

Chapter 18.19 DESIGN REVIEW¹

18.19.010 Purpose.

This chapter is intended to provide for orderly and quality development consistent with the design principles of the "Camas Design Review Manual: Gateways, Commercial, Mixed-Use and Multifamily Uses," hereafter referred to as the Design Review Manual (DRM), the "Downtown design manual," and the "North Shore design manual." The design review process is not intended to determine the appropriateness of a given use on a given parcel. The design review process is intended to produce a meaningful integration of building, landscaping and natural environment. This will protect the general health, safety, and welfare of the community by making efficient use of the land, which is consistent with the visual character and heritage of the community.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

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

18.19.020 Scope.

Design review is required for all new developments within commercial, mixed-use, mixed employment business park, or multifamily zones, redevelopment (including change in use, e.g., residential to commercial), or major rehabilitation (exterior changes requiring a building permit or other development permit). Commercial uses in the context of design review include both traditional uses listed as commercial under the zoning code, including those listed as active or passive retail uses in the Downtown design manual, as well as recreational, religious, cultural, educational, and governmental buildings and associated properties. Additionally, design review is applicable to all new developments or redevelopments within a design overlay gateway area as defined in Chapter 18.xx Design Overlay ~~the design review manual~~. Design review is also required for all development within the North Shore subarea, consistent with the North Shore design manual.

Consistency with this chapter shall be reviewed by the approval authority during the development review process.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

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

18.19.025 Applicability and scope of the downtown design manual (DDM).

The provisions of this manual shall be applied to public and private parcels located within the downtown subarea ~~commercial zone~~. Development of parcels within the downtown subarea shall comply with the standards found in the DDM. The standards within the DDM supersede the general requirements of the DRM for parcels located within the downtown commercial zone.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

¹Prior ordinance history: Ords. 2443 and 2515.

18.19.030 Design review manual adopted.

The city's design standards are primarily contained in the design review manual, which was adopted by the city.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

18.19.035 Downtown design manual adopted.

The city's design standards for the downtown ~~subarea~~commercial zone are contained in the manual, which is adopted by the city.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

~~18.19.040 Design review committee.~~

- A. ~~The city council shall establish a seven person design review committee (DRC) for the purposes of reviewing specific proposals, and recommending conditions and/or other actions necessary for consistency with the principles of the DRM. The DRC members serve at the pleasure of the city council. The DRC shall consist of six members appointed by the city council, including two from the development community, one council member, one planning commissioner, and two citizens at large. A seventh member shall be a neighborhood representative of the surrounding neighborhood to a specific proposal, or a United Camas Association of Neighborhoods member.~~
- B. ~~The DRC will hold a public meeting to consider a design review application when:~~
- ~~1. The city planner determines that the issues related to a specific proposal are complex enough to warrant a review by the DRC;~~
 - ~~2. The proposal varies from the guidelines of the DRM; or~~
 - ~~3. When an administrative decision on a design review application is appealed with no prior review by the DRC.~~
- C. ~~The DRC shall not issue a decision, but shall prepare a written recommendation, together with findings to support the recommendation, to the approval authority within ten days of a public meeting held for that purpose (RCW 36.70.020(5)).~~

(Ord. 2518 § 1 (Exh. A (part)), 2008)

18.19.050 Design principles.

The principles as provided in the DDM or DRM are mandatory and must be demonstrated to have been satisfied in overall intent in order for approval of a design review application to be granted. Standard principles listed below shall apply to all commercial, mixed use, or multifamily uses outside of Downtown. Specific principles are used in addition to the standard principles outside of Downtown for design overlays, gateways and corridors, commercial, and mixed uses, and multifamily (e.g. apartments, stacked housing, townhouses, duplexes), and the North Shore subarea. Design principles for Downtown are included in the DDM.

- A. Standard Principles.
1. Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.

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2. All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.
 3. Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.
 4. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.

B. Specific Principles.

1. All new development and redevelopment within design overlays shall meet the minimum requirements in Chapter 18.xx Design Overlays Gateways, which supersede the specific principles for Commercial and Mixed Uses and Multifamily as described in 18.19.050.B.2 and B.3 below.
 - a. ~~Gateways shall be devoid of freestanding signs. Preexisting freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the city.~~
 - b. ~~Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.~~
 - c. ~~Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.~~
 - d. ~~The surface of pedestrian walkways within intersections shall be accentuated with a unique character.~~
 - e. ~~A consistent streetscape lighting scheme shall be used.~~
2. Commercial and Mixed Uses.
 - a. On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All on-site parking areas along adjacent roadways shall be screened with landscaping. ~~Downtown commercial and mixed-use areas shall not be required to provide on-site parking.~~
 - b. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.
 - c. Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial developments next to residential areas) shall be designed to mitigate size and scale differences.
 - d. Developments containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance, or creates a cohesive development.
 - e. Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes their impact on adjacent lower intensity uses.
 - f. Walls shall be broken up to avoid a blank look and to provide a sense of scale.
 - g. Outdoor lighting shall not be directed off-site.
3. Multifamily
 - a. Stacked Housing.
 - i. All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than six to ten spaces.

