



STAFF REPORT

Annual Comprehensive Plan Amendments

City File Numbers: CPA20-01, CPA20-02, and CPA20-03

TO: Planning Commissioners **DATE:** June 30, 2020

FROM: Sarah Fox, Senior Planner

LOCATION: Refer to individual cases

PUBLIC NOTICES: Notice will be published as required for public hearings when scheduled.

APPLICABLE LAW: Camas Municipal Code Chapters (CMC) Chapter 18.51

Contents:

- I. COMPREHENSIVE PLAN AMENDMENT PROCESS 1
- II. BACKGROUND 2
- III. LAND INVENTORY 2
- IV. APPLICABLE COMPREHENSIVE PLAN GOALS & POLICIES..... 3
- V. PROPOSED AMENDMENTS 4
- VI. PUBLIC COMMENT 9
- VII. NEXT STEPS 9
- VIII. TABLE 1 –2020 COMPREHENSIVE PLAN ACREAGE (PROPOSED)..... 10
- IX. TABLE 2 - DEVELOPMENTS APPROVED SINCE 2016 TO DATE 11
- X. FIGURES OF EACH PROPOSED AMENDMENT..... 12
- XI. ZONING REGULATIONS..... 14

This Staff Report will:

- Analyze the City's Comprehensive Plan policies and goals
- Analyze the issues set forth in CMC 18.51

I. COMPREHENSIVE PLAN AMENDMENT PROCESS

Each year in the months leading up to January, the City announces that proposed amendments to the Comprehensive Plan will be received for 30 days. The 2020 announcement was published in the Camas Post Record and ran weekly from November 19 to December 5, 2019. The City received two applications (Files: CPA20-02 and 03) and one withdrew (CPA20-01).

II BACKGROUND

In 2016, the city adopted a cover to cover update to its comprehensive plan and map, titled Camas 2035 (Ord. 16-010). The city's comprehensive plan guides land use development and public facility investment decisions, consistent with the state's Growth Management Act (GMA) and Clark County's Community Framework Plan.

The plan includes six elements that work together to achieve the community's vision and long-term economic vitality. Those elements include policies and goals as follows: Land Use; Housing; Natural Environment; Transportation and Street Plans; Public Facilities, Utilities, and Services; and Economic Development.

The plan anticipated that the city would have a total population of 34,098 in 2035 and would add 11,182 new jobs. The city's estimated 2020 population according to the Office of Finance and Budget (OFM) is 25,140, which is a 4.3% growth from 2019.

The City must evaluate proposed comprehensive plan changes in order to provide a balance of residential and employment lands. The City must also carefully evaluate the amount of developable land for each use, after deducting for critical areas or other challenges. The following report will discuss the city's compliance with the population and employment allocations to date and provide an analysis of the proposed amendments.

III LAND INVENTORY

EMPLOYMENT LANDS

The city's vision for economic development (Camas 2035, Section 6.1) in part reads, "In 2035, the economy has grown to attract a variety of businesses that offer stable employment opportunities and family wage jobs in the medical and high tech fields."

The City has approximately 3,398 acres designated for employment (combined commercial and industrial lands), or 33% of the overall acreage. Based on Clark County's Vacant Buildable Lands Model, it is estimated that there is 1,124 net acres of vacant and underutilized employment land in Camas. The model estimates that the city needs 337 net acres of Commercial land and 493 acres of Industrial land (total of 830 net acres) to create 11,182 additional jobs by 2035. According to the calculations, there is excess capacity of 294 net acres of employment land.

Given the high-level nature of the buildable lands analysis, there may be additional land that cannot be developed when detailed site plans are researched, or alternatively, a new employer may exceed the estimated jobs per acre based on whether their industry can expand vertically instead of lineally.

The Industrial comprehensive plan designation is comprised of the following zones: Light Industrial (LI); Light Industrial Business Park (LI/BP); Business Park (BP); and Heavy Industrial (HI). The city's industrial lands include the top employers, some school district properties, and provide family-wage jobs. Commercially designated properties include the following zones: Regional Commercial (RC); Downtown Commercial (DC); Mixed Use (MX); Neighborhood Commercial (NC); and Community Commercial (CC). The most recent commercial developments and preliminary approvals have occurred in the city's downtown and along NW 38th Avenue.

RESIDENTIAL LANDS

The majority of land in Camas is designated for single family residential uses (45%). Together with multifamily, residentially designated lands comprise approximately 53% of total acreage. Camas 2035 states that the city must add 3,868 new residential units within residentially designated areas by 2035 to meet the growth rate of 1.26 percent population growth per year. Since adoption in 2016, there has been an average of 250 residential units built per year.

