

Chapter 18.20 Mixed Employment (ME)

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18.20.010 Purpose

- A. Purpose and Intent. The Mixed Employment District provides a variety of employment focused activities located in strategic areas of the community. These areas are important to the local and regional economy, contributing to the overall economic sustainability of the City of Camas by enhancing service variety and job diversity through a range of employment opportunities closer to residents with access to good transportation options. Mixed Employment Districts are characterized by higher employment density such as advanced manufacturing, research and development, service commercial, offices, and limited retail uses. These districts encourage innovation and a business environment that is flexible and resilient to changing economic conditions and customary business cyclical conditions.

The ME district standards encourage and accommodate the adaptive reuse of existing development and emphasize multimodal accessibility and connectivity. It also provides a zoning designation for uses which will create local higher wage employment opportunities and offer a wide range of uses that are compatible with one another as well as adjoining residential and commercial areas. The ME districts can be located on small or large sites and present a sustainable alternative to solely commercial or industrially designated areas while retaining legacy light industrial and business park uses. Primary uses include a broad mix of light industrial, research and development, advanced technology production, artisan/craft industrial, commercial, office, and personal service uses, within a more amenity-rich environment.

- B. Flexibility of Property Development Regulations. The ME district provides for flexibility of certain property development regulations, placement and clustering of buildings, and provisions for site design intended to promote innovative approaches to planning, including:
1. The encouragement of employment expansion to the city's economic base through emerging business types and new capital investment;
 2. The preservation of natural features, open space areas and native vegetation;

3. The provision of on-site essential services for industries, employees, and customers;
 4. The protection of adjacent properties from adverse impacts; nearby existing and future non-employment land uses and activities; and
 5. The arrangement of buildings and land use intensities, as they relate to surrounding land uses to minimize and mitigate adverse impacts.
- C. Anticipated Benefits. Development within the ME district is of direct and indirect economic benefit to the city in the form of high-wages, innovative and resilient employers, local employment with a diverse work force, desirable creative designs for projects, and tax revenue for the city to fund urban services at appropriate levels. Development within this district will also diversify the economy by realizing diverse employers and uses.

18.20.020 Site development standards

Site improvements shall be designed to result in a complementary appearance that will blend with surroundings and be compatible with neighboring developments.

- A. Dimensional Standards are established in Section 18.09.030.
- B. Grading and Drainage. Site grading and drainage shall be designed by a Washington licensed civil engineer. Grading and slopes are to be compatible with landscaping materials, shall not permit erosion, and shall minimize use of retaining walls to control slopes. Plans submitted for building permits shall include a construction phase mitigating procedure to control temporary runoff, erosion, sedimentation, or other objectionable effects.
- C. Parking and Loading.
1. Shared parking is encouraged between adjacent uses.
 2. Parking areas available to the general public should be clearly identified.
 3. Parking areas between the primary street and the front of the building should be limited to visitor and accessible spaces. Employee parking should be located behind the front of the building screened from the public right of way.
 4. Parking areas between the primary street and front of building should have a minimum landscape area of 20 feet from right of way to the paved area.
 5. All new developments should provide multimodal connections throughout the development, as well as to adjacent developments.
 6. All loading areas within parking areas shall be located to minimize viewing from adjacent properties and roadways. They shall be screened from horizontal view

with the use of dense landscaping, mounds, view screen fencing, or other approved means.

7. Truck docks and loading areas are not permitted on the front elevation of the property and are to be screened from the front view if located within the side yards.

- D. Refuse/Storage. Refuse areas and service/storage areas are to be located under cover. Refuse areas should be located behind the building screened from the right of way.
- E. Utilities. All utility service lines are to be located underground. All pad-mounted equipment and other visible utility and service equipment are to be carefully located to minimize appearance and shall be appropriately screened consistent with required access and safety requirements.
- F. Fencing. Perimeter fencing shall be so constructed as to minimize visual impacts. Walls or fences separating adjoining parcels may be located at the property line. No wall or fence taller than three feet shall be placed within the landscape setbacks along rear or side lot lines, and no wall or fence exceeding three feet in height shall be located on the property, except for security fencing. Security fencing shall blend into and be compatible with landscaping. Fencing shall have earth tone colors of brown, tan, gray, or green. Walls shall be constructed of materials compatible with the building architecture.
- G. Lighting. Site and building lighting shall be designed to minimize glare to the adjacent properties. Site-lighting poles shall not exceed twenty feet in height and shall direct the light downward. Lighting sources viewed from above or below on adjacent property shall be shielded. Building lighting is to be concealed and indirect. Lighting in service areas is to be contained to conceal visibility of light sources from street and adjacent property. Site lighting is to be designed to provide uniform distribution, and the light levels shall be adequate for reasonable security and safety on the premises.

