



City Council Workshop Agenda
Monday, August 03, 2026, 4:30 PM
Council Chambers, 616 NE 4th AVE

NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)

To observe the meeting (no public comment ability)

- go to <https://vimeo.com/event/6070427>

To participate in the meeting (able to public comment)

- go to <https://cityofcamas-us.zoom.us/j/84310812974>

(public comments may be submitted to publiccomments@cityofcamas.us)

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

WORKSHOP TOPICS

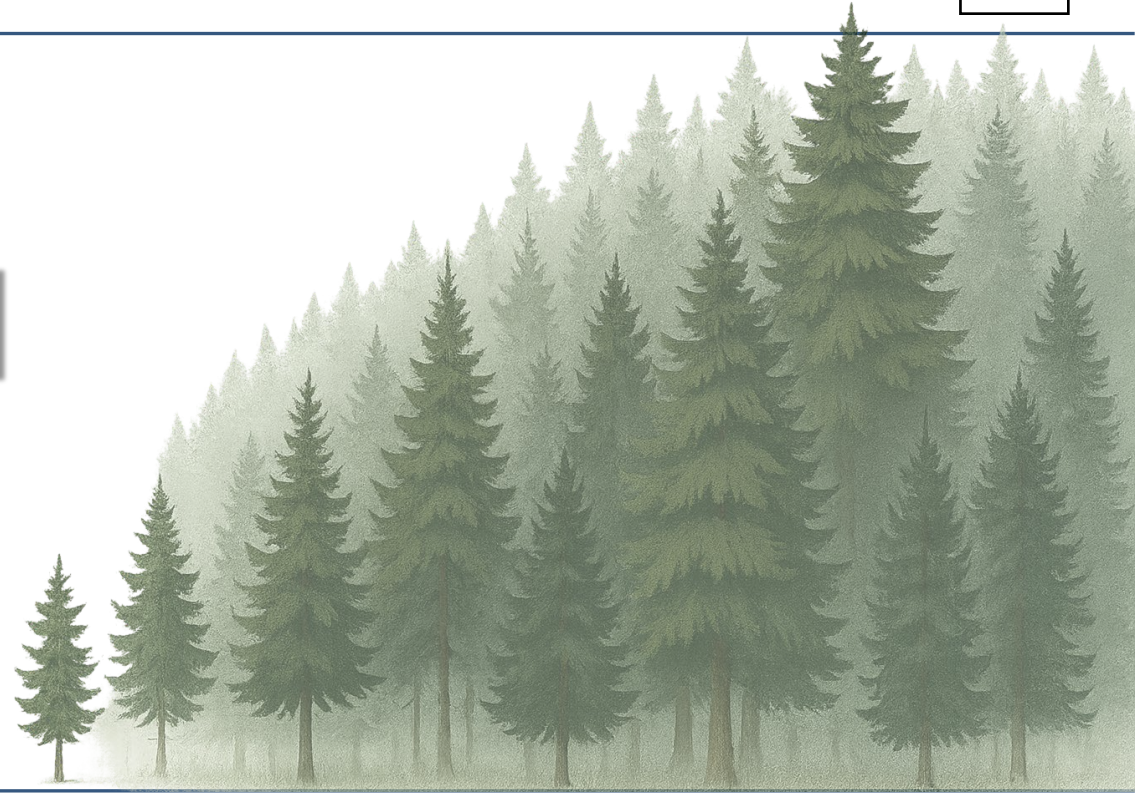
1. [City of Camas 2026 Second Quarter Financial Review](#)
[Presenter: Kayla Mobley, Interim Finance Director](#)
[Time Estimate: 15 minutes](#)
2. [Our Camas 2045 – Project Update and Draft Zoning Code Amendments](#)
[Presenter: Alan Peters, Community Development Director](#)
[Time Estimate: 30 minutes](#)
3. [Change Order #1 Well 6-14 Water Transmission Main](#)
[Presenter: Rob Charles, Utilities Manager](#)
[Time Estimate: 5 minutes](#)
4. [Form of Government Town Hall Discussion](#)
[Presenter: Doug Quinn, City Administrator](#)
[Time Estimate: 30 minutes](#)
5. Staff Miscellaneous Updates
Presenter: Doug Quinn, City Administrator
Time Estimate: 10 minutes

PUBLIC COMMENTS

COUNCIL COMMENTS AND REPORTS

CLOSE OF MEETING

2026 Q2 Financial Review



August 3, 2026



Agenda

- General Economic Outcomes in 2026
- Revenue Trends
- Expense Trends
- Budget Status
- Fund Balance Projection
- Outlook

Economic Performance YTD

Macroeconomic Indicator	Q1 2026 Status	Q2 2026 Status
Mortgage rates	6.38%	6.3%-6.6%
Unemployment	4.3%	4.9%
Retail Sales	2.4%	3.7%
CPI (national)	2.4%	Peaked at 4.2% in May; June closed at 3.5%
Avg. Gas (local)	\$4.35	\$5.40

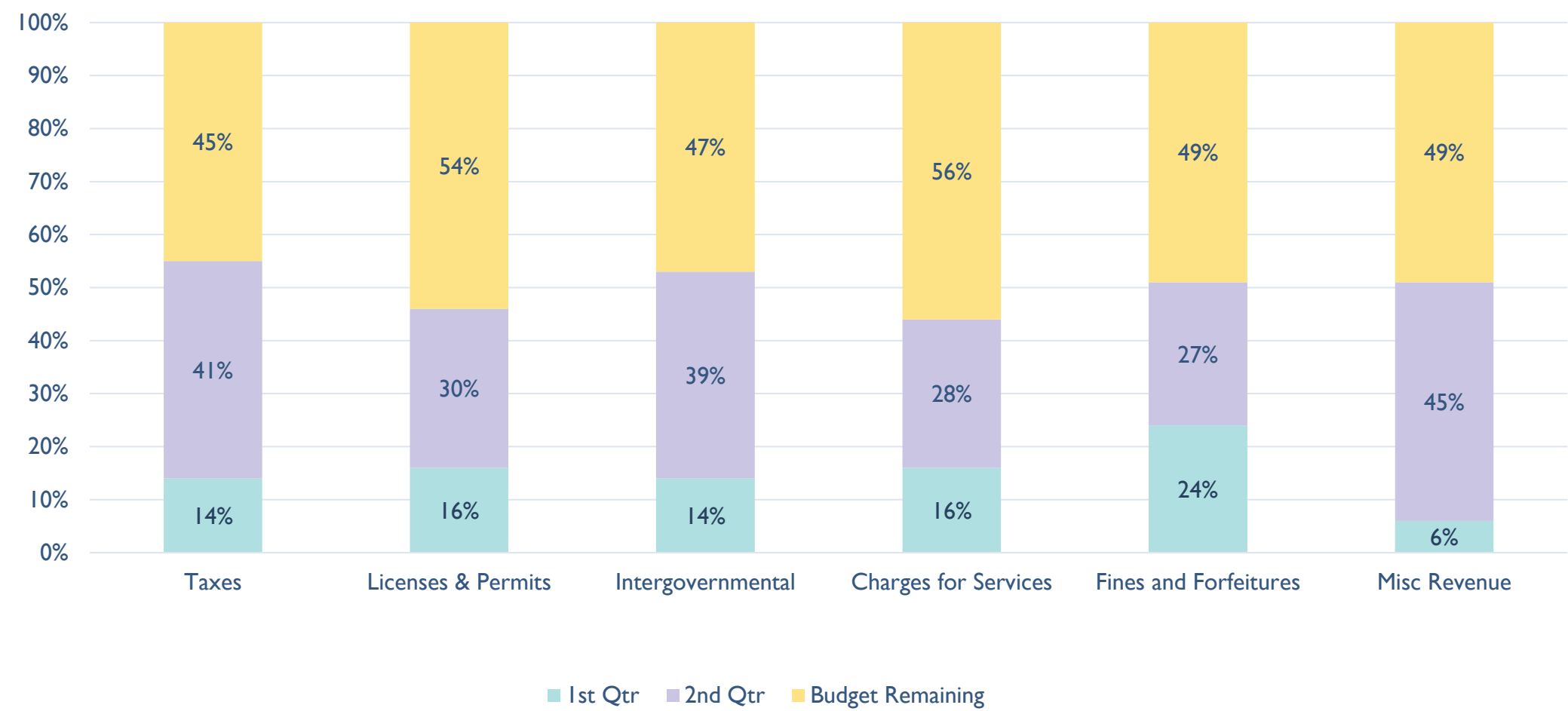
General Fund Budget Status

Category	2026 Revised Budget	Q2 YTD Actual	Encumb.	% Executed
Revenues	\$38.12M	\$19.85M		52.06%
Expenditures	\$41.98M	\$20.99M	\$219,252	49.99%

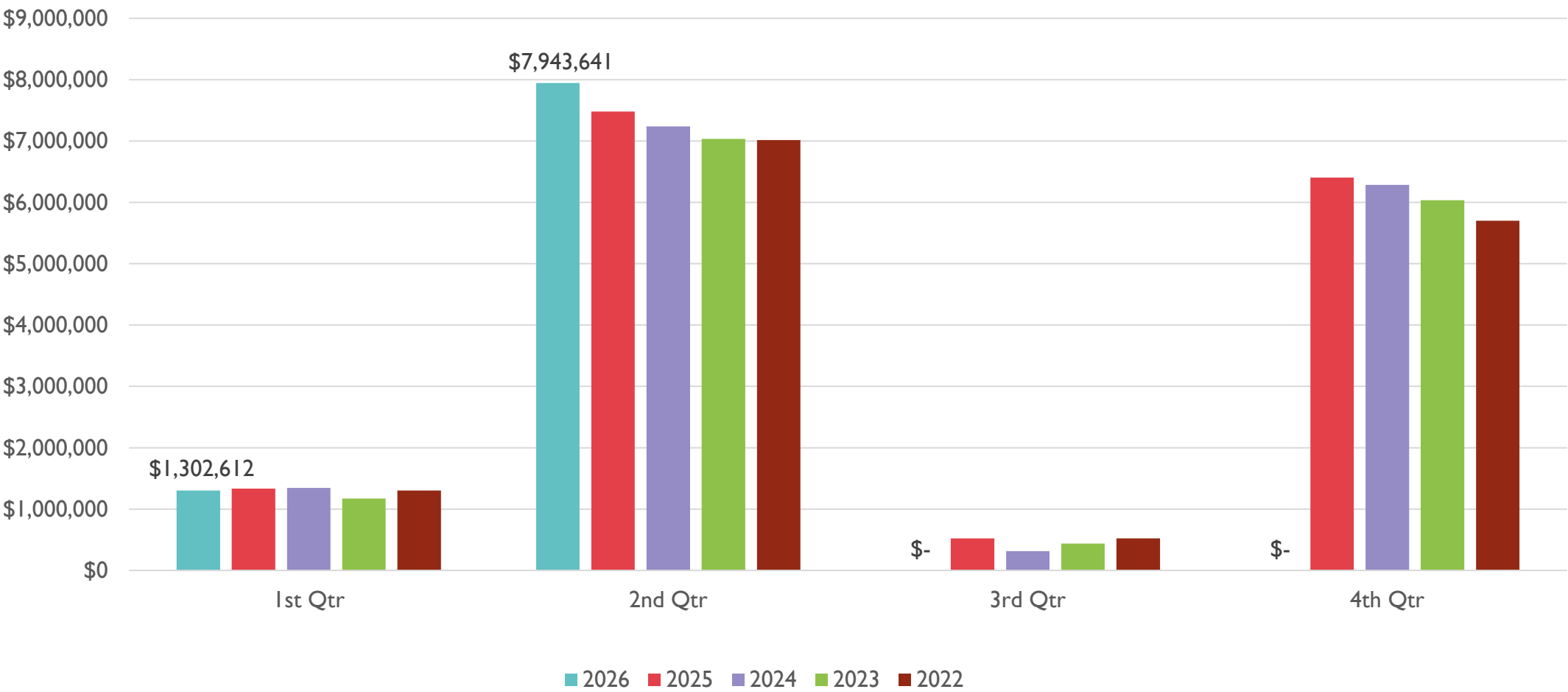
Major Enterprise Utility Funds Budget Status

Utility / Enterprise Fund	Revised Budget	Q2 Revenues Collected	Q2 Operating Expenses	Net YTD Position
Stormwater Utility Fund (4190)	1,597,846	1,710,702	1,484,167	226,535
Solid Waste Fund (4220)	1,843,454	1,924,534	1,949,929	(25,395)
Water-Sewer Utility Fund (4400)	20,738,647	10,537,363	12,905,884	(2,368,521)

