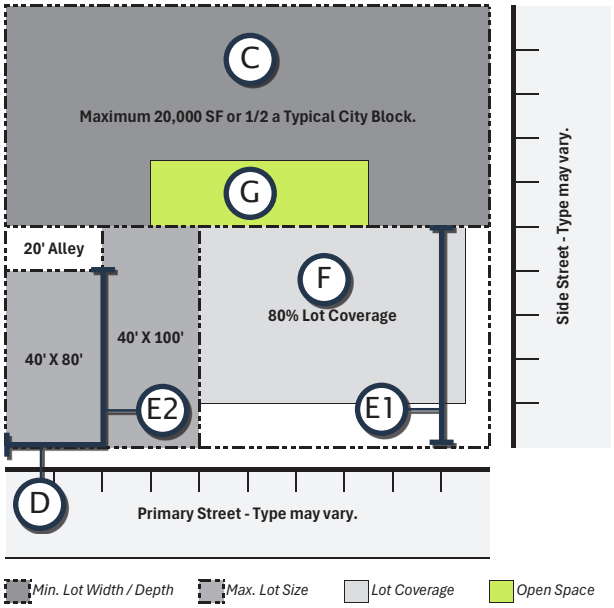


Figure 25. Lot Requirements Diagram (C-G)

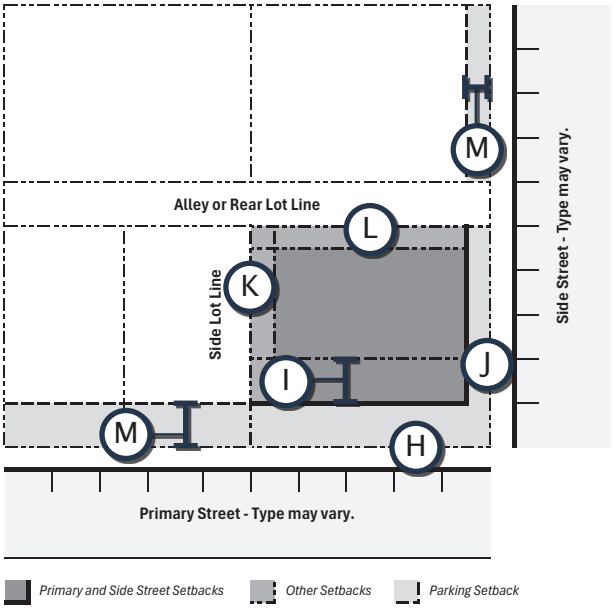


Figure 26. Setback Requirements Diagram (H-M)

DEVELOPMENT STANDARDS.

LOT REQUIREMENTS

[C] Lot Size.

– Maximum twenty thousand (20,000 SF) square feet or one-half (1/2) of a typical city block.

[D] Lot Width.

– Minimum forty (40') feet.

[E] Lot Depth.

– **[E1]** Minimum one hundred (100') feet.
– **[E2]** Minimum eighty (80') feet with provision of alley.

[F] Lot Coverage.

– Minimum eighty (80%) percent.

[G] Open or Common Spaces.

– Minimum square feet of usable, shared open or common space per dwelling unit: Fifty (50 SF) square feet per dwelling unit. This provision is not required for single-family residential (attached or detached).
– Requirement does not apply to single-family residential projects.

SETBACK REQUIREMENTS

[H] Primary Street Setback

– Maximum distance of Ground Floor Facade from public ROW on Primary Street: Fifteen (15') feet.

[I] Primary Street Upper-Level Setback

– Minimum distance from Ground Floor Facade for upper-levels in building: Minimum twenty (20') feet for stories four (4) or more. Upper-Level Setback area must be used for common spaces or private outdoor spaces.

[J] Side Street Setback

– Minimum distance of Ground Floor Facade from public ROW on Primary Street: Five (5') feet.
– Maximum distance of Ground Floor Facade from public ROW on Primary Street: Ten (10') feet.

[K] Side Yard Setback

– Maximum five (5') feet.

[L] Rear Yard / Alley Setback

– Minimum five (5') feet.

[M] Parking Setback

– Minimum five (5') feet from primary street lot line; and never in front of the primary street or side street facade line.
– See **Section 4.0 Use and Parking** for parking ratios.



Figure 27. Sample Downtown Residential Character

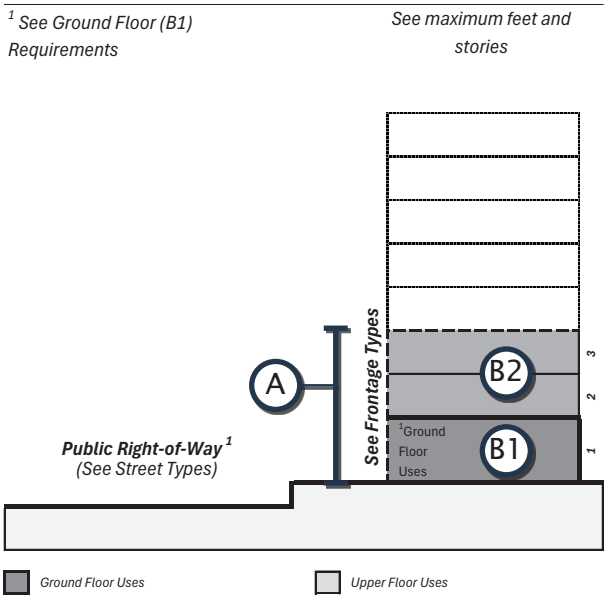


Figure 28. Height and Use Diagram (A-B)

3.4 Downtown Residential.

PURPOSE AND INTENT.

1. To recognize and preserve existing single-family housing stock within the Downtown Camas boundary while supporting gradual redevelopment and the addition of middle housing consisted with the neighborhood's established character;
2. To encourage and accommodate the transitional permeability of existing residential development with downtown commercial activity and emphasize the neighborhood's character and walkability.

APPLICABILITY.

See **Chapter 18.05: Zoning Map and Districts** for further details.

GENERAL STANDARDS.

[A] Building Height.

- Maximum twenty-five (25') feet and two (2) stories on Neighborhood Streets; and
- Maximum thirty-five (35') feet and three (3) stories on all other street types.

[B] Building Uses.

See **Section 4.0 Use and Parking** for further details.

- **[B1] Ground Floor Uses:** Active commercial uses or passive commercial uses may occupy up to seventy (70%) percent of the ground floor area and frontages on Gateway Streets and Connector Streets. Residential uses may occupy up to one hundred (100%) percent of ground floor area and frontages on any street type.

- **[B2] Upper Floor Uses:** The upper floor area may occupy up to one hundred (100%) percent on any street type with other uses permitted within this zone.

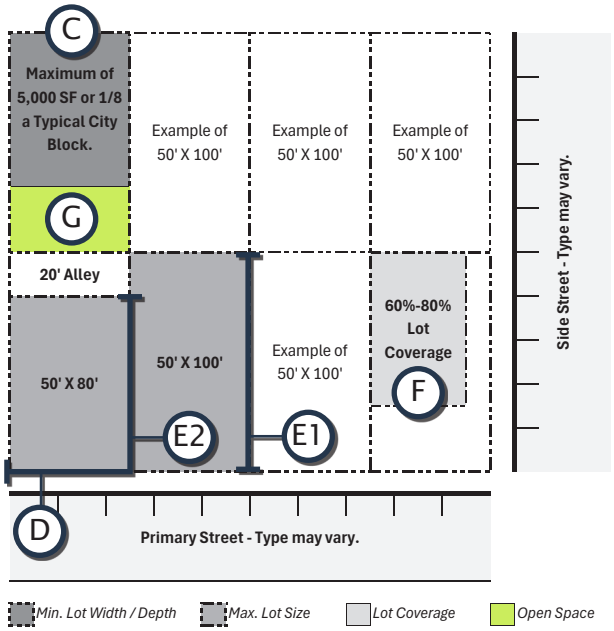


Figure 29. Lot Requirements Diagram (C-G)

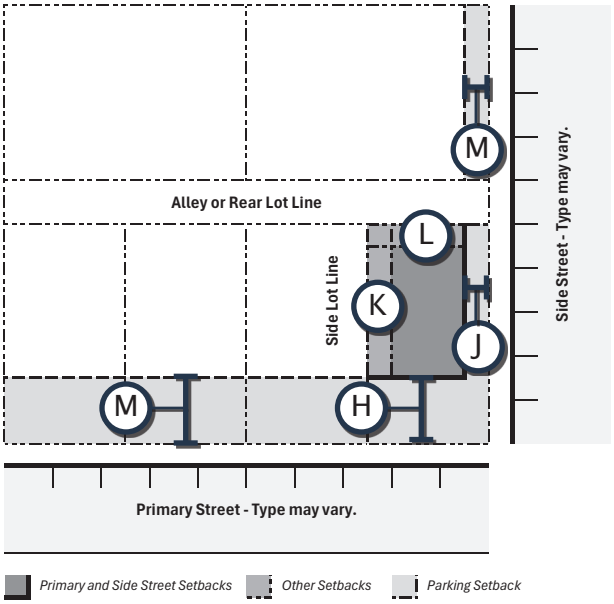


Figure 30. Setback Requirements Diagram (H-M)

DEVELOPMENT STANDARDS.

LOT REQUIREMENTS

[C] Lot Size.

– Maximum five thousand (5,000 SF) square feet or one-eighth (1/8) of a typical city block.

[D] Lot Width.

– Minimum fifty (50') feet.

[E] Lot Depth.

– **[E1]** Minimum one hundred (100') feet.
– **[E2]** Minimum eighty (80') feet with provision of alley.

[F] Lot Coverage.

– Minimum sixty (60%) percent.
– Maximum eighty (80%) percent.

[G] Open or Common Spaces.

– Not applicable.

SETBACK REQUIREMENTS

[H] Primary Street Setback

– Minimum distance of Ground Floor Facade from public ROW on Primary Street: Fifteen (15') feet.
– Maximum distance of Ground Floor Facade from public ROW on Primary Street: Twenty-five (25') feet.

[I] Primary Street Upper-Level Setback

– Not applicable.

[J] Side Street Setback

– Minimum distance of Ground Floor Facade from public ROW on Primary Street: Ten (10') feet.

[K] Side Yard Setback

– Minimum five (5') feet; Maximum ten (10') feet.

[L] Rear Yard / Alley Setback

– Minimum five (5') feet.

[M] Parking Setback

– Minimum twenty (20') feet from primary street lot line; and never in front of the primary street or side street facade line.
– See **Section 4.0 Use and Parking** for parking ratios.

4.0 Use and Parking.

PRIMARY USE TYPES[1]	UF/GF	Historic Main Street	Downtown Mixed-Use (Mid Rise)	Downtown Mixed-Use (Low Rise)	Downtown Residential
Active Commercial Uses	UF	P[2]	X	X	X
	GF		P	P[1]	P[3]
Communication, Utilities, and Facilities Uses	UF	X[4]	X[4]	X[4]	X[4]
	GF				
Educational Uses	UF	P	P	P	X
	GF	X			
Incidental Uses	UF	*Varies widely, see CMC Chapter 18.07.060.*			
	GF				
Industrial Uses	UF	X	X	X	X
	GF				
Manufacturing and/ or Processing Uses	UF	X	X	X	X
	GF				
Passive Commercial Uses	UF	P[1]	P[1]	P[1]	X
	GF	X[1]			P[3]
Recreational, Religious, and Cultural Uses	UF	*Varies widely, see CMC Chapter 18.07.060.*			
	GF				
Residential Uses	UF	P[1]	P	P	P
	GF	X			
Temporary Uses	UF	T	T	T	T
	GF				

P PERMITTED X PROHIBITED T TEMPORARY

Figure 31. Allowable Use by Floor for all Base Zoning Districts

4.1 Use Table.

The following use table provides use authorization for the ground floor (GF) and upper floors (UF) for each base zoning district. Please see **CMC Chapter 18.07.060 Downtown Zoning Districts** for all individual land uses. Please see **CMC 18.11 Parking** for all parking requirements. In the event of a conflict, the zoning code shall supersede this manual.

NOTES:

(1) Verify all individual land uses per CMC Chapter 18.07.060 Downtown Zoning Districts. Verify all percentages allowable per district in Section 3.0 Base Zoning Districts.

(2) Active Commercial Uses are required on Ground Floor (GF) of Main Streets.

(3) Active Commercial and Passive Commercial Uses only permitted on Ground Floor (GF) when located on Gateway Streets or Connector Streets.

(4) Refer to CMC Chapter 18.35 for Wireless Communication Facilities.

4.2 Active and Passive Commercial Uses.

To support enforcement of the zoning code provisions in this design manual, commercial uses are classified as either active commercial uses or passive commercial uses per **CMC Chapter 18.07.060 Downtown Zoning Districts**. These uses are as follows:

[A] Active Commercial Uses.

Active commercial refers to street-facing, ground-floor uses that encourage walkability and activate sidewalks, such as shops, cafés, restaurants, and other active, customer-oriented businesses. Active commercial uses include:

- Antique shop
- Appliance sales and service
- Artisanal/craft/makers
- Bakery (retail)
- Banks, savings and loan
- Barber and beauty shops
- Book store
- Bowling alley/billiards
- Building, hardware and garden supply store
- Candy; confectionery store
- Clothing store
- Coffee shop, cafe or kiosk
- Day care, mini-center
- Delicatessen (deli)
- Department store
- Event center
- Feed store
- Fitness center/sports club
- Florist shop
- Food cart/food truck/ food delivery business
- Furniture store
- Grocery, neighborhood scale
- Grocery, small scale
- Hotel, motel
- Laundry/dry cleaning (retail)
- Liquor store
- Medical or dental clinics (outpatient)
- Nursery, plant
- Office supply store
- Pet shops
- Pharmacy
- Photographic/ electronics store
- Professional office(s)
- Public agency
- Real estate office
- Restaurant
- Restaurant, fast food
- Second-hand/ consignment store
- Specialty goods production (e.g. brew pub)
- Taverns
- Theater, except drive-in

[B] Passive Commercial Uses.

Passive commercial 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. Passive commercial uses include:

- Animal kennel, commercial boarding
- Animal shelter
- Automobile repair (garage)
- Automobile sales, new or used
- Automobile service station
- Automobile wrecking
- Bakery (wholesale)
- Boat building
- Boat repair and sales
- Bus station
- Cabinet and carpentry shop
- Convention center
- Day care center
- Day care, adult
- Day care, family home
- Equipment rental
- Funeral home
- Furniture repair; upholstery
- Gas/fuel station
- Gas/fuel station with mini market
- Grocery, large scale
- Hospital, emergency care
- Household appliance repair
- Industrial supplies store
- Laundry (self-serve)
- Laundry/dry cleaning (industrial)
- Machine shop
- Manufactured home sales lot
- Mini-storage/vehicular storage
- Newspaper printing plant
- Nursing, rest, convalescent, retirement home
- Parcel freight depots
- Pawnshop
- Permanent supportive housing
- Plumbing, or mechanical service
- Printing, binding, blue printing
- Recycling center
- Recycling collection point
- Recycling plant
- Research facility
- Roadside produce stand
- Sand, soil, gravel sales and storage
- Sexually oriented business
- Shoe repair and sales
- Smoke shop
- Stock broker, brokerage firm
- Truck terminals
- Veterinary clinic
- Warehousing, wholesale and trade
- Warehousing, bulk retail

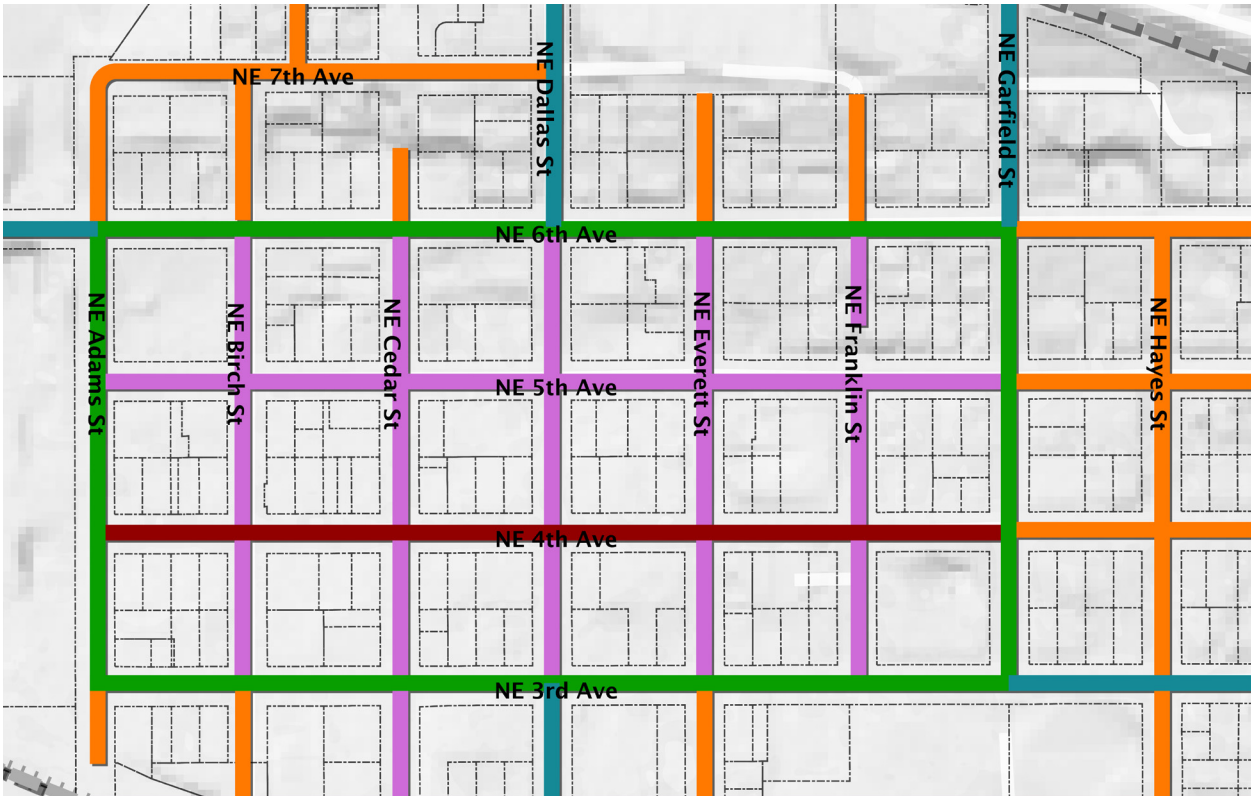


Figure 32. Map of the Street Network In the Downtown Core

5.0 The Street Network.

The street network weaves together and unifies the base zoning districts throughout downtown. The street network plan illustrated above identifies the five (5) street types assigned to all streets within the Downtown area, as also shown in the regulating plan in Section 2.0: The Regulating Plan.

