



Our Camas 2045 Code Amendments

SEPTEMBER 21, 2026

CITY COUNCIL WORKSHOP

Proposed Code Amendments

- As part of Our Camas 2045, the City has been reviewing and proposing updates to portions of the zoning code to ensure that development regulations are aligned with the updated plan's goals, policies, and growth objectives.
- Today's discussion of updates include proposed amendments to:
 - CMC Chapter 18.07 – Downtown Subarea Use Authorization
 - Downtown Design Manual
 - CMC Chapter 18.19 – Design Review
 - CMC Chapter 18.20 – Design Overlays

Chapter 18.07 – Downtown Zone Use Table

- A new Section 18.07.060 and Table 4 would establish a separate use table for the DT-HMSC, DT-MXM, DT-MXL, and DT-R districts.
 - The new table distinguishes between active and passive retail uses and regulates whether uses are allowed on the ground floor, upper floors, or both.

Zoning Districts	DT-HMSC	DT-MXM	DT-MXL	DT-R
Active Retail Uses				
Antique shop	p ¹	p ²	p ³	p ⁴
Appliance sales and service	p ¹	p ²	p ³	p ⁴
Artisanal/craft/makers	p ¹	p ²	p ³	p ⁴
Bakery (retail)	p ¹	p ²	p ³	p ⁴
Barber and beauty shops	p ¹	p ²	p ³	p ⁴
Book store	p ¹	p ²	p ³	p ⁴
Bowling alley/billiards	p ¹	p ²	p ³	p ⁴
Building, hardware and garden supply store	p ¹	p ²	p ³	p ⁴
Candy, confectionery store	p ¹	p ²	p ³	p ⁴
Clothing store	p ¹	p ²	p ³	p ⁴
Coffee shop, cafe or kiosk	p ¹	p ²	p ³	p ⁴
Day care, mini-center	p ¹	p ²	p ³	p ⁴
Delicatessen (deli)	p ¹	p ²	p ³	p ⁴
Department store	p ¹	p ²	p ³	p ⁴
Feed store	p ¹	p ²	p ³	p ⁴
Event center	p ¹	p ²	p ³	p ⁴
Fitness center/sports club	p ¹	p ²	p ³	p ⁴
Florist shop	p ¹	p ²	p ³	p ⁴
Food cart/food truck/food delivery business	p ¹	p ²	p ³	p ⁴
Furniture store	p ¹	p ²	p ³	p ⁴
Grocery, neighborhood scale	p ¹	p ²	p ³	p ⁴
Grocery, small scale	p ¹	p ²	p ³	p ⁴
Hotel, motel	p ¹	p ²	p ³	p ⁴
Laundry/dry cleaning (retail)	p ¹	p ²	p ³	p ⁴
Liquor store	p ¹	p ²	p ³	p ⁴
Nursery, plant	p ¹	p ²	p ³	p ⁴
Office supply store	p ¹	p ²	p ³	p ⁴
Pet shops	p ¹	p ²	p ³	p ⁴
Pharmacy	p ¹	p ²	p ³	p ⁴
Photographic / electronics store	p ¹	p ²	p ³	p ⁴
Restaurant	p ¹	p ²	p ³	p ⁴
Restaurant, fast food	p ¹	p ²	p ³	p ⁴
Second-hand/consignment store	p ¹	p ²	p ³	p ⁴
Specialty goods production (e.g. brew pub)	p ¹	p ²	p ³	p ⁴
Taverns	p ¹	p ²	p ³	p ⁴
Theater, except drive-in	p ¹	p ²	p ³	p ⁴

Active and Passive Retail Uses

Active retail uses are street-facing, ground-floor businesses that attract regular customer activity, support walkability, and help animate the sidewalk.

- Examples include shops, cafés, restaurants, bakeries, bars, fitness centers, theaters, hotels, and similar customer-oriented establishments.