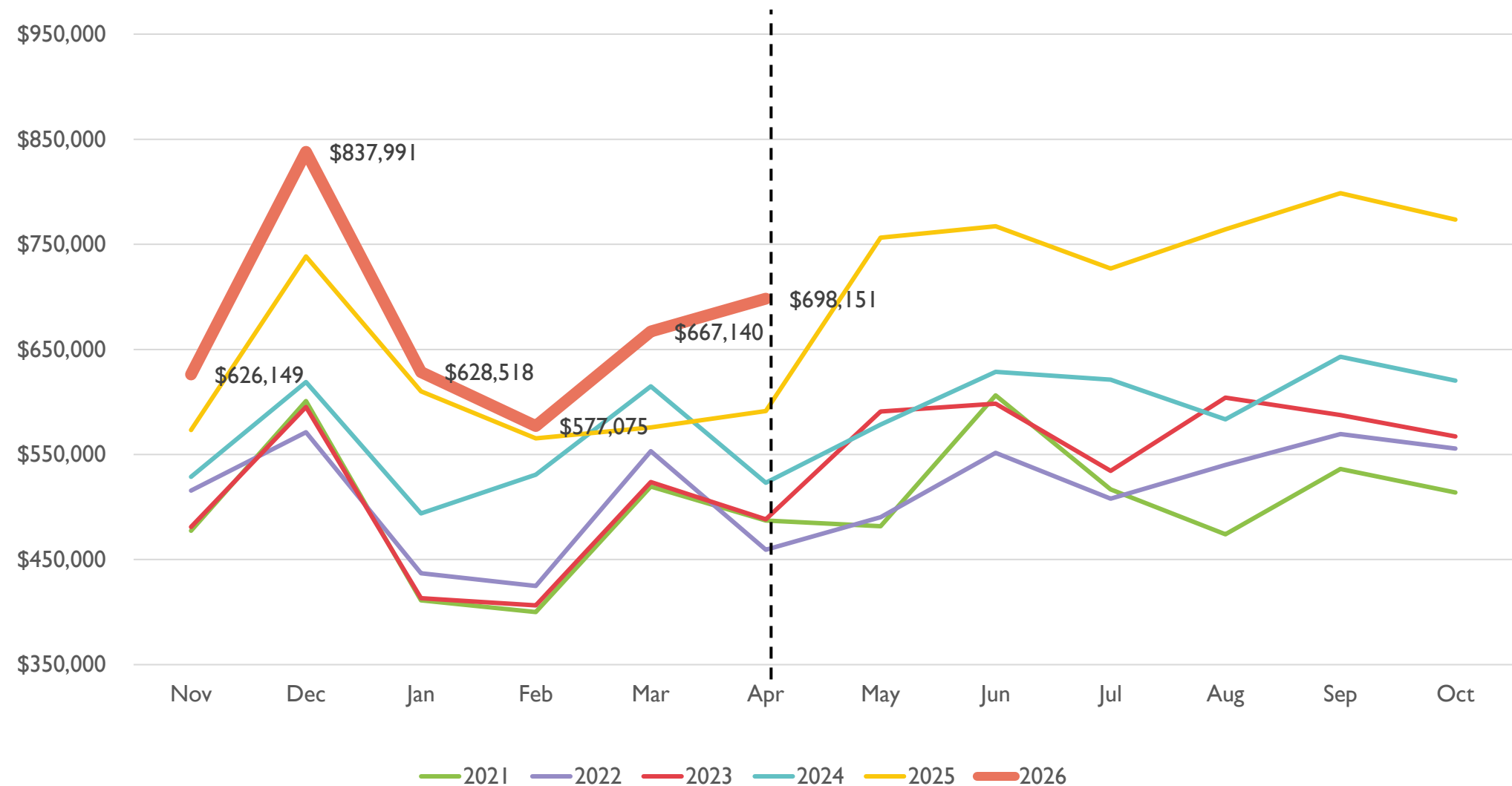
General Fund Revenue Trends



Property Tax Collections



Sales and Use Tax



Where Does Our 8.8% Sales Tax Go?



Washington State

6.523%

- Base state tax 6.50%
- Statutory DOR 1% admin fee across local taxes



City of Camas

1.106%

- Direct basic .42%
- Optional .42%
- Camas TBD .10%
- Plus per-capita public safety shares



C-Tran Transit

.693%

- Net .693% dedicated local transit district rate after state administration



Clark County

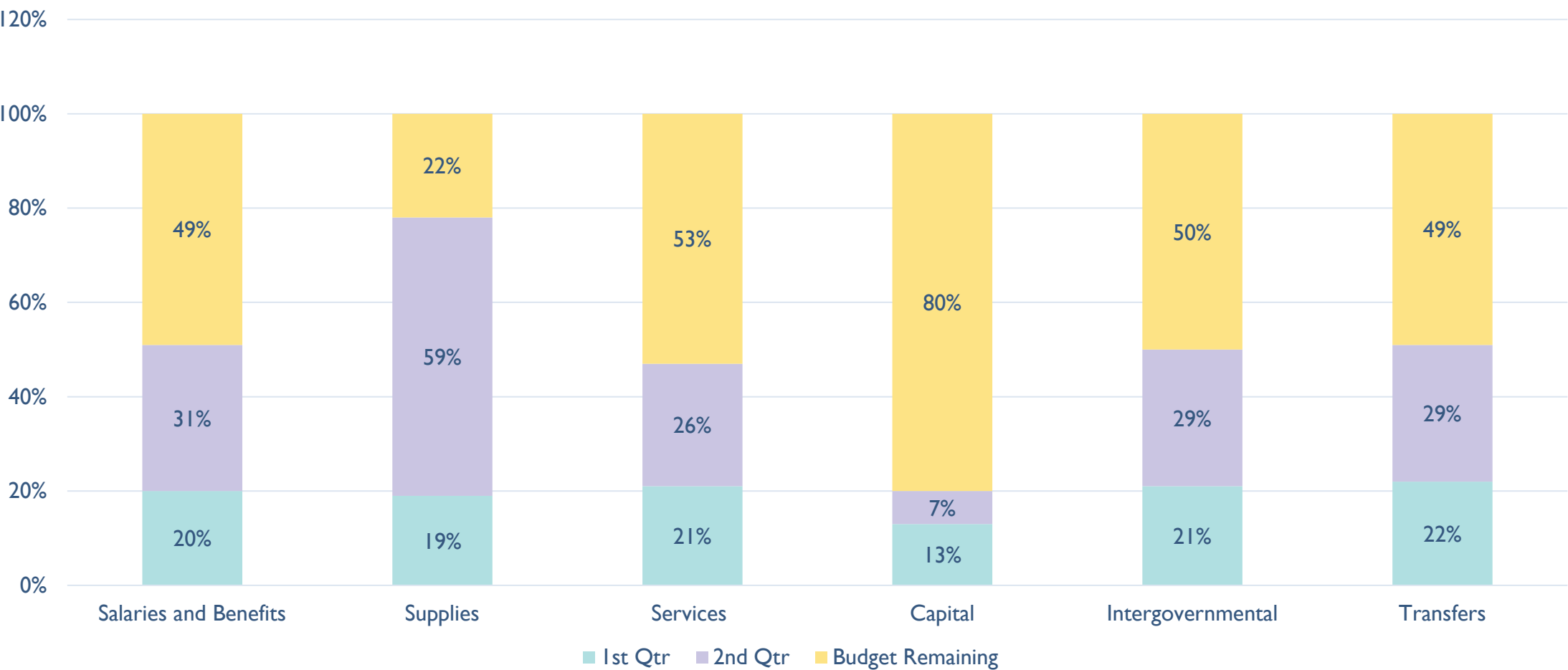
.478%

- Public safety .12%
- Mental health .099%
- Housing .099%
- Basic/optional .15%

Sales Tax Distribution Matrix

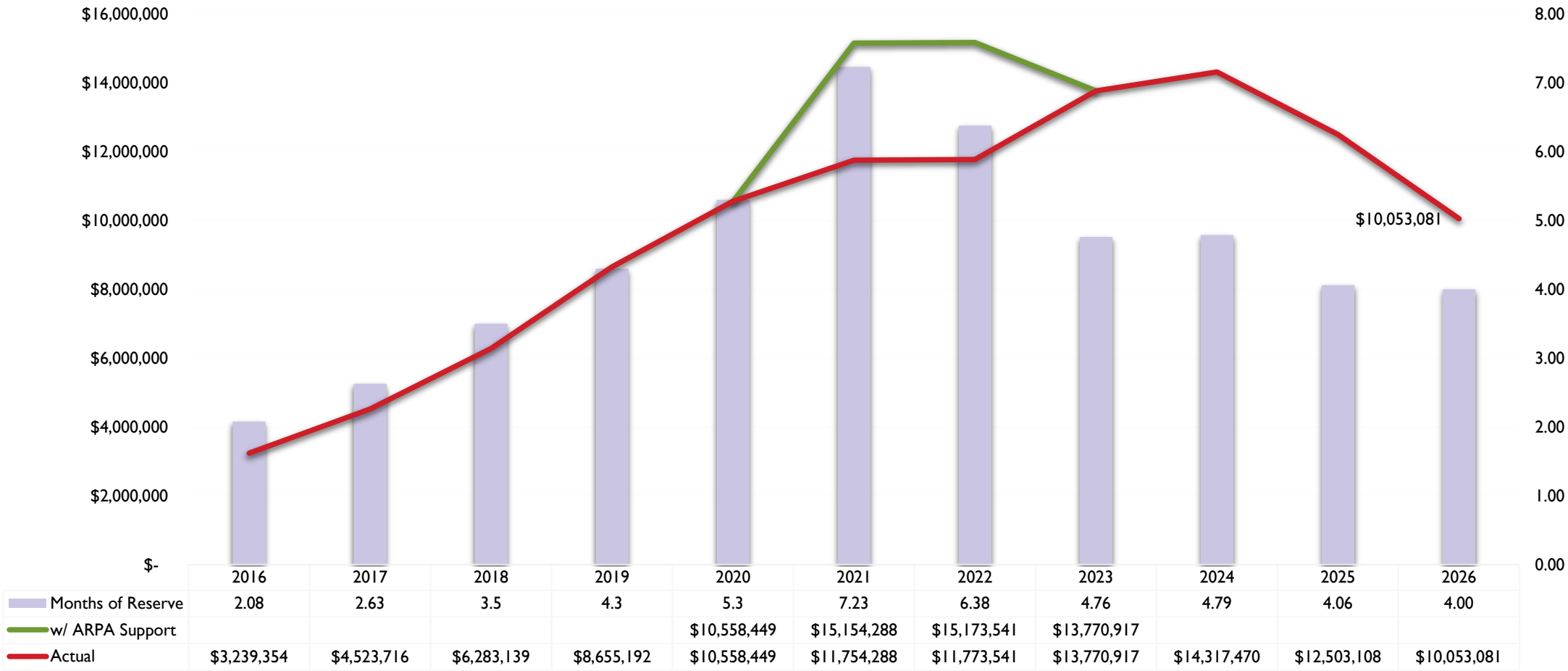
Tax Recipient Entity	Base / Local Rate	Admin & Allocation Rules	Effective Rate	Share of Total Tax
State of Washington	6.500%	Includes 1.0% DOR admin fee on local option taxes	6.5230%	74.1%
City of Camas & TBD	1.200%	Basic (0.42%) + Optional (0.42%) + TBD (0.10%) + Per Capita	1.1060%	12.6%
C-TRAN Transit District	0.700%	0.70% assessed rate less 1% DOR administration fee	0.6930%	7.9%
Clark County	0.500%	Public Safety (0.12%), Mental Health (0.099%), Housing (0.099%)	0.4780%	5.4%
Total Assessed Sales Tax	8.800%	Fully reconciles across statutory distribution formulas	8.8000%	100.0%

General Fund Expense Trends

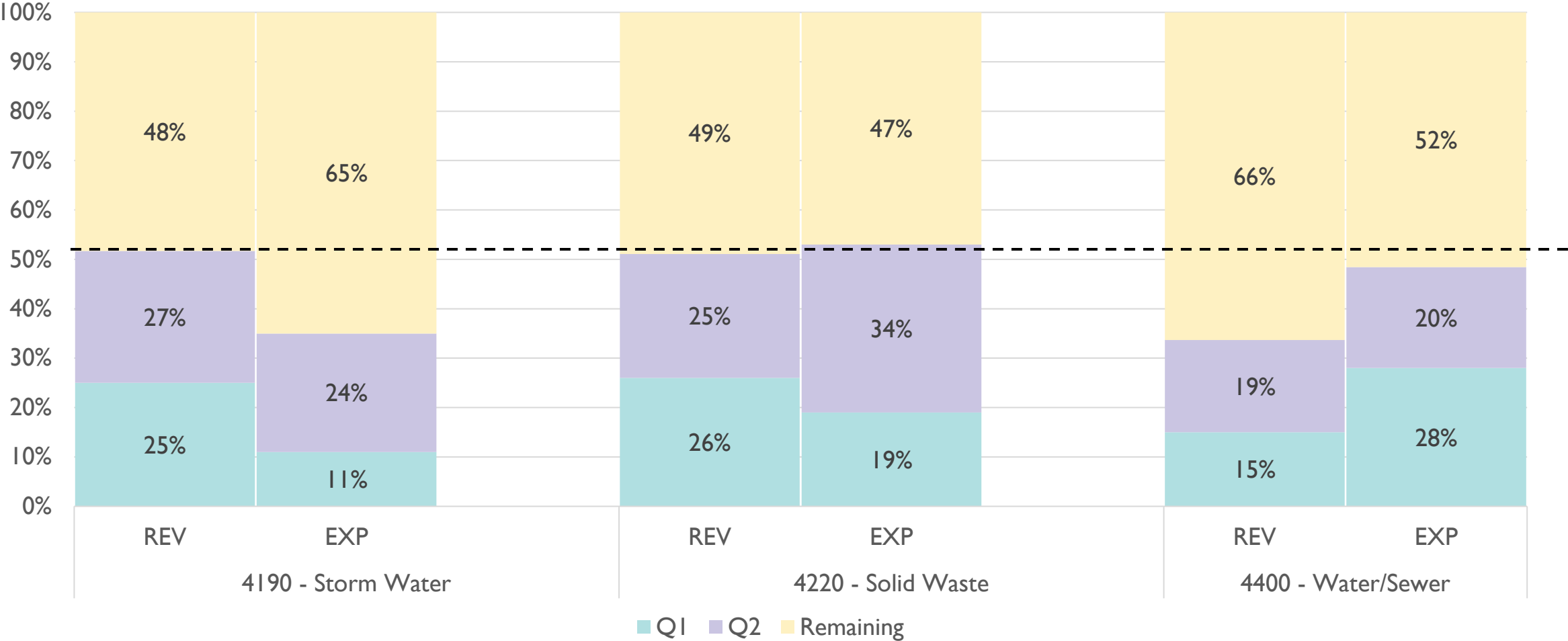


General Fund Balance

Months of Reserve = $\left(\frac{\text{General Fund Ending Balance}}{\text{Total General Fund Annual Expenditures}} \right) \times 12$



Enterprise Utility Funds

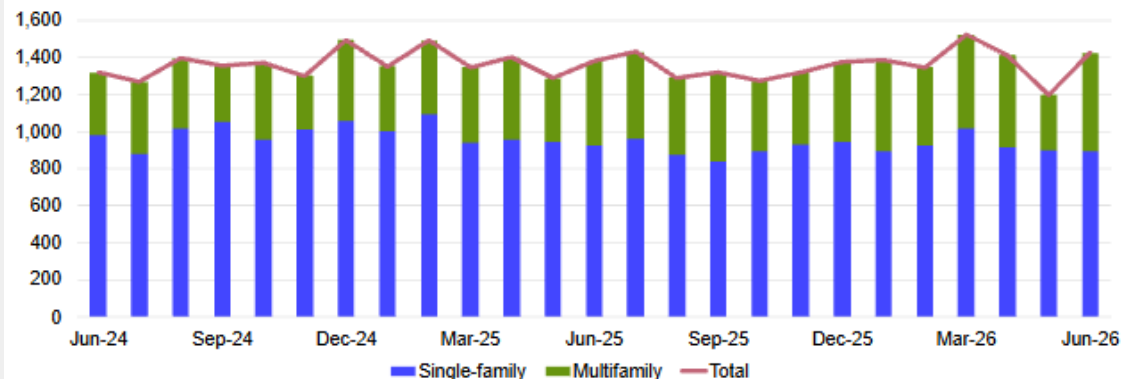


Outlook

- CPI fell in June by .4%, twice as much as chief economists predicted.
- CPI (without food/energy) was flat in the month of June.
- Consumer retail sales rose only .2% in June. Households redirected at-the-pump savings toward other goods.
- Housing remained stuck on affordability. Rates expected to fall near 6.4% by year-end. Any increase to new residential construction was in the multifamily segment.