For the purposes of this design manual, these street types assign standards for frontage types, general improvements, and specific street-type standards. They also define activities and standards for the façade zone, encroachment zone, sidewalk zone, and amenities zone, with variations that help shape the distinct character of each street.

STREET TYPES.

- 5.1 Main Streets (MNS)
- 5.2 Connector Streets (CNS)
- 5.3 Mobility Streets (MBS)
- 5.4 Gateway Streets (GWS)
- 5.5 Neighborhood Streets (NHS)

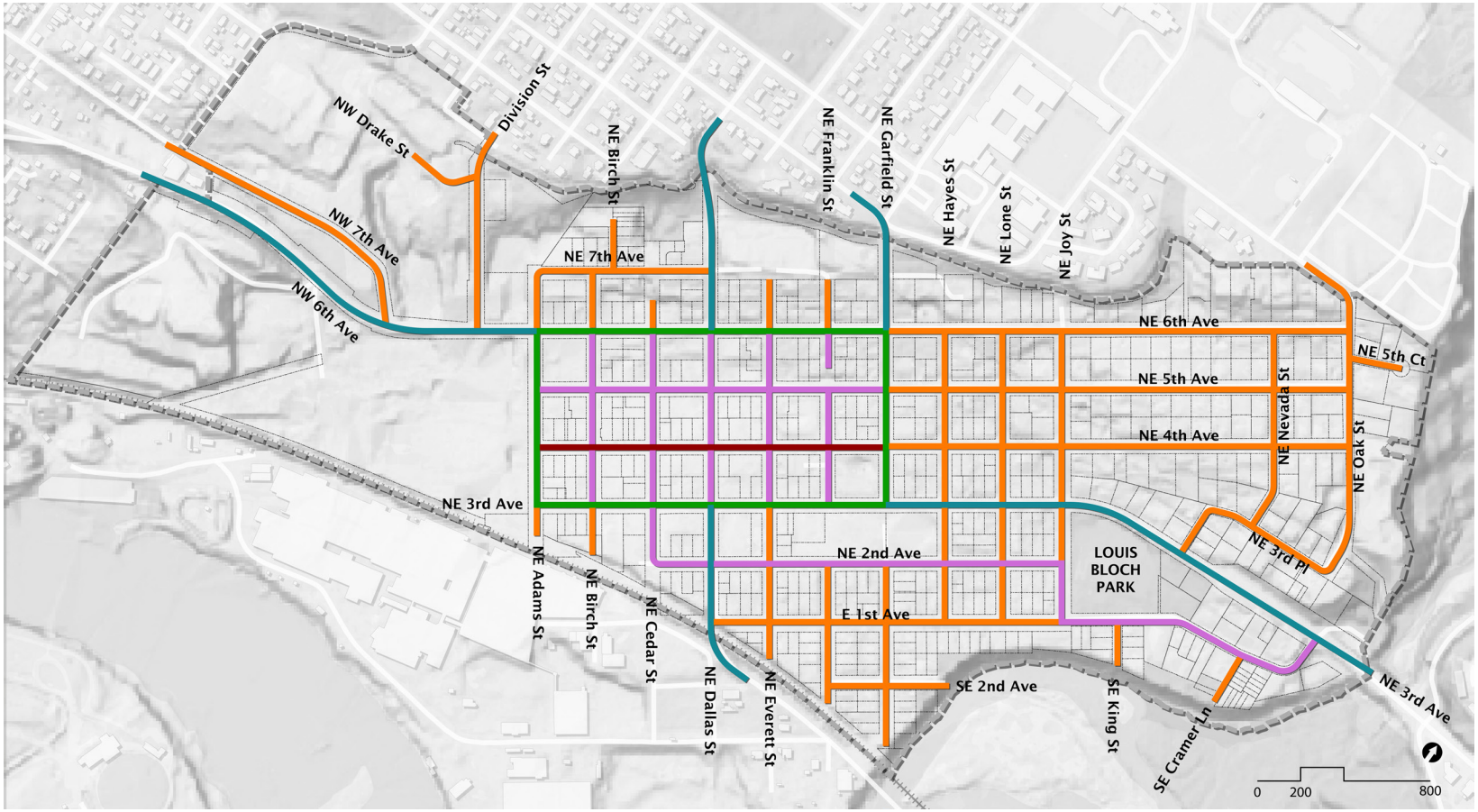


Figure 33. Map of the Street Network

STREET TYPES.

- 5.1 Main Streets (MNS)
- 5.2 Connector Streets (CNS)
- 5.3 Mobility Streets (MBS)
- 5.4 Gateway Streets (GWS)
- 5.5 Neighborhood Streets (NHS)


SNOW WHITE
NOVOCAINE
NTL IMPORTANCE EARNEST



DESIGN STANDARDS

SECTION 6.0 FRONTAGE STANDARDS
SECTION 7.0 PUBLIC REALM STANDARDS
SECTION 8.0 GENERAL STANDARDS



Figure 34. A Range of Frontage Types along Historic 4th Avenue

6.0 Frontage Standards.

Frontage is defined as the area between a building and its lot line (or setback area), including façades, porches, stoops, shopfronts, and yards. In some cases, frontage may extend into the public right-of-way through elements such as awnings, seating, or landscaping. Frontage defines how buildings engage the street, supports walkability, and enhances the public realm. Frontage standards are allowed based on the street type or types adjacent to a lot, and a single building may incorporate more than one applicable frontage type. When frontage standards conflict with other requirements of this manual, the planning official will determine which applies. See general standards **(Section 8.0)** for other improvements related to frontage.

✓ ALLOWED ON THE STREET TYPE.

✗ NOT ALLOWED ON THE STREET TYPE.

FRONTAGE TYPE	Main Street	Connector Street	Mobility Street	Gateway Street	Neighborhood Street
6.1 Alcove Frontage	✗	✓	✓	✓	✗
6.2 Café Frontage	✓	✓	✓	✓	✗
6.3 Civic Frontage	✓	✓	✓	✗	✗
6.4 Forecourt Frontage	✗	✗	✓	✓	✓
6.5 Porch Frontage	✗	✗	✗	✓	✓
6.6 Shop Frontage	✓	✓	✓	✓	✗
6.7 Stoop Frontage	✗	✓	✓	✓	✓
6.8 Walkup Frontage	✗	✓	✓	✓	✓
6.9 Yard Frontage	✗	✗	✗	✗	✓

Figure 35. Allowable Frontage Type by Street Type



Figure 36. Example of Alcove Frontage

6.1 Alcove Frontage.

Alcove frontage can be described as typical passive commercial frontage with awnings or recessed spaces and doors with limited glass and less outdoor-focused spaces; often used for passive commercial (such as personal services, medical offices, or other less-active uses). Must meet the following standards:

- Maximum coverage of fifty (50%) percent of primary building façade.
- Minimum width of eight (8') feet and maximum depth of six (6') feet.
- Entry point must be located within the covered alcove area.
- Columns supporting the alcove and other elements such as awnings must not be located within the public right-of-way.

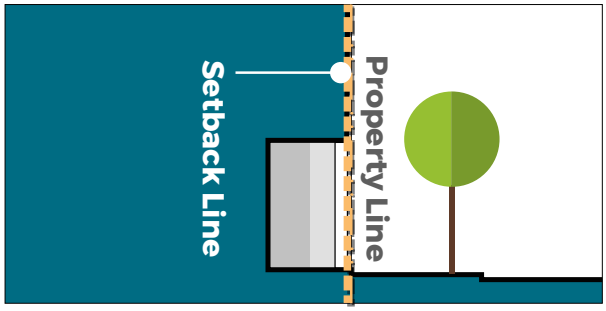


Figure 37. Typical Cross Section

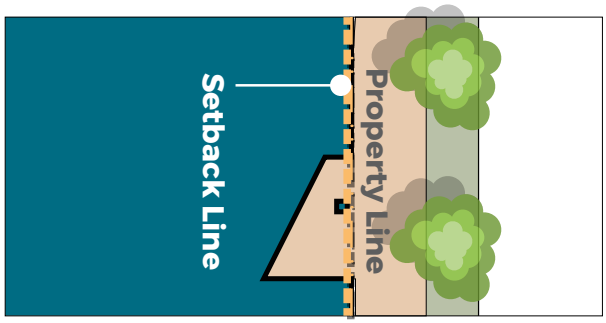


Figure 38. Typical Plan Diagram

STREET TYPE	ALLOWANCE
Main Street	✗
Connector Street	✓
Mobility Street	✓
Gateway Street	✓
Neighborhood Street	✗

Figure 39. Street Type Allowance



Figure 40. Example of Café Frontage

6.2 Café Frontage.

Café frontage can be described as typical active commercial frontage with awnings, windows, entry points, and fixed walls or railings around exterior spaces for outdoor dining; often used for active commercial uses (such as bars, dining, and other entertainment purposes). Must meet the following standards:

- Minimum of eighty (80%) percent facade transparency on all street types.
- Maximum depth of four (4') feet in the window zone and minimum depth of six (6') feet in the amenities zone.
- Must retain minimum of six (6') feet sidewalk zone through the café area; and limit any "pinch points" at four (4') feet in width for maximum of ten (10') feet distance.
- Medallions or markings on the ground may be used to delineate café area.
- Vertical barriers are allowed as required by the LCB for any business serving alcohol; and minimum café entry points in vertical barrier required every eight (8') feet.
- When included, a vertical barrier must be a maximum of forty-two (42") tall and minimum two (2") inch wide separating cafe from other spaces.

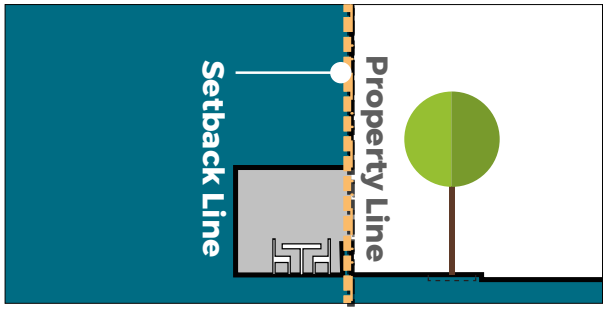


Figure 41. Typical Cross Section

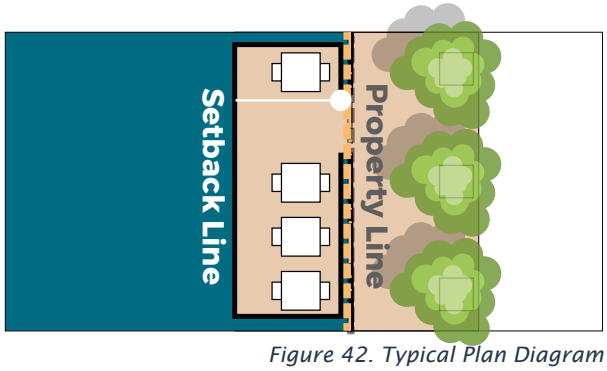


Figure 42. Typical Plan Diagram

STREET TYPE	ALLOWANCE
Main Street	✓
Connector Street	✓
Mobility Street	✓
Gateway Street	✓
Neighborhood Street	✗

Figure 43. Street Type Allowance



Figure 44. Example of Civic Frontage

6.3 Civic Frontage.

Civic frontage can be described as typical frontages for civic uses—such as libraries, city halls, schools, and places of worship—often include a single point of entry and adjacent exterior public spaces, but have limited requirements to let them reflect their civic importance, distinctive character, or public-serving functions. Must meet the following standards:

- Primary entry point must be clear, visible, and covered and accessed by accessible pedestrian walkways linking with the primary street.
- No surface parking is allowed in any of the frontage between the building facade and the primary street.
- Public spaces must be hardscaped, landscaped, and provide amenities (such as benches, trash cans, public art, etc.).

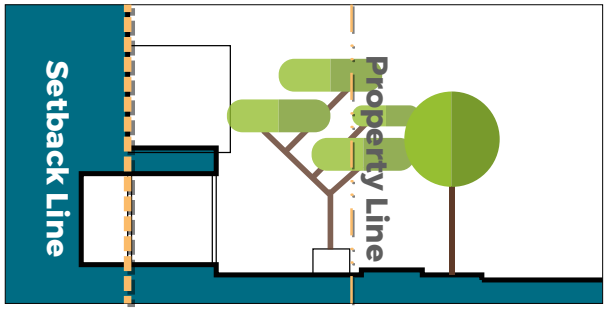


Figure 45. Typical Cross Section

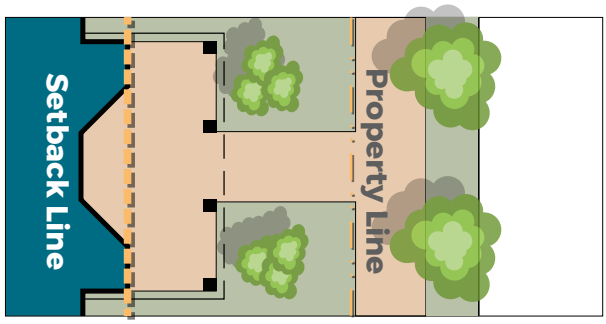


Figure 46. Typical Plan Diagram

STREET TYPE	ALLOWANCE
Main Street	✓
Connector Street	✓
Mobility Street	✗
Gateway Street	✗
Neighborhood Street	✗

Figure 47. Street Type Allowance



Figure 48. Example of Forecourt Frontage

6.4 Forecourt Frontage.

Forecourt frontage can be described as typical active commercial frontage with awnings, windows, entry points, and fixed walls or railings around exterior spaces for outdoor dining; often used for active commercial uses (such as bars, dining, and other entertainment purposes). Must meet the following standards:

- Maximum coverage of fifty (50%) and thirty (30') feet of primary building façade.
- Maximum depth of thirty (30') feet.
- Must be accessed by accessible pedestrian walkways.
- Walls or fences enclosing forecourts must be no less than forty-two (42") and no greater than seven (7') feet tall; and no less than two (2") inches thick.
- Gates must be at least thirty-six (36") inches wide.
- Must not be located within the public right-of-way.