Passive retail uses are commercial or service uses that serve a smaller or more specialized customer base, generate less frequent foot traffic, or require less visibility from storefront windows.

- Examples include professional and real estate offices, banks, medical or dental clinics, public agencies, repair services, and other businesses that typically operate by appointment or do not depend on pedestrian customers.

Historic Main Street Core

- **Main Streets**

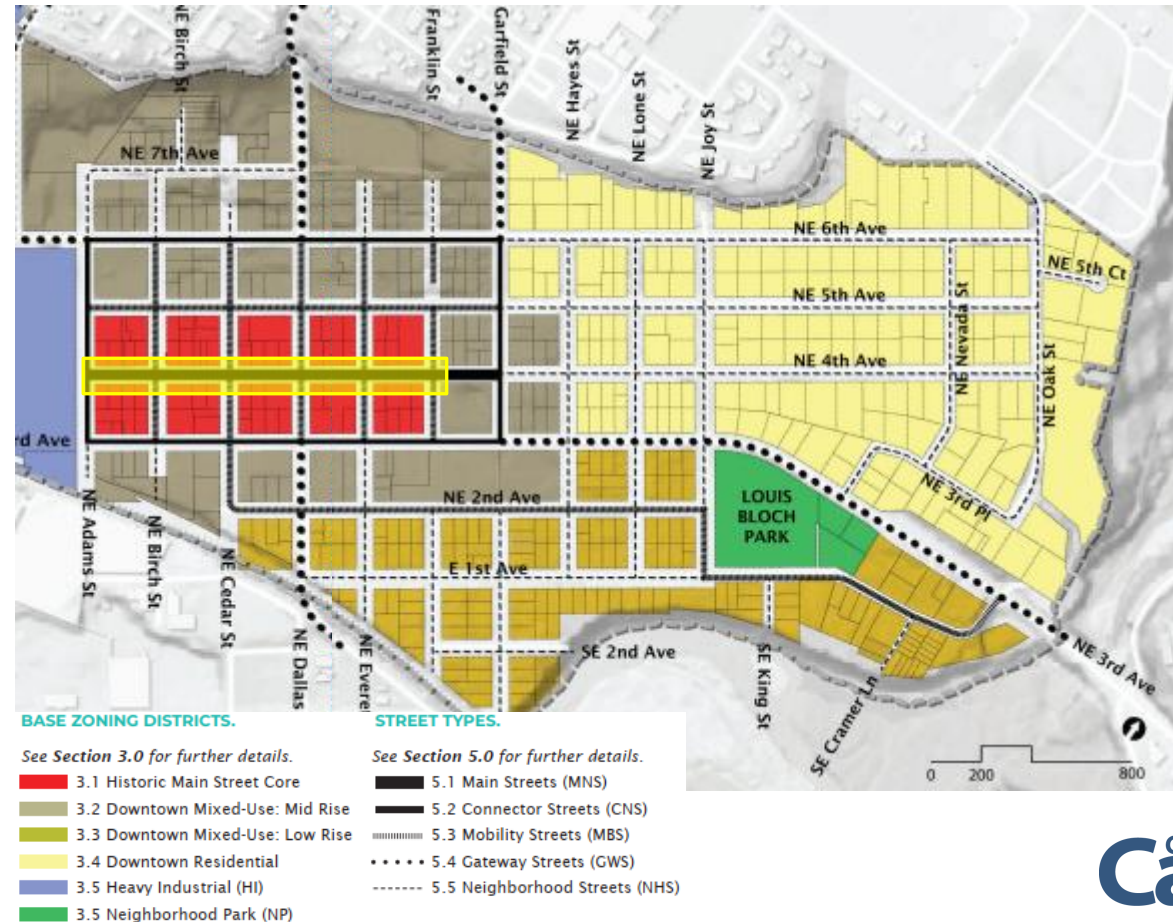
- Active Retail for at least 70% of ground floor area and frontages.
- Other allowable uses could occupy up to 30% of ground floor and any upper floors.