Multifamily Drives a Rebound in Housing Starts

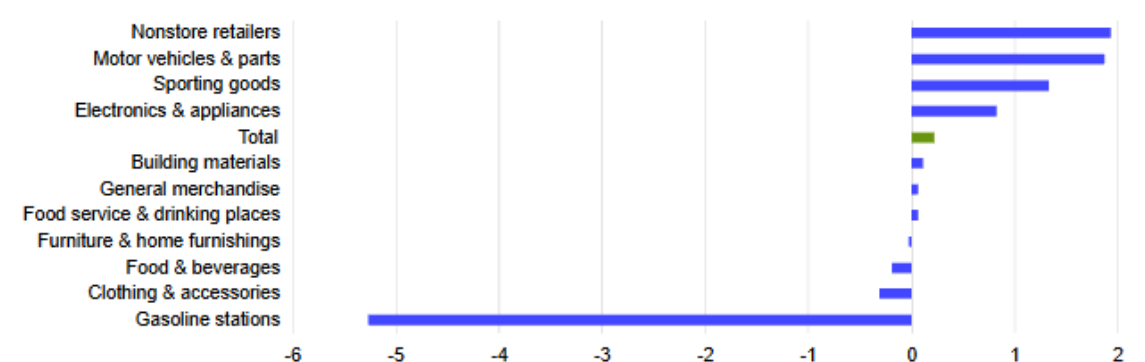
New construction starts, ths, SAAR



Sources: Census Bureau, Moody's Analytics

Consumers Redirect Fuel Savings to Other Goods

Retail sales, Jun 2026, % change



Sources: Census Bureau, Moody's Analytics



Staff Report

August 3, 2026, Council Workshop Meeting

Our Camas 2045 – Project Update and Draft Zoning Code Amendments

Presenter: Alan Peters, Community Development Director

Time Estimate: 30 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

BACKGROUND: The *Our Camas 2045* Comprehensive Plan Update is entering its final phase as we complete the draft Comprehensive Plan in preparation for adoption this fall. The Clark County Council selected a preferred land use alternative in April and issued a Final Environmental Impact Statement in July. Since the beginning of this year, staff and the Planning Commission have been working on advancing zoning code and development regulation updates to implement the new plan.

SUMMARY: Clark County issued a Final Environment Impact Statement on July 24 for the proposed countywide comprehensive plan update. The County Council has scheduled a public hearing on October 10 to consider the plan update and anticipates adopting the new plan by ordinance on October 13, 2026.

Aligning with the County's schedule, the Planning Commission will hold a public hearing on September 15 to consider a recommendation to Council on the proposed Comprehensive Plan, Downtown Subarea Plan, and zoning code updates. Following the Planning Commission's review, Council will hold a public hearing on October 19 to consider the proposal, with possible adoption by ordinance to follow on November 2.

Staff has scheduled time during each of the Council's workshops through October to review the proposed plans and code updates.

Proposed Zoning Code Amendments

As part of the *Our Camas 2045* update, the City is also reviewing and updating portions of the zoning code to ensure that development regulations are aligned with the updated plan's goals, policies, growth objectives and changes to state law. The Planning Commission has reviewed several proposed code updates in batches over the past several months. This report covers proposed changes to CMC Chapter 18.05 – Zoning Map and Districts, CMC Chapter 18.07 – Use Authorization, Chapter 18.11 – Parking, and Chapter 18.24 – Mixed Use.

CMC Chapter 18.05 – Zoning Map and Districts

Chapter 18.05 establishes the City's zoning districts and describes the purpose and intended character of each district. The total number of zoning designations is proposed

to be reduced from 26 to 25. The Light Industrial, Business Park, and Light Industrial/Business Park zones would be consolidated into a new Mixed Employment zone. Four parks-related zones will be consolidated into a new Parks and Open Space zone. New zones will include a Multifamily Residential – 24 zone and four new downtown zones – Downtown Residential, Downtown Mixed Use – Low Rise, Downtown Mixed Use – Mid Rise, and Downtown Historic Main Street Core.

Section 18.05.040 would be revised to clarify that the R-6, R-7.5, R-10, R-12, and R-15 zones accommodate both single-family and middle housing. The zone densities are also revised from “units” or “dwellings” per acre to “lots” per acre, consistent with recent middle housing changes. This section would also include descriptions for two new residential zones, MF-24 and Downtown Residential.

Section 18.05.050 would be renamed to expressly include mixed-use zoning. This section includes descriptions for four new zones: DT-HMSC, DT-MXM, DT-MXL, and Mixed Employment.

The descriptions of the Downtown Commercial, Light Industrial, Business Park, and Light Industrial/Business Park districts would be removed as these zones are made obsolete with other proposed updates.

The Heavy Industrial zone description would be amended to allow residential uses west of Lacamas Creek and the Washougal River as a conditional use when included as part of a mixed-use redevelopment. The specific provision for residential development in this zone is addressed below with changes to Chapter 18.07. This change is made consistent with the draft *Our Downtown Camas 2045* plan’s support for an unrestricted cleanup level for the Camas Mill property, as well as Resolution 25-002 adopted by Council. “Given the site’s legacy and its importance to our community,” the resolution states, “it is imperative to ensure the cleanup efforts are fully protective of human health and the environment and preserve future private and public redevelopment options, including the flexibility to support a broad range of future uses from residential and commercial development to natural and recreational spaces.”

Chapter 18.07 — Use Authorization

Chapter 18.07 identifies the land uses that are permitted, conditionally permitted, temporarily permitted, or prohibited within all zoning districts. The chapter is organized into tables for commercial and industrial zones, residential zones, the parks zone, and a new table for downtown zones.

Table 1 - Commercial and industrial land uses would be reorganized to correspond with the revised zoning districts established in Chapter 18.05.

A new footnote #8 establishes a new conditional-use pathway for residential development in the Heavy Industrial district west of Lacamas Creek and the Washougal River, occupied by the Camas Mill. Residential development would be subject to conditional use requirements in CMC 18.43 and allowable only when part of a mixed-use development

and when heavy industrial uses have ceased on the site proposed for residential development. The proposed residential development would also need to demonstrate that it would not interfere with any continuing industrial operations on adjoining properties.

West of Lacamas Creek/Washougal River, residential uses may be allowed as a conditional use only when part of a mixed-use development project. Heavy industrial uses must have ceased on the portion of the site proposed for residential development and the applicant must demonstrate that the proposed residential development will not interfere with any continuing industrial operations on adjoining properties in a manner that cannot be reasonably mitigated through conditions of approval.

The Camas Mill cleanup process is being conducted under an agreed order between the Washington State Department of Ecology and Georgia-Pacific. The current process involves investigating the nature and extent of contamination and evaluating cleanup options, after which Ecology will establish the cleanup standards and select a final cleanup approach. Under WAC 173-340-740, unrestricted land-use cleanup levels, based on a residential exposure scenario, are the presumed standard unless Ecology determines that the property qualifies for industrial cleanup levels under WAC 173-340-745.

The proposed amendment is relevant because current and reasonably anticipated future land uses are among the factors Ecology considers when determining the appropriate cleanup standard. Although most of the Mill property is zoned Heavy Industrial, the name of the zoning district alone does not determine whether the property qualifies as industrial land for cleanup purposes. Ecology will review the comprehensive plan and zoning provisions, the types of uses allowed and anticipated on the property, surrounding land uses, public access, and other site-specific conditions. The Heavy Industrial zone already allows a range of commercial, public, and recreational uses that extend beyond industrial activity. The proposed pathway for residential use as part of mixed-use development further demonstrates that the property is not intended to be permanently limited to industrial use. While Ecology will make the ultimate determination, the amendment is intended to strengthen the basis for evaluating the property under an unrestricted land-use cleanup scenario and to preserve the broadest range of future redevelopment opportunities.

Minor changes to Table 2 - Residential land uses would add fourplexes as a recognized middle-housing type and add limited neighborhood commercial uses in residential zones. Limited neighborhood commercial uses would be allowed on corner lots at intersections with collector or arterial streets within design overlay areas.

Table 3 – Park and open space land uses would consolidate the Neighborhood Park, Special Use Park, Open Space, and North Shore Parks/Open Space columns into a single POS zoning column. Uses traditionally associated with parks and open space including recreation facilities, community centers, community gardens, trails, concession

stands, restrooms, utilities, and park-support buildings—would be administered under the consolidated district.

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. The use table generally reserves ground-floor space in the Historic Main Street Core for active retail and pedestrian-oriented uses.

Chapter 18.11 — Parking

Chapter 18.11 would be substantially reorganized and updated to provide more flexible parking standards, establish clearer procedures for parking reductions, and reflect changes in state law and development practices.

In 2025, Washington adopted SB 5184 which limits how much parking local governments can require for certain residential uses and commercial spaces. The bill applies to cities with a population of 30,000 or more. This bill does not yet apply to Camas, which has a population of 28,490 according to the latest April 1, 2026, estimate by the Washington Office of Financial Management.

SB 5184 sets the following limits on local government development regulations regarding parking:

- No more than 0.5 off-street stalls per multifamily unit.
- No more than 1 stall per single-family unit.
- No more than 2 stalls per 1,000 square feet of commercial space.
- No parking may be required for residences under 1,200 square feet, commercial spaces under 3,000 square feet, affordable housing, senior housing, childcare centers, ground level non-residential space in mixed-use buildings, or for buildings changing use.

Another 2025 law, HB 1183 eliminated parking requirements for certain types of residential projects. Cities and counties planning under the GMA may not require off-street parking as a condition for permitting affordable housing, new construction or the retrofit of existing buildings meeting passive house requirements, modular construction, or mass timber construction.

The proposed draft substantially retains the existing off-street parking standards in Table 18.11-2. Changes are proposed only to certain residential uses to comply with state law and to be consistent with the City's recent middle housing code updates. Pursuant to HB 1183, there would be no minimum parking requirements for affordable housing, new construction or the retrofit of existing buildings meeting passive house requirements, modular construction, or mass timber construction. The state's definitions for the terms would be adopted into Title 18.

A new Section 18.11.120 would establish an administrative process through which an applicant could request that the reduced parking requirements of SB 5184 be applied early to their project. The applicant would be required to submit a parking assessment explaining the requested reduction, anticipated parking needs, available on-site and on-street parking, transportation options, and relevant site constraints. The alternative standards would allow parking requirements to be reduced as follows:

- One-half space per multifamily dwelling unit.
- One space per single-family dwelling.
- Two spaces per 1,000 square feet of commercial space.

No minimum parking would be required under the alternative standards for:

- Residences smaller than 1,200 square feet.
- Commercial spaces smaller than 3,000 square feet.
- Affordable housing.
- Senior housing.
- Childcare centers.
- Ground-floor nonresidential space in mixed-use buildings.
- Certain residential or commercial changes of use.

Title 18 currently contains conflicting parking language for downtown and mixed-use zones. Section 18.11.010 generally requires off-street parking in the Downtown Commercial (DC) and Mixed Use (MX) districts but allows the Community Development Director the discretion to waive the requirement for certain projects.

18.11.010 - Parking policy designated.

...

For projects one-half block or less in size in the DC District and MX District, the Community Development Director may waive the off street parking requirements if the City Engineer finds that the anticipated parking needs of the project can be adequately met by existing off street parking on site, if any, and on street parking adjacent to the project. The Community Development Director may, as a condition of waiving the off street parking requirements of Section 18.11.020, require that on street parking be converted at the expense of the applicant to angle parking or another parking configuration approved by the City Engineer.

In contrast, Section 18.19.050 categorically states that downtown commercial and mixed-use areas are not required to provide on-site parking.

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.

The proposal blends the two provisions into a single, more clearly defined standard. In Downtown and Mixed-Use zones only, commercial uses and ground-floor nonresidential space within mixed-use buildings would have no minimum parking requirement – consistent with the current language in 18.19.050. Other uses – including residential – would retain parking requirements. However, for projects one-half block or less in size, the Community Development Director could reduce those requirements when the City Engineer finds that anticipated parking demand can be adequately accommodated by existing on-site parking and adjacent on-street parking. In either scenario, the Director could also require the applicant to convert adjacent on-street parking to angle parking or another approved configuration when necessary to increase parking capacity.