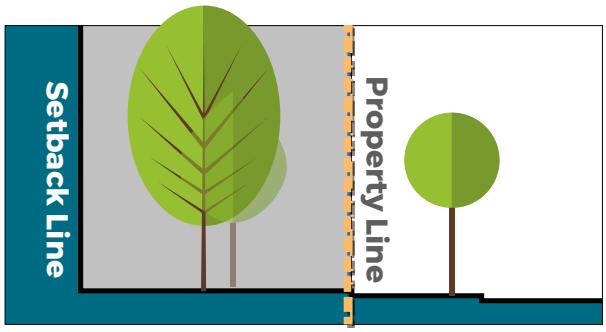


Figure 49. Typical Cross Section

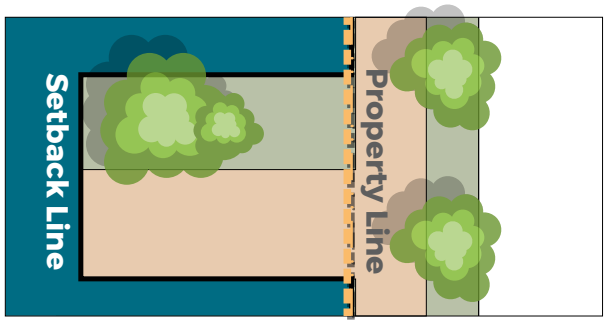


Figure 50. Typical Plan Diagram

STREET TYPE	ALLOWANCE
Main Street	✗
Connector Street	✗
Mobility Street	✓
Gateway Street	✓
Neighborhood Street	✓

Figure 51. Street Type Allowance



Figure 52. Example of Porch Frontage

6.5 Porch Frontage.

Porch frontage can be described as typical single family (1 unit) or small, multifamily (2-4 unit) frontage which consists of a wide, large space with seating area, covering, small run of stairs, landscaping, and fencing to blend with a variety of housing types. Must meet the following standards:

- Minimum coverage of seventy-five (75%) of primary building façade.
- Minimum clear depth of six (6') feet and maximum clear depth of ten (10') feet on primary building façade.
- Minimum height of eight (8') feet above the finished first floor grade.
- Landscaping such as trees, shrubs, and other ground cover must be provided in front yard setbacks.
- May not be located within the public right-of-way.

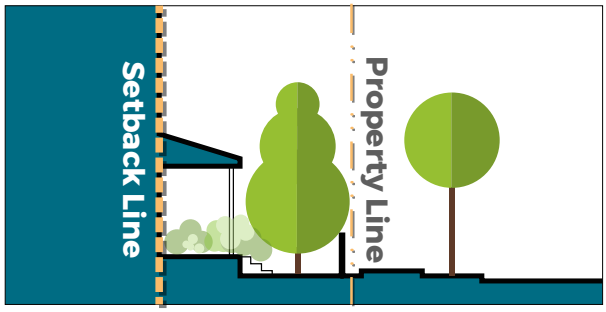


Figure 53. Typical Cross Section

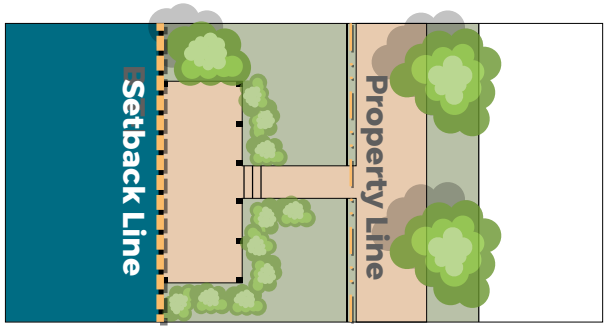


Figure 54. Typical Plan Diagram

STREET TYPE	ALLOWANCE
Main Street	✗
Connector Street	✗
Mobility Street	✗
Gateway Street	✓
Neighborhood Street	✓

Figure 55. Street Type Allowance



Figure 56. Example of Shop Frontage

6.6 Shop Frontage.

Shop frontage can be described as typical active commercial frontage with awnings, windows, entry points, and storefront displays; often used for active commercial uses (such as shopping or sales or dining with no fixed outdoor seating). Must meet the following standards:

- Minimum of eighty (80%) percent facade transparency on all street types.
- Minimum linear awning coverage of seventy-five (75%) percent of primary building façade, and must cover all windows and points of entry.
- Minimum four (4') foot awning covering depth and maximum six (6') foot awning covering depth (over the window zone).
- Minimum awning height of eight (8') feet above the adjacent sidewalk.
- Must include planters, public art, movable seating, or other amenities in the window zone where feasible.
- May be used to meet Weather Protection requirements for the street type.

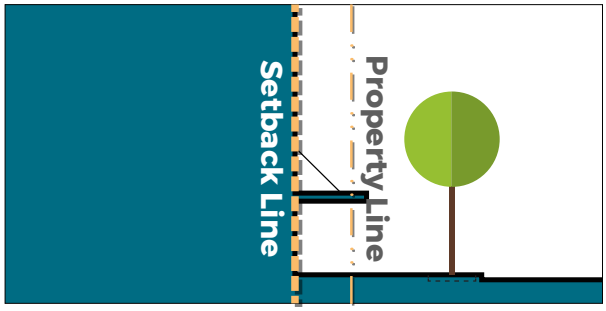


Figure 57. Typical Cross Section

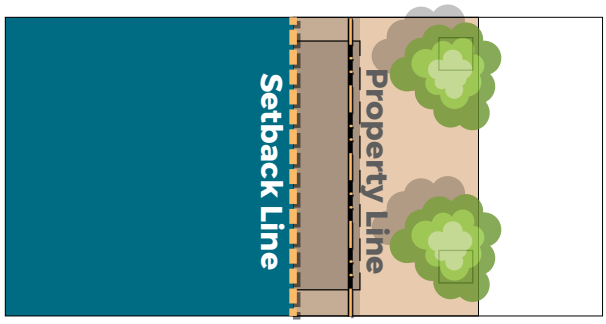


Figure 58. Typical Plan Diagram

STREET TYPE	ALLOWANCE
Main Street	✓
Connector Street	✓
Mobility Street	✓
Gateway Street	✓
Neighborhood Street	✗

Figure 59. Street Type Allowance



Figure 60. Example of Stoop Frontage

6.7 Stoop Frontage.

Stoop frontage can be described as typical single family (1 unit) or small, multifamily (2-4 unit) frontage which consists of a small porch area with covering, small run of stairs, landscaping, and fencing to blend with a variety of housing types. Must meet the following standards:

- Maximum coverage of twenty-five (25%) of primary building façade.
- Minimum clear depth of four (4') feet and maximum clear depth of six (6') feet on primary building façade.
- Must not be elevated greater than six (6') feet above the adjacent sidewalk.
- Landscaping such as trees, shrubs, and other ground cover must be provided in front yard setbacks.
- Steps or stairs associated with a stoop that extend into the public right-of-way must not impeded ADA accessibility.

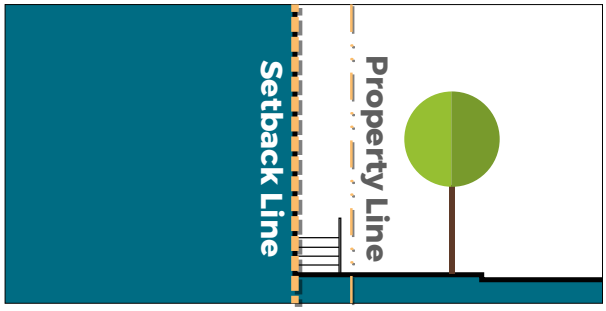


Figure 61. Typical Cross Section

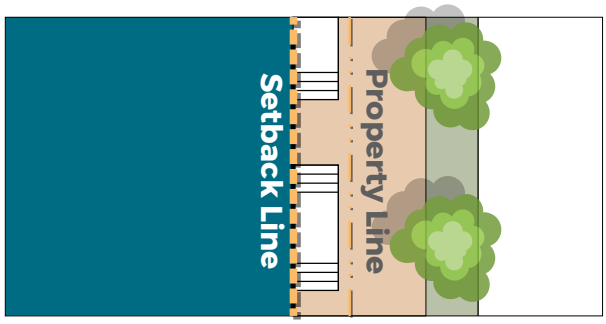


Figure 62. Typical Plan Diagram

STREET TYPE	ALLOWANCE
Main Street	✗
Connector Street	✓
Mobility Street	✓
Gateway Street	✓
Neighborhood Street	✓

Figure 63. Street Type Allowance



Figure 64. Example of Walkup Frontage

6.8 Walkup Frontage.

Walkup frontage can be described as typical urban residential frontage with covered entry point, glass, and some public realm improvements to reinforce the building wall, match more commercial context, and maintain an urban street context. Must meet the following standards:

- Minimum three (3') foot deep and five (5') foot wide covering (in the window zone) over all entry points.
- Finished ground floor must not be elevated greater than six (6") inches above the adjacent sidewalk.
- Must provide built-in planters and landscaping in setback area when not zero lot line to maintain the urban wall.
- Only rain coverings may extend over property line and into public right-of-way.

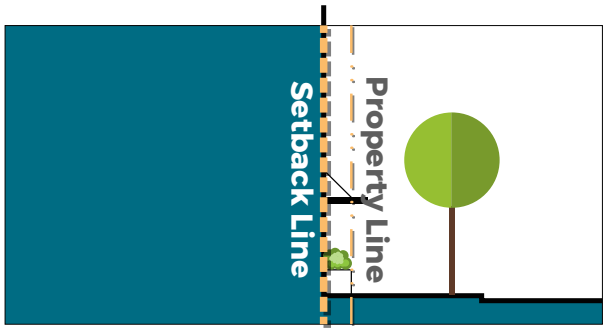


Figure 65. Typical Cross Section

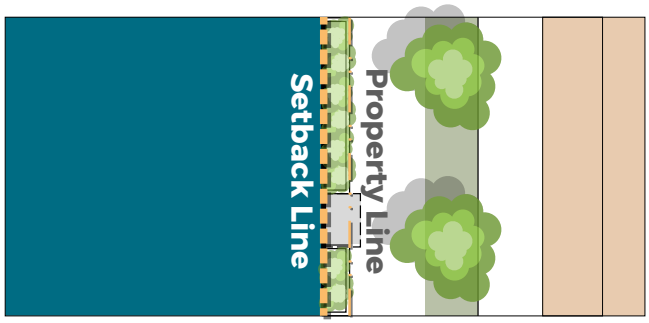


Figure 66. Typical Plan Diagram

STREET TYPE	ALLOWANCE
Main Street	✗
Connector Street	✓
Mobility Street	✓
Gateway Street	✓
Neighborhood Street	✓

Figure 67. Street Type Allowance



Figure 68. Example of Yard Frontage

6.9 Yard Frontage.

Yard frontage can be described as typical single family (1 unit) or small, multifamily (2-4 unit) frontage which is mostly limited to covered entryway with grassy area, landscaping, and fencing to blend with a variety of housing types. Must meet the following standards:

- Retaining walls or terracing required for yards elevated greater than three (3') feet above the grade of the adjacent sidewalk.
- Fencing required for adjacent side lots, minimum of four (4') feet tall.
- In lieu of fencing, a landscape buffer (that when full maturity) is no less than two (2') feet wide and no less than four (4') feet tall must be provided.
- Landscaping such as trees, shrubs, and other ground cover must be provided in front yard setbacks.
- May not be located within the public right-of-way.

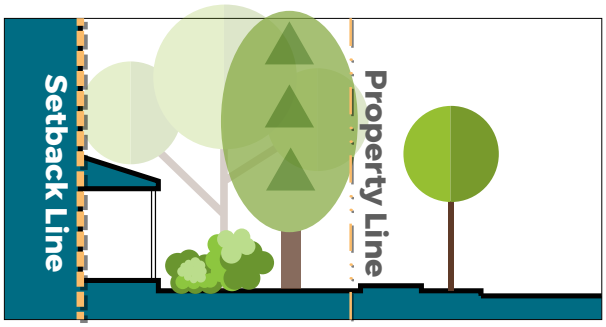


Figure 69. Typical Cross Section for a Yard

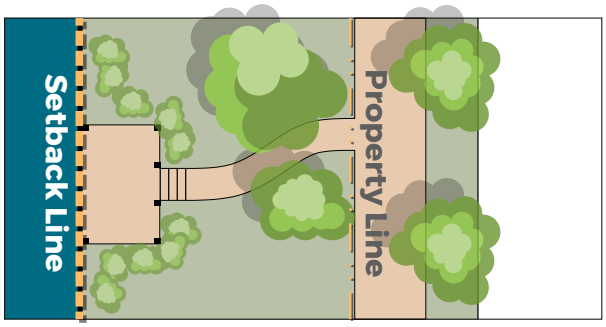


Figure 70. Yard Typical Plan Diagram for a Yard

STREET TYPE	ALLOWANCE
Main Street	✗
Connector Street	✗
Mobility Street	✗
Gateway Street	✗
Neighborhood Street	✓

Figure 71. Street Type Allowance



Figure 72. Example of a Blank Wall in Downtown Camas

7.0 Public Realm Standards.

To support implementation of the street network (**Section 5.0**) throughout Downtown Camas, each street type includes a set of standards for the zones of the public realm. These public realm standards establish expectations for the design, function, and character of spaces between the building façade and the curb lines, including sidewalks, planting areas, amenity zones, lighting, and furnishings. They provide the essential regulations for how these elements must enhance walkability, safety, comfort, and visual quality while supporting adjacent land uses.

PUBLIC REALM	SECTION
Main Street Public Realm Standards	7.1
Connector Street Public Realm Standards	7.2
Mobility Street Public Realm Standards	7.3
Gateway Street Public Realm Standards	7.4
Neighborhood Street Public Realm Standards	7.5

Figure 73. Chapter Index for Public Realm Standards

7.1 Main Streets (MNS) Public Realm



Figure 74. Map of Main Streets in Downtown Camas

The purpose of the public realm standards for the main street public realm is to reinforce 4th Avenue as the community's central activity area by establishing a cohesive, walkable streetscape. The standards regulate elements within the facade zone, encroachment zone, and amenities zone; while maintaining a clear sidewalk zone.

NAME	TYPICAL CHARACTERISTICS
Public Realm Space	*Ten (10') feet minimum (both sides), eighteen (18') feet maximum (one side) > Includes larger extended curb areas due to "chicane" street and parking configuration.*
Sidewalk Width	*Unobstructed clear width of six (6') feet is preferred; may be reduced to four (4') feet at "pinch points" for no more than ten (10') feet in distance.*

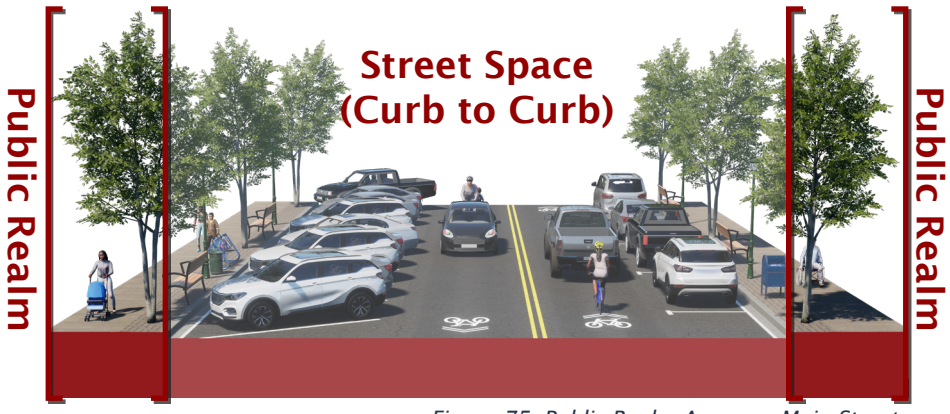


Figure 75. Public Realm Areas on Main Streets

7.1 Main Streets (MNS) Public Realm

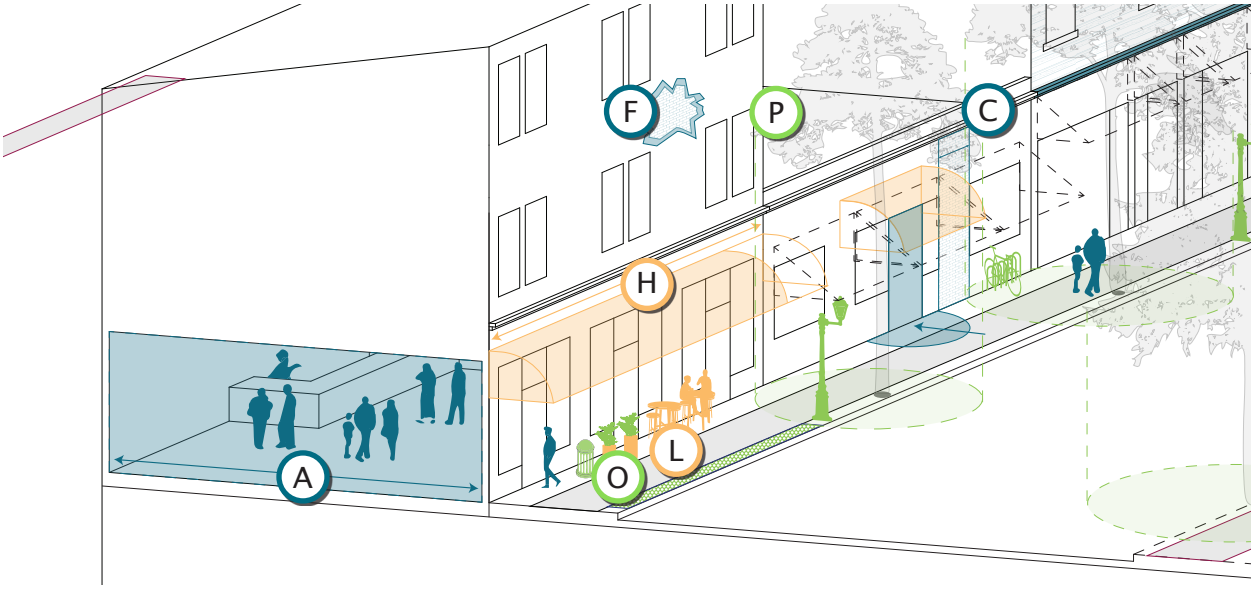


Figure 76. Typical Main Street Segment Diagram

7.1.1 Facade Zone.

[A] Retailing Depth
- Minimum thirty (30') feet depth for ground-floor retail to support viable commercial activity.