- **Other Streets**

- Active or Passive Retail for at least 70% of ground floor area and frontages.

- **Municipal Uses**

- May occupy 100% of ground floor area and frontages east of NE Everett St between NE 3rd Ave and NE 5th Ave.



Downtown Mixed-Use Mid-Rise

- **Main Streets**

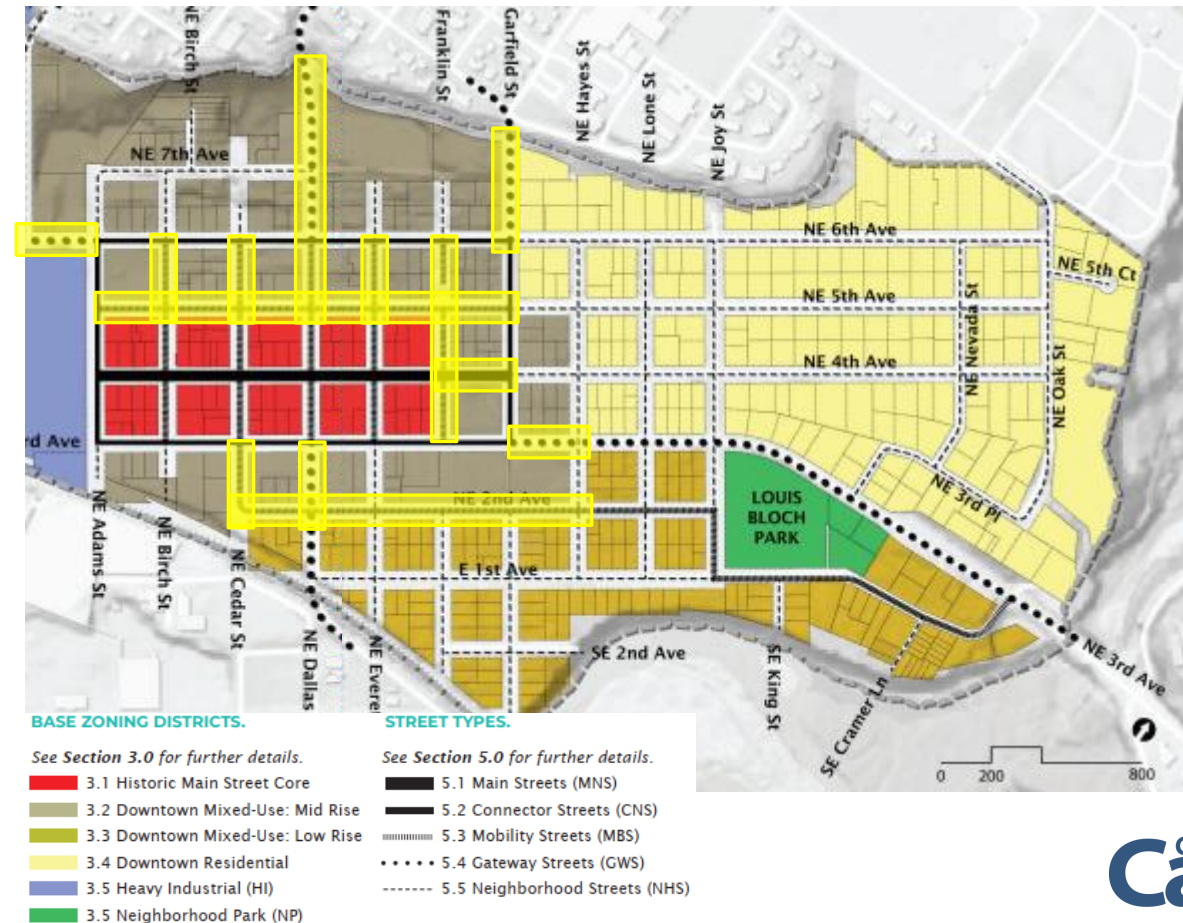
- Active Retail for at least 70% of ground floor area and frontages.
- Other allowable uses could occupy up to 30% of ground floor and any upper floors.