Since 2016, preliminary plat approval has been granted to 18 developments for a total of 1,770 lots. The city has approved eight multi-family developments, with a combined multi-family unit total of 646 units. Refer to Section IX of this report for a detailed list of developments.

IV APPLICABLE COMPREHENSIVE PLAN GOALS & POLICIES

In order to support changes to the comprehensive plan, Camas 2035, the city must determine that the plan is deficient or should not continue in effect. Further, the city must agree that the proposed amendments comply with and promote the goals of the growth management act.

Commercial and industrial properties are where we focus job growth in the city. The 2035 Plan includes goals and policies for job growth within the Economic Development element of the plan (Ch. 6). The Lofts at Camas Meadows (**CPA20-03**) is located within the "Grass Valley" area of the city, which is within an economic development target area. The Lofts at Camas Meadows proposes to amend the Industrial designation to Commercial, with an associated zoning of Mixed Use.

The Mills Family (**CPA20-02**) proposed amendments would convert a portion of their employment land to residential. This proposal must be evaluated based on the goals and policies within the Housing Element (Ch. 2) of the comprehensive plan along with specific goals for "North Shore" economic development area of the city.

Housing (Camas 2035, Ch. 2): The city's housing goals and policies focus on increasing housing diversity and affordability over the next 20 years. Citywide housing goal (H-1) states, "*Maintain the strength, vitality, and stability of all neighborhoods and promote the development of a variety of housing choices that meet the needs of all members of the community.*" The following policies are particularly applicable to the proposed amendments:

H-2.3: Any comprehensive plan designation change that increases residential capacity should require a quarter (25 percent) of the new units to be affordable to households earning 50 to 80 percent of Camas' MHI at the time of development.

H-2.4: All affordable housing created in the City should remain affordable for the longest possible term, whether created with public funds, through development agreements, or by regulation.

H-1.4: Require a percentage of newly created lots to include one or more of the following unit types (to be designated on the face of the plat): Single-story dwellings; Barrier-free dwellings (consistent with Americans with Disabilities Act [ADA] guidelines); ADUs, to be constructed concurrent with primary dwellings.

Employment Land Use (Camas 2035, Ch. 1): "Goal LU-2: Create a diversified economy and serve Camas residents and tourists by providing sufficient land throughout the City to support a variety of business types and employment opportunities."

Policy Lu-2.7: Protect employment land from conversion to residential uses in order to ensure an adequate supply of commercial and industrial land to meet 20-year employment projections.

Economic Development (Camas 2035, Ch. 6):

Grass Valley Economic Development Goal, ED 3: Promote a cooperative industrial business park in which businesses and the City share resources efficiently to achieve sustainable development, with the intention of increasing economic gains and improving environmental quality.

Policy ED-3.3: Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval.

North Shore Economic Development Goal, ED 4: To encourage master planning that allows a more intense level of development, well-served by transportation options and includes facilities for pedestrian and bicycle travel, a range of housing choices, and a mix of shops, services, and public spaces.

EVALUATION CRITERIA – CMC SECTION 18.51.030 (A-D)

The application materials must include responses to eight general questions (A-H, of CMC§18.51.010). All applications included responses as required and included SEPA checklists.

After considering whether or not the current plan is deficient, the Planning Commission must recommend whether to support, reject or defer the amendments to City Council. The code provides the following criteria at CMC§18.51.030:

- A. Impact upon the city of Camas comprehensive plan and zoning code;*
- B. Impact upon surrounding properties, if applicable;*
- C. Alternatives to the proposed amendment; and*
- D. Relevant code citations and other adopted documents that may be affected by the proposed change.*

At the following section, staff will address the applicable criteria for each proposal. At Section VIII of this report, there is a summary of the proposed changes to land use acreages. There are also detailed maps of each proposal at Section X.

V. PROPOSED AMENDMENTS

A. MILLS FAMILY PROPERTY (FILE #CPA20-02)

Site Description: The combined 57 acre property consists of two parcels that are designated a mix of Industrial and Multifamily, with three associated zones of Business Park (BP), Multifamily 18 (MF-18), and Multifamily 10 (MF-10). The parcels are currently vacant. The property is generally forested with portions of the property with steep slopes. To the south is land designated Single family residential. To the north and east are properties that contiguous with lands that are designated Business Park. To the west is Leadbetter Road and Lacamas Lake.