[B] Ground Floor Transparency
- Minimum sixty (60%) percent transparency between two (2') feet and ten (10)' feet above sidewalk grade using clear, non-reflective glass.
- Transparency must be maintained on existing buildings when renovated, restored, or modified.

[C] Blank Wall Limitations
- No length of wall greater than ten (10') feet without architectural articulation including transparency, plane breaks, or entrances.

[D] Horizontal Banding
- The ground floor shall be emphasized through banding with material or color differentiation or projection of two (2") inches to six (6") inches at a height between twelve (12') feet and fourteen (14') feet above the sidewalk.

[E] Pedestrian Entrances
- Entrances must be clearly visible from the street and directly accessible from the sidewalk.
- Minimum fifty (50%) transparent for visual connection.
- Multi-tenant buildings must have entrances for each tenant.

[F] Materiality and Colors
- Materials and finishes shall be durable, low-maintenance, weather-resistant, and drawn from a muted, coordinated palette consistent with the established downtown character; highly reflective, unfinished, or overly bright colors are prohibited.

[G] Setback Buffering
- Not applicable and not identified on diagram.

7.1.2 Encroachment Zone.

[H] Weather Protection
- Eighty (80%) percent of linear front facades must have rain protection or awnings with minimum four (4') feet covering depth and must include all entrances, exits, and windows.

[I] Vertical Barriers
- Use transparent or semi-transparent materials for outdoor dining enclosures.
- Ensure dining walls do not obstruct pedestrian flow.
- Dining enclosure must not exceed forty-two (42") inches in height.
- Barriers shall be constructed of durable, weather-resistant materials, securely anchored or weighted for stability, capable of withstanding wind and pedestrian contact, and shall not include temporary, flimsy, or unfinished materials.



[J] Outdoor Seating
- Provide modular, movable, and durable seating in public spaces. Ensure seating areas are shaded and accessible.

[K] Building Signage
- Signs shall be pedestrian-scaled, architecturally integrated, legible, durable, and not internally illuminated.
- See **Chapter 18.15 Signs** for standards.

[L] Movable Elements
- Provide movable seating, planters, and furnishings to support active use and seasonal programming.

7.1.3 Amenities Zone.

[M] Multimodal Features
- Provide bike racks, scooter parking, and information kiosks adjacent to the intersection or mid-block crossing.
- See **Chapter 8.3 Hardscaping** for standards.

[N] Pervious Surfaces
- Use permeable pavers where possible to contribute to a minimum twenty (20%) percent permeability within each block.

[O] Planters
- Planter are required.
- See **Chapter 8.2 Landscaping** for standards.

[P] Street Tree Canopy
- Maintain a continuous canopy achieving thirty (30%) percent to sixty (60%) percent street tree canopy over the total sidewalk area at maturity to reinforce pedestrian comfort and street character.
- Tree grates are required.
- See **Chapter 8.2 Landscaping** for standards.

[Q] Hardscaping
- See **Chapter 8.3 Hardscaping** for standards.

[R] Lighting
- Building, window, and decorative overhead lighting required.
- See **Chapter 8.4 Lighting** for standards.
- Must incorporate a minimum of three (3) of the lighting types identified in **8.4.1 Lighting Types**.

[S] Screening
- See **Chapter 8.5 Screening** for standards.

[T] Public Art
- See **Chapter 8.6 Public Art** for standards.

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7.2 Connector Streets (CNS) Public Realm

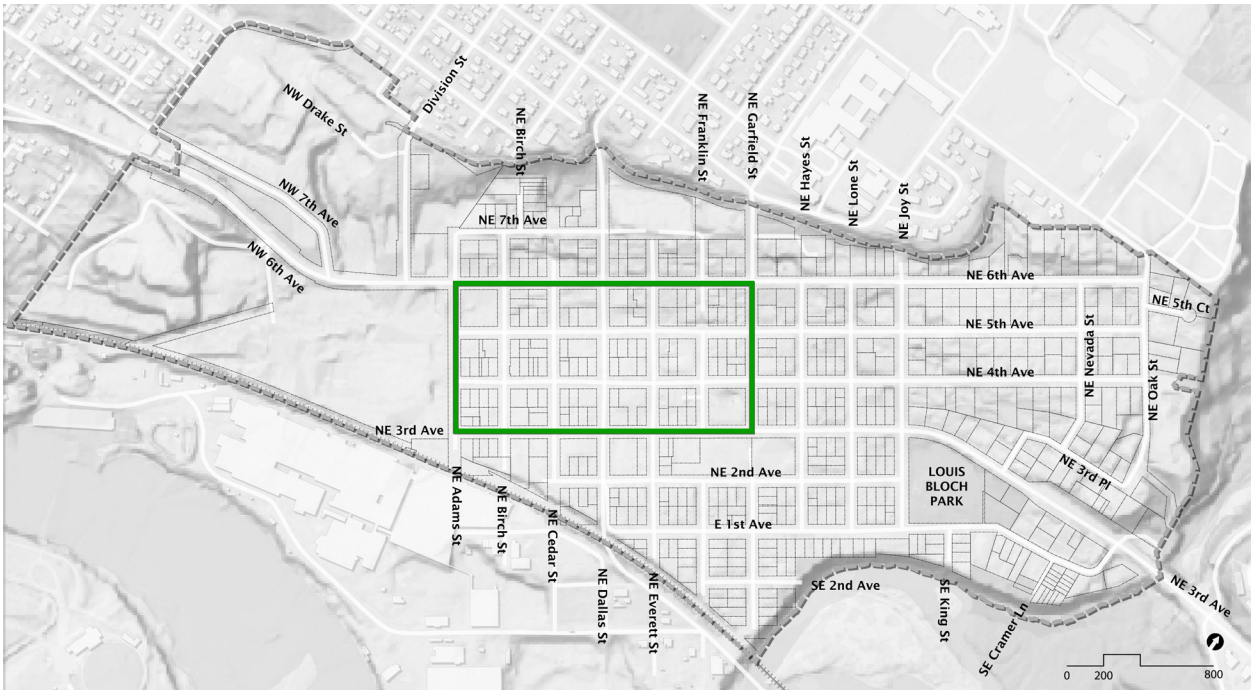


Figure 77. Map of Connector Streets in Downtown Camas

The purpose of the public realm standards for the connector street public realm is to reinforce the edges of the downtown core area and better link walkability to new downtown areas. The standards regulate elements within the facade zone, encroachment zone, and amenities zone; while maintaining a clear sidewalk zone.

NAME	TYPICAL CHARACTERISTICS
Public Realm Space	*Up to fourteen (14') feet maximum (both sides) > May include larger extended curb areas at intersections or mid-blocks.*
Sidewalk Width	*Unobstructed clear width of six (6') feet is preferred; may be reduced to four (4') at "pinch points" for no more than ten (10') feet in distance.*



Figure 78. Public Realm Areas on Connector Streets

7.2 Connector Streets (CNS) Public Realm

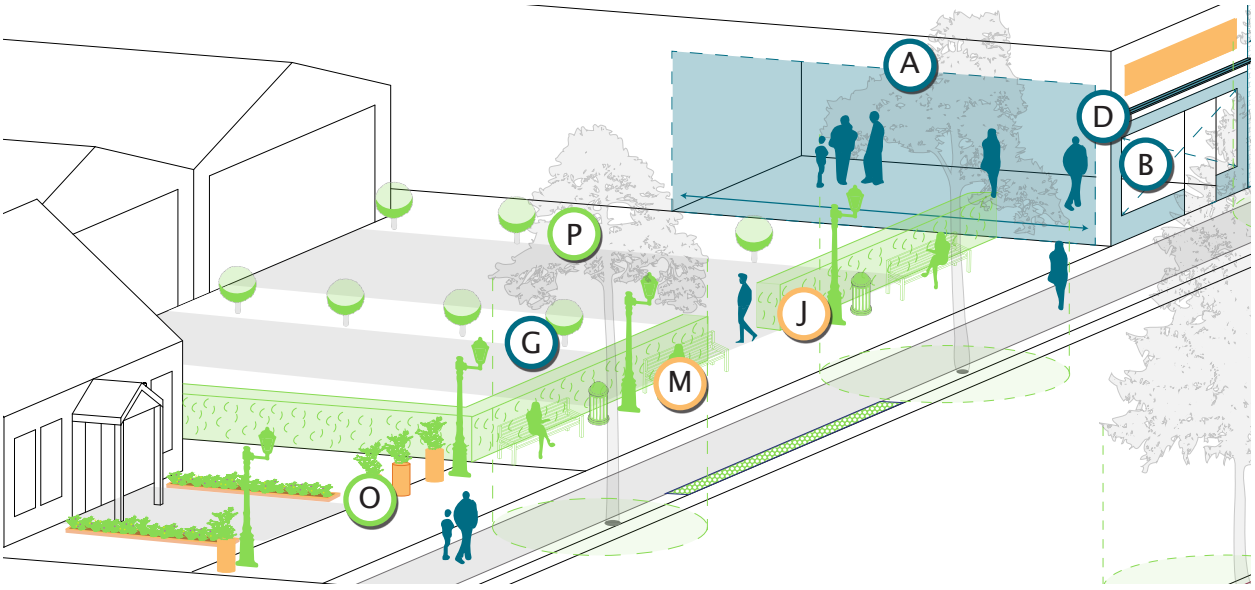


Figure 79. Typical Connector Street Segment Diagram

7.2.1 Facade Zone.

[A] Retailing Depth.
– Minimum twenty five (25') feet depth for ground-floor retail to support viable commercial activity, when applicable.

[B] Ground Floor Transparency.
– Minimum forty (40%) percent transparency between two (2') feet and ten (10') feet above sidewalk level using clear, non-reflective glass.

[C] Blank Wall Limitations.
– No length of wall greater than fifteen (15') feet without architectural articulation including transparency, plane breaks, or entrances.

[D] Horizontal Banding.
– The ground floor shall be emphasized through banding with material differentiation or projection of two (2") to six (6") inches at a height between twelve (12') feet and fourteen (14') feet above the sidewalk.

[E] Pedestrian Entrances.
– Entrances must be clearly visible from the street and directly accessible from the sidewalk.
– Minimum fifty (50%) transparent for visual connection.
– Multi-tenant buildings must have entrances for each tenant.

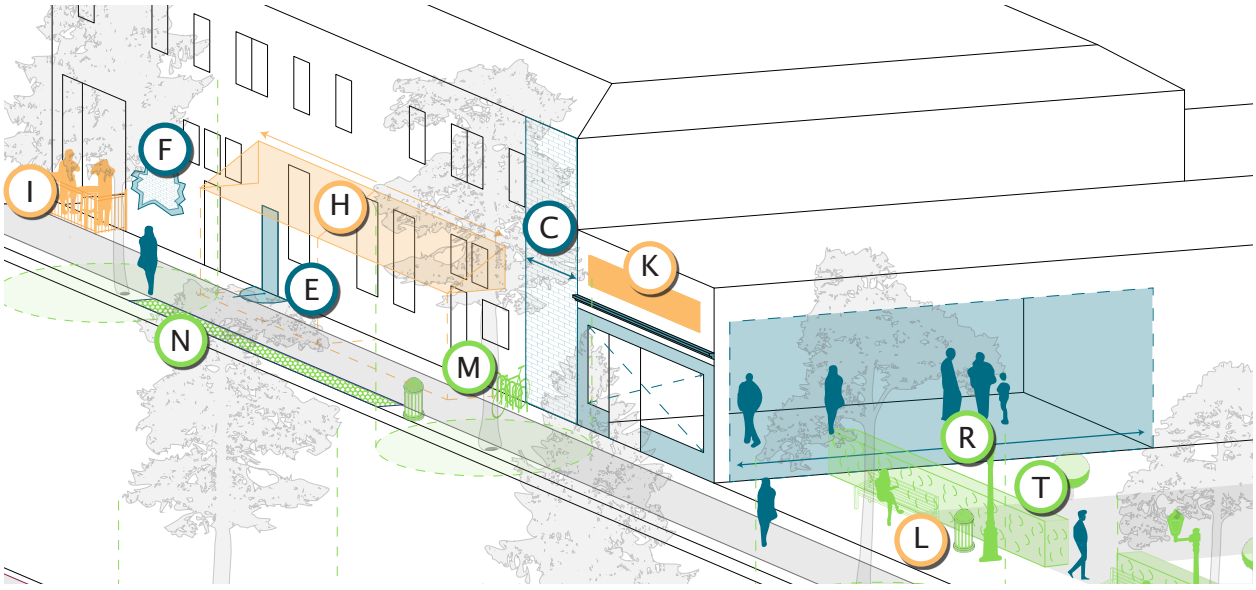
[F] Materiality and Colors.
– Materials and finishes shall be durable, low-maintenance, weather-resistant, and drawn from a muted, coordinated palette consistent with the established downtown character; highly reflective, unfinished, or overly bright colors are prohibited.

[G] Setback Buffering.
– Use landscaped buffers with seating, lighting, walls, screening, planters and public art to create a sense of enclosure. Ensure that at least forty (40%) percent of the setback frontage area includes seating, lighting, and hardscaping.

7.2.2 Encroachment Zone.

[H] Weather Protection.
– Sixty (60%) percent of linear front facades must have rain protection or awnings with minimum four (4') feet covering depth and must include all entrances, exits, and windows.

[I] Vertical Barriers.
– Use transparent or semi-transparent materials for outdoor dining enclosures. Ensure dining walls do not obstruct pedestrian flow.
– Dining enclosure must not exceed forty-two (42") inches in height.



- Barriers shall be constructed of durable, weather-resistant materials, securely anchored or weighted for stability, capable of withstanding wind and pedestrian contact, and shall not include temporary, flimsy, or unfinished materials.

[J] Outdoor Seating.

- Provide modular, movable, and durable seating in public spaces. Ensure seating areas are shaded and accessible.

[K] Building Signage.

- Signs shall be pedestrian-scaled, architecturally integrated, legible, durable, and not internally illuminated.
- See **Chapter 18.15 Signs** for standards.

[L] Movable Elements

- Provide movable seating, planters, and furnishings to support active use and seasonal programming.

7.2.3 Amenities Zone.

[M] Multimodal Features.

- Provide bike racks, scooter parking, and information kiosks at regular intervals.
- See **Chapter 8.3 Hardscaping** for standards.

[N] Pervious Surfaces.

- Use permeable pavers where possible to contribute to a minimum twenty-five (25%) percent permeability within each block.

[O] Planters.

- Planter are recommended.
- See **Chapter 8.2 Landscaping** for standards.

[P] Street Tree Canopy.

- Maintain a continuous canopy achieving thirty (30%) percent to sixty (60%) percent street tree canopy over the total sidewalk area at maturity to reinforce pedestrian comfort and street character.
- Tree grates are required.
- See **Chapter 8.2 Landscaping** for standards.

[Q] Hardscaping.

- See Chapter 8.3 Hardscaping for standards.

[R] Lighting.

- Building and window lighting required
- See **Chapter 8.4 Lighting** for standards.
- Must incorporate a minimum of three (3) of the lighting types identified in **8.4.1 Lighting Types**.

[S] Screening.

- See **Chapter 8.5 Screening** for standards.

[T] Public Art.