Downtown and mixed-use zones. Commercial uses and ground-floor nonresidential space in a mixed-use building have no minimum parking requirements. For other uses in projects one-half block or less in size, the Community Development Director may reduce the off-street parking requirements if the City Engineer finds that the anticipated parking needs of the project can be adequately met by existing off-street parking on site, if any, and on-street parking adjacent to the project. The Community Development Director may, as a condition of this section, require that on-street parking adjacent to the project be converted at the expense of the applicant to angle parking or another parking configuration approved by the City Engineer.

A new Section 18.11.110 would establish when a parking study is required. A study would be required when:

- Parking is proposed below the alternative minimum standards.
- A multifamily project containing more than 20 dwelling units seeks to use the alternative standards.
- No reasonably comparable parking standard exists for a proposed use.
- The Community Development Director determines that the scale, mix, phasing, or operating characteristics of a project warrant additional analysis.

The study would evaluate anticipated parking demand, project phasing, shared and off-site parking, on-street parking, transit access, transportation demand management, accessible parking, and other relevant site and operational conditions. The Director could impose conditions such as parking agreements, monitoring, management measures, or additional review if the use changes materially. A parking study could allow for fewer parking spaces than the parking standards or alternative minimum standards.

The draft also includes new bicycle parking standards, requiring most developments to provide a modest amount of short-term and long-term bicycle parking. The standards are intended to make bicycle travel more practical by ensuring that visitors have visible and convenient parking near building entrances, while residents and employees have covered and secure parking for longer-term use.

Chapter 18.24 — 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 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.

The proposed revised Mixed Use zone 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 proposal also includes an incentive for affordable housing projects, allowing affordable housing to count towards the commercial component of a project when calculating the use mix.

BENEFITS TO THE COMMUNITY: The proposed amendments will implement the *Our Camas 2045* Comprehensive Plan. The amendments covered in this report modernize zoning districts and development standards to support a broader range of housing and employment opportunities and mixed-use development. The amendments also improve clarity and consistency in the code, incorporate recent state requirements, and provide more flexible parking requirements.

STRATEGIC PLAN: This item most directly supports the Strategic Plan’s “Economic Prosperity” priority, particularly the goal to ensure a supply of developable employment land, balance job and housing growth, and streamline review processes. Consolidating employment zones, clarifying mixed-use requirements, expanding housing options, and auditing and revising development regulations directly advance these actions.

POTENTIAL CHALLENGES: Reduced or more flexible parking requirements may raise concerns about inadequate parking or additional off-street parking demands. The revised Mixed Use zone requirements demand equal residential and commercial components, which is a stricter standard than currently exists. Staff will continue to refine the amendments based on Planning Commission, Council, agency, and public input before adoption.

BUDGET IMPACT: The comprehensive plan update and preparation of zoning code updates is being completed by City staff and previously authorized consultant resources. The amendments will facilitate future development activity, resulting in corresponding City revenues and costs.

RECOMMENDATION: Review and provide feedback on the proposed text amendments.

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>Residential - High</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.

- D. R-7.5 Residential-~~757,500~~. This zone is intended for single-family and middle housing dwellings with densities of five to six ~~dwellings~~lots 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 ~~dwellings~~lots 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.~~
- ~~J. 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.~~
- K. 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.
- ~~E~~H. 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.
- ~~F~~L. 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.

- ~~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 development.
- 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.

- A. COT Cottage Overlay. 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.

(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)

Chapter 18.07 USE AUTHORIZATION

18.07.010 Establishment of uses.

The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied or maintained. The use is considered permanently established when that use will, or has been, in continuous operation for a period exceeding sixty days. A use which will operate for less than one hundred eighty days is considered a temporary use, and shall be governed by Chapter 18.47 "Temporary Use Permits." All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in the city.

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

18.07.020 Interpretation of land use tables.

The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal rows of these tables.

- A. If the letter "X" appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.
- B. If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to review procedures in accordance with CMC Chapter 18.55 "Administration and Procedures."
- C. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in Chapter 18.43 "Conditional Use Permits," and the general requirements of the Camas Municipal Code.
- D. If the letter "T" appears in the box at the intersection of the row, the use is temporarily permitted under the procedures of Chapter 18.47 "Temporary Use Permits." Other temporary uses not listed may be authorized as provided in Chapter 18.47.
- E. If a number appears in a box at the intersection of the column and the row, the use is subject to the requirements specified in the note corresponding with the number immediately following the table.
- F. Uses accessory to a use permitted or conditionally permitted in any zone may be authorized subject only to those criteria and/or processes deemed applicable by the head of the planning department.
- G. If a use is not listed under either Section 18.07.030 Table 1 or 18.07.040 Table 2, and is not an accessory or temporary use, then the use shall be subject to a zoning code text amendment. Notwithstanding a zoning code text amendment, the community development director may determine whether a proposed land use not specifically listed in a land use table is allowed in a zone. The director shall take into consideration the following when making a determination:
 - 1. Whether or not the proposed use in a particular zone is similar impact to other permitted or conditional uses or is compatible with other uses; and
 - 2. Whether or not the proposed use is consistent with the zone's purpose.

A use listed in one table but not the other shall be considered a prohibited use in the latter.

H. For the Downtown Zoning Districts in CMC Chapter 18.07.060, use authorization appearing as “G / U” refers to “G = ground floor / U = upper floor” uses specifically.

(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)

18.07.030 Table 1—Commercial and industrial land uses.

KEY: P = Permitted Use
C = Conditional Use
X = Prohibited Use
T = Temporary Use

Zoning Districts	NC	DC	CC	RC	MX	ME	BP	LI/ BP	LI	HI	C- NS	MX- NS	ME- NS
Commercial Uses													
Animal kennel, commercial boarding ⁶	X	X	X	P ^{11.5}	X	P ^{11.5}	P ¹¹	X	P ¹¹	P ^{11.5}	X	X	P ^{11.5}
Animal shelter ⁶	X	X	X	C	X	C	C	X	C	P	X	X	C
Antique shop ⁶	P	P	P	P	P	P	C	X	X	P	P	P	P
Appliance sales and service ⁶	X	P	P	P	P	P	P	X	C	P	P	P	P
Automobile repair (garage) ⁶	X	P	C	P	X	P	P	X	P	P	C	X/P ⁷	P
Automobile sales, new or used ⁶	X	P	X	P	X	P	P	X	P	P	X	X	P
Automobile service station ⁶	X	P	C	P	X	P	P	X	P	P	C	X	P
Automobile wrecking ⁶	X	X	X	X	X	X	X	X	X	C	X	X	X
Bakery (wholesale) ⁶	X	X	X	P	X	P	P	P ⁵	P	P	C	C	P
Bakery (retail) ⁶	P	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Banks, savings and loan	X	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Barber and beauty shops ⁶	P	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Boat building ⁶	X	X	X	C	X	C	C	X	C	P	X	X	C
Boat repair and sales ⁶	X	P	X	P	X	P	P	X	P	P	X	X	P
Book store ⁶	C	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Bowling alley/billiards ⁶	X	P	X	P	P	P	P	X	P	P	X	P	P
Building, hardware and garden supply store ⁶	X	P	C	P	P	P	P	X	P	P	C	P	P
Bus station ⁶	X	C	C	P	C	P	P	X	P	P	P	P	P
Cabinet and carpentry shop ⁶	X	P	C	P	C	P	P	P ⁵	P	P	C	C	P
Candy; confectionery store ⁶	P	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Cemetery ⁶	X	X	X	C	X	C	X	X	C	P	X	X	C
Clothing store ⁶	C	P	P	P	P	P	P	X	P	P	P	P	P

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Coffee shop, cafe ⁶ or kiosk	P	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Convention center ⁶	X	P	X	C	C	C	P	P	C	X	X	C	C
Data center													
Day care center ⁶	C	P	P	C	P	C	C	P ⁵	C	C	P	P	C
Day care, adult	P	P	P	P	P	P	P	P	P	P	P	P	P
Day care, family home ⁶	P	P	P	P	P	P	X	P ⁵	P	X	P	P	P
Day care, mini-center ⁶	P	P	P	P	P	P	P	P ⁵	P	X	P	P	P
Delicatessen (deli) ⁶	P	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Department store ⁶	X	P	C	P	P	P	P	X	P	X	C	C	P
Electric vehicle battery charging station and rapid charging stations	P	P	P	P	P	P	P	P	P	P	P	P	P
Equipment rental ⁶	C	P	C	C	C	C	P	P ⁵	P	P	C	P	C
Event center	X	P	C	P	C	P	P	P	P	P	P	P	P
Feed store ⁶	X	X	X	P	X	P	C	X	P	P	X	X	P
Fitness center/sports club ⁶	X	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Florist shop ⁶	P	P	P	P	P	P	P	P ⁵	P	X	P	P	P
Food cart/food truck/food delivery business ⁶	C	P	C	P	C	P	P	C	P	X	C	C	P
Furniture repair; upholstery ⁶	X	P	C	P	P	P	P	X	P	P	C	P	P
Furniture store ⁶	X	P	C	P	P	P	P	X	P	X	C	P	P
Funeral home ⁶	X	P	C	P	P	P	X	X	X	X	C	C	P
Gas/fuel station ⁶	X	P	C	P	X	P	P	X	P	P	C	X	P
Gas/fuel station with mini market ⁶	X	P	C	P	X	P	P	X	P	P	C	X	P
Grocery, large scale ⁶	X	P	C	P	P	P	C	X	P	P	C	C	P
Grocery, small scale ⁶	P	P	C	P	P	P	P	X	P	P	P	P	P
Grocery, neighborhood scale ⁶	P	P	P	P	P	P	P	P ⁵	P	X	P	P	P
Hospital, emergency care ⁶	X	C	P	P	P	P	P	X	P	X	C	C	P
Hotel, motel ⁶	X	C	C	P	P	C	P	X	P	X	C	C	C
Household appliance repair ⁶	X	P	C	P	P	P	P	X	P	P	C	P	P
Industrial supplies store ⁶	X	P	X	C	C	C	C	X	C	P	X	C	C
Laundry/dry cleaning (industrial)	X	X	X	P	X	P	X	X	P	P	X	X	P
Laundry/dry cleaning (retail) ⁶	P	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Laundry (self-serve)	P	P	P	P	P	P	P	X	P	P	P	P	P
Liquor store ⁶	X	P	C	P	C	P	C	X	C	C	P	P	P
Machine shop ⁶	X	X	C	C	C	C	C	P ⁵	C	P	C	C	C

Marijuana processor	X	X	X	X	X	X	X	X	X	X	X	X	X
Marijuana producer	X	X	X	X	X	X	X	X	X	X	X	X	X
Marijuana retailer	X	X	X	X	X	X	X	X	X	X	X	X	X
Medical or dental clinics (outpatient) ⁶	C	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Mini-storage/vehicular storage ⁶	X	X	X	X	X	C	X	X	P	P	X	X	X
Manufactured home sales lot ⁶	X	X	X	P	X	P	X	X	P	P	X	X	P
Newspaper printing plant ⁶	X	P	C	C	X	C	X	X	P	P	C	X	C
Nursery, plant ⁶	X	P	C	C	C	P	C	X	C	P	C	C	P
Nursing, rest, convalescent, retirement home ⁶	C	P	P	P	P	P	X	X	X	X	P	P	P
Office supply store ⁶	X	P	P	P	P	P	X	P ⁵	P	P	P	P	P
Pawnshop ⁶	X	X	X	X	X	X	X	X	C	C	X	X	X
Parcel freight depots ⁶	X	P	X	P	X	P	P	P ⁵	P	P	X	X	P
Permanent supportive housing	C	P	X /p ¹⁰ ₄	X /p ¹⁰ ₄	P	X /p ¹⁰ ₄	X	X	X	X	X /p ¹⁰ ₄	P	X /p ¹⁰ ₄
Pet shops ⁶	X	P	P	P	P	P	P	X	P	C	P	P	P
Pharmacy ⁶	X	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Photographic/electronics store ⁶	X	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Plumbing, or mechanical service ⁶	X	X	X	P	C	P	P	X	P	P	X	C	P
Printing, binding, blue printing ⁶	C	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Professional office(s) ⁶	C	P	P	P	P	P	P	P	P	P	P	P	P
Public agency ⁶	C	P	P	P	P	P	P	P	P	P	P	P	P
Real estate office ⁶	C	P	P	P	P	P	P	P	P	P	P	P	P
Recycling center ⁶	X	X	X	X	X	X	X	X	P	P	X	X	X
Recycling collection point ⁶	T or C	P	T or C	T or C	C	X	C	P ⁵	P	P	T or C	C	X
Recycling plant ⁶	X	X	X	X	X	C	X	X	C	P	X	X	C
Research facility ⁶	X	P	C	C	X	P	P	P	P	P	C	C	C
Restaurant ⁶	C	P	P	P	C	P	P	P ⁵	P	P	P	P	P
Restaurant, fast food ⁶	X	P	C	P	C	P	P	P ⁵	P	P	C	C	P
Roadside produce stand ⁶	T	T	T	T	C	T	X	T	T	T	T	C	T
Sand, soil, gravel sales and storage ⁶	X	X	X	X	X	X	X	X	C	P	X	X	X
Second-hand/consignment store ⁶	C	P	P	P	P	P	P	X	P	P	P	P	P
Sexually oriented business ^{1,5}	X	X	X	X	X	X	X	P	X	X	X	X	X