Discussion: The applicant requests that the city confirm designations and zoning that do not split parcel boundaries, which were split as a result of the sale of property to the city for park purposes. The applicant also requests an amendment to the Transportation Comprehensive Plan, which would ensure that there is access from Leadbetter Road, through adjacent private property, to connect to their properties.

In order to evaluate the proposal, the city must consider the comprehensive plan goals and policies for both the North Shore (Economic Development, Chapter 6 – *see below*) and Housing (Chapter 2).

The goals and policies for North Shore envision that the area will be master planned for commercial and other economic uses (e.g. medical offices, grocery stores, and restaurants). New development in this area must also include pedestrian and bicycle connections to parks and trails to promote physical activity. The master planning process for 800 acres started last summer and is still in progress. The ongoing work of the city for the [North Shore Subarea](#) does not preclude future master planning for individual private properties.

6.4.4 North Shore

The area north of Lacamas Lake is anticipated to experience substantial growth and redevelopment within the 20-year planning horizon. Planned transportation infrastructure will improve transportation connectivity throughout the City and support the employment and retail uses desired in the North Shore area. A large portion of the land in this area is zoned Business Park and Multi-Family, with some Commercial and lower density residential zoning. The Port of Camas-Washougal manages an airport that is outside City limits, but most of the developable land in the North Shore area is within the airport influence area.

North Shore Economic Development Goal

ED-4: To encourage master planning that allows a more intense level of development, well-served by transportation options and includes facilities for pedestrian and bicycle travel, a range of housing choices, and a mix of shops, services, and public spaces.

North Shore Economic Development Policies

ED-4.1: Promote the growth of businesses such as grocery stores, medical offices, and restaurants that will meet the retail and service needs of the population.

ED-4.2: Protect the viability of the airport as a significant economic resource to the community by encouraging compatible land uses and densities, and reducing hazards that may endanger the lives and property of the public and aviation users consistent with state laws RCW 36.70A.510 and RCW 36.70.547.

ED-4.3: Encourage new developments to include provisions for neighborhood parks that are within walking and biking distance of a person's home or work to encourage greater physical activity, including shared-use paths (or trails) that link homes, work and commercial centers, public transit, and community facilities.

ED-4.4: Promote economic development opportunities adjacent to the Port of Camas-Washougal's Grove Field that will benefit from additional transportation options.

ED-4.5: Preserve large tracts of land for large industry and master-planned commercial development.

ED-4.6: Support public-private partnerships for infrastructure development.

ED-4.7: Advocate better transit routes and service.

Camas 2035

As noted earlier in this report, the city's housing element states, "H-2.3: *Any comprehensive plan designation change that increases residential capacity should require a quarter (25 percent) of the new units to be affordable to households earning 50 to 80 percent of Camas' MHI at the time of development.*"

The proposed amendment will convert Business Park designated land to residential, specifically increasing the city's overall multifamily area by 21 acres (9% increase). The comprehensive plan housing policies have not been

codified, meaning that there are no regulations requiring an applicant to adhere to the aspiration for 25% of the new units to be affordable to households earning 50-80 of Camas's MHI. The application did not include provisions to further the plan policies of affordable housing.

The city's current multifamily zoning regulations include a minimum density of six units per net acre and a maximum density of 24 units per net acre in Cottage Overlay Zones. The subject property contains both MF-10 and MF-18 zoning. MF-10 has a maximum of 10 units per net acre and MF-18 allows a maximum of 18 units per net acre.

At page 2 of the application, the applicant requests that the properties develop with a minimum number of residential units for each property. The applicant is proposing that they be guaranteed "no less than" 475 new units. The applicant did not provide a critical area report or a site plan. The city does not have detailed information on the percentage of the site that is unencumbered by steep slopes or other critical areas (e.g. wetlands, streams, protected habitat). Roughly 70% of a property can be developed when there are no critical areas, with 30% of the site utilized for roads and other infrastructure. Keeping in mind that staff is unaware of the percentage of net developable area within

the 57 acre site, a very rough estimate of units possible would be in the range of 240 to 957 units (*min. 6 units/ac to max. 24 units/ac*). The city cannot guarantee 475 units, as requested, absent a detailed analysis of the unencumbered land available on the property.