- See **Chapter 8.6 Public Art** for standards.

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7.3 Mobility Streets (MBS) Public Realm

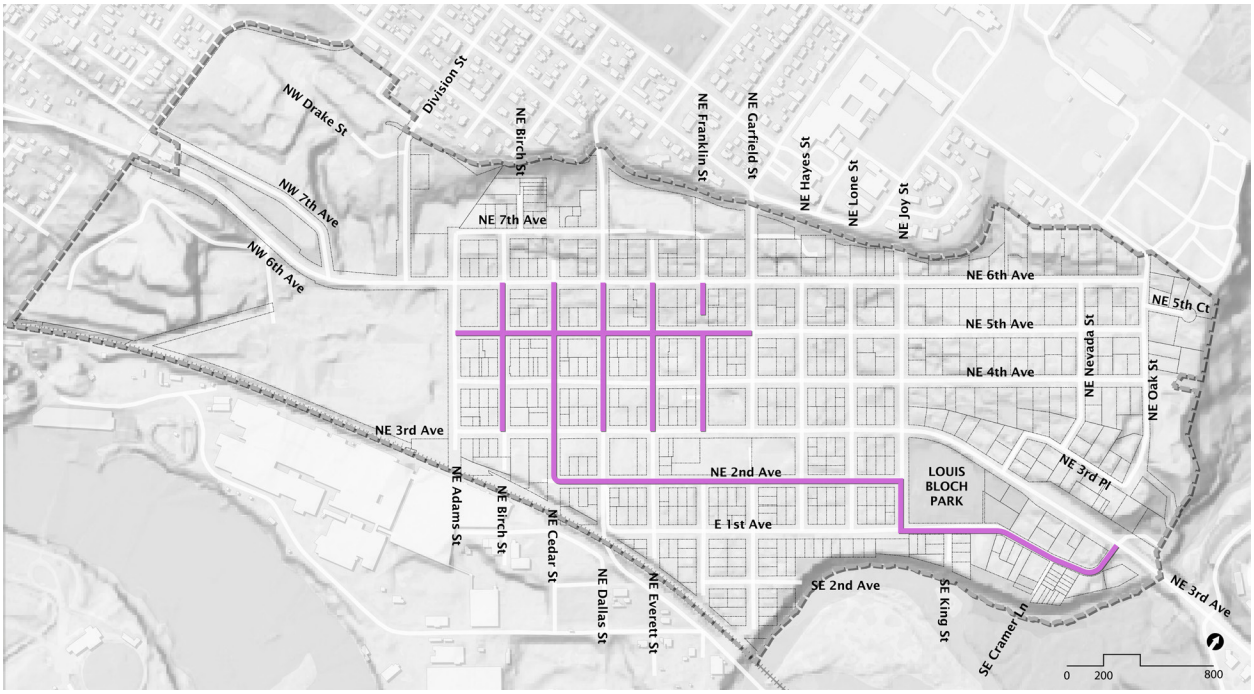


Figure 80. Map of Mobility Streets in Downtown Camas

The purpose of the public realm standards for the mobility street public realm is to balance efficient movement through downtown with a safe and comfortable multi-modal environment. The standards regulate elements within the facade zone, encroachment zone, and amenities zone; while maintaining a clear sidewalk zone.

NAME	TYPICAL CHARACTERISTICS
Public Realm Space	*Eleven (11') feet minimum to fourteen (14') feet maximum (both sides) > May include larger extended curb areas at intersections or mid-blocks.*
Sidewalk Width	*Unobstructed clear width of six (6') feet is preferred; may be reduced to four (4') at "pinch points" for no more than ten (10') feet in distance.*



Figure 81. Public Realm Areas on Mobility Streets

7.3 Mobility Streets (MBS) Public Realm

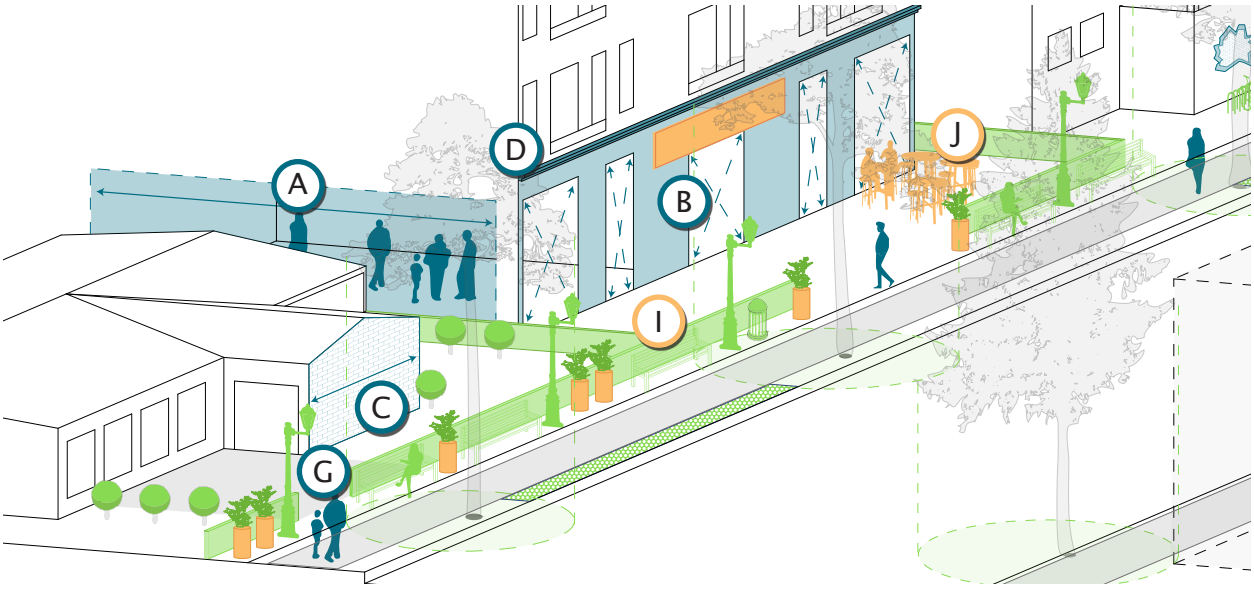


Figure 82. Typical Mobility Street Segment Diagram

7.3.1 Facade Zone.

[A] Retailing Depth.
– Minimum twenty (20') feet depth for ground-floor retail to support viable commercial activity, when applicable.

[B] Ground Floor Transparency.
– Minimum forty (40%) percent transparency between two (2') feet and ten (10') feet above sidewalk level using clear, non-reflective glass.

[C] Blank Wall Limitations.
– No length of wall greater than fifteen (15') feet without architectural articulation including transparency, plane breaks, or entrances.

[D] Horizontal Banding.
– The ground floor shall be emphasized through banding with material differentiation or projection of two (2") to six (6") inches at a height between twelve (12') feet and fourteen (14') feet above the sidewalk.

[E] Pedestrian Entrances.
– Entrances must be clearly visible from the street and directly accessible from the sidewalk.
– Minimum fifty (50%) transparent for visual connection.
– Multi-tenant buildings must have entrances for each tenant.

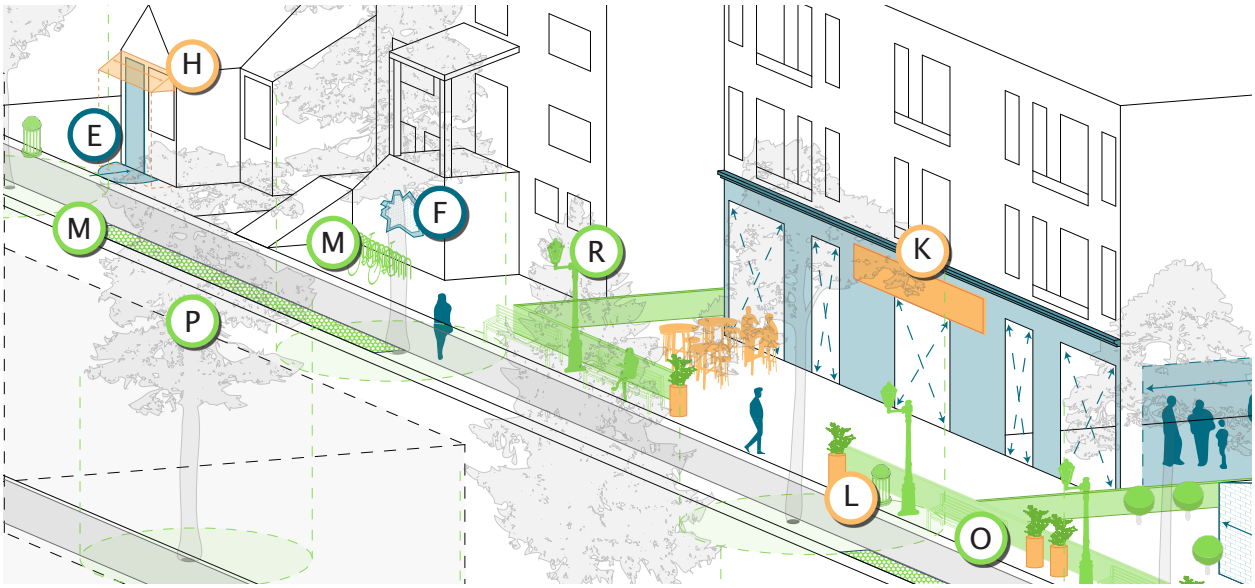
[F] Materiality and Colors.
– Materials and finishes shall be durable, low-maintenance, weather-resistant, and drawn from a muted, coordinated palette consistent with the established downtown character; highly reflective, unfinished, or overly bright colors are prohibited.

[G] Setback Buffering.
– Use landscaped buffers with seating, lighting, walls, screening, planters and public art to create a sense of enclosure. Ensure that at least sixty (60%) percent of the setback frontage area includes seating, lighting, and hardscaping.

7.3.2 Encroachment Zone.

[H] Weather Protection.
– Sixty (60%) percent of linear front facades must have rain protection or awnings with minimum four (4') feet covering depth and must include all entrances, exits, and windows.

[I] Vertical Barriers.
– Use transparent or semi-transparent materials for outdoor dining enclosures. Ensure dining walls do not obstruct pedestrian flow.
– Dining enclosure must not exceed forty-two (42") inches in height.



– Barriers shall be constructed of durable, weather-resistant materials, securely anchored or weighted for stability, capable of withstanding wind and pedestrian contact, and shall not include temporary, flimsy, or unfinished materials.

[J] Outdoor Seating.

– Provide modular, movable, and durable seating in public spaces. Ensure seating areas are shaded and accessible.

[K] Building Signage.

– Signs shall be pedestrian-scaled, architecturally integrated, legible, durable, and not internally illuminated.
– See **Chapter 18.15 Signs** for standards.

[L] Movable Elements.

– Provide movable seating, planters, and furnishings to support active use and seasonal programming.

7.3.3 Amenities Zone.

[M] Multimodal Features.

– Provide bike racks, scooter parking, and information kiosks at regular intervals.
– See **Chapter 8.3 Hardscaping** for additional standards.

[N] Pervious Surfaces.

– Use permeable pavers where possible to contribute to a minimum twenty (20%) percent permeability within each block.

[O] Planters.

– Planter are recommended.
– See **Chapter 8.2 Landscaping** for standards.

[P] Street Tree Canopy.

– Maintain a continuous canopy achieving thirty (30%) percent to sixty (60%) percent street tree canopy over the total sidewalk area at maturity to reinforce pedestrian comfort and street character.
– Tree grates are required.
– See **Chapter 8.2 Landscaping** for standards.

[Q] Hardscaping.

– See **Chapter 8.3 Hardscaping** for standards.

[R] Lighting.

– Building and window lighting required
– See **Chapter 8.4 Lighting** for standards.
– Must incorporate a minimum of three (3) of the lighting types identified in **8.4.1 Lighting Types**. Not required on 1st Avenue and 2nd Avenue.

[S] Screening .

– See **Chapter 8.5 Screening** for standards.

[T] Public Art.

– See **Chapter 8.6 Public Art** for standards.

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7.4 Gateway Streets (GWS) Public Realm

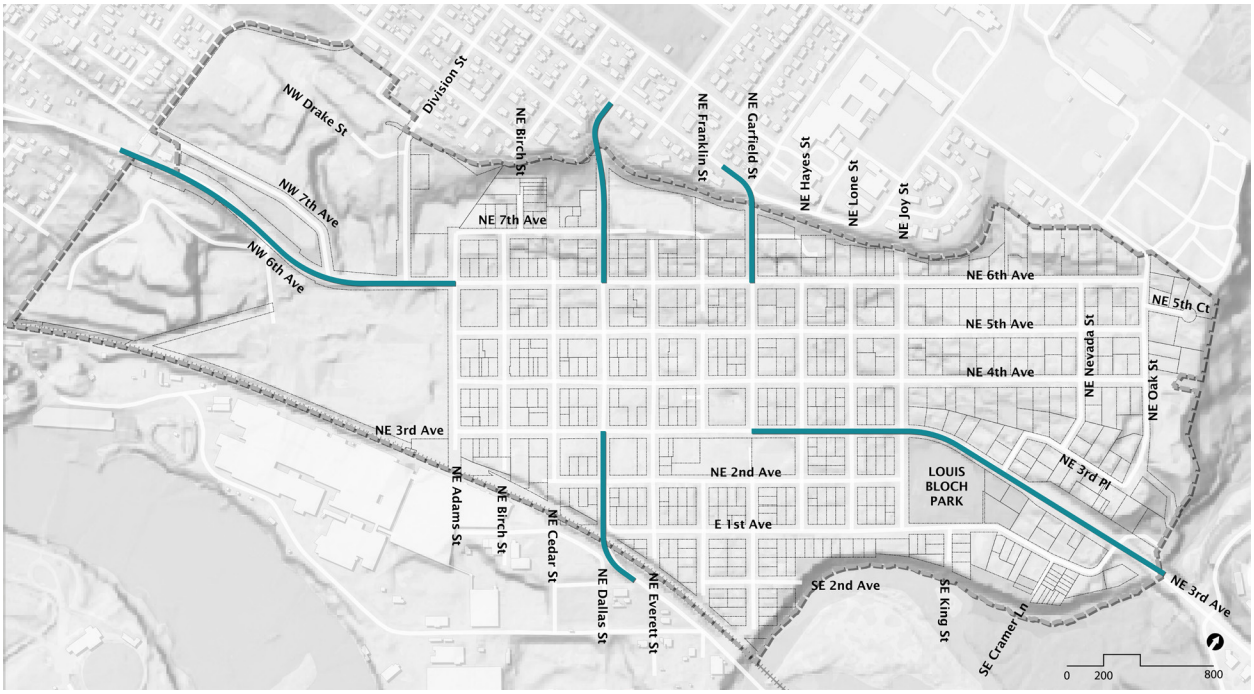


Figure 83. Map of Gateway Streets in Downtown Camas

The purpose of the public realm standards for the gateway street public realm is to establish a welcoming streetscape that signals entry into the downtown core while maintaining a safe, legible pedestrian environment. The standards regulate elements within the facade zone, encroachment zone, and amenities zone; while maintaining a clear sidewalk zone.

NAME	TYPICAL CHARACTERISTICS
Public Realm Space	*Up to eleven (11') feet maximum (both sides) > May include larger extended curb areas at intersections.*
Sidewalk Width	*Unobstructed clear width of six (6') feet is preferred; may be reduced to four (4') at "pinch points" for no more than ten (10') feet in distance.*



Figure 84. Public Realm Areas on Gateway Streets

7.4 Gateway Streets (GWS) Public Realm

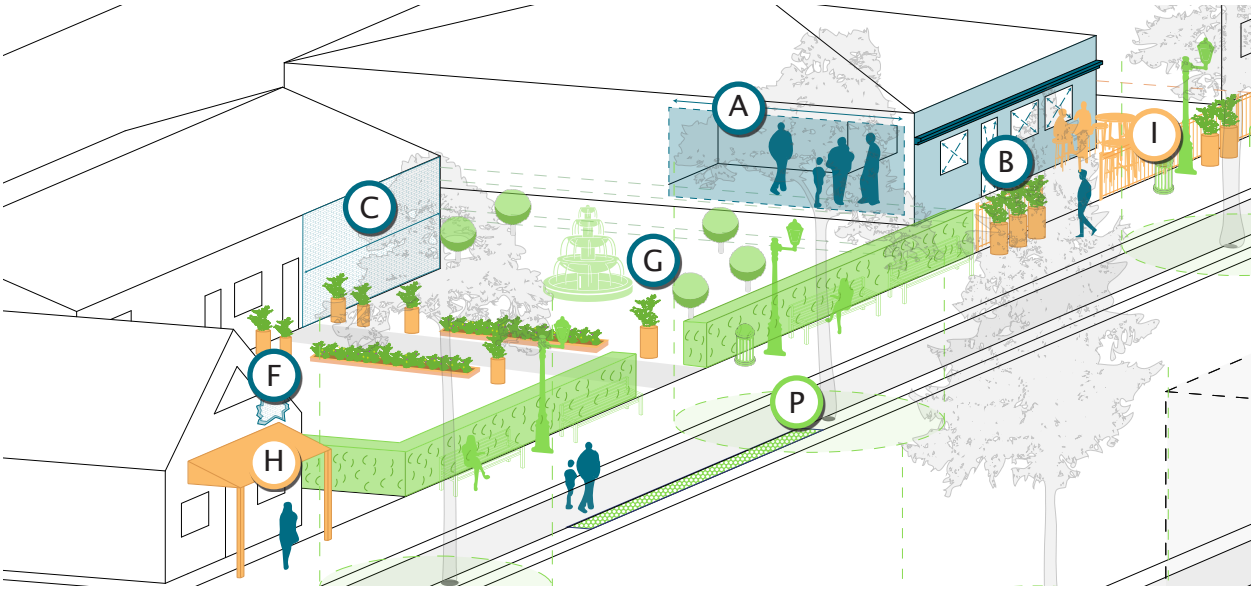


Figure 85. Typical Gateway Street Segment Diagram

7.4.1 Facade Zone.

[A] Retailing Depth.