Shoe repair and sales ⁶	P	P	P	P	P	P	P	X	P	P	P	P	P
Smoke shop/head shop ^{9,3}	X	X	P	P	X	C	X	X	X	X	P	X	P
Stock broker, brokerage firm	P	P	P	P	P	P	P	P	P	P	P	P	P
Specialty goods production (e.g. brew pub)	P	P	P	P	P	P	P	P	P	P	P	P	P
Taverns ⁶	X	P	C	P	C	P	P	X	P	P	C	C	P
Theater, except drive-in ⁶	X	P	C	P	P	P	P	X	P	P	P	P	P
Truck terminals ⁶	X	C	X	C	X	C	X	X	C	P	X	X	C
Veterinary clinic ⁶	X	P	C	P	P	P	P	X	P	P	P	P	P
Warehousing, wholesale and trade ⁶	X	X	X	C	C	P	P	P ⁵	P	P	X	X	P
Warehousing, bulk retail ⁶	X	X	X	C	C	P	X	X	P	P	X	X	P
Manufacturing and/or processing of the following:													
Cotton, wool, other fibrous material	X	X	X	X	X	X	P	X	P	P	X	X	X
Food production or treatment	X	X	X	C	C	C	P	X	P	C	X	C	C
Foundry	X	X	X	X	X	X	X	X	C	C	X	X	X
Furniture manufacturing	X	P	X	X	C	P	C	X	P	P	X	C	X
Gas, all kinds (natural, liquefied)	X	X	X	X	X	X	X	X	X	C	X	X	X
Gravel pits/rock quarries	X	X	X	X	X	X	X	X	C	P	X	X	X
Hazardous waste treatment—Off-site	X	X	X	X	X	X	X	X	X	P	X	X	X
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	X	P	X	X	X
Junkyard/wrecking yard	X	X	X	X	X	X	X	X	X	C	X	X	X
Metal fabrication and assembly	X	X	X	X	X	C	C	X	X	P	X	X	C
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	X	P	X	X	X
Paper, pulp or related products	X	X	X	X	X	X	X	X	X	P	X	X	X
Signs or other advertising structures	X	X	X	C	C	P	C	P	C	P	X	C	C
Electronic equipment	X	P	X	X	X	X	X	P	P	P	X	X	X
Industrial Uses													
High-tech industry	X	P	X	X	P	P	P	P ²	X	X	X	P	P
Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts)	X	X	X	X	C	P	X	X	P	P	X	C	P

Optical goods	X	€	C	C	C	<u>P</u>	Ⓟ	Ⓟ ⁵	Ⓟ	P	C	C	C
Packaging of prepared materials	X	✕	C	P	C	<u>P</u>	€	Ⓟ ⁵	€	P	C	C	P
Scientific and precision instruments	X	Ⓟ	X	X	X	<u>P</u>	Ⓟ	Ⓟ	Ⓟ	P	X	X	P
Recreational, Religious, Cultural Uses													
Auditorium ⁶	C	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Community club ⁶	C	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Church ⁶	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Golf course/driving range ⁶	P	✕	P	P	X	<u>P</u>	Ⓟ	Ⓟ ⁵	Ⓟ	P	X	X	P
Library ⁶	C	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Museum ⁶	C	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Recreational vehicle park ⁶	X	✕	X	C	X	<u>C</u>	✕	✕	Ⓟ	P	X	X	C
Open space ⁶	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	Ⓟ	Ⓟ	P	P	P	P
Park or playground	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	Ⓟ	Ⓟ	P	P	P	P
Sports fields ⁶	C	✕	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Trails	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	Ⓟ	Ⓟ	P	P	P	P
Educational Uses													
College/university ⁶	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Elementary school ⁶	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Junior or senior high school ⁶	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Private, public or parochial school ⁶	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Trade, technical or business college ⁶	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	Ⓟ	Ⓟ	P	P	P	P
Residential Uses													
Adult family home	C	Ⓟ	P	X	P	<u>X</u>	✕	✕	✕	$\frac{X/C}{8}$	P	P	X
Assisted living	C	Ⓟ	P	$\frac{X}{P^{10}}_{4}$	P	$\frac{X}{P^{10}}_{4}$	✕	✕	✕	$\frac{X/C}{8}$	P	P	$\frac{X}{P^{10}}_{4}$
Bed and breakfast	P	Ⓟ	P	X	P	<u>X</u>	✕	✕	✕	X	P	P	X
Designated manufactured home	X	✕	X	X	P	<u>X</u>	✕	✕	✕	X	X	X	X
Duplex or two-family dwelling	X	$\frac{C/P}{7}$	X	X	P	<u>X</u>	✕	✕	✕	$\frac{X/C}{8}$	X	P	X
Group home	C	Ⓟ	P	X	P	<u>X</u>	✕	✕	✕	$\frac{X/C}{8}$	P	P	X
Home occupation	P	Ⓟ	P	$\frac{X}{P^{10}}_{4}$	P	$\frac{X}{P^{10}}_{4}$	✕	✕	✕	$\frac{X/C}{8}$	P	P	$\frac{X}{P^{10}}_{4}$
Housing for the disabled	P	Ⓟ	P	$\frac{X}{P^{10}}_{4}$	P	$\frac{X}{P^{10}}_{4}$	✕	✕	✕	$\frac{X/C}{8}$	P	P	$\frac{X}{P^{10}}_{4}$

Apartment, multifamily development, row houses	X	C/P ⁷	X/ P ¹⁰ ₄	X/ P ¹¹ _{0 4}	C	X	X	X	X	X/ C ₈	X	P	X
Residence accessory to and connected with a business	P	P	P	X/ P ¹⁰ ₄	P	X / P ¹⁰ ₄	X	X	X	X/ C ₈	P	P	X/ P ¹⁰ ₄
Residential Treatment Facility ^{12 6}	C	P	P	P	P	P	X	X	X	X/ C ₈	P	P	P
Single-family Cottage-style homes	X	X	X	X	X	X	X	X	X	X/ C ₈	X	P	X
Single-family dwelling	X	X	X	X	P	X	X	X	X	X/ C ₈	X	X	X
Sober Living Homes	C	P	P	X	P	X	X	X	X	X/ C ₈	P	P	X
Transitional Housing	C	P	C	P	P	P	P	X	P	X/ C ₈	C	P	P
Communication, Utilities and Facilities													
Electrical vehicle infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless communications facility (Refer to Ch. 18.35)													
Facilities, minor public	P	P	P	P	C	P	P	P	C	P	P	C	P
Facility, essential ⁶	X	X	C	C	C	C	C	P	C	C	C	C	C
Railroad tracks and facilities ⁶	C	X	C	C	C	C	X	X	C	C	C	C	C
Temporary Uses													
Temporary sales office for a development ^{4 2}	T	T	T	T	T	T	T	T	T	T	T	T	T

Notes:

1. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
- ~~2. Similar uses are permitted in the zone district only at the discretion of the community development director or designee.~~
- ~~3. Reserved.~~
- ~~4. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.~~
- ~~5. See secondary use provisions of LI/BP zone.~~
- ~~6. See CMC Chapter 18.19 "Design Review" for additional regulations. CMC Chapter 18.19 is not applicable to development in the LI/BP zone.~~
- ~~7. Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.~~
- ~~8. If grocery store is less than one hundred thousand square feet then use is outright permitted. If one hundred thousand square feet or over then a conditional use permit is required.~~
93. A. Must be sited a minimum one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or game arcade to which is not restricted to persons twenty-one years or older as defined in WAC 314-55-010 on June 20, 2015;
- B. The business shall post clear signage in a conspicuous location near each public entrance stating no person under the age of twenty-one may enter the premises; and

- C. No smoke shop/head shop subject to this note shall be located within five miles of an existing lawfully established smoke shop/head shop. All measurements under (A) and (C) shall be measured from the nearest property line of the property on which the use is proposed to the nearest property line of an existing business utilizing Clark County GIS.
144. On tracts ten acres or more, subject to approval by city council of a master plan and development agreement, a mixed use development may be approved provided no less than fifty-one percent of the net developable acreage is committed to commercial uses.
145. Conditional use permit is required if facilities for kennels are proposed outdoors.
146. A Residential Treatment Facility shall not be located within one thousand feet of public and private schools, public parks, public libraries, other RTFs or similar uses.
147. Permitted only on sites where automobile repair was previously established and where the existing site or building design, configuration, layout, or access makes it particularly suited for this use.
8. West of Lacamas Creek/Washougal River, residential uses may be allowed as a conditional use only when part of a mixed-use development project. Heavy industrial uses must have ceased on the portion of the site proposed for residential development and the applicant must demonstrate that the proposed residential development will not interfere with any continuing industrial operations on adjoining properties in a manner that cannot be reasonably mitigated through conditions of approval.

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

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § IV(Exh. D), 5-18-2009; Ord. No. 2584, § II, 5-3-2010; Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2656, § I(Exh. A), 7-16-2012; Ord. No. 2667, § III, 12-17-2012; Ord. No. 2672, § II(Exh. B), 1-22-2013; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 2712, § 2, 10-20-2014; Ord. No. 2720, § I(Exh. A), 12-15-2014; Ord. No. 15-012, § II(Exh. B), 8-17-2015; Ord. No. 15-023, § II, 11-16-2015; Ord. No. 15-024, § II, 11-16-2015; Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 19-012, § II(Exh. A), 11-4-2019; Ord. No. 21-004, § II(Exh. A), 3-15-2021; Ord. No. 22-007, § I, 5-16-2022; Ord. No. 23-010, Exh. A, 8-7-2023; Ord. No. 25-025, § I (Exh. A), 12-15-2025)

18.07.040 Table 2—Residential and multifamily land uses.

KEY: P = Permitted Use
C = Conditional Use
X = Prohibited Use
T = Temporary Use

Authorized Uses in Residential and Multifamily Zones

	R	MF
Residential Uses		
Adult family home, residential care facility, supported living arrangement, or housing for the disabled ¹	P	P
Apartments	P ²	P
Assisted living ¹ , retirement home ¹	C	P
Cottage housing	P ²	P
Designated manufactured homes	P	P
Duplex	P ²	P ²
Fourplex	P ²	P ²
Manufactured home	X	X
Manufactured home park	X	C
Nursing, rest, convalescent home ¹	C	P
Permanent Supportive Housing	C/P ²	P
Residential Treatment Facility ⁵	X	C
Single-family dwelling (detached)	P	P

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Sober Living Homes	P	P
Stacked flat	p ²	p ²
Townhouses	p ²	p ²
Transitional Housing	P	P
Triplex	p ²	p ²
Incidental Uses		
Accessory dwelling unit	P	P
Animal training, kennel, boarding	X	C
Day care center ¹	<u>CP</u>	P
Day care, family home	P	P
Day care, minicenter ¹	<u>CP</u>	P
Electric vehicle battery charging station and rapid charging stations	P	P
Gardening and horticulture activities	P	P
Home occupation	P	P
Bed and breakfast ¹	C	C
Limited neighborhood commercial ⁷	<u>P</u>	<u>P</u>
Recreation/Religious/Cultural		
Church ¹	C	C
Community clubs, private or public ¹	C	C
Library ¹	C	C
Museum ¹	C	C
Open space ¹	P	P
Public or semi-public building ¹	C	C
Park or playground	P	P
Sports fields ¹	C	C
Trails	P	P
Event center ⁶	C	C
Educational Uses		
Private, public or parochial school ¹	P	C
Trade, technical, business college ¹	X	C
College/university ¹	X	X
Communication and Utilities		
Wireless communication facility	Refer to Chapter 18.35	
Facilities, minor public	C	C
Public utilities, minor	C	C
Pumping station ¹	C	C
Railroad tracks and facilities 1	C	C
Temporary Uses		
Sales office for a development in a dwelling ^{1, 4}	T	T
Sales office for a development in a trailer ^{3, 4}	T	T

Notes:

1. See Chapter 18.19 "Design Review" for additional regulations.
2. Permitted pursuant to Chapter 18.25, Middle Housing and in the LD-NS zone.

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3. Site plan review required per CMC Section 18.18.020(A)(1).
4. Notwithstanding the time limitations of a temporary use, a sales office proposed and approved through a Type III application may be approved with a longer time frame than one hundred eighty days.
5. A Residential Treatment Facility shall not be located within one thousand feet of public and private schools, public parks, public libraries, other RTFs, or similar uses.
6. Permitted in the LD-NS and HD-NS zones only.

7. Those Neighborhood Commercial uses listed as permitted (P) are allowed within residential zones along design overlay corridors on corner lots at intersections with collector or arterial streets, pursuant to Chapter 18.20. The neighborhood commercial use must be pedestrian oriented with access to a public sidewalk or walkway and may have a maximum building footprint of 2,500 square feet and no more than five (5) off-street parking spaces, which can be satisfied by on-street parking provided they are along the frontage of the subject parcel.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2481 § 1 (Exh. A (part)), 2007; 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; Ord. No. 21-004, § II(Exh. A), 3-15-2021; Ord. No. 21-005, § I(Exh. A), 3-15-2021; Ord. No. 22-007, § I, 5-16-2022; Ord. No. 23-010, Exh. A, 8-7-2023; Ord. No. 25-025, § I (Exh. A), 12-15-2025)

18.07.050 Table 3 - Park and open space land uses.

KEY: P = Permitted Use
 C = Conditional Use
 X = Prohibited Use
 T = Temporary Use
 NP – Neighborhood Park
 SU – Special Use
 OS – Open space

Authorized Uses in Park and Open Space Zones

	NP	SU	OS	P/OS-NS	POS
General Uses					
1. City-approved festivals, community events, and event center	P	P	X	P	P
2. Community and recreation centers	P	P	X	P	P
3. Community gardens	P	P	C	P	P
4. Concession stands	P	P	X	P	P
5. Open Spaces	P	P	P	P	P
6. Other buildings and structures to support park use	P	P	P	P	P
7. Other uses identified through the Park, Recreation and Open Space Comprehensive Plan	P	P	P	P	P
8. Parking areas/lots to serve park use	P	P	P	P	P
9. Pedestrian and multi-use trails	P	P	P	P	P
<u>10. Public administrative facilities</u>					P
10.11. Recreation areas and facilities	P	P	C	P	P
11.12. Residence for park caretaker and accessory structures	C	P	P	C	P
12.13. Restrooms	P	P	P	P	P
13.14. Stages and band shells	P	P	X	P	P
14.15. Temporary Use	T	T	T	T	T
Utility Uses					
15.16. Public utilities, minor	P	P	P	P	P