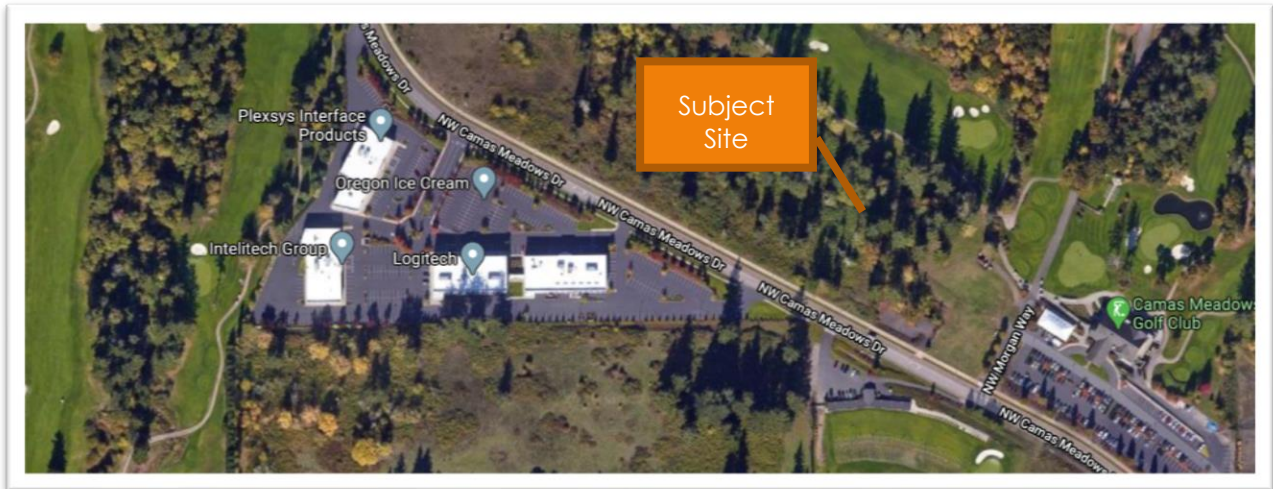
Typically, if a development warrants a unique standard such as guaranteeing a certain number of units or requests a public improvement, then this would manifest as a provision within a development agreement or as a concomitant rezone agreement. To date, the applicant did not pursue either of these mechanisms with the city. In absence of additional agreements, if the comprehensive plan amendments are approved, then the properties will be subject to the standards for the applicable zones at the time of development.

EVALUATION CRITERIA CMC18.51.030 (A-D) and CMC18.51.010 (C)	FINDINGS
Impact upon the city of Camas comprehensive plan and zoning code;	The amendment would decrease economic development lands and increase multifamily lands.
Impact upon surrounding properties, if applicable;	The North Shore Subarea Plan that the city began in the summer of 2019 is still in progress. For that reason, the impacts to individual property changes in the interim is unknown.
Alternatives to the proposed amendment; and	The applicant did propose an alternative.
Relevant code citations and other adopted documents that may be affected by the proposed change.	The applicant requested that the city's Transportation Comprehensive Plan be amended to provide access to the properties.
Why the current comprehensive plan is deficient or should not continue in effect.	The applicant's property is split by multiple land use designations. It is reasonable for the applicant to request that the full extent of each parcel contain a single designation.

B. LOFTS AT CAMAS MEADOWS (FILE #CPA20-03)

Site Description: The combined four-acre subject property is designated Light Industrial/Business Park (LI/BP) and is currently vacant. The same designation lies to the north, west and south of the site, albeit the properties have developed. To the north and east is the Camas Meadows Golf Course and across the street, to the south is an industrial business park. Further to the southeast are multifamily designated properties, with one project, the Village at Camas Meadows under construction. Another

multifamily development is located north of the golf course. To the east of the golf course, there is a Business Park zone with a mixed use development planned.



Discussion: The applicant requests that the comprehensive plan designation of Light Industrial / Business Park (LI/BP) on four parcels be amended to Commercial, with an associated rezone of Mixed Use (MX). The nearest Commercial designated properties are located along NW Lake Road, approximately a half mile to the south.

In order to better evaluate the proposal, the city must consider the comprehensive plan goals and policies for the Grass Valley Area (Economic Development, Chapter 6) and the zoning regulations of the proposed Mixed Use Zone. The comprehensive plan specifically requires an analysis of buildable lands, for any proposed conversions within the Grass Valley area of the city, "**ED-3.3: Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval.**" For that reason, the applicant submitted a study to support their proposal, titled "Lands Needs Analysis for Mixed Use Development on a Site in Camas, Washington" (Johnson Economics, LLC, April 2020).