– Minimum twenty (20') feet depth for ground-floor retail to support viable commercial activity, when applicable.

[B] Ground Floor Transparency.

– Minimum twenty (20%) percent transparency between two (2') feet and ten (10') feet above sidewalk level using clear, non-reflective glass.

[C] Blank Wall Limitations.

– No length of wall greater than twenty-five (25') feet without architectural articulation including transparency, plane breaks, or entrances.

[D] Horizontal Banding.

– Not applicable and not identified on diagram.

[E] Pedestrian Entrances.

– Not applicable and not identified on diagram.

[F] Materiality and Colors.

– Use materials and colors that are durable, low-maintenance, and environmentally friendly that complement the existing downtown character at present and over time as they age.
– Avoid reflective or unfinished materials and overly bright colors.

[G] Setback Buffering.

– Use landscaped buffers with seating, lighting, walls, screening, planters and public art to create a sense of enclosure. Ensure that at least thirty (30%) percent of the setback frontage area includes seating, lighting, and hardscaping.

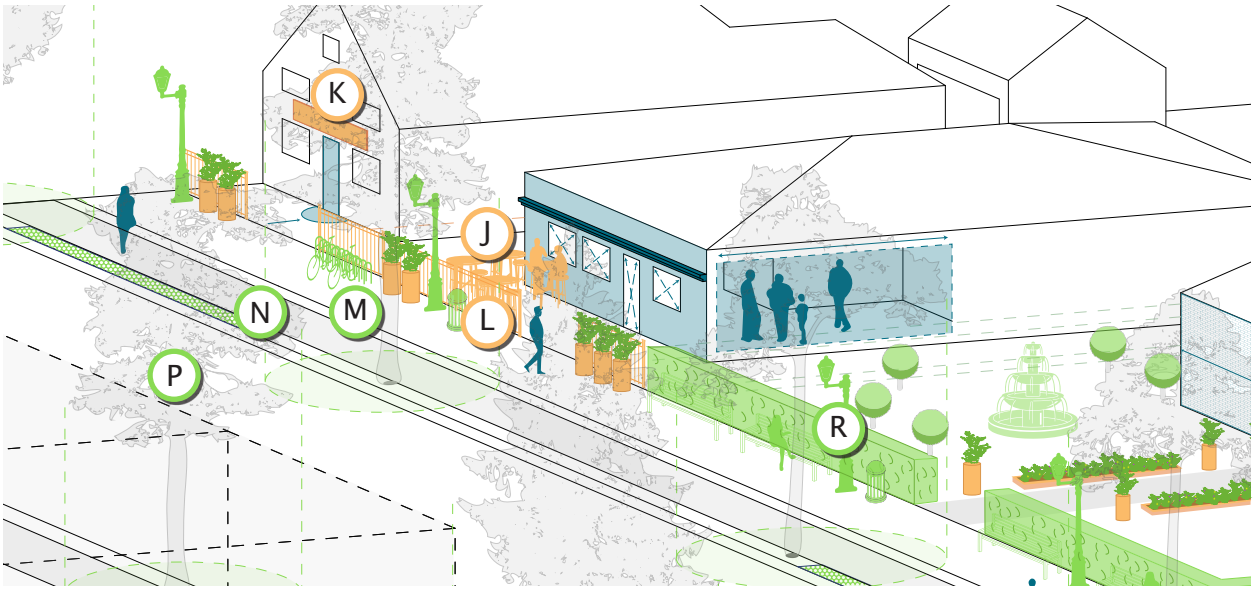
7.4.2 Encroachment Zone.

[H] Weather Protection.

– Provide continuous rain protection or awnings at all building entrances and exits, with covering depth extending no less than four (4') feet.

[I] Vertical Barriers.

– Use transparent or semi-transparent materials for outdoor dining enclosures. Ensure dining walls do not obstruct pedestrian flow.
– Dining enclosure must not exceed forty-two (42") inches in height.



– Barriers shall be constructed of durable, weather-resistant materials, securely anchored or weighted for stability, capable of withstanding wind and pedestrian contact, and shall not include temporary, flimsy, or unfinished materials.

[J] Outdoor Seating.

– Provide shaded seating at key locations.

[K] Building Signage.

– Signs shall be pedestrian-scaled, architecturally integrated, legible, and durable.
– See **Chapter 18.15 Signs** for standards.

[L] Movable Elements.

– Allow movable elements that enhance the entry experience and do not obstruct visibility.

7.4.3 Amenities Zone.

[M] Multimodal Features.

– Include bike parking and transit shelters near intersections.
– See **Chapter 8.3 Hardscaping** for standards.

[N] Pervious Surfaces.

– Use permeable pavers where possible to contribute to a minimum thirty five (35%) percent permeability within each block.

[O] Planters.

– Not applicable and not identified on diagram.

[P] Street Tree Canopy.

– Maintain a continuous canopy achieving thirty (30%) percent to fifty (50%) percent street tree canopy over the total sidewalk area at maturity to reinforce pedestrian comfort and street character.
– See **Chapter 8.2 Landscaping** for standards.

[Q] Hardscaping.

– See **Chapter 8.3 Hardscaping** for standards.

[R] Lighting.

– Building and window lighting is recommended.
– See **Chapter 8.4 Lighting** for standards.

[S] Screening .

– See **Chapter 8.5 Screening** for standards.

[T] Public Art.

– See **Chapter 8.6 Public Art** for standards.

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7.5 Neighborhood Streets (NHS) Public Realm

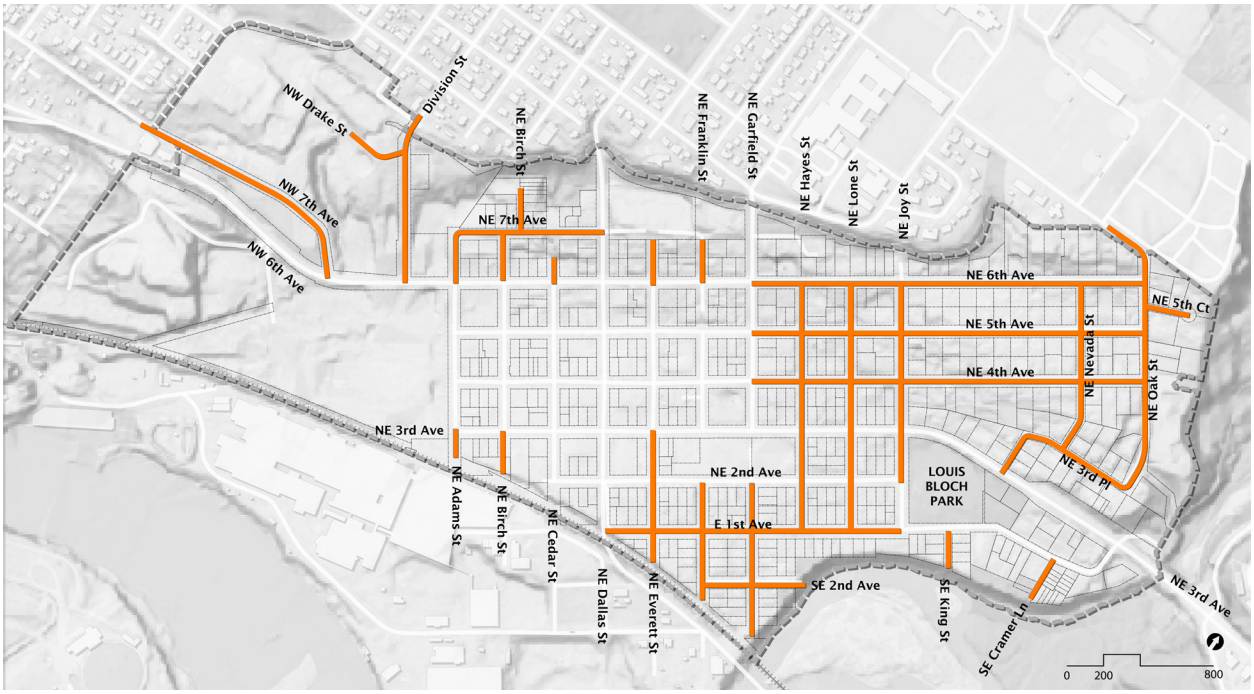


Figure 86. Map of Neighborhood Streets in Downtown Camas

The purpose of the public realm standards for the neighborhood street public realm is to support a calm, comfortable streetscape that prioritizes residential character and local activity. The standards regulate elements within the facade zone, encroachment zone, and amenities zone; while maintaining a clear sidewalk zone.

NAME	TYPICAL CHARACTERISTICS
Public Realm Space	*Eleven (11') feet minimum to fourteen (14') feet maximum (both sides) > May include larger extended curb areas at intersections or mid-blocks.*
Sidewalk Width	*Unobstructed clear width of six (6') feet is preferred; may be reduced to four (4') at "pinch points" for no more than ten (10') feet in distance.*



Figure 87. Public Realm Areas on Neighborhood Streets

7.5 Neighborhood Streets (NHS) Public Realm

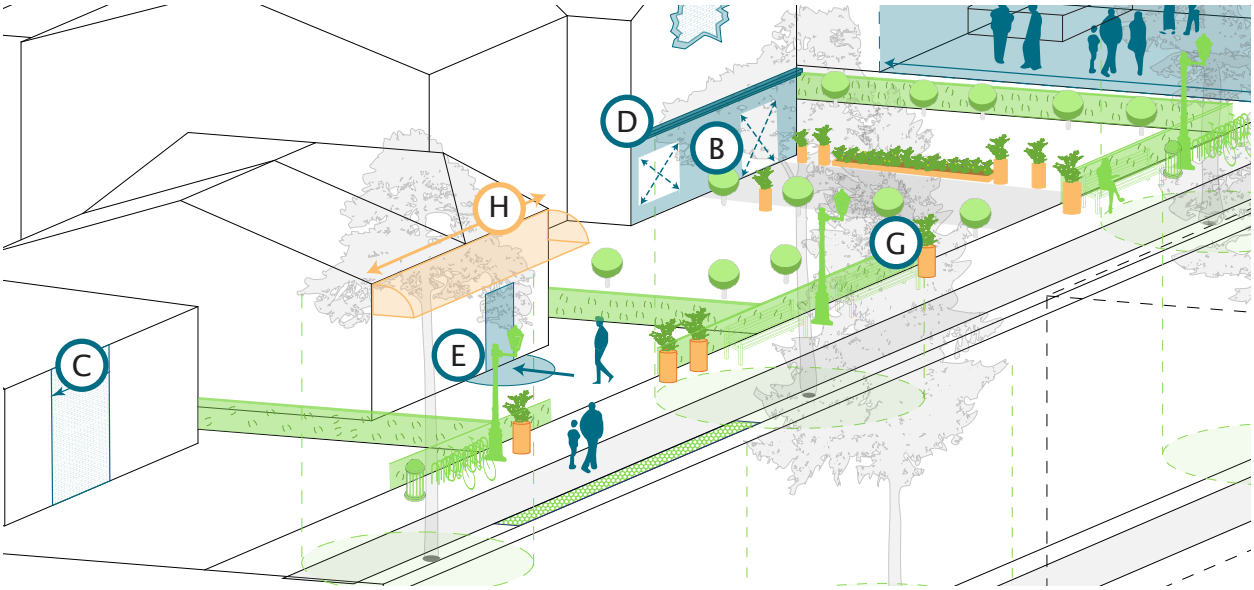


Figure 88. Typical Neighborhood Street Segment Diagram

7.5.1 Facade Zone.

[A] Retailing Depth.

– Retail depth not required unless part of mixed-use development. If part of a mixed use development, provide a minimum of twenty (20') feet.

[B] Ground Floor Transparency.

– Minimum ten (10%) percent transparency between two (2') feet and ten (10') feet above sidewalk level using clear, non-reflective glass.

[C] Blank Wall Limitations.

– No length of wall greater than thirty (30') feet without architectural articulation including transparency, plane breaks, or entrances.

[D] Horizontal Banding.

– Not applicable and not identified on diagram.

[E] Pedestrian Entrances.

– Not applicable and not identified on diagram.

[F] Materiality and Colors.

– Use materials and colors that are durable, low-maintenance, and environmentally friendly that complement the existing downtown character at present and over time as they age.
– Avoid reflective or unfinished materials and overly bright colors.

[G] Setback Buffering.

– Use landscaped buffers with seating, lighting, walls, screening, planters and public art to create a sense of enclosure. Ensure that at least forty (40%) percent of the setback frontage area includes seating, lighting, and hardscaping.

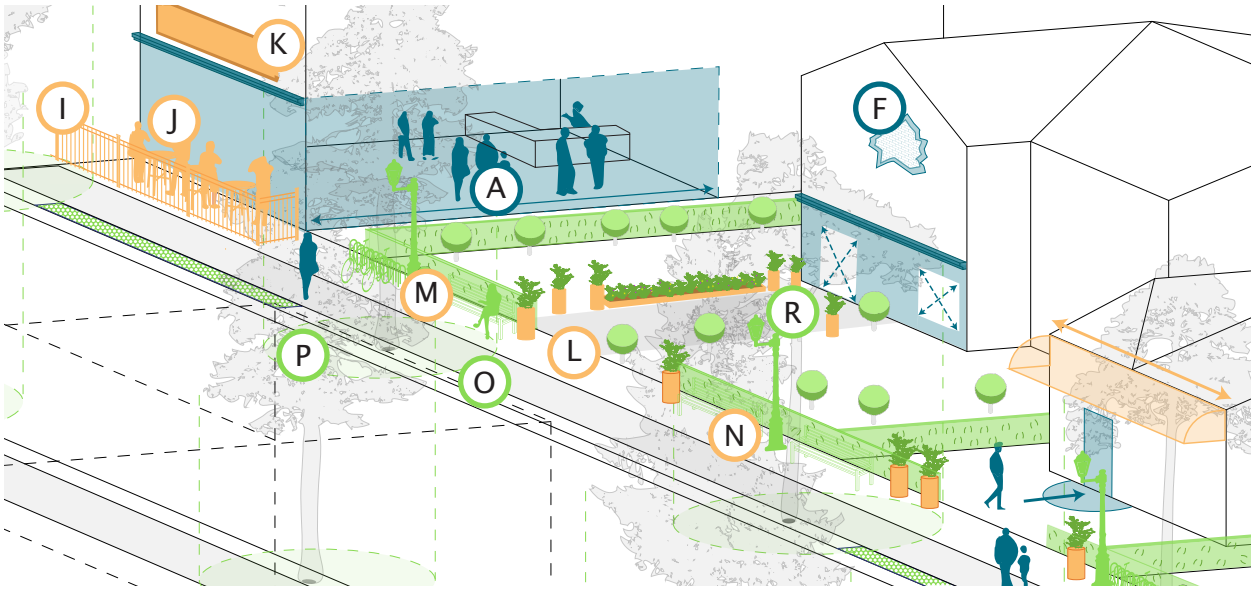
7.5.2 Encroachment Zone.

[H] Weather Protection.

– Provide continuous rain protection or awnings at all building entrances and exits, with covering depth extending no less than four (4') feet.

[I] Vertical Barriers.

– Not applicable and not identified on diagram.



[J] Outdoor Seating.
- Provide shaded seating at key locations.