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16-17. Pumping station	€	P	P	€	P
17-18. Railroad tracks and facilities	X	X	X	X	X
18-19. Communication facilities, minor	€	€	X	€	C
19-20. Communication facilities, major	X	X	X	X	X

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

18.07.060 Table 4 - Downtown Zoning Districts

KEY: P = Permitted Use

C = Conditional Use

X = Prohibited Use

T = Temporary Use

G = Ground floor

U = Upper floor

Authorized Uses in Downtown Zoning Districts

Zoning Districts	DT-HMSC	DT-MXM	DT-MXL	DT-R
Active Retail Uses				
<u>Antique shop</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Appliance sales and service</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Artisanal/craft/makers</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Bakery (retail)</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Barber and beauty shops</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Book store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Bowling alley/billiards</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Building, hardware and garden supply store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Candy; confectionery store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Clothing store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Coffee shop, cafe or kiosk</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Day care, mini-center</u>	P ⁴	P	P	P ⁵
<u>Delicatessen (deli)</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Department store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Feed store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Event center</u>	P ⁴	P	P	P ⁵
<u>Fitness center/sports club</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Florist shop</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Food cart/food truck/food delivery business</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Furniture store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Grocery, neighborhood scale</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Grocery, small scale</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Hotel, motel</u>	P ⁴	P	P	P ⁵
<u>Laundry/dry cleaning (retail)</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Liquor store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Nursery, plant</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Office supply store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Pet shops</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Pharmacy</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Photographic / electronics store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Restaurant</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Restaurant, fast food</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Second-hand/consignment store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Specialty goods production (e.g. brew pub)</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Taverns</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵

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<u>Zoning Districts</u>	<u>DT-HMSC</u>	<u>DT-MXM</u>	<u>DT-MXL</u>	<u>DT-R</u>
<u>Theater, except drive-in</u>	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
<u>Communication, Utilities, and Facilities Uses</u>				
<u>Electrical vehicle infrastructure</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Wireless communications facility</u>	<u>(Refer to Ch. 18.35)</u>			
<u>Facilities, minor public</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Facility, essential</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Railroad tracks and facilities</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Educational Uses</u>				
<u>College/university</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Elementary school</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Junior or senior high school</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Private, public or parochial school</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Trade, technical or business college</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Incidental Uses⁸</u>				
<u>Accessory Dwelling Unit⁸</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>
<u>Animal Training, Kennel, Boarding⁸</u>	<u>X</u>	<u>C</u>	<u>C</u>	<u>X</u>
<u>Day care center⁸</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Day care, family home⁸</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Day care, minicenter⁸</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Electric vehicle battery charging station and rapid charging stations</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Gardening and horticulture activities⁸</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Home occupation⁸</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Bed and breakfast⁸</u>	<u>G=X / U=C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Limited neighborhood commercial^{8, 9}</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Industrial Uses</u>				
<u>High-tech industry</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Optical goods</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Packaging of prepared materials</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Scientific and precision instruments</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Manufacturing and/or Processing Uses</u>				
<u>Cotton, wool, other fibrous material</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Food production or treatment</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Foundry</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Furniture manufacturing</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Gas, all kinds (natural, liquefied)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Gravel pits/rock quarries</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Hazardous waste treatment—Off-site</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Hazardous waste treatment—On-site</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Junkyard/wrecking yard</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Metal fabrication and assembly</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Hazardous waste treatment—On-site</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Paper, pulp or related products</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Signs or other advertising structures</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Electronic equipment</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Passive Retail Uses</u>				
<u>Animal kennel, commercial Boarding</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Animal shelter</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Automobile repair (garage)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Automobile sales, new or used</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Automobile service station</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Automobile wrecking</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Bakery (wholesale)</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Banks, savings and loan</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Boat building</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>

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<u>Zoning Districts</u>	<u>DT-HMSC</u>	<u>DT-MXM</u>	<u>DT-MXL</u>	<u>DT-R</u>
<u>Boat repair and sales</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Bus station</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C⁵</u>
<u>Cabinet and carpentry shop</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Convention center</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Day care center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Day care, adult</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Day care, family home</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Equipment rental</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Funeral home</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Furniture repair; upholstery</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Gas/fuel station</u>	<u>G=X / U=P</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Gas/fuel station with mini market</u>	<u>G=X / U=P</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Grocery, large scale</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Hospital, emergency care</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P⁵</u>
<u>Household appliance repair</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Industrial supplies store</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Laundry (self-serve)</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Laundry/dry cleaning (industrial)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Machine shop</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Marijuana processor</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Marijuana producer</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Marijuana retailer</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Manufactured home sales lot</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Medical or dental clinics (outpatient)</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Mini-storage/vehicular storage</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Newspaper printing plant</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Nursing, rest, convalescent, retirement home</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Parcel freight depots</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Pawnshop</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Permanent supportive housing</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Plumbing, or mechanical service</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Printing, binding, blue printing</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Professional office(s)</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Public agency</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Real estate office</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Recycling center</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Recycling collection point</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Recycling plant</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Research facility</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Roadside produce stand</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Sand, soil, gravel sales and storage</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Sexually oriented business⁶</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Shoe repair and sales</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Smoke shop/head shop²</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Stock broker, brokerage firm</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Truck terminals</u>	<u>X</u>	<u>C</u>	<u>C</u>	<u>C⁵</u>
<u>Veterinary clinic</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Warehousing, wholesale and trade</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Warehousing, bulk retail</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Recreational, Religious, and Cultural Uses</u>				
<u>Auditorium</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Cemetery</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Community club</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Church</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Golf course/driving range</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Library</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Municipal</u>	<u>G=X¹⁰ / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>

<u>Zoning Districts</u>	<u>DT-HMSC</u>	<u>DT-MXM</u>	<u>DT-MXL</u>	<u>DT-R</u>
<u>Museum</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Recreational vehicle park</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Open space</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Park or playground</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Sports fields</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C</u>
<u>Trails</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Residential Uses</u>				
<u>Adult family home</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Apartments</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>p¹¹</u>
<u>Assisted living / retirement homes</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Bed and breakfast</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Cottage housing</u>	<u>X</u>	<u>p¹¹</u>	<u>p¹¹</u>	<u>p¹¹</u>
<u>Designated manufactured home</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Duplex</u>	<u>G=X / U=P</u>	<u>p¹¹</u>	<u>p¹¹</u>	<u>p¹¹</u>
<u>Group home</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Housing for the disabled</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Residence accessory to and connected with a business</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Residential Care Facility²</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Residential Treatment Facility³</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Single-family dwelling (detached)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>
<u>Sober Living Homes</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Stacked flat</u>	<u>G=X / U=P</u>	<u>p¹¹</u>	<u>p¹¹</u>	<u>p¹¹</u>
<u>Townhouses</u>	<u>G=X / U=P</u>	<u>p¹¹</u>	<u>p¹¹</u>	<u>p¹¹</u>
<u>Transitional Housing</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Triplex</u>	<u>G=X / U=P</u>	<u>p¹¹</u>	<u>p¹¹</u>	<u>p¹¹</u>
<u>Temporary Uses</u>				
<u>Sales office for a development¹</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>
<u>Sales office for a development in a dwelling⁷</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>
<u>Sales office for a development in a trailer⁷</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>

Notes:

1. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.
2. A. Must be sited a minimum one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or game arcade to which is not restricted to persons twenty-one years or older as defined in WAC 314-55-010 on June 20, 2015;
B. The business shall post clear signage in a conspicuous location near each public entrance stating no person under the age of twenty-one may enter the premises; and
C. No smoke shop/head shop subject to this note shall be located within five miles of an existing lawfully established smoke shop/head shop. All measurements under (A) and (C) shall be measured from the nearest property line of the property on which the use is proposed to the nearest property line of an existing business utilizing Clark County GIS.
3. A Residential Treatment Facility shall not be located within one thousand feet of public and private schools, public parks, public libraries, other RTFs or similar uses.
4. Active Retail Use is required on the ground floor when located on a Main Street per the Downtown Design Manual.
5. Active Retail Use or Passive Retail Use is only allowed on the ground floor when located on a Gateway Street per the Downtown Design Manual.
6. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
7. Notwithstanding the time limitations of a temporary use, a sales office proposed and approved through a Type III application may be approved with a longer time frame than one hundred eighty days
8. Incidental uses are only allowed as incidental to a residential use, with exception of electric vehicle battery charging station and rapid charging stations.
9. Those Neighborhood Commercial uses listed as permitted (P) are allowed residential zones along design overlay corridors on corner lots at intersections with collector or arterial streets, pursuant to Chapter 18.20. The neighborhood commercial use must be pedestrian

oriented with access to a public sidewalk or walkway and may have a maximum building footprint of 2,500 square feet and no more than five (5) off-street parking spaces, which can be satisfied by on-street parking provided they are within 500 feet of the subject parcel. See Chapter 18.20, Design Overlays, for additional provisions.

10. Municipal uses only allowed on Ground Floor of Historic Main Street core per Downtown Design Manual.

11. Permitted pursuant to Chapter 18.25, Middle Housing.

Chapter 18.11 PARKING

18.11.010 Parking policy designated.

Except as hereafter provided for the ~~MX District and DC District~~ Downtown and Mixed-Use zoning districts, in all Districts there shall be provided minimum off street parking spaces in accordance with the requirements of ~~Section 18.11.020 of this chapter~~. Such off street parking spaces shall be provided at the time of erecting new structures, or at the time of enlarging, moving, or increasing the capacity of existing structures by creating or adding dwelling units, commercial or industrial floor space, or seating facilities. Under no circumstances shall off street parking be permitted in the vision clearance area of any intersection. Off street parking will only qualify if located entirely on the parcel in question, and not on City owned right-of-way or privately owned streets less than twenty feet in width. Covered parking structures shall not be permitted within the front yard set back or side yard set back along a flanking street.

~~For projects one-half block or less in size in the DC District and MX District, the Community Development Director may waive the off street parking requirements if the City Engineer finds that the anticipated parking needs of the project can be adequately met by existing off street parking on site, if any, and on street parking adjacent to the project. The Community Development Director may, as a condition of waiving the off street parking requirements of Section 18.11.020, require that on street parking be converted at the expense of the applicant to angle parking or another parking configuration approved by the City Engineer.~~

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

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § VI, 5-18-2009)

18.11.020 Design.

The design of off-street parking shall be as follows:

- A. Ingress and Egress. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the city.
- B. Backout Prohibited. In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.
- C. Parking Spaces—Access and Dimensions. Adequate provisions shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles.
 1. Off-street parking space dimensions shall be as follows or as otherwise approved by the director:
 - a. Standard spaces shall be a minimum of nine feet in width;
 - b. Standard spaces shall be a minimum of eighteen feet in length.
 2. Aisle width dimensions shall be as follows or as otherwise approved by the director:
 - a. One-way aisle width shall be fifteen feet;
 - b. Two-way aisle width shall be twenty-four feet.

- D. Small Car Parking Spaces. A maximum of thirty percent of the total required parking spaces may be reduced in size for the use of small cars, provided these spaces shall be clearly identified with a sign permanently affixed immediately in front of each space containing the notation "compacts only." Spaces designed for small cars may be reduced in size to a minimum of eight feet in width and fifteen feet in length. Where feasible, all small car spaces shall be located in one or more contiguous areas and/or adjacent to ingress/egress points within parking facilities. Location of compact car parking spaces shall not create traffic congestion or impede traffic flows.
- E. Wheel stops. Wheel stops shall be installed where parking spaces are oriented toward sidewalks, walkways, or landscape areas and vehicle overhang may obstruct pedestrian access, interfere with maintenance, or damage trees, shrubs, groundcover, flowers, or other plantings. Wheel stops may be omitted where sidewalks are wide enough to maintain required pedestrian clearance despite vehicle overhang, or where plantings are set back sufficiently to avoid damage or maintenance conflicts.

(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. 17-013, § I(Exh. A), 10-2-2017)

18.11.030 Location.

Off-street facilities shall be located as hereafter specified. Such distance shall be the maximum walking distance measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve:

- A. For single-family or two-family dwelling and motels: on the same lot with the structure they are required to serve.
- B. For multiple dwelling, rooming or lodging house: two hundred feet.
- C. For hospital, sanitarium, home for the aged, or building containing a club: three hundred feet.
- D. For uses other than those specified above: four hundred feet.

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

18.11.040 Units of measurement.

- A. ~~In a stadium, sports arena, church, or other place of assembly, each twenty inches of bench seating shall be counted as one seat for the purpose of determining requirements for off-street parking facilities.~~
- B. ~~For purposes of determining off-street parking as related to floor space of multilevel structures and building, the following formula shall be used to compute gross floor area for parking determination:~~

Main floor	100%
Basement and second floor	50%
Additional stories	25%

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

18.11.050040 Change or expansion.

Except in a ~~DC District or MX District~~ Downtown or Mixed Use zoning district, whenever a building is enlarged or altered, or whenever the use of a building or property is changed, off street parking shall be provided for such expansion or change of use.

- A. The number of off street parking spaces required shall be determined for only the square footage of expansion and not the total square footage of the building or use; however, no additional off street parking space need be provided where the number of parking spaces required for such expansion, enlargement, or change in use since the effective date of this Code is less than ten percent of the parking spaces specified in the Code.
- B. No additional off-street parking spaces shall be required for the addition of dwelling units added within an existing building.
- C. Nothing in this provision shall be construed to require off-street parking spaces for the portion and/or use of such building existing at the time of passage of the Code.

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

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § VII, 5-18-2009)

18.11.060 Unspecified use.

In case of a use not specifically mentioned in Section 18.11.130 of this chapter, the requirements for off street parking facilities shall be determined by the city in accordance with a conditional use permit. Such determination shall be based upon the requirements for the most comparable use listed.