The analysis found (page 15) that conversion of the four acre site to a mixed use development could still provide the land necessary to achieve the city's 20-year job goals given that the 2035 Plan includes excess capacity. "An inventory of Grass Valley industrial lands find that remaining parcels are sufficient to accommodate 69% of forecasted 20-year industrial employment (Figure 3.4), while the rest of the city could also accommodate an additional 63% of the forecast. This supports the Camas 2035 finding that there is significant overcapacity of industrial lands (132% of demand), and conversion of the subject site to a different use would not violate the policy of maintaining a 20-year supply in Grass Valley."

Currently, the Mixed Use Zone has been applied to two areas of the city—adjacent to downtown and north of the intersection of Lake Road and Everett Road. Those areas were targeted for their redevelopment potential for transit-oriented developments¹ given the prevalence of small lots located near arterials and collectors. Those areas were also formerly designated a mix of other commercial designations that at the time prohibited new residential construction. The Mixed Use and Downtown Commercial zones are the only commercial zones in the city that allow a variety of residential uses outright. Camas 2035 ("Plan") at Section 1.4.5 states, "Future conversion of commercial or industrial areas to MX should consider the benefits to the community, such as providing

¹ For more information on Transit Oriented Developments: <http://mrsc.org/Home/Explore-Topics/Planning/Development-Types-and-Land-Uses/Transit-Oriented-Development.aspx>

a gathering place (e.g., pocket park), housing options for a variety of income levels, and job opportunities." This section of the Plan includes three policies and the following goal for mixed use areas. **"LU-5: To foster economically and socially diverse mixed neighborhoods as the foundation for a healthy city, which includes meeting the multi-modal transportation, housing, employment, education, recreation, and health needs of the citizens."**

The LI/BP Zone is almost entirely found on parcels in the northwestern section of the city. Over the past few comprehensive plan amendment cycles, properties have converted from LI/BP to either BP or RC zones due to the restrictive development standards of the LI/BP zone, which include deep building setbacks from property lines (Refer to Section XI of this report). The applicant's property has an average of 370 feet of depth from the roadway. If they designed a structure for the site under the current LI/BP standards, it could only be 70 feet deep given that the minimum front setback is 200-feet and the rear setback is 100-feet. In comparison, in the MX zone there is a *maximum* front building setback of 10-feet, meaning that a building must be established at the front property line or no further back than 10-feet.

Amendment of a comprehensive plan designation not only includes a consideration of the comprehensive plan, development standards of the zoning, but also includes a comparison of the allowed land uses within the current zone and proposed zone in order to evaluate the merits of the proposal and any unintended consequences of such change. The allowed land uses for each zone are found within the Use Authorization Table at [CMC Chapter 18.07](#). There are 73 outright allowed uses within the MX zone and of those, there are 41 uses that are not allowed ("X") within the current zoning of the property (see list at Section XI of this report). A variety of residential uses are generally allowed in the MX zone, where they are prohibited in the LI/BP zone.

EVALUATION CRITERIA CMC18.51.030 (A-D) and CMC18.51.010 (C)	FINDINGS
Impact upon the city of Camas comprehensive plan and zoning code;	The amendment would decrease industrial lands and increase land for residential or mixed use development.
Impact upon surrounding properties, if applicable;	Refer to applicant's narrative beginning on page 3 for responses to this criterion.
Alternatives to the proposed amendment; and	The applicant did not propose an alternative.
Relevant code citations and other adopted documents that may be affected by the proposed change.	Staff is unaware of any city plans that would be affected if these four acres were amended.
Why the current comprehensive plan is deficient or should not continue in effect. Specifically: "Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval." – Policy ED-3.3	The applicant's analysis provided evidence to support their proposal. Refer to "Lands Needs Analysis for Mixed Use Development on a Site in Camas, Washington" (Johnson Economics, LLC, April 2020)

VI. PUBLIC COMMENT

At the writing of this report no comments were received.

VII. NEXT STEPS

This report was provided in order for Planning Commission to discuss the applications and provide feedback to staff. No action is required at this time.

A public hearing will be held to consider the proposed amendments. At that time, a staff report “*shall contain the department's recommendation on **adoption, rejection or deferral** of each proposed change*” pursuant to CMC18.51.030.

VIII. TABLE 1 –2020 COMPREHENSIVE PLAN ACREAGE (PROPOSED)

The following acreages represents the proposals as submitted.