[K] Building Signage.
- Signs shall be pedestrian-scaled, architecturally integrated, legible, and durable.
- See **Chapter 18.15 Signs** for standards.

[L] Movable Elements.
- Allow movable elements that enhance the entry experience and do not obstruct visibility.

7.5.3 Amenities Zone.

[M] Multimodal Features.
- Not applicable and not identified on diagram.

[N] Pervious Surfaces.
- Use permeable pavers where possible to contribute to a minimum thirty (30%) percent permeability within each block.

[O] Planters.
- Not applicable and not identified on diagram.

[P] Street Tree Canopy.
- Maintain a continuous canopy achieving thirty (30%) percent to fifty (50%) percent street tree canopy over the total sidewalk area at maturity to reinforce pedestrian comfort and street character.
- See **Chapter 8.2 Landscaping** for standards.

[Q] Hardscaping.
- See **Chapter 8.3 Hardscaping** for standards.

[R] Lighting.
- Building and window lighting is recommended.
- See **Chapter 8.4 Lighting** for standards.

[S] Screening.
- See **Chapter 8.5 Screening** for standards.

[T] Public Art.
- See **Chapter 8.6 Public Art** for standards.



Figure 89. Image of Downtown Camas Streetscape

8.0 General Standards.

Unless otherwise noted in this section, the general standards provide a range of standards for any street or frontage within the downtown area, including landscaping, hardscaping, lighting, screening, and public art. In the event of a conflict between the Public Realm Standards **(Section 7.0)** and these General Standards, the Public Realm Standards for the specified Street Type or Street Types shall supersede.

8.1 General Principles.

The general standards are intended to aspire to the following principles for elements within the public realm in Downtown Camas:

- **Implement Adopted Plans.** Advance the goals and policies of the City of Camas Comprehensive Plan and Capital Facilities Plan.
- **Strengthen Downtown Vitality.** Enhance livability, environmental quality, and economic vitality through a diverse and complementary mix of downtown uses.
- **Use Public Resources Efficiently.** Promote the efficient and coordinated use of public facilities, infrastructure, and services.
- **Create a Complete and Safe Downtown Environment.** Foster a safe, attractive, and convenient setting that supports living, working, shopping, and recreation, with active ground-floor uses and residential or office uses above.
- **Support Economic Development.** Encourage economic growth by creating an inviting downtown environment that attracts a broad and diverse consumer base.
- **Attract and Retain Businesses.** Establish a stable and economically viable downtown that supports existing businesses and attracts new investment.
- **Promote Sustainable Development.** Encourage development practices that support long-term environmental, social, and economic sustainability.



Figure 90. Character Image of Landscaping



Figure 91. Landscape Located within Curb Extension Area

8.2 Landscaping.

Vegetation and green infrastructure are essential components of a healthy, attractive urban environment. They manage stormwater, reduce urban heat island effect, and improve air quality while enhancing the pedestrian experience. Thoughtfully integrated, they soften the built form, support biodiversity, and create a more comfortable, visually engaging streetscape. The following applies to all street types:

8.2.1 LANDSCAPING STANDARDS

1. **Location:** Landscaping and trees shall be selected and located to dampen 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.
2. **Variety:** Must include a combination and multiple layers of canopy trees, under-story trees, shrubs, and ground cover to achieve the goal of this section.
3. **Parking Areas:** Must be landscaped in accordance with this section.



Figure 92. Typical Street Tree and Tree Well



Figure 93. Example of Landscape Planters

4. **Setback Buffering Area:** Landscape must be utilized in setback buffering areas per this section.
5. **Tree Density:** Minimum forty (40) tree units per acre of land.
6. **Tree Caliper:** Minimum of two (2") inch caliper, fully branched, and staked at the time of planting.
7. **Tree Undercanopy:** Must be maintained to a minimum of eight (8') feet clearance above any sidewalk and ten (10') feet above any street.
8. **Tree Spacing:** Install deciduous trees at intervals of thirty (30') feet along sidewalks.
9. **Tree Placement:** Minimum of thirty (30") inches from the center of the caliper to the back of any curb or not within twenty-five (25') feet of a light pole.
10. **Tree Wells and Grates:** Provide a minimum planting area of four (4') by four (4') feet for tree grates, or four (4') by six (6') feet for open planters. Tree grates must be ADA accessible and have removable expansion rings to accommodate tree growth.
11. **Soil Volume:** Ensure each tree has access to at least two (2 CF) cubic feet of soil for every one (1') foot of crown at maturity. Ideally loose soil which will allow for root penetration.
12. **Planter Dimensions:** Raised planters must be at least four (4') feet wide; at-grade planting strips must be no less than five (5') feet wide. Must include root barriers and cannot impede ADA accessibility.
13. **Stormwater Features:** Incorporate bioswales or rain gardens with a minimum width of four (4') feet and ponding depth of six (6") to twelve (12") inches where possible.
14. **Pervious Surface.** Must meet the pervious surface requirements for the associated street type.
15. **Plant Selection:** Use sixty (60%) percent native or northwest climate-adapted species such as ornamental grasses, flowering perennials, small shrubs, or drought-tolerant vegetation; and fifty (50%) percent evergreen species. All plant materials shall be suitable for the climatic conditions.

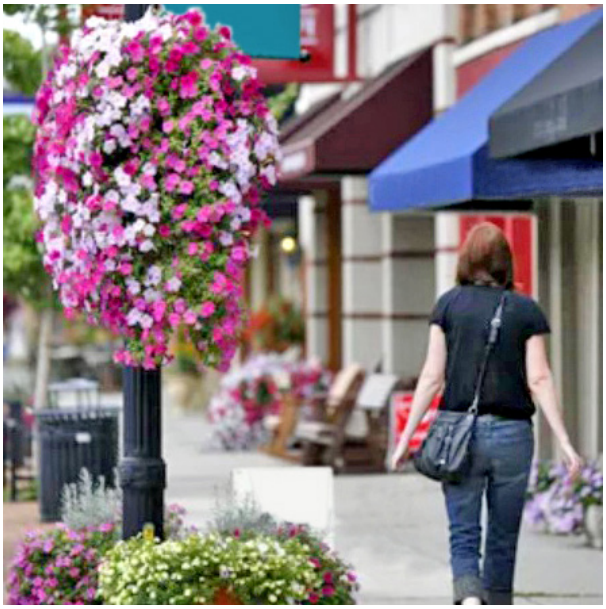


Figure 94. Example of Hanging Baskets



Figure 95. Example of Raingardens

16. **Height:** Landscape materials must not exceed thirty (30") inches in height on corners or impede sight lines for vehicles and cyclists.
17. **Hanging Baskets:** The bottom of any hanging basket must be at least eighty (80") inches above the grade of the sidewalk; except when an effective barrier - such as a planter box, potted plant, or other physical barrier is located in the ground in such a way to effectively mitigate any hazard created by the hanging item.
18. **Maintenance:** Require irrigation for the first three (3) years and establish a quarterly maintenance schedule for pruning and weeding.
19. **Damage:** The property owner shall be responsible for any future damage to a street, curb, or sidewalk caused by landscaping.
20. **Raingardens:** Raingardens are allowed as long as ADA accessibility is preserved.
21. **Irrigation:** All landscape planting shall be irrigated with an automatic, underground irrigation system design with water conservation in mind. Utilization of techniques such as separate water zones based on soil type, sun exposure, and plant water requirements are encouraged. Hanging baskets and individual planter pots may be hand watered. All irrigation materials located within the public right-of-way shall utilize the materials and construction techniques as required by the City.
22. **Existing Tree Retention:** Retain existing trees that are not already protected as "significant trees" under the Camas Municipal Code. In the event retention is not possible, require the project to provide two (2) new trees in replacement of one (1) existing tree.



Figure 96. Example of Specialty Brick Pavers at Mid-Block Crossing



Figure 97. Example of a Curb Extension with Paving, Landsdcaping, and other Amenities

8.3 Hardscaping.

Hardscape elements establish the physical framework of the public realm and must be designed for long-term durability, universal accessibility, and visual cohesion. Materials and site furnishings must support pedestrian comfort, encourage gathering, and reflect local character while accommodating a broad range of activities, from informal seating and daily use to larger, organized events. The following applies to all street types:

8.3.1 HARDSCAPING STANDARDS

1. **Elements:** Hardscape elements such as natural stone, water features, drinking fountains, decorative sidewalks, enhanced paving, and other site furnishings are strongly encouraged.
2. **Sidewalk Width:** Provide a minimum width of six (6') feet in commercial areas and ten (10') feet where possible in high-traffic zones and right-of-way is available.
3. **Paving Materials:** Use scored concrete or other materials with a compressive strength of at least four thousand (4,000 psi) pounds per square inch.
4. **Curb Extensions:** Design curb extensions to be at least six (6') feet deep and eighteen (18') feet wide, with ADA-compliant ramps. Typical curb extension must be eight (8') feet wide and coordinated with on-street, parallel parking.



Figure 98. Example of Existing Bench along 4th Avenue in Downtown Camas



Figure 99. Example of Existing Water Feature in Downtown Camas

5. **Furnishings:** Allocate a two (2') foot to four (4') foot wide zone between the curb and pedestrian path for benches, drinking fountains, trash receptacles, and bike racks. Placement of any furnishings must not impede or constrict pedestrian movement or ADA accessibility.
6. **Drinking Fountains:** All drinking fountains shall be ADA accessible.
7. **Benches:** Install one six (6') foot bench with armrests and backrests every two hundred and seventy (270') linear feet on average, unless already provided by others.
8. **Bike Racks:** Provide one (1) bike rack per ten (10) vehicle parking spaces associated with the primary use or every two hundred (200') linear feet of frontage, unless already provided by others. Shall be placed within the public sidewalk, pocket plazas, and parks to encourage multimodal access. Uses that generate a high potential for bike parking such as arcades or movie theaters are strongly encouraged to locate a bike rack within their frontage. Preferred near public entrances or shared entrances to buildings. Must also be accessible from the street to discourage biking on the sidewalk.
9. **Trash Receptacles:** Shall be placed with the public sidewalk, pocket plazas, and parks to encourage public sanitation and a litter free environment. Uses that generate a high potential for immediately disposable trash such as takeout restaurants are strongly encouraged to locate a receptacle within their frontage.
10. **Water Features:** May be provided in lieu of some of these requirements based on review by the planning official.
11. **Subsurface Access Points:** Any improved hardscapes must not interfere with existing subsurface access point for businesses.



Figure 100. Example of Downtown Ripon which incorporates numerous types of lighting to make visitors feel welcome. [Photo credit: Craig Tebon]



Figure 101. Example of wrapped trees that clearly define the edges of the Broadway district in Green Bay, WI.

8.4 Lighting.

Lighting is a critical element of the streetscape, enhancing safety, extending activity into evening hours, and reinforcing the area's character. It must provide clear, comfortable illumination for pedestrians, cyclists, and drivers, minimize glare and light pollution, and thoughtfully highlight architectural features and public spaces without dominating the environment.

Because a significant share of consumer activity occurs during evening hours, particularly in winter months with limited daylight, adequate downtown lighting is essential to economic vitality and public safety. Lighting shall support safe and comfortable pedestrian movement, encourage exploration throughout the district, and reinforce active ground-floor uses. Light emitted from storefronts and building frontages must contribute to a welcoming streetscape and signal downtown activity after dark.

Evaluation of existing nighttime conditions shall consider the coordinated use of multiple "layers of light" that support wayfinding, visibility, and a positive pedestrian experience, including the following:

- District Edge and Ridgeline Lighting,
- Facade and Architectural Feature Lighting,
- Signage and Business Lighting,
- Pathway and Pedestrian Lighting,
- Entryway and Building Entrance Lighting,and
- Window Display and Interior Visibility Lighting.

When coordinated, these lighting layers contribute to a safe, comfortable, and engaging nighttime environment. Improvements may be implemented incrementally and are not required to occur simultaneously. Priority must be given to lighting interventions that provide the greatest public benefit, including integration with planned capital projects or the use of incentive programs to encourage enhanced façade, window, and signage lighting by private property owners.



Figure 102. Example of ridgeline and building edge lighting from Country Club Plaza, Kansas City, MO



Figure 103. Example of architectural lighting that draws attention to unique architecture, in this case the simple columns of the building, making it stand out even at night. Apartment building, Duluth, MN. [Photo credit: Seanette Corkill]

8.4.1 LIGHTING TYPES

District Edge and Ridgeline Lighting

District edge and skyline lighting elements may be used to visually define the boundaries and perceived extent of the business district during evening hours. Similar to daytime gateway features, lighting that is introduced at district edges and continues within the district can signal arrival, reinforce identity, and communicate district scale when visibility is limited.

This lighting may include continuous or regularly spaced lighting along building rooflines where such features exist. In areas without consistent rooflines, or where gaps between buildings occur, comparable visual continuity may be achieved through illumination of tree trunks or canopies, or by integrating lighting on streetlights or other vertical streetscape elements, provided such lighting is coordinated and avoids glare or light spill onto adjacent properties.

Facade and Architectural Feature Lighting

Façade and architectural feature lighting may be used to highlight distinctive architectural elements, landmark buildings, or historically significant features in order to reinforce district identity and aid nighttime orientation. Emphasis must be placed on buildings with notable architectural character or cultural significance to create visual focal points and support interpretation of the district's architectural context.

This lighting may include ground-mounted floodlights, wall-mounted sconces, or focused spotlights directed at towers, cornices, entries, or other defining features. Lighting shall be designed to avoid glare, excessive brightness, and light spill onto adjacent properties or the public right-of-way.

Signage and Business Lighting

Signage and business lighting shall be illuminated to support nighttime visibility, orientation, and wayfinding within the district. Sign lighting must allow signs to remain legible after business hours in order to help visitors navigate the district and understand the range of available businesses, including those not open during evening hours. This lighting shall be directed toward the sign face and shielded to prevent glare or light spill onto adjacent buildings, sidewalks, or residential areas. Gooseneck fixtures, angled shades, or similar focused luminaires may be used. Fixtures must be spaced and aimed to provide uniform illumination across the entire sign face, with overlapping light coverage to minimize shadows and ensure legibility. See **Chapter 18.15 Signs** for standards.

Pathway and Pedestrian Lighting

Pathway and pedestrian lighting shall be provided to illuminate pedestrian routes and spaces, supporting safe, comfortable, and intuitive nighttime movement throughout the district. Pedestrian lighting must reinforce key connections between destinations such as parking areas, transit stops, hotels, residential neighborhoods, and primary downtown streets. This lighting shall provide a continuous and even wash of light focused on walking surfaces and pedestrian-scale spaces. Wall-pack fixtures, unshielded ceiling lights, or security-style luminaires are discouraged due to glare and negative impacts on pedestrian comfort. Acceptable lighting strategies may include wall-mounted sconces, gooseneck fixtures with shields, lighting integrated under awnings, or illuminated streetscape elements, provided lighting is directed toward pedestrian areas and avoids excessive brightness or spillover.



Figure 104. Example of facade fixture where a linear wash of light illuminates a sign in Walla Walla, WA [Photo credit: Seanette Corkill]



Figure 105. Example of facade fixture where a sign holder with lights on arms integrated into the bracket hold bulbs exactly the right distance from the sign face in Camas, WA [Photo credit: Seanette Corkill]

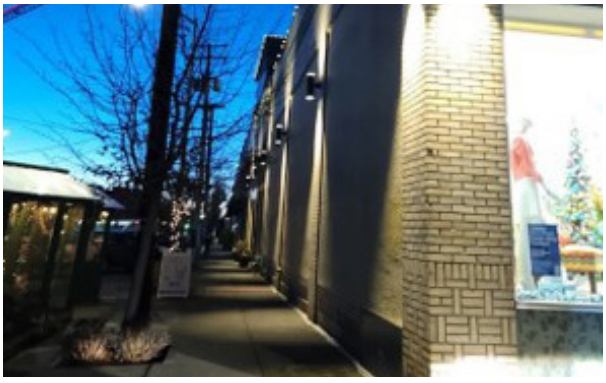


Figure 106. Example of shielded light located at a human scale height and that falls directly on the sidewalk supports comfortable navigation to and from destinations in Vancouver, WA [Photo credit: Seanette Corkill]

Entryway and Building Entrance Lighting

Entryway and building entrance lighting shall be provided at business and building entrances to clearly define entry locations, improve visibility, and support safe access during evening hours. Entryway lighting must illuminate doors, thresholds, and posted information such as business hours and contact details, and contribute to a secure environment for employees and patrons when entering or exiting a building. This lighting shall be designed for pedestrian-scale use and located to avoid direct glare due to close proximity to users. Light sources must be shielded within fixtures and not directly visible from the public right-of-way. Where bulbs are visible, low-output lamps or glare-reducing bulb types, such as chrome-dipped or similarly treated bulbs, may be used to limit direct light exposure.