- **Mobility & Gateway Streets**

- Active or Passive Retail for at least 70% of ground floor area and frontages.
- Other allowable uses could occupy up to 30% of ground floor and any upper floors.

• Other Streets

- Residential may not occupy more than 70% on any ground floor.



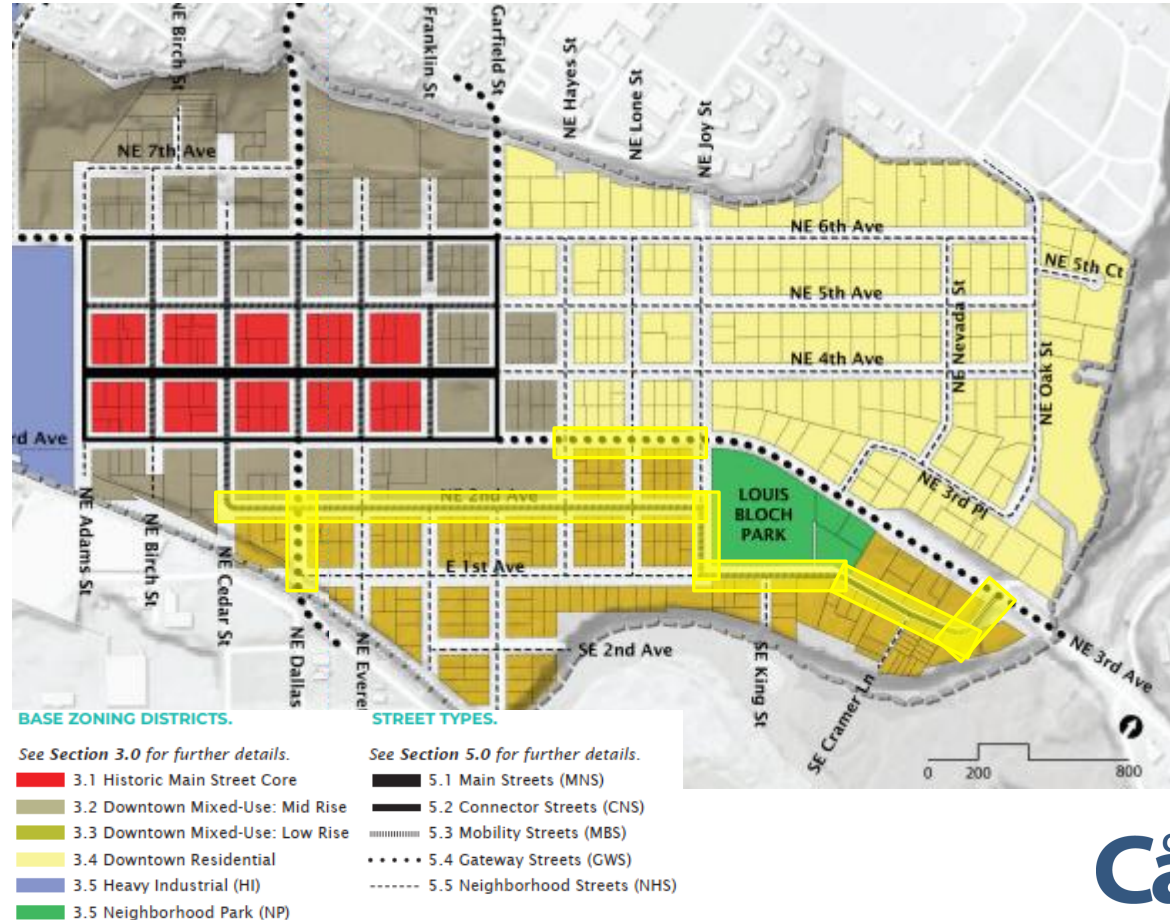
Downtown Mixed-Use Low-Rise

- **Mobility & Gateway Streets**

- Active or Passive Retail for at least 70% of ground floor area and frontages.
- Other allowable uses could occupy up to 30% of ground floor and any upper floors.