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- ii. Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.
 - iii. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale. Consistent with RCW 36.70A.815, this standard does not apply to affordable housing, new construction meeting passive house requirements, retrofit of existing buildings meeting passive house requirements, the conversion of existing buildings to housing, modular construction, mass timber construction.
 - iv. Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.
 - v. Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look except as not allowed per RCW 36.70A.815, as noted in 18.19.050.B3.iii above.
 - b. ~~Townhomes and Rowhouses.~~
 - i. ~~All on-site parking areas (excluding driveways and garages) shall be screened with landscaping.~~
 - ii. ~~Buildings shall be used to define the streetscape unless site conditions prove prohibitive.~~
 - iii. ~~When appropriate, structures abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.~~
 - iv. ~~Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.~~
 - v. ~~Detached garages shall be located to the rear of the townhouse or rowhouse unit(s) so as not to be directly viewable from a public street.~~
 - vi. ~~Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.~~
 - c. ~~Duplex, Triplex and Four-Plex.~~
 - i. ~~Garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.~~
 - 4. North Shore Subarea. All development within the North Shore subarea shall meet the minimum requirements determined in North Shore Design Manual.
 - a. Use a stepped-transition in building height and mass to move from higher density to lower density and from more intense mix-of-uses to single uses to provide compatible scale and privacy between developments. Building height transitions shall be applied to new and vertically expanded buildings in the HD-NS, C-NS, MX-NS, and ME-NS zones within twenty feet (measured horizontally) of an existing single detached residential building thirty feet or less in height. The building height transition standard is met when the height of the taller building does not exceed one foot of height for every one foot separating the new building from the existing single detached residential structure.

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- b. Vary lot sizes, front yard setbacks, and building product type for residential uses to avoid predictable suburban development patterns (also known as "cookie cutter" development) and better reflect the natural geography.
 - c. Minimize the visibility of off-street surface parking where feasible by instead integrating structured and tuck-under parking in buildings or locating surface parking behind buildings.
 - d. Provide public-facing facades and building entries-regardless of land use-that provide weather protection from wind, rain, sun, and the occasional snow.
 - e. Include multiple entries and windows on ground floor commercial uses facilitate business access, create visual interest, and promote safety.
 - f. Encourage an aesthetic that complements the surroundings (such as the Pacific Northwest style) through site design, exterior building materials, landscaping, and other features. Exterior building materials may include: concrete, wood, standing-seam sheet metal, glass, board-and-batten, wood siding, corrugated sheet metal, board-formed concrete, board-and-batten siding, commercial/industrial terra-cotta, stone siding, spaced wood sun screens, ply-formed concrete, horizontal wood siding, brick, sheet metal panels, standing-seam metal roofing, stucco, and/or heavy-timber.
 - g. Use dark-sky friendly lighting for outdoor areas, such as full cutoff fixtures, or limiting light trespass from buildings into the street.
 - h. Design the development to maximize potential for passive solar and solar-ready construction.

5. Downtown Subarea. All development within the Downtown Subarea shall meet the minimum requirements in the Downtown Design Manual.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

(Ord. No. 16-006, § I, 5-2-2016; Ord. No. 23-010, Exh. A, 8-7-2023)

18.19.060 Guidelines.

- A. The guidelines include five major categories:
 - 1. Landscaping and screening;
 - 2. Architecture;
 - 3. Massing and setbacks;
 - 4. Historic and heritage preservation; and
 - 5. Circulation and connections.
- B. Each of the major guidelines include subcategories. Compliance with the guideline categories and subcategories demonstrate compliance with the principles. However, not every guideline may be deemed applicable, and therefore required, by the approval authority. Additionally, there may be circumstances where an alternative design solution is proposed that meets the guidelines and intent of the established principles, but is not in strict compliance. Development proposals with alternative design solutions are subject to review by the approval authority, and the approval authority may approve a variance from one or more guidelines, provided the overall intent of the principles is satisfied.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

(Ord. No. 2691, § I(Exh. A), 1-21-2014)

(Supp. No. 48, Update 1)

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18.19.070 Application requirements.

Application for design review shall be submitted on the most current forms provided by, and in a manner set forth by the ~~community development director or designee~~ Community Development Director (Director). The application shall include such drawings, sketches, and narrative as to allow the approval authority review of the specific project on the merits of the city's design review manual and other applicable city codes. An application shall not be deemed complete unless all information requested is provided.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

18.19.090 Deviations to design review guidelines.

A design review application that includes a deviation from any of the five major guidelines of the DRM shall be subject to review and recommendations from the ~~approval authority design review committee~~. The approval authority DRC shall base ~~its~~ its ~~their~~ its ~~recommendation~~ decision upon findings setting forth and showing that all of the following circumstances exist:

- A. Special conditions or circumstances exist which render a specific requirement of the DRM unreasonable, given the location and intended use of the proposed development;
- B. The special conditions and circumstances are characteristic of the proposed general use of the site, and not of a specific tenant;
- C. The specific conditions and circumstances are not representative of typical development which may be allowed within the zoning district;
- D. The requested deviation is based upon functional consideration rather than economic hardship, personal convenience or personal design preferences;
- E. Variation from a guideline(s) has sufficiently been compensated by other site amenities; and
- F. The requested deviation will not result in a project that is inconsistent with the intent and general scope of the DRM principles.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

18.19.100 Enforcement.

Failure to comply with the requirements of this chapter, or a decision resulting from this chapter are enforceable under Article VIII of CMC Chapter 18.55 Administration and Procedures.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)