Window Display and Interior Visibility Lighting

Window display and interior visibility lighting must activate storefronts and enhance nighttime visual interest along sidewalks. Illuminating interior spaces visible from the public right-of-way supports pedestrian wayfinding, reinforces district vitality after business hours, and allows visitors to understand available goods and services when businesses are closed. Fixtures must be located near glazing and spaced to provide even coverage. Lighting shall be directed inward toward displays and merchandise and shielded to minimize glare for pedestrians. For service-oriented uses, interior lighting may highlight reception areas, feature walls, or business identification elements visible from the sidewalk.

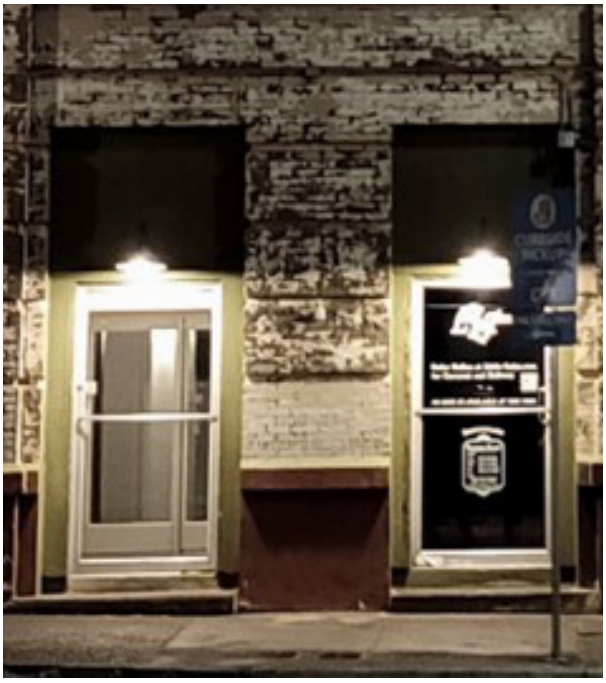


Figure 107. Example of entrance lights over doorways (front or back) that are pedestrian scale and shield the viewer from light bulb in Vancouver, WA [Photo credit: Seanette Corkill]



Figure 108. Example of entrance lights with some personality or unique flare that can delight visitors by communicating a business's vibe in Portland, OR [Photo credit: Seanette Corkill]



Figure 109. Example of wrapped light poles that clearly define the edges of Uptown's Main Street in Vancouver, WA. [Photo credit: Seanette Corkill]

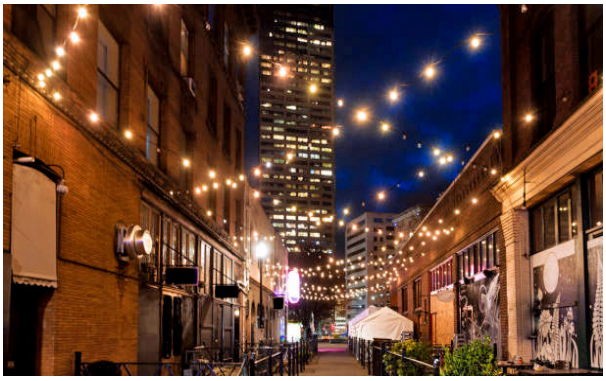


Figure 110. Example of decorative overhead lighting in an alley in Portland, OR.

8.4.2 LIGHTING STANDARDS

The following applies to all street types:

1. **Light Pole Height:** Use pedestrian-scale poles between twelve (12') and fourteen (14') feet tall; vehicular corridor poles may be up to twenty (20') feet tall.
2. **Light Fixture Type:** Install full cutoff LED fixtures with a color temperature between two thousand seven hundred (2,700 K) and three thousand (3,000 K) Kelvin. LED should utilize screw-base bulbs.
3. **Light Pole Spacing:** Space pedestrian lights sixty (60') feet to eighty (80') feet apart, adjusted for tree canopy and building height.
4. **Light Pole Location:** Shall not be placed within thirty (30") inches of the curb line or within twenty-five (25') feet of an existing tree.
5. **Illumination Levels:** Maintain one (1 FC) to two (2 FC) foot-candles on sidewalks at the back of curb and five (5 FC) foot-candles at crosswalks. See definitions for footcandle.
6. **Building Lighting (on buildings):** Allow architectural lighting up to a combined maximum of three (3 FC) foot-candles to highlight building features or public art.
7. **Decorative Overhead Lighting:** Permit string lights in plazas and alleys, mounted at heights between ten (10') and fourteen (14') feet.
8. **Window Lighting:** Must be located near glazing on primary facades to provide flexible and even coverage at intervals of eighteen (18") inches to twenty-four (24") inches; and must be directed inward toward displays and merchandise and shielded to prevent glare toward pedestrians and vehicles.



Figure 111. Example of Commercial or Residential Dumpster Screening

8.5 Screening.

Screening helps preserve the visual quality of the streetscape by concealing service areas, utilities, and parking from public view. It must be designed to complement surrounding architecture and landscape, using durable materials that maintain accessibility, ensure safety, and reinforce the overall character of the public realm. The following applies to all street types:

8.5.1 SCREENING STANDARDS

1. **General:** Screening must reduce visibility from public streets, sidewalks, alleys, and adjacent residential uses.
2. **Materials:** Materials must be durable, compatible with building architecture, and maintain a cohesive urban design character
3. **Accessibility:** Screening elements must not obstruct sight lines, pedestrian paths, or ADA access.
4. **Landscaping:** Landscaping used for screening must be maintained and replaced if dead or damaged.
5. **Trash Enclosures:** Construct six (6') foot high walls with opaque gates; set back at least five (5') feet from sidewalks.
6. **Utility Screening:** Use two (2') wide by three (3') foot tall shrubs at maturity, decorative fencing, or public art to screen all utility boxes.
7. **Mechanical Equipment (on rooftops):** Must be screened by parapets, penthouses, or integrated architectural forms. Screening must be equal to or greater than the height of the equipment. Equipment must be grouped and set back from roof edges to minimize views from the street.
8. **Mechanical Equipment (on the ground):** Must be fully screened by a combination of architectural enclosures, landscaping, or fencing at least three (3') feet to six (6') feet high. Preferred solutions include low walls that match building materials, dense evergreen shrubs, or integrated cabinets. Equipment must be oriented away from primary streets when possible.
9. **Service Areas:** Locate loading docks and dumpsters at the rear or side of buildings; screen with materials that match the primary building.
10. **Parking Lot Screening:** All parking lots shall provide a continuous perimeter treatment along any lot lines adjacent to a street. The treatment may consist of ornamental fencing, masonry walls, or dense hedges and shall be between three (3') feet and five (5') feet tall with at least fifty (50%) percent opacity. Pedestrian connections must remain open, visible, and safe.
11. **Structured Parking Buffers:** Ground floors facing streets must include windows, art, or architectural treatments to avoid blank walls. Openings must be screened with decorative grilles, louvers, or architectural panels.
12. **Blank Walls:** Blank walls longer than twenty (20') feet must be treated with murals or public art, vines or green screens, or landscaping beds to reduce scale and enhance the pedestrian experience.



Figure 112. Example of Existing Sculpture along 4th Avenue in Downtown Camas



Figure 113. Example of Existing Mural Art along 4th Avenue in Downtown Camas

8.6 Public Art.

Public art enriches the streetscape by adding cultural value, visual interest, and a distinct sense of identity. It can function as a landmark, convey local stories, or introduce playful, interactive elements. Art must be thoughtfully integrated into the built environment, ensuring accessibility, durability, and a meaningful reflection of the community's character and values. The following applies to all street types:

8.6.1 PUBLIC ART STANDARDS

1. **Funding:** All projects within a Downtown Zoning District must allocate at least one (1%) percent of construction cost to public art.
2. **Placement (in public spaces):** Must include art in an exterior, publicly visible area such as at major intersections, plazas, amenities zones (along a street), mid-block crossings, building entry points, park spaces, and gateways. Upon approval by the planning official, placement of a permanent public art display may be in lieu of some (or all) of the required elements for a particular project.
3. **Placement (in private spaces):** For sites with new public space, must be integrated into site or building design where possible and treated similarly to placement in public spaces.



Figure 114. Example of Mural



Figure 115. Example of Plaza Sculpture

4. **Access:** Public art must avoid any conflicts with pedestrian circulation, ADA access, sight-distance (for vehicles or cyclists), utilities, or emergency egress.
5. **Design:** Avoid materials that create hazards such as glare, sharp edges, or climbable surfaces near traffic.
6. **Materials:** Must use durable, weather-resistant materials suitable for the climate (e.g., treated metal, stone, laminated glass, ceramic, etc.)
7. **Maintenance:** Consider long-term maintenance and safety requirements.
8. **Lighting:** Must be integrated and fully shielded following state energy code and dark sky guidelines, nor can it create glare into sidewalks, streets, or adjacent properties.
9. **Murals:** Allow murals to cover up to seventy-five (75%) percent of a wall surface; apply anti-graffiti coatings.
10. **Sculpture Pads:** Must provide a minimum two (2') foot by two (2') foot concrete bases with optional electrical conduit for lighting.
11. **Community Engagement:** Encourage participation from local artists, schools, and community groups in creating public art.
12. **Themes:** Must avoid imagery or content that may be discriminatory, culturally inappropriate, or inconsistent with community values.





OTHER

SECTION 9.0 DEFINITIONS & MEASURES

9.0 Definitions & Measures.

The following section provides general definitions for all new terms and terminology included in this design manual, as well as guidance on measuring for specified terms.

Alcove Frontage: A frontage type characterized by recessed building entries or display areas partially sheltered by the building mass, intended to provide transition space between the public sidewalk and interior uses.

Alley Setback: Minimum distance in linear feet (LF) of any building facades from property lines onto an existing or proposed alley.

Amenity Zone: The portion of the public realm located between the sidewalk zone and curb, intended to accommodate trees, lighting, furnishings, transit amenities, and other streetscape elements.

Active Commercial Use: Active commercial refers to street-facing, ground-floor uses that encourage walkability and activate sidewalks, such as shops, cafés, restaurants, and other active, customer-oriented businesses. See **Section 4.0 Use and Parking** for further detail.

Base Zoning District: The mapped zoning classification that establishes permitted uses, building form, height, and development standards applicable to lots within Downtown Camas. See **Section 3.0 Base Zoning Districts** for further details.

Blank Wall: A building façade segment lacking transparency, articulation, or pedestrian-oriented features for a continuous length exceeding the maximum permitted by this manual.

Building Footprint: For the purposes of this manual, the building footprint is the total square footage (SF) of any habitable structures or accessory buildings on a lot or lots as determined by the perimeter of those buildings on a site plan.

Building Frontage: The portion of a building façade that directly abuts or faces a public right-of-way, setback area, or frontage zone and is subject to frontage standards.

Building Height: A general standard for each base zoning district, building height measures the vertical dimension of a building in feet and stories.

HOW TO MEASURE: Building height is measured in linear feet and stories (#) by measuring the distance from the adjacent grade of the sidewalk on the primary street to the bottom of the eaves or parapet. Building height does not include any levels below-grade.

Building Uses: A general standard for each base zoning district, building uses are the primary uses of the main building on a site, not including any accessory or temporary uses. See **Section 4.0 Use and Parking** for further details.

Encroachment Zone: The area between the building façade or setback line and the sidewalk zone where limited projections, seating, signage, or weather protection elements may be permitted.

Facade Zone: The vertical plane of the building face adjoining the public realm, regulated to ensure transparency, entrances, articulation, and compatibility with street character.

Footcandle: A unit of illuminance used to measure the intensity of light on a surface. One footcandle is equal to the amount of light produced by one lumen uniformly distributed over one square foot. Footcandles are measured using a light meter, which is placed at the location being evaluated, such as on the ground for a sidewalk or parking lot. The sensor is typically pointed upward to capture the amount of light falling on that surface, and the device displays the result in footcandles.

Frontage Type (or Standards): A classified method as part of this manual by which a building interfaces with the public realm, including but not limited to shop, café, porch, stoop, forecourt, civic, or yard frontage. See **Section 6.0 Frontage Standards** for further details.

General Standards (for Public Realm): A set of standards as part of this manual which regulates common elements of the public realm on all street types within the street network. See **Section 8.0 General** for further details.

Ground Floor (Uses): The lowest occupied story of a building above finished grade, intended to accommodate uses and design features that directly engage the public realm. See **Section 4.0 Use and Parking** for further details.

Lot Coverage: The percentage (%) of a lot area occupied by the building footprint, calculated in accordance with the measurement standards of this manual.

HOW TO MEASURE: Lot coverage is calculated by dividing the footprint (in square feet) of the building or buildings on the lot or lots by the total lot size (in square feet) to derive a percentage.

Lot Depth: Lot depth is the dimension in feet of a lot or lots perpendicular to the primary street frontage along the public right-of-way.

Lot Size: Lot depth is the dimension in feet of a lot is the area, typically a maximum area, in square feet (FT) and determined by its length and width.

HOW TO MEASURE: Lot size can be measured easily by multiplying the lots width (in feet) by depth (in feet) for standard lots, and calculating the area based on GIS or other public sources for irregular shaped lots such as flag lots or triangular lots.

Lot Width: Lot width is the dimension of a lot or lots along the primary street frontage parallel with the public right-of-way.

Mixed Use: A development pattern in which multiple primary uses, such as residential and commercial, are integrated within a single building or site, typically in a vertical configuration.

Open or Common Spaces: For the purposes of this manual, open or common spaces are considered usable outdoor spaces or exterior spaces in square feet (SF) on a building that are accessible by all inhabitants of a building or open to the public.

Parking Setback: Minimum distance in linear feet (LF) of the placement of any structured or surface parking facilities or storage of vehicles on the site from the primary street or side street.

Passive Commercial Use: Passive commercial 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. See **Section 4.0 Use and Parking** for further detail.

Primary Street: The primary street is the dominant street for a lot as determined by the address on the parcel of land.

Primary Street Setback: Maximum distance in linear feet (LF) of the placement of the building facade on the ground floor from the property line on the primary street.

Primary Street / Upper-Level Setback: Minimum distance in linear feet (LF) of the placement of building facades on a designated upper-level from the ground floor building facade on the primary street.

Primary Uses: The primary use on the lot in the main building as identified in this manual per **Section 4.0 Use and Parking** for further details.

Public Realm (Standards): All publicly accessible spaces between the building façade and curb line, including sidewalks, planting areas, amenity zones, and related streetscape elements, regulated as part of this manual. See **Section 7.0 Public Realm Standards** for further details.

Rear Yard Setback: Minimum distance in linear feet (LF) of any building facades from property lines at the rear of the yard.

Regulating Plan: The official map that assigns base zoning districts and street types to individual parcels, establishing the framework for applicable zoning and design standards. See **Section 2.0 Regulating Plan** for further details.

Setback: The required minimum or maximum distance between a building façade and a property line (or public right-of-way line), measured horizontally and regulated by base zoning district.

Street Network: The mapped network of streets based on intended character within Downtown Camas which assigns frontage standards, public realm standards for the purposes of this manual. See **Section 5.0 The Street Network** for further details.

Sidewalk Zone: The unobstructed portion of the public realm reserved primarily for pedestrian circulation, required to meet minimum width and accessibility standards.

Side Street: The side street is the less-dominant street for a lot which is often a street perpendicular and secondary to the primary street. If no primary street is present, the side street shall serve as the primary street for the purposes of this manual.

Side Street Setback: Maximum distance in linear feet (LF) of the placement of the building facade from the property line on the side street.

Side Yard Setback: Maximum distance in linear feet (LF) of any building facades from property lines on adjacent lots.

Street Type: A functional and design classification assigned to a public street that determines applicable frontage standards, public realm dimensions, and streetscape requirements.

Transparency: The percentage of a building façade composed of clear, non-reflective glazing that allows visual connection between interior spaces and the public realm.

Upper Floor (Uses): Any occupied building story located above the ground floor, subject to distinct use, setback, and design standards. See **Section 4.0 Use and Parking** for further details.

Zero Lot Line: The condition when the facade of a building on a primary street or side street is built on or very near the public right-of-way, resulting in a zero (0') foot or very near zero foot setback.

For all other definitions or measurements, see **Chapter 18.03 Definitions** of the Camas Municipal Code.

FOR MORE INFORMATION PLEASE CONTACT

Community Development Department
The City of Camas
616 NE 4th Avenue; Camas, WA 98607
communitydevelopment@cityofcamas.us
360-817-1568