

Chapter 18.05 ZONING MAP AND DISTRICTS

18.05.010 Zoning maps administration.

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

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

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

18.05.020 Districts designated.

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

<u>District</u>	<u>Symbol</u>	<u>Comprehensive Plan Designation</u>
<u>Residential-6</u>	<u>R-6</u>	<u>Residential - Low</u>
<u>Residential-7.5</u>	<u>R-7.5</u>	<u>Residential - Low</u>
<u>Residential-10</u>	<u>R-10</u>	<u>Residential - Low</u>
<u>Residential-12</u>	<u>R-12</u>	<u>Residential - Low</u>

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

District	Symbol	Comprehensive Plan Designation
Residential 15,000	R-15	Single-family Low
North Shore Lower Density Residential	LD-NS	NS Single-Family Low
Residential 12,000	R-12	Single-family Medium
Residential 10,000	R-10	Single-family Medium
Residential 7,500	R-7.5	Single-family Medium
Residential 6,000	R-6	Single-family High
Multifamily 10	MF-10	Multifamily Low
Multifamily 18	MF-18	Multifamily High
North Shore Higher Density Residential	HD-NS	NS-Multifamily High
Multifamily Cottage	MF-C	Overlay
Neighborhood Commercial	NC	Commercial
Community Commercial	CC	Commercial
Regional Commercial	RC	Commercial
North Shore Commercial	C-NS	NS-Commercial
Mixed Use	MX	Commercial
North Shore Mixed Use	MX-NS	NS-Commercial
Downtown Commercial	DC	Commercial

North Shore Mixed Employment	ME-NS	NS-Industrial
Light Industrial	LI	Industrial
Heavy Industrial	HI	Industrial
Business Park	BP	Industrial
Light Industrial/Business Park	LI/BP	Industrial
Neighborhood Park	NP	Park
Special Use Park	SU	Park
Open space/Green space	OS	Open space Green space
North Shore Parks/Open Space	P/O-NS	NS-Parks/Open Space

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

(Ord. No. 2547, § II(Exh. B), 5-18-2009; Ord. No. 2667, § I, 12-17-2012; Ord. No. 2672, § I(Exh. A), 1-22-2013; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 2694, § I, 2-3-2014; Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 23-010, Exh. A, 8-7-2023)

18.05.030 Boundary determination.

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

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

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

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

18.05.040 Residential and multifamily zones.

- A. R-15 Residential-15,000. This zone is intended for single-family and middle housing dwellings with a minimum density of two to three dwellingslots per acre. This zone will permit the rural character of a number of existing neighborhoods to be maintained. The average lot size is fifteen thousand square feet.
- B. R-12 Residential-12,000. This zone is intended for single-family and middle housing dwellings with densities of three to four dwelling unitslots per acre. This zone is designated for areas with steep topography for greater flexibility in site layout, and where potential hazards do not exist. The average lot size is twelve thousand square feet.
- C. R-10 Residential-10,000. This zone is intended for single-family and middle housing dwellings with densities of four to five dwellingslots per acre. This zone is intended to be zoned near low density residential districts, and where potential natural hazards do not exist. The average lot size is ten thousand square feet.

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- D. ~~R-7.5 Residential-757,500~~. This zone is intended for single-family and middle housing dwellings with densities of five to six dwellingslots per acre. This zone should have less slope than lower density zones, and be adjacent to existing high density residential districts. The average lot size is seven thousand five hundred square feet.
- E. ~~R-6 Residential-6,000~~. This zone is intended for for single-family and middle housing dwellings with densities of six to seven dwellingslots per acre. The slope of property is less than other lower density residential zones. This zone serves a transition to multifamily or commercial zones. The average lot size is six thousand square feet.
- F. LD-NS North Shore Lower Density Residential. This zone is intended for residential dwellings in the North Shore subarea with a minimum density of four dwellings per acre and a maximum density of five and eight tenths dwellings per acre. This zone will reflect the rural character of a number of existing residences and can support transitions from existing uses to more dense zones.
- G. MF-10 Multifamily Residential. This zone provides for a diversity of dwellings such as duplexes, triplexes, fourplexes, rowhouses, and apartment complexes, with a density of up to ten units per acre. It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone can also serve as a transition between commercial and residential zones.
- H. MF-18 Multifamily Residential. These zones are intended to provide for dwellings such as rowhouses and apartment complexes. It is desirable for these zones to be adjacent to parks and multi-modal transportation systems. These zones also serve as a transition between commercial and residential zones.
- I. MF-24 Multifamily Residential. These zones are intended to provide for dwellings such as rowhouses and apartment complexes. It is desirable for these zones to be adjacent to parks and multi-modal transportation systems. These zones also serve as a transition between commercial and residential zones.
- J. HD-NS North Shore Higher Density Residential. This zone is intended for residential dwellings in the North Shore subarea with a minimum density of ten dwellings per acre and a maximum density of eighteen dwelling units per acre. This zone provides for a diversity of dwellings and serves as a transition between commercial areas and residential uses.
- K. MF-C Cottage. This is an overlay zone, which is intended to increase the housing supply and style choices for smaller, single-level dwellings. It is desirable that cottages are designed to include unique architectural elements such as a front porch, steep-pitch gable roof, and a recessed garage; and to accommodate those with mobility impairments. This overlay zone may be utilized within multi-family zones only, and upon approval of a zoning district change. This overlay zone is not required for cottage dwellings in the North Shore District. See 18.07.030 and 18.07.040 for allowed uses in the North Shore.
- L. DT-R Downtown Residential. A primarily residential area defined by smaller-scale housing types—such as cottages, duplexes, triplexes, fourplexes, and accessory dwelling units—often on existing single-family lots. The district maintains a lower-density character while allowing incremental infill that respects existing neighborhood patterns and historic scale.