18.20.030 Building design guidelines

- A. All structures should be designed to complement the local setting and with neighboring developments, while contributing to the overall architectural character of the area. The building design should appear as an integrated part of the design concept. All facilities should be designed by a Washington licensed architect and reflect a high standard of architectural design. Buildings should be either reinforced concrete and steel, masonry, or wood frame construction. Prefabricated metal buildings or sheet metal-sided structures are not permitted, unless an exception is made by staff review, based upon a design that meets or exceeds the overall architectural character of the area.

- B. Building design should consider the orientation toward major streets and thoroughfares; vehicular and pedestrian flow patterns; the character of neighboring development; expression of the facilities functional organization and individual character; and the satisfaction of the physical and functional needs of facility users.
- C. Design features that can contribute to the design character of a project include entrance drives, enhanced visitor parking areas, highlighted visitor entrances and entry plazas, decorative pedestrian plazas and walkways, focal landscape treatments and site sculptures, employee lunch areas (with amenities such as outdoor seating, garden areas, etc.), atriums and interior courts, dynamic building and roof forms, distinctive window patterns, shade and shadow patterns, surface treatments, and accent lighting and landscaping.
- D. Long, blank, straight building facades are generally discouraged as they are uninviting and visually uninteresting. Building setbacks shall be varied, and all facades articulated to add visual variety, distinctiveness, and human scale. Space created by the varied setbacks of the building facades can accommodate landscaping and pedestrian/employee areas that contribute to visual interest. Buildings should orient along the length of the primary street frontage in order to avoid visual exposure of loading areas to the public right of way.
- E. Exterior building colors shall be compatible with the surrounding man-made and natural environments, and not in competition with surrounding elements for attention (i.e., building color should not, in any way, become signing for the site). Generally, muted colors are encouraged with primary colors or other bright colors used only as accents to enliven the architecture. Repetition and overuse of a single approach to the use of color, such as horizontal stripes/bands, can result in this treatment losing its effectiveness.
- F. Roof-mounted equipment that is visible from adjacent, elevated property should be painted a compatible color with the roof screen.
- G. All rooftop or outdoor mechanical equipment shall be fully screened from public view in a manner which is architecturally integrated with the structure. Screening shall be constructed to a finished standard using materials and finishes consistent with the rest of the building. Building designs should consider potential visibility of equipment from elevated rights-of-way or adjoining property.
- H. All vents, flues, or other protrusions through the roof, less than sixteen inches in diameter need not be screened from view but must be painted or treated to blend with the color of the background. All such vents, flues, or other protrusions through the roof, more than sixteen inches in diameter shall be considered mechanical equipment and shall be screened from view.

18.20.040 Warehousing

A. Warehousing, indoor storage, and distribution activity may be allowed only as an accessory use when directly associated with and subordinate to a permitted principal use located on the same site. Accessory warehousing may include storage of raw materials, equipment, inventory, finished goods, tools, vehicles, or supplies used in connection with the principal use, but shall not function as a stand-alone warehouse, distribution center, fulfillment center, freight terminal, mini-storage facility, self-service storage facility, or outdoor storage yard.

B. Accessory warehousing, indoor storage, and distribution areas shall not exceed fifty percent of the gross floor area of the building or tenant space unless a greater percentage is approved by the approval authority upon finding that the storage area is necessary to support the principal permitted use, the principal use remains the dominant use of the site or tenant space, and the use will not generate traffic, truck trips, loading activity, outdoor storage, noise, or other operational impacts inconsistent with the purpose of the zone.