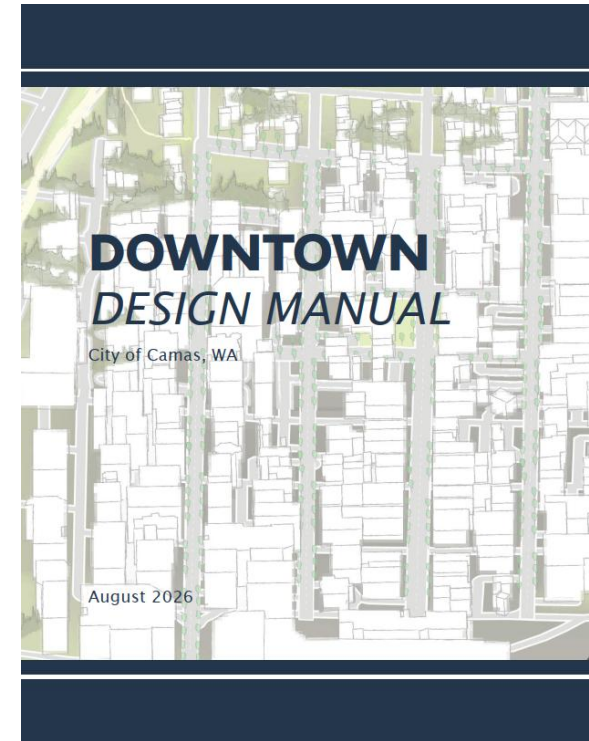
- **Residential Uses**

- May occupy 100% of ground floor on any street.



Downtown Design Manual

- Principal tool for achieving the Downtown Subarea Plan's vision with new development
 - Architectural design requirements
 - Framework for development standards
 - District
 - Street
 - Frontage
- Zoning sections and design standards supported by clear illustrations and visual aids, enabling applicants to interpret and apply requirements with confidence
- Zoning components include the regulating plan, base zoning districts, detailed provisions for land use and parking, and street types to guide future growth

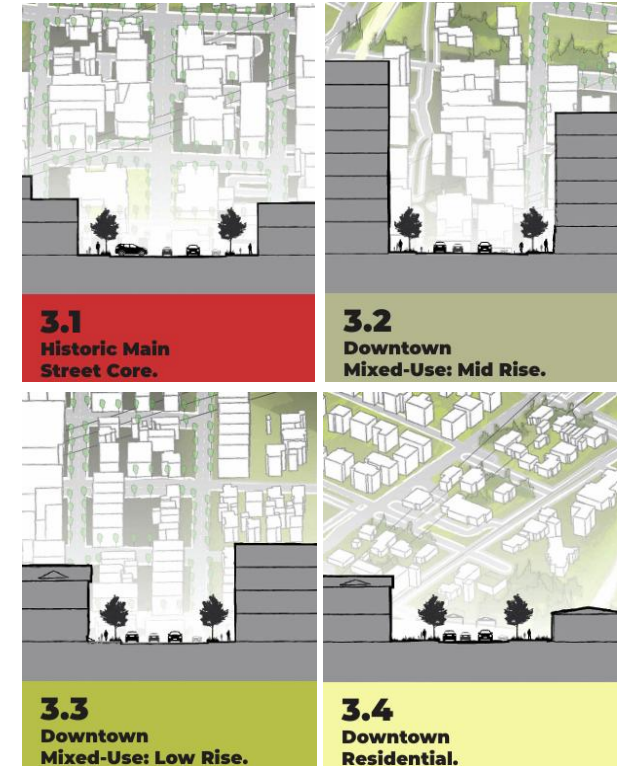


Downtown Design Manual

Regulating Plan (zoning map)