Comprehensive Plan Designations	Current Acres	CPA20-02 Mills***	CPA20-03 Lofts	Final Acres
Single Family				
· Low Density	866.86			866.86
· Medium Density	3608.65			3608.65
· High Density	437.49			437.49
Multi-Family				
· Low Density	290.01	21.5		311.01
· High Density	256.71	-0.5		256.21
Commercial	970.56		4.0	974.56
Industrial	2427	-21.0	-4.0	2402.0
Park	850.72			850.7
Open Space / Green Space	492			492.0
Total acreage:	10,200			10,200

Zoning**	2019 Acres	CPA20-02 Mills***	CPA20-03 Lofts
Parks/Open Space			
Neighborhood Park (NP)	145.14		
Special Use (SU)	164.09		
Open Space (OS)	421.55		
Industrial			
Heavy Industrial (HI)	858.58		
Light Industrial (LI)	91.83		
Business Park (BP)	563.63	-21.0	
Light Industrial/Business Park (LI/BP)	799.55		-4.0
Residential			
Residential-15,000 (R-15)	716.30		
Residential-12 (R-12)	925.43		
Residential-10,000 (R-10)	989.29		
Residential-7,500 (R-7.5)	1534.34		
Residential-6,000 (R-6)	191.11		
Multifamily Residential-10 (MF-10)	224.39	21.5	
Multifamily Residential-18 (MF-18)	312.70	-0.5	
Commercial			
Downtown Commercial (DC)	72.22		
Mixed Use (MX)	37.86		4.0
Regional Commercial (RC)	597.93		
Neighborhood Commercial (NC)	10.57		
Community Commercial (CC)	237.44		
Total Acres	8893.95		

***Details of Mills Family Amendments:		Current Parcel #7	Proposed Parcel #7	Current Parcel #8	Proposed Parcel #8
Acreages	BP	11.5	0	9.5	0
	MF10	14.5	36	0	0
	MF18	10.0	0	11.5	21

IX TABLE 2 - DEVELOPMENTS APPROVED SINCE 2016 TO DATE

Residential Developments Approved Since 2016	Lots	Master FILE #
43rd Avenue Subdivision	12	SUB18-01
Columbia River Homes Short Plat	5	SP19-02
Dawson Ridge Subdivision	43	SUB17-01
Elm Street Short Plat	4	
Gano Short Plat	2	SP19-03
Green Mountain Planned Residential Development	1,483	Various Phases
Haley Short Plat	2	SP19-01
Hancock Springs	20	SUB18-05
Kern Short Plat	2	SP17-02
Larkspur Subdivision	10	SUB18-03
Lon Combs Duplex	2	CUP19-01
Summit Terrace Subdivision	55	SUB16-01
Sundem Short Plat	2	SP17-01
The Parklands Subdivision	42	DA15-03
The Village Phase 2	46	SUB15-04
Treece Short Plat	2	FP18-02 / SP15-05
Valley View Subdivision	36	SUB18-02
Yutukuri Duplex	2	CUP19-02
TOTALS	1,770	

New Commercial /Industrial Developments Since 2016:	Built?
Camas Self-Storage	YES
Discovery High school	YES
Grains of Wrath - Restaurant	YES
Grass Valley Master Plan - Holland Group	NO
Kiddie Academy	NO
Lacamas Heights Elementary School	YES
Lacamas View Care Facility	NO
NW 38th Avenue Medical / Dental Building	YES
Pumpkin Property Office Development	YES
Riverview Community Bank	YES
Samson Sports – Expansion	IN PROGRESS
Three Rivers Development Office Building	NO
Union Self-Storage (under construction)	YES

