



Staff Report

June 16, 2026 Planning Commission Meeting

Our Camas 2045 – Zoning Code Amendments

Presenter: Alan Peters, Community Development Director

Time Estimate: 60 minutes

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BACKGROUND: The City of Camas is currently updating its Comprehensive Plan. As part of this effort, the City will also be reviewing and updating portions of the zoning code to ensure that development regulations are aligned with the updated plan's goals, policies, and growth objectives. The Planning Commission will be discussing several code sections during upcoming meetings as part of this implementation effort.

SUMMARY:

CMC Chapter 18.20 – Mixed Use

As part of the Comprehensive Plan update, the City anticipates expanding the use of mixed use zoning in additional areas, implementing draft goal Goal LU-1 to "Foster economically and socially diverse mixed-use neighborhoods that meet the multi-modal transportation, housing, employment, education, recreation, and health needs of the community."

As the City considers expanding the MX zone, an important policy question is how strictly to enforce a mix of commercial and residential uses. Draft plan Policy LU-1.1 calls for Camas to "Create a mixed use zone that requires developments to include a minimum percentage of commercial space in both vertical and horizontal mixed-use settings." The current MX zone allows residential and commercial uses, but does not require any minimum/maximum percentages of each use. The newer North Shore Mixed Use zone adopted in 2023 allows no more than 70% of the total acreage of a site to be committed to residential.

After discussion at the March Planning Commission meeting, Staff has prepared a revised draft of the Mixed Use zone that establishes a requirement for a mix of uses that can be achieved through either vertical or horizontal mixed use projects.

For vertical mixed-use development, residential uses may be located above ground-floor commercial or other nonresidential uses. A building with ground-floor commercial or nonresidential uses and residential uses above would be considered consistent with the mixed-use intent of the chapter.

For horizontal mixed-use development, where residential and nonresidential uses are provided in separate buildings or separate portions of a site, the draft requires the development to consist of a maximum of 50 percent residential uses and a minimum of 50 percent commercial or nonresidential uses. The required use mix may be measured by either site acreage or gross floor area. This provides flexibility for different development formats while still ensuring that the commercial or nonresidential component remains a meaningful part of the project.

The draft also provides for some flexibility to allow more residential in a mixed-use project. On lots smaller than 20,000 square feet, a development proposal may be allowed to be 100 percent residential. For larger sites, the approval authority may allow residential uses to exceed 50 percent of the site acreage, up to a maximum of 70 percent residential acreage, when the applicant demonstrates that the proposal will provide a superior mixed-use outcome by ensuring timely delivery of the commercial or nonresidential component.

The draft includes new language to encourage shared parking in mixed-use developments. Required parking may be reduced by 20 percent with a shared parking plan when the mix of uses has different peak parking demand periods or when parking can be effectively shared among uses, buildings, parcels, or phases of development as demonstrated by a parking study submitted by the applicant. This provision is intended to support more efficient use of land and reduce unnecessary parking demand in mixed-use projects.

Finally, the draft includes an incentive for affordable housing projects, allowing affordable housing to count towards the commercial component of a project when calculating the use mix.

CMC Chapter 18.20 – Mixed Employment

Draft Comprehensive Plan Goal ED-4 is to “[Provide] a mix of traditional industrial and non - industrial land uses to maximize opportunities and partnerships and facilitate employers to remain, expand, or locate in Camas”. The proposed new Mixed Employment zone is intended to implement the Mixed Employment land use designation in the draft Comprehensive Plan and would include lands in the former Light Industrial, Business Park, and Light Industrial/Business Park zones.

The purpose of the proposed Mixed Employment zone is to provide areas for a broad range of employment-focused activities that support the local and regional economy. The zone is intended to accommodate uses such as advanced manufacturing, research and development, service commercial, offices, limited retail, artisan or craft industrial uses, technology production, and other compatible employment uses. The intent is to support higher-wage jobs, business diversity, innovation, and local employment opportunities while ensuring compatibility with nearby residential and commercial areas. This supports draft plan Policy ED-4.3 to “Support a mix of light industrial, research and development, manufacturing, and office spaces through flexible zoning that allows for evolving business needs” and Policy ED-4.4 to “Support the development of business parks, incubators, and innovation hubs that integrate industrial and high-tech employment uses”.

The proposed chapter includes flexible site development standards intended to accommodate a variety of employment sites, building types, and business needs, but also includes standards to ensure quality design in grading and drainage, parking and loading, refuse and storage areas, utilities, fencing, and lighting. These standards are intended to ensure that employment areas are functional while also presenting a high-quality appearance from public streets and neighboring properties. The draft encourages shared parking between adjacent uses, limits parking between the primary street and the front of the building to visitor and accessible spaces, encourages employee parking behind buildings, and requires loading areas and truck docks to be located and screened to minimize visibility from streets and adjacent properties.

A key policy issue addressed in the draft chapter is warehousing. The proposed language would allow warehousing, indoor storage, and distribution activity only as an accessory use when directly associated with and subordinate to a permitted principal use on the same site. The language would prohibit stand-alone warehouse, distribution center, fulfillment center, freight terminal, mini-storage, self-service storage, and outdoor storage yard uses.