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

18.11.070050 Joint use.

Cumulative parking requirements for mixed-use occupancies or shared facilities may be reduced where it can be shown that the peak parking requirements of the various uses occur at different times of the day, week or year. Methods for calculating parking reduction and submission requirements are outlined in this section. Two methods for determining parking reduction are as follows:

- A. Parking Occupancy Rates. When a parking reduction is requested based on parking demand calculations from Table 18-11-1, the applicant shall submit a parking demand summary showing the calculations outlined in this section. To determine the number of parking stalls required:
 1. Determine the minimum required minimum number of parking stalls for each use.
 2. Multiply the minimum required number of stalls by the "occupancy rate" for the corresponding use in Table 18-11-1 (or as determined by a parking study) to produce an adjusted minimum requirement for each use for weekday day, evening and night periods, and for weekend day, evening and night periods.
 3. Sum the adjusted minimum number of stalls for each use for each time period to produce an aggregate adjusted minimum number of stalls for each period.
 4. The greatest of the aggregate adjusted minimum number of stalls for each period shall be the minimum number of shared parking stalls required.

5. Parking reserved for specified individual persons, positions, businesses, or offices, hotel or residential units do not count toward shared parking.

Table 18-11-1. Parking Occupancy Rates

<u>Use^(a)</u>	<u>Weekdays^(a)</u>			<u>Weekends^(a)</u>		
	<u>Day</u> <u>(7:00 a.m. –</u> <u>6:00 p.m.)</u>	<u>Evening</u> <u>(6:00 p.m. –</u> <u>11:00 p.m.)</u>	<u>Night</u> <u>(11:00 p.m. –</u> <u>7:00 a.m.)</u>	<u>Day</u> <u>(8:00 a.m. –</u> <u>5:00 p.m.)</u>	<u>Evening</u> <u>(5:00 p.m. –</u> <u>12:00 a.m.)</u>	<u>Night</u> <u>(12:00 a.m. –</u> <u>8:00 a.m.)</u>
<u>Residential</u>	<u>60%</u>	<u>100%</u>	<u>100%</u>	<u>80%</u>	<u>100%</u>	<u>100%</u>
<u>Office/Industrial/Warehouse</u>	<u>100%</u>	<u>20%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>
<u>Retail/Commercial</u>	<u>90%</u>	<u>80%</u>	<u>5%</u>	<u>100%</u>	<u>79%</u>	<u>5%</u>
<u>Hotel</u>	<u>70%</u>	<u>100%</u>	<u>100%</u>	<u>70%</u>	<u>100%</u>	<u>100%</u>
<u>Restaurant</u>	<u>70%^(b)</u>	<u>100%</u>	<u>10%</u>	<u>70%^(b)</u>	<u>100%</u>	<u>20%</u>
<u>Theater (Movie or Live)</u>	<u>40%</u>	<u>80%</u>	<u>10%</u>	<u>80%</u>	<u>100%</u>	<u>10%</u>
<u>Entertainment/Recreation</u>	<u>40%</u>	<u>100%</u>	<u>10%</u>	<u>80%</u>	<u>100%</u>	<u>10%</u>
<u>Convention/Conference</u>	<u>100%</u>	<u>100%</u>	<u>5%</u>	<u>100%</u>	<u>100%</u>	<u>5%</u>
<u>Place of Worship</u>	<u>10%</u>	<u>5%</u>	<u>5%</u>	<u>100%</u>	<u>50%</u>	<u>5%</u>

(a) Weekends are the period from 6:00 p.m. on Friday to 6:00 p.m. on Sunday.

(b) Fast food and breakfast/lunch oriented facilities = 100%

B. Parking Study.

1. A parking study may substitute for a parking occupancy rates summary for uses not found in the table above; for parking reductions based on seasonal variation or other time frames not found in the table; or for a parking reduction greater than provided for in the table.
2. The parking study shall meet the requirements of Section 18.11.110.

The city may authorize the joint use of parking facilities for the following uses or activities under conditions specified:

- A. Up to fifty percent of the parking facilities required by the code for a theater, bowling alley, tavern, or restaurant may be supplied by the off-street parking facilities provided by certain types of buildings or uses herein referred to as "daytime" uses in subsection D of this section.
- B. Up to fifty percent of the off-street parking facilities required for any building or use specified in subsection D of this section, "daytime" uses, may be supplied by the parking facilities provided by uses herein referred to as "nighttime or Sunday" uses in subsection E of this section.

- ~~C. Up to one hundred percent of the parking facilities required for a church or for an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities provided by uses herein referred to as "daytime" uses in subsection D of this section.~~
- ~~D. For the purpose of this section, the following and similar uses are considered as primary daytime uses: banks, offices, retail, personal service shops, household equipment or furniture stores, clothing or shoe repair shops, manufacturing or wholesale buildings, and similar uses.~~
- ~~E. For the purpose of this section, the following and similar uses are considered as primary nighttime or Sunday uses: auditorium incidental to a public or parochial school, churches, bowling alleys, theaters, taverns or restaurants.~~
- ~~F. Owners of two or more buildings or lots may agree to utilize jointly the same parking space, subject to such conditions as may be imposed by the city. Satisfactory legal evidence shall be presented to the city in the form of deeds, leases, or contracts to establish the joint use. Evidence shall be required that there is no substantial conflict in the principal operating hours of the buildings or uses for which joint off-street parking is proposed.~~

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

18.11.080060 Plan submittal.

Every tract or lot hereafter used as public or private parking area, having a capacity of five or more vehicles, shall be developed and maintained in accordance with the requirements and standards of this chapter.

The plan of the proposed parking area shall be submitted to the city at the time of the application for the building for which the parking area is required. The plan shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping, and other features and appurtenances required. The parking facility shall be developed and completed to the required standards before an occupancy permit for the building may be issued.

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

18.11.090070 Landscaping.

Landscaping requirements for parking areas shall be provided under Chapter 18.13 "Landscaping."

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

18.11.100080 Single-family rResidential parking.

Residential off-street parking space shall consist of a parking strip, driveway, garage, or a combination thereof, and shall be located on the lot they are intended to serve.

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

18.11.110090 Parking for the handicapped.

Off-street parking and access for the physically handicapped persons shall be provided in accordance with the international building code.

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

18.11.120100 Additional requirements.

In addition to the basic standards and requirements established by other sections of this chapter, the city may make such other requirements or restrictions as shall be deemed necessary in the interests of safety, health and general welfare of the city, including, but not limited to, lighting, jointly development of parking facilities, entrances and exits, accessory uses, and conditional exceptions. Further, performance bonds may be required in such cases where the city determines that such shall be necessary to guarantee proper completion of improvements within time periods specified.

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

18.11.110 Parking study.

A. A parking study is required when:

1. An applicant proposes fewer parking spaces than allowed under the alternative minimum standards in Section 18.11.120;
2. A multifamily development containing more than twenty dwelling units requests use of the alternative minimum standards;
3. No reasonably comparable parking standard exists for an unspecified use; or
4. The Community Development Director determines that the scale, mix of uses, operating characteristics, or phasing of a development warrants additional parking analysis.

Approval under this section is an alternative method of compliance and is not a variance under Chapter 18.45.

B. The parking study shall determine the anticipated parking demand of the proposed development, justify any difference between the parking requirements of this chapter and the proposed parking supply, demonstrate that adequate parking will be provided for each phase and the ultimate development scenario, if applicable, and evaluate alternative methods of meeting parking demand, including shared parking, off-site parking, on-street parking, and transportation demand management.

C. A parking study shall use accepted engineering and planning principles and shall include:

1. The project name, property address, purpose of the study, site location, and a brief description of the proposed development, including the type of development, development statistics such as the number of dwelling units and site area, proposed parking areas, access points, amenity areas, and proposed phasing, if applicable.
2. For nonresidential uses, the gross floor area, in square feet, by use and the anticipated hours of operation, if known.
3. A description of existing on-site conditions and the surrounding area, including streets, natural areas, buildings, and parking areas.
4. A concept plan showing proposed building locations, parking areas, vehicular, bicycle, and pedestrian access and circulation, amenity areas, landscaping, grading, natural features, and known natural hazards.
5. The parking requirements applicable to the proposed development under this chapter.
6. Any previously approved parking reductions or modifications applicable to the property or development.
7. An outline of the proposed parking supply, broken down by land use and development phase, if applicable.
8. Identification of the applicable accessible parking requirements and the number of accessible parking spaces proposed.
9. A description of existing parking and any shared or off-site parking proposed or relied upon, including applicable parking agreements.

10. For existing vacant or unoccupied tenant spaces, identification of anticipated tenants or uses, if known. If future tenants or uses are unknown, the analysis shall assume a reasonably foreseeable use with parking demand at the higher end of the range of uses likely to occupy the space.
 11. The location of nearby transit facilities and a description of any proposed transportation demand management measures.
 12. A summary of the parking analysis, findings, and conclusions, including any reductions or adjustments to the standards of this chapter relied upon in the analysis.
 13. A recommendation for the parking supply necessary to meet the anticipated parking demand of the proposed development.
 14. Any other special considerations, conditions, or circumstances supporting the recommended parking supply.
 15. Other information reasonably required by the Community Development Director to evaluate the proposed parking supply.
- D. The parking study shall be submitted with the applicable development application. The Community Development Director will review the study to determine whether the proposed recommended off-street parking supply, outlined in the parking study, will accommodate the needs generated by the proposed development project.
- E. The Community Development Director may impose conditions necessary to ensure continued compliance, including shared or off-site parking agreements, transportation demand management measures, parking management or monitoring, or additional review if the use or operating characteristics change materially from those assumed in the approved study.

18.11.120 Alternative minimum standards

As provided by RCW 35A.21.445, the following minimum alternative off-street parking standards may be allowed with an approved parking assessment:

- A. No more than 0.5 parking space per multifamily dwelling unit.
- B. No more than one space per single-family home.
- C. No more than two parking spaces per 1,000 square feet of commercial space.
- D. No minimum parking spaces for:
 1. Residences under 1,200 square feet;
 2. Commercial spaces under 3,000 square feet;
 3. Affordable housing;
 4. Senior housing;
 5. Child care centers defined in RCW 43.216.010;
 6. Ground level nonresidential space in mixed use buildings; and
 7. A building undergoing a change of use from a nonresidential to a residential use or a change of use for a commercial use.
- E. Parking assessment. A parking assessment shall include:
 1. A site plan and brief description of the proposed development, including the proposed uses and parking supply;
 2. The parking requirement under Section 18.11.130 and the alternative minimum requested;
 3. A brief explanation of the anticipated parking needs of the development based on its size, use, and operating characteristics;
 4. A description of existing on-site and abutting on-street parking, including applicable restrictions;
 5. A description of available transit, pedestrian and bicycle facilities, shared or off-site parking, and proposed transportation demand management measures, as applicable; and
 6. A description of any site constraints affecting the ability to provide the otherwise required parking.

- D. The Director may approve the alternative minimum upon finding that the proposed parking supply is reasonably expected to serve the development, considering the information provided in the parking assessment and the availability of other parking and transportation options.
- E. Multifamily residential projects with more than twenty units are required to conduct a parking study under Section 18.11.110 in place of a parking assessment in order to utilize the alternative minimum standards.

18.11.130 Standards.

- A. The minimum number of off-street parking spaces for the listed uses shall be shown in Table 18.11-42, Off-Street Parking Standards. The city shall have the authority to request a parking study when deemed necessary.
- B. Unspecified uses. For a use not specifically listed in Section 18.11.130, the required number of off-street parking spaces shall be determined by the Director based on the listed use with the most similar parking demand and operating characteristics. The Director may require a parking study under Section 18.11.065 when no reasonably comparable use exists.
- C. Downtown and mixed-use zones. Commercial uses and ground-floor nonresidential space in a mixed-use building have no minimum parking requirements. For other uses in projects one-half block or less in size, the Community Development Director may reduce the off-street parking requirements if the City Engineer finds that the anticipated parking needs of the project can be adequately met by existing off-street parking on site, if any, and on-street parking adjacent to the project. The Community Development Director may, as a condition of this section, require that on-street parking adjacent to the project be converted at the expense of the applicant to angle parking or another parking configuration approved by the City Engineer.