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

(Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 2694, § II, 2-3-2014; Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 23-010, Exh. A, 8-7-2023)

18.05.050 Commercial, mixed use, and industrial zones.

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

- A. NC Neighborhood Commercial. This zone provides for the day-to-day needs of the immediate neighborhood. This zone is intended to be small, but fairly numerous throughout the city. Typical uses include, but are not limited to Convenience goods (e.g., food, drugs and sundries), along with personal services (e.g., dry cleaning, barbershop or beauty shop), are common goods and services offered.
- B. CC Community Commercial. This zone provides for the goods and services of longer-term consumption, and tend to be higher-priced items than the neighborhood commercial zone district. Typical goods include clothing, hardware and appliance sales. Some professional services are offered, e.g., real estate office or bank. Eating and drinking establishments may also be provided. This zone tends to vary in size, but is larger than the neighborhood commercial zone.
- C. RC Regional Commercial. This zone provides apparel, home furnishings, and general merchandise in depth and variety, as well as providing services for food clusters and some recreational activities. Regional commercial is the largest of the commercial zones and is designed to serve the region or a significant portion of the region's population.
- ~~D. DC Downtown Commercial. This zone is designated as a large community commercial area, providing a large range of goods and services. This area is designed to promote commercial diversification to serve the immediate residential and office uses in the surrounding areas. Compact development is encouraged that is supportive of transit and pedestrian travel, through higher building heights and floor area ratios than those found in other commercial districts.~~
- D. DT-HMSC Historic Main Street Core. The most compact and walkable district, featuring continuous street facing buildings with minimal setbacks and active ground floors. Uses include retail, dining, civic, and upper-story office or residential. Architecture emphasizes preservation, human scale, and a fine-grain frontage pattern typically up to four (4) stories tall.
- E. DT-MXM Downtown Mixed-Use: Mid Rise. A vibrant, higher-density urban zone with buildings ranging up to six (6) stories. Supports a mix of residential, commercial, and civic uses with structured parking and active ground-floor frontages. Streets are multimodal, with wide sidewalks, trees, and transit access.
- F. DT-MXL Downtown Mixed-Use: Low Rise. A transitional zone with up to four (4) story buildings and a mix of neighborhood-serving retail, offices, and housing, including a range of missing middle housing. Slightly deeper setbacks and increased landscaping support a softer urban edge while maintaining pedestrian orientation and urban form.
- G. ME Mixed Employment. This zone is designated to recognize and accommodate certain areas that may have typically developed with light industrial or business park uses but are transitioning from an exclusively industrial orientation to a broad mix of light industrial, artisan/craft industrial, commercial, office, and personal service uses, within a more amenity rich environment. Retail uses are generally seen as secondary uses. The ME districts encourage innovation and a business environment that flourishes through adaptation and resiliency.
- ~~EH.~~ C-NS North Shore Commercial. This zone is designated as a commercial area in the North Shore subarea, meaning a range of goods and services are available.
- ~~FL.~~ ME-NS North Shore Mixed Employment. This zone allows a wide variety of employment uses in the North Shore subarea, including retail, office space, warehouse, manufacturing, and other employment uses.

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- ~~G. LI Light Industrial. This zone provides for uses that are more compatible with commercial, residential, or multifamily uses. Typical uses in this zone include assembly and manufacturing of electronic and precision instruments. More intensive industry, e.g., metal fabrication, is excluded.~~
- ~~H. BP Business Park. This zone provides for employment growth in the city by protecting industrial areas for future employment. Design of business park facilities in this district will be campus style, with landscaped buffers, and architectural features compatible with surrounding areas.~~
- ~~I. LI/BP Light Industrial/Business Park. This zone provides for uses such as, offices related to industrial usage, research and development, limited commercial, and associated warehousing uses, including the provision of employee recreation opportunities. Development in campus like setting with generous landscaping, well-designed buildings and near major traffic corridors is anticipated.~~
- J. HI Heavy Industrial. This zone provides for a wide range of industrial and manufacturing uses. Types of activities in this zone include assembly, manufacturing, fabrication, processing, bulk handling and storage, research facilities, associated warehousing, and heavy trucking. West of Lacamas Creek/Washougal River, residential uses may be allowed as a conditional use as part of a mixed-use redevelopment.
- K. MX Mixed Use. This zone provides for a wide range of commercial and residential uses. Compact development is encouraged that is supportive of transit and pedestrian travel.
- L. MX-NS North Shore Mixed Use. This zone provides for a wide range of commercial and residential uses in the North Shore subarea. Compact development that supports transit and pedestrian travel is encouraged. Mixed-use areas should create spaces for community gathering, waiting, discussion, and outdoor commercial activities. Horizontal and vertical mixed-use developments are allowed. Mixed-use development should include multiple entries and windows on the ground floor to facilitate business access, create visual interest, and promote safety. For the residential uses, this zone allows a maximum density of twenty-four dwellings per acre and minimum density of ten dwelling units per acre. Each horizontal mixed-use development should have no more than seventy percent of the total acreage of the development dedicated to residential uses. Each vertical mixed-use development shall, at a minimum, dedicate the ground floor to commercial uses (up to fifty percent of the ground floor may be used for indoor parking). Residential multifamily is allowed only on the second floor or above or in the back of commercial buildings as a live-work unit (only twenty-five percent of the required thirty percent can be live-work units).

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

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

18.05.060 Overlay zones/special planning areas.

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

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

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

18.05.070 Park and open space zoning.

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

open spaces, and natural areas that contribute to community health, environmental protection, recreation, and quality of life.

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