Character Districts (zones)

- Provide the appropriate general and development standards for each district that will regulate the built form:
 - Building heights, building uses, lot sizes, lot widths, lot depths, lot coverage, open or common spaces, primary street setbacks, side street setbacks, side yard setbacks, rear yard/alley setbacks, parking setbacks
- **Zones**
 - Historic Main Street Core
 - Downtown Mixed-Use: Mid Rise
 - Downtown Mixed-Use: Low Rise
 - Downtown Residential



Street Network

Assigns the street types to all streets within downtown

- Main Streets
- Connector Streets
- Mobility Streets
- Gateway Streets
- Neighborhood Streets

DOWNTOWN CAMAS [31]

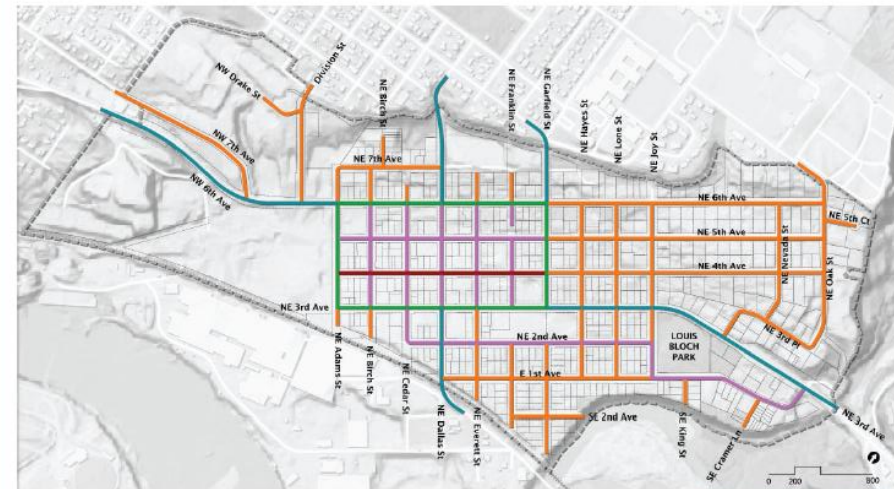


Figure 33. Map of the Street Network

STREET TYPES.

- 5.1 Main Streets (MNS)
- 5.2 Connector Streets (CNS)
- 5.3 Mobility Streets (MBS)
- 5.4 Gateway Streets (GWS)
- 5.5 Neighborhood Streets (NHS)

Downtown Design Manual

Uses

- Provides use authorization for the ground floor and upper floors for each base zoning district
- Commercial uses classified as either active or passive uses

Street Network

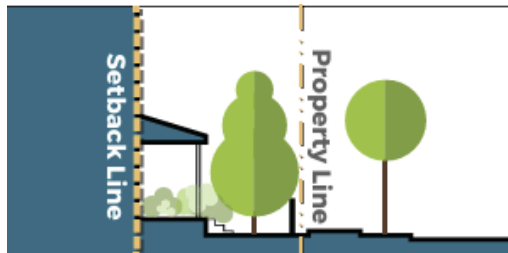
- Assign standards for frontage types, general improvements, and specific street-type standards
- Define activities and standards for the façade, encroachment, sidewalk, and amenities zones, variations that help shape the distinct character of each street



Downtown Design Manual

Frontage Standards

- Alcove
- Café
- Civic
- Forecourt
- Porch
- Shop
- Stoop
- Walkup
- Yard



Public Realm Standards for each Street Type

- Supports implementation of the street network
- Establish expectations for the design, function, and character of spaces between the building façade and the curb lines, including sidewalks, planting areas, amenity zones, lighting, and furnishings



General Standards

- Principles
- Landscaping
- Hardscaping
- Lighting
- Screening
- Public art



CMC Chapter 18.19 – Design Review

- **Proposed changes include:**

- Ensure consistency with the new Downtown Design Manual, including references to active and passive retail uses and the Downtown subarea, and middle housing requirements.
- Establish clear and objective standards for design principles and guidelines (RCW 36.70A.630).
- Incorporate exceptions related to façade modulation and upper-level setback limitation (RCW 36.70A.815).
- Remove the design review committee as the review authority and clarifies that the approval authority will review the chapter during the development review process.
- Provide design review flexibility regarding alternative design solutions.