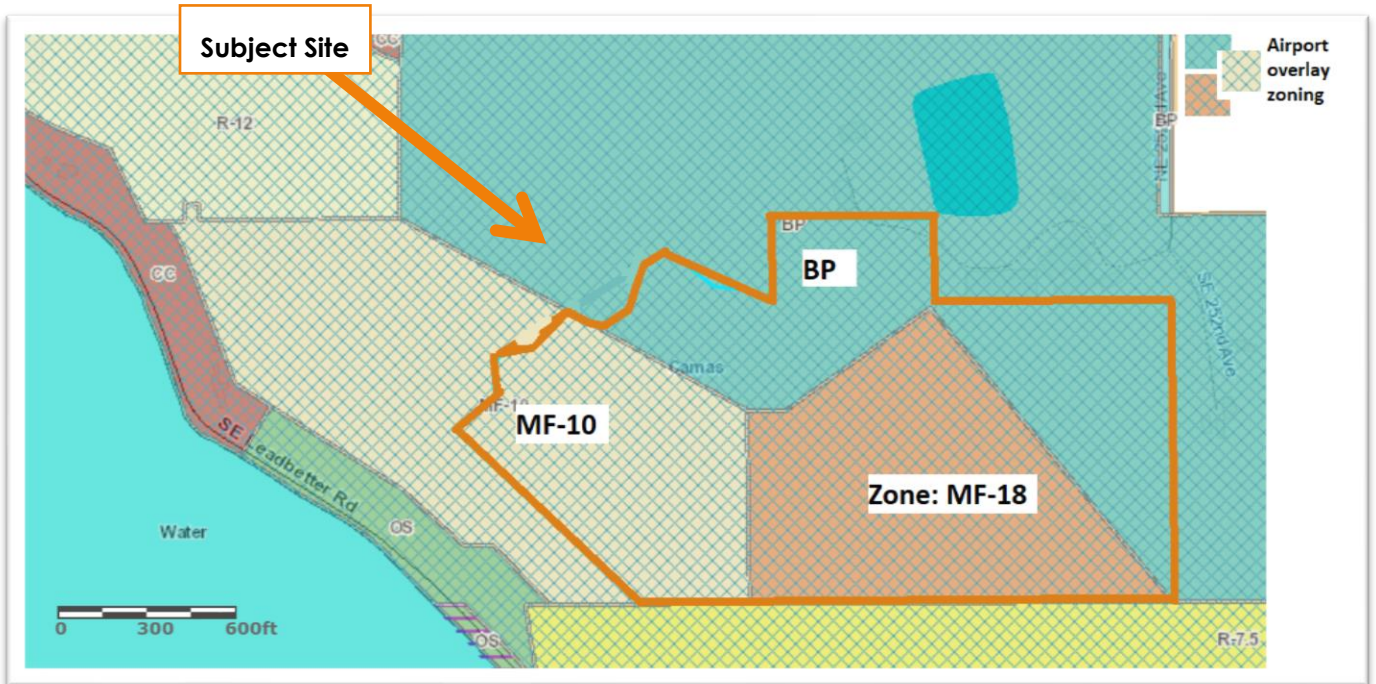
Multi-family Developments Since 2016:	Units	Built?
Hetherwood Apartments	150	NO
Riverview Apartments	120	YES
6th & Birch Mixed Use (nearing completion)	30	YES
The Village Phase 1	30	YES
Parklands Multifamily	24	YES
Grass Valley Housing - Holland Group	288	YES
11th Avenue Duplex	2	NO
Burkland Duplex	2	NO
TOTALS	646	

X FIGURES OF EACH PROPOSED AMENDMENT

MILLS PROPERTY (CPA20-02)

Location: North of SE Leadbetter Road and West of NE 252nd Ave.

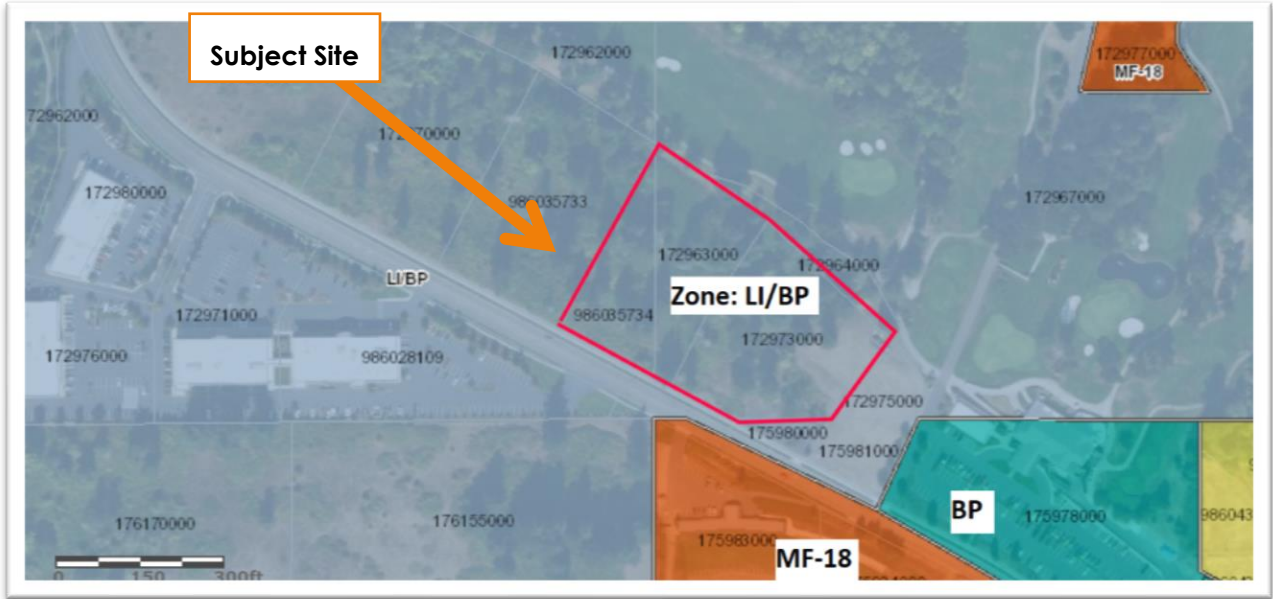
Description: Amend comprehensive plan portion of the site that is "Business Park" to "Multifamily" and rezone to both "MF-18" and "MF-10" with a 57-acre site that is currently vacant.