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, § 1 (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)

CMC Chapter 18.20 - Design Overlays

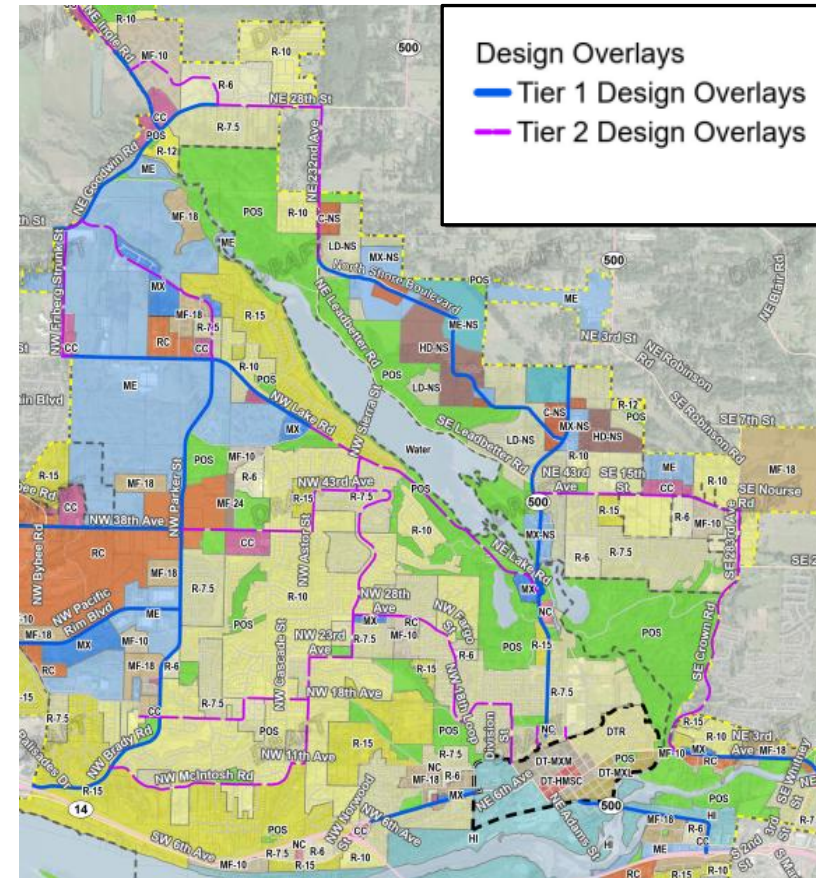
- New chapter applying the gateways and corridors design concept (now referred to as “Design Overlays”) to properties fronting Tier 1 and Tier 2 corridors.

Tier 1

NE Ingle Road
NE Goodwin Road
North Shore Boulevard
NE Everett Street
NW Lake Road
NW Brady Road/NW Parker Street
NW 38th Avenue
NW Pacific Rim Boulevard
NW 6th Avenue
NE 3rd Avenue

Tier 2

NE Ingle Road
Green Mountain
NW Camas Meadows Drive
NW Friberg-Strunk Street
NW Lake Road
NW 38th Avenue
NW Sierra Street
NW McIntosh Road
Division Street
NE Dallas Street
NE Garfield Street
SE Crown Road
NE 43rd Avenue/SE 15th Street



Design Standards

- **General standards**

- Enhanced streetscaped design, lighting, sidewalks, and landscaping.