LOFTS AT CAMAS MEADOWS(CPA20-03)

Location: 4525 Camas Meadows Drive

Description: Amend comprehensive plan to "Commercial" and rezone to "Mixed Use" at a four-acre site that is currently vacant.



XI ZONING REGULATIONS

USE AUTHORIZATION TABLE – CHAPTER 18.07

Comparison of land uses that are allowed ("P") in the MX Zone and uses that are prohibited ("X") in the LI/BP Zone. Residential-type uses are highlighted.

Zoning Districts	MX	LI/BP
Antique shop ⁶	P	X
Appliance sales and service ⁶	P	X
Bowling alley/billiards ⁶	P	X
Building, hardware and garden supply store ⁶	P	X
Clothing store ⁶	P	X
Department store ⁶	P	X
Furniture repair; upholstery ⁶	P	X
Furniture store ⁶	P	X
Funeral home ⁶	P	X
Grocery, large scale ⁶	P	X
Grocery, small scale ⁶	P	X
Hospital, emergency care ⁶	P	X
Hotel, motel ⁶	P	X
Household appliance repair ⁶	P	X
Laundry (self-serve)	P	X
Nursing, rest, convalescent, retirement home ⁶	P	X
Pet shops ⁶	P	X
Second-hand/consignment store ⁶	P	X
Shoe repair and sales ⁶	P	X
Theater, except drive-in ⁶	P	X
Veterinary clinic ⁶	P	X
Auditorium ⁶	P	X

Zoning Districts	MX	LI/BP
Community club ⁶	P	X
Church ⁶	P	X
Library ⁶	P	X
Museum ⁶	P	X
Sports fields ⁶	P	X
College/university ⁶	P	X
Elementary school ⁶	P	X
Junior or senior high school ⁶	P	X
Private, public or parochial school ⁶	P	X
Adult family home	P	X
Apartment, multifamily development, row houses	C	X
Assisted living	P	X
Bed and breakfast	P	X
Designated manufactured home	P	X
Duplex or two-family dwelling	P	X
Group home	P	X
Home occupation	P	X
Housing for the disabled	P	X
Residence accessory to and connected with a business	P	X
Single-family dwelling	P	X

DEVELOPMENT STANDARDS – CHAPTER 18.09

Comparison of development dimension standards that apply to the MX Zone and the LI/BP Zone.

	MX	LI/BP ^{Note 2}
Maximum Density (dwelling units/net acre)	24	n/a
Minimum lot area (square feet)	1,800	10 acres
Minimum lot width (feet)	None	Not specified
Minimum lot depth (feet)	None	Not specified

Setbacks: Commercial and industrial development setbacks shall be as follows, unless along a flanking street of a corner lot. If along flanking street, then the setback must be treated like a front, and provide safe sight distance.

Minimum front yard (feet)	Note 3	5' per 1 foot of building height (200' minimum)
Minimum side yard (feet)	10'	100' for building; 25' for parking
Minimum rear yard (feet)	25'	100' for building; 25' for parking area
Lot Coverage: Lot coverage (percentage)	1 story (60%) 2 stories or more (50%)	1 story (30%) 2 stories (40%) 3 stories (45%)
Building Height Maximum building height (feet)	None	60

Notes:

1. If along a flanking street of corner lot.
2. The densities and dimensions in the LI/BP zone may be reduced under a planned industrial development. See Chapter 18.21 Light Industrial/Business Park.
3. Maximum setback at front building line is ten feet.
4. Residential dwelling units shall satisfy the front setbacks of CMC Section 18.09.040 Table 2, based on comparable lot size.