- **Tier 1 and Tier 2 standards**

- Provide layered frontage landscaping, coordinated median plantings, and direct pedestrian connections between building entrances and sidewalks.
- Orient primary public entrances toward the street.
- Support alternative transportation through amenities such as bicycle parking and improved bus stops.
- Use trees, planting strips, rain gardens, or bioswales to separate vehicles from pedestrians.
- Provide accessible, shaded public seating where applicable.

- **Additional Tier 1 standards**

- Maximum building setback of 20 ft.
- Locate parking beside or behind buildings.
- Enhance setbacks with landscaping, hardscaping, and public art.
- Use standardized permanent signage and incorporate historic or heritage elements where appropriate.
- Provide hanging baskets along building frontages.
- Drive-thrus must be screened with landscaping or integrated into building design.

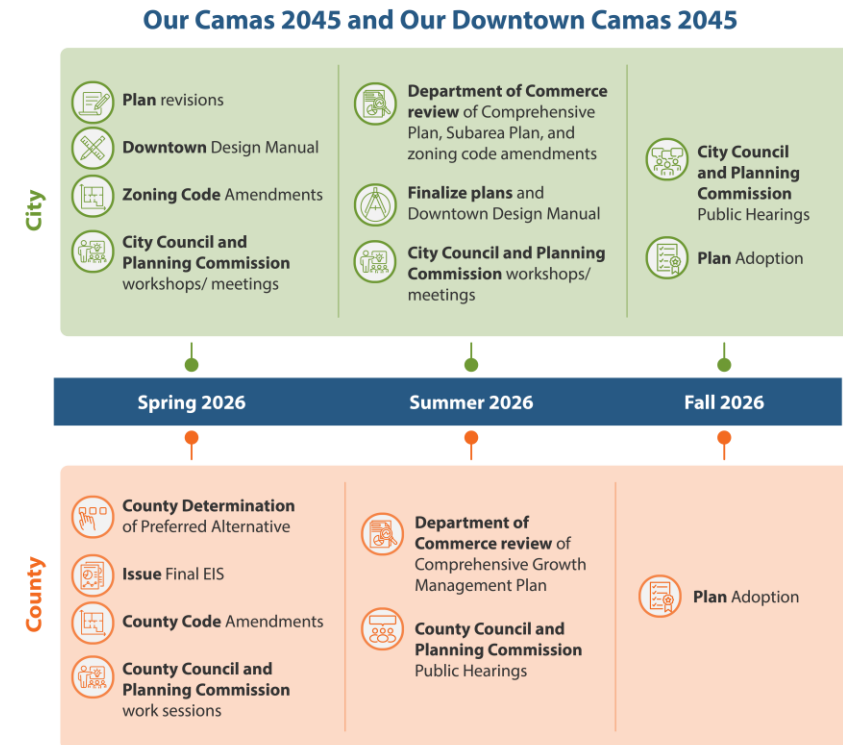
Limited Neighborhood Commercial

- Neighborhood commercial uses are allowed on corner lots where the corridor intersects with another collector or arterial street.
 - The neighborhood commercial use must be pedestrian oriented with access to a public sidewalk.
 - Maximum building footprint of 2,500 square feet.
 - Require no more than five (5) parking spaces.
- Neighborhood commercial uses are small-scale, convenience commercial uses to serve adjacent residential neighborhoods. Convenience goods and services are those which are purchased frequently and include, but are not limited to, convenience markets, personal services, restaurants, bakeries, and cafes.



Next Steps

- **September 15 & 29** – Camas Planning Commission Hearing and Recommendation
- **October 4** – City Council Workshop to Review Planning Commission Recommendation
- **October 10 & 13** – County Council Hearing and Adoption
- **October 19** – City Council Hearing
- **November 2** – City Council Adoption



Clark County Comprehensive Growth Management Plan Update