Table 18.11-2 Off-Street Parking Standards

Use	Required Number of Off-Street Parking Spaces
Residential	
Single-family dwelling, duplex, rowhouse <u>middle housing</u>	2 per unit <u>on lots greater than 6,000 square feet</u> 1 per unit <u>on lots smaller than 6,000 square feet</u>
Studio apartment	1 per unit
Apartment 1 bedroom/ 2+ bedrooms	1.5/2
Housing for elderly (apartment/unassisted)	.33 per unit
Retirement dwellings	2 per unit
Residential care facility/assisted living	1 per 2 beds + 1 per day shift employee
<u>Affordable housing</u>	<u>No minimum</u>
<u>Residential new construction or retrofit of existing buildings meeting passive house requirements</u>	<u>No minimum</u>
<u>Residential modular construction</u>	<u>No minimum</u>
<u>Residential mass timber construction</u>	<u>No minimum</u>
Lodging	
Hotel or motel	1 space per unit plus additional for bars, restaurants, assembly rooms
Bed and breakfast	1 space per room
Recreation	
Marina	1 space per 2 slips
Miniature golf	1 per hole
Golf course	6 spaces per hole and 1 per employee

Golf driving range	1 space per 15 feet of driving line
Theater, auditorium	1 space per 4 seats maximum occupancy
Stadium, sports arena	1 space per 4 seats, or 1 for each 8 feet of benches, plus 1 space per 2 employees
Tennis, racquetball, handball, courts/club	3 spaces per court or lane, 1 space per 260 square feet of gross floor area (GFA) of related uses, and 1 space per employee
Basketball, volleyball court	9 spaces per court
Bowling, bocce ball center, billiard hall	5 spaces per alley/lane, and/or table
Dance hall, bingo hall, electronic game rooms, and assembly halls without fixed seats	1 space per 75 square feet of gross floor area (GFA)
Sports club, health, spa, karate club	1 space per 260 square feet of gross floor area, plus 1 space per employee
Roller rink, ice-skating rink	1 space per 100 square feet of gross floor area
Swimming club	1 space per 40 square feet of gross floor area
Private club, lodge hall	1 space per 75 square feet of gross floor area
Institutional	
Church/chapel/ synagogue/temple	1 space per 3 seats or 6 feet of pews
Elementary/middle/ junior high school	1 space per employee, teacher, staff, and 1 space per 15 students
Senior high school	1 space per employee, teacher, staff, and 1 space per 10 students
Technical college, trade school, business school	1 space per every 2 employees, staff, and 1 space per every full-time student, or 3 part-time students
University, college, seminary	1 per every 2 employees and staff members, and either 1 per every 3 full-time students not on campus, or 1 for every 3 part-time students, whichever is greater
Multi-use community centers	1 per 4 seats maximum occupancy
Museum, art gallery	1 space per 500 square feet of gross floor area
Library	1 per employee and 1 per 500 square feet of gross floor area
Post office	1 per 500 square feet of gross floor area, plus 1 space per each 2 employees
Medical care facilities	
Hospitals	1 per 2 beds
Veterinary clinic/hospital	1 space per 250 square feet of gross floor area
Medical/dental clinic/office	1 per employee plus 1 per 300 square feet of gross floor area
Office	
General offices	1 per employee, plus 1 per 400 square feet of gross floor area
General office (no customer service)	1 per 250 square feet of gross floor area
Office park	1 space per 400 square feet of gross floor area
Meeting rooms	1 per 4 person occupancy load, and 1 per 2 employees
Commercial/service	
Automobile sales new/used	1 per 400 square feet of gross floor area
Auto repair accessory to auto sales	2 spaces per auto service stall

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Automobile repair shop, automobile service station, automobile specialty store, automobile body shop	4 per bay
Gas station	1 per 2 fuel pumps
Gas station with mini-market	1 per nozzle plus 1 per 250 square feet of gross floor area
Car wash or quick service lubrication facilities	2 spaces per stall, and 1 space per 2 employees
Beauty parlor, barber shop	1 per 300 square feet of gross floor area
Massage parlor	1 per 300 square feet of gross floor area
Exhibition halls, showrooms, contractor's shop	1 space per 900 square feet of gross floor area
Photographic studio	1 space per 800 square feet of gross floor area
Convenience market, supermarket	1 space per 250 square feet of gross floor area
Multi-use retail center	1 per 250 square feet of gross floor area
Finance, insurance, real estate office	1 per employee plus 1 per 400 square feet of gross floor area
Bank	1 per employee, plus 1 per 400 square feet of gross floor area
Drug store	First 5,000 square feet = 17 spaces plus 1 per additional 1,500 square feet
Furniture/appliance store	1 per 500 square feet of gross floor area
Clothing store	1 per 400 square feet of gross floor area
Lumber yard, building material center	1 space per 275 square feet of indoor sales area, plus 1 space per 5,000 square feet of warehouse/storage
Hardware/paint store	1 per 400 square feet of gross floor area
Restaurant	1 per 100 square feet of gross floor area
Restaurant, carry-out	1 space per 225 square feet of gross floor area
Fast food restaurant/coffee kiosk	1 space per 110 square feet of gross floor area, plus 6 stacking spaces for drive-through lane
Repair shop	1 per 400 square feet of gross floor area
Laundromats, coin-operated dry cleaners	1 space per every 3 washing or cleaning machines
Mortuary	1 space per 150 square feet of gross floor area
Express delivery service	1 space per 500 square feet of gross floor area, plus 1 space per employee
Retail stores in general	Less than 5,000 square feet: 1 per 300 square feet. Greater than 5,000 square feet: 17 plus 1 per 1,500 square feet
Industrial	
Industrial, manufacturing	1 per 500 square feet of gross floor area
Warehousing, storage	1 per 1,000 square feet of gross floor area
Public or private utility building	1 per 1,000 square feet of gross floor area
Wholesaling	2 plus 1 per 1,000 square feet of gross floor area
Research and development	1 per 500 square feet of gross floor area
LI/BP general office	1 per employee peak plus 15%
LI/BP research	1 per employee peak + 10%

(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)

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(Supp. No. 52)

18.11.140 Loading standards.

In all districts except the DC districts, buildings or structures to be built or substantially altered which receive and distribute material and merchandise by trucks shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular case.

The following standards in Tables 18.11-~~23~~ and 18.11-~~34~~, shall be used in establishing the minimum number of berths required:

Table 18.11-~~23~~ Berth Standards for Commercial and Industrial Buildings

Number of Berths	Gross Floor Area of the Building in Square Feet
1	Up to 20,000
2	20,000—50,000
3	50,000—100,000
* One additional berth is required for each 50,000 in excess of 100,000	

Table 18.11-~~34~~ Berth Standards for Office Buildings, Hotels, Hospitals and Other Institutions

Number of Berths	Gross Floor Area of the Building in Square Feet
1	Up to 100,000
2	100,000 to 300,000
3	300,000 to 600,000
* One additional berth is required for each 300,000 in excess of 600,000	

No loading berth shall be located closer than fifty feet to a lot in any residential zoning district unless wholly within a completely enclosed building, or unless screened from such lot in the residential district by a wall, fence, or sight-obscuring evergreen hedge not less than six feet in height.

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

18.11.150 Bicycle parking.

Bicycle parking shall be provided for new development unless otherwise exempt under this section. Single-family dwellings, middle housing, accessory dwelling units, home occupations, and temporary uses are exempt.

A. Minimum spaces required. Bicycle parking shall be provided as shown in Table 18.11-5. When a calculation results in a fraction, the number of spaces shall be rounded up to the nearest whole number.

Table 18.11-5 Bicycle Parking Standards

<u>Use</u>	<u>Short-term bicycle parking</u>	<u>Long-term bicycle parking</u>
<u>Multifamily dwellings, 5 or more units</u>	<u>2 spaces, or 1 per 20 dwelling units, whichever is greater</u>	<u>1 per 5 dwelling units</u>
<u>Nonresidential and mixed-use buildings, 10,000 gross square feet or more</u>	<u>2 spaces, or 1 per 10,000 gross square feet, whichever is greater</u>	<u>2 spaces, or 1 per 20,000 gross square feet, whichever is greater</u>
<u>Hotels and lodging</u>	<u>2 spaces</u>	<u>1 per 20 guest rooms</u>

B. Short-term bicycle parking. Short-term bicycle parking shall be located outside the building, within 50 feet of a primary entrance, and visible from the entrance or public right-of-way, and shall not obstruct sidewalks, walkways, drive aisles, fire lanes, or required accessible routes. Short-term bicycle parking spaces shall use racks or lockers securely anchored to the ground or structure and allow the bicycle frame and at least one wheel to be locked to the rack.

C. Long-term bicycle parking. Long-term bicycle parking shall be covered and secured within a building, bicycle room, locked enclosure, individual locker, garage, or other area accessible only to residents, employees, or other authorized users. Long-term bicycle parking for residential uses may be provided in private garages or storage areas assigned to individual dwelling units or inside individual dwelling units.

D. Electric bicycle charging. Electric bicycle charging facilities are encouraged near short-term and long-term parking areas. Where provided, charging equipment shall be located or managed so they do not create tripping hazards or obstruct required access.

18.11.160 Electric vehicle charging.

New developments shall provide electric vehicle charging infrastructure in compliance with WAC 51-50-0429.

Chapter 18.24 MIXED USE¹

18.24.010 Purpose.

- A. To encourage new development and business opportunities;
- B. To foster the development of mixed use areas that are arranged, scaled, and designed to be compatible with surrounding land uses;
- C. To promote a compact growth pattern to efficiently use the remaining developable land and to help sustain neighborhood businesses; and
- D. To promote new construction of multi-story structures with commercial uses on the ground floor and residential uses on the upper stories.
- E. To require design integration if the mixed use project is proposed and constructed in a horizontal, rather than vertical regime.
- F. To encourage vibrant, walkable neighborhoods that integrate a variety of land uses and foster economic vitality.

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § I(Exh. A), 5-18-2009)

18.24.020 Applicability.

- A. All new development within the Mixed Use (MX) zone shall submit a site plan review application in accordance with CMC Chapter 18.18 Site Plan Review of this title unless otherwise exempt per this title.
- B. All new developments and uses shall be required to submit a design review application in accordance with CMC Chapter 18.19 Design Review of this title prior to applying for a building permit.
- C. Landscaping requirements shall be the same as landscaping standards in community commercial zones.

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § I(Exh. A), 5-18-2009)

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

18.24.030 Mix of Uses

- A. To ensure projects within the Mixed Use zone have a mix of commercial and residential uses, and no one use predominates the other, development proposals shall include a mix of nonresidential and residential uses through either vertical mixed use, horizontal mixed use, or a combination of both. The mix of uses shall be demonstrated through approval of a site plan.
- B. Vertical Mixed Use. Residential uses may be located above ground-floor commercial or nonresidential uses. A building with ground-floor commercial or nonresidential uses and residential uses above shall be considered consistent with the mixed-use intent of this chapter.

¹Editor's note(s)—Ord. No. 2547, § I, adopted May 18, 2009, amended Ch. 18.24, in its entirety, to read as herein set out. See also the Code Comparative Table and Disposition List.

C. Horizontal Mixed Use. Where commercial or nonresidential uses and residential uses are provided in separate buildings, separate portions of a site, or otherwise in a horizontal development pattern, the development shall consist of a maximum of fifty percent residential uses and a minimum of fifty percent commercial or nonresidential uses.

1. The required use mix may be measured using either site acreage, based on the portion of the site devoted primarily to each use; or gross floor area, based on the total floor area devoted to each use.

2. When the use mix is measured by site acreage, the area devoted to each use shall include buildings, outdoor use areas, service areas, loading areas, and parking areas primarily associated with that use. Shared parking areas, drive aisles, internal circulation, stormwater facilities, landscaping, open space, and other common improvements may be allocated proportionally between uses based on floor area, parking demand, or another reasonable method approved by the approval authority.

3. The development shall be designed as a cohesive mixed-use project. The site plan shall demonstrate integration of uses through building orientation, shared or coordinated parking, pedestrian connections, landscaping, open space, architectural compatibility, signage, lighting, and other design features that connect the commercial or nonresidential and residential components.

D. Commercial Frontages. Where a development site has frontage on an arterial, collector, or design overlay corridor, commercial or nonresidential uses shall be located and oriented towards the street frontage so as to maximize visibility and accessibility of these uses to the street.

E. Smaller lots. On lots smaller than 20,000 square feet, a development proposal may be allowed to be either 100% commercial or 100% residential.

F. Residential Flexibility. The approval authority may allow residential uses to exceed fifty percent of the site acreage, up to a maximum of seventy 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. Approval of residential acreage above fifty percent may be conditioned on:

1. Concurrent construction of the commercial or nonresidential component with the residential component where building permits for the commercial or nonresidential components are issued and construction is started before or at the same time as the residential components; or
2. Execution of a development agreement with a phasing plan.

18.24.040 General Standards

A. Building height: Buildings shall be limited to four stories and 60 feet in height for vertical mixed use and 45 feet in height for horizontal mixed use.

B. Ground floor design standards: In vertical mixed-use developments, ground floors shall be designed to support adaptable uses and meet the following requirements:

1. A minimum floor-to-ceiling height of fifteen feet, unless the approval authority determines that a lesser height is appropriate due to building design or other site-specific conditions; and
2. A minimum façade transparency of sixty percent.
3. To support small business and flexible tenant occupancy, ground floors shall be designed to be capable of subdivision into a variety of tenant spaces, demonstrated by location of walls, entrances, and mechanical systems. This requirement does not apply where the applicant demonstrates that a larger tenant space is needed for a specific tenant, anchor tenant, build-to-lease arrangement.

C. Shared parking requirements: Mixed-use developments are encouraged to make efficient use of parking through shared parking, reduced parking demand, pedestrian and bicycle access, and connections between

complementary uses. Required parking may be reduced pursuant to Section 18.11.050 when the mix of uses on a site have different peak parking demand periods or when parking can be effectively shared among uses, buildings, parcels, or phases of development.

18.24.050 Development Standards

Lot Requirements.

- A. Lot size: 20,000 square feet (maximum).
- B. Lot width: 30 feet (minimum).
- C. Lot depth: 100 feet (minimum); 80 feet with provision of alley.
- D. Lot coverage: 80% (minimum, no maximum).
- E. Open or Common Spaces: Minimum square feet of usable, shared open or common space per dwelling unit: 50 SF/DU.

Setbacks.

- A. Primary Street Setback: Maximum distance of Ground Floor Facade from public ROW on Primary Street: 10' (maximum).
- B. Primary Street Upper-Level Setback: Not applicable.
- C. Side Street Setback: Maximum distance of Ground Floor Facade from public ROW on side street: 10' (maximum).
- D. Side Yard Setback (Lot Line): 5' maximum.
- E. Rear Yard (Lot Line) / Alley Setback: Not applicable.
- F. Parking Setback: 5' Minimum from primary street lot line; never in front of the primary street or side street facade line.

18.24.030 Incentives.

- A. Traffic Impact Fee (TIF) Reduction. A reduction of the TIF may be granted pursuant to § 18.22.100 CMC.
- B. Public Art. A five percent increase in lot coverage area may be granted ~~upon design review committee approval~~ for providing public art within proposed project.
- C. Sustainability. Up to a ten percent reduction in building and/or engineering review fees may be authorized at the discretion of the director in proportion to a proposed low-impact development method.
- D. To encourage affordable housing development, regulated affordable units may be exempted from the residential portion of the use percentage and counted towards the non-residential percentage minimum.

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § I(Exh. A), 5-18-2009)

18.24.040 Exemptions.

Newly created lots, via short plats or subdivisions or combined lots, that are adjacent to existing single-family lots shall not be required to bevel to existing platted lots (Refer to §18.09.080-B).

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § I(Exh. A), 5-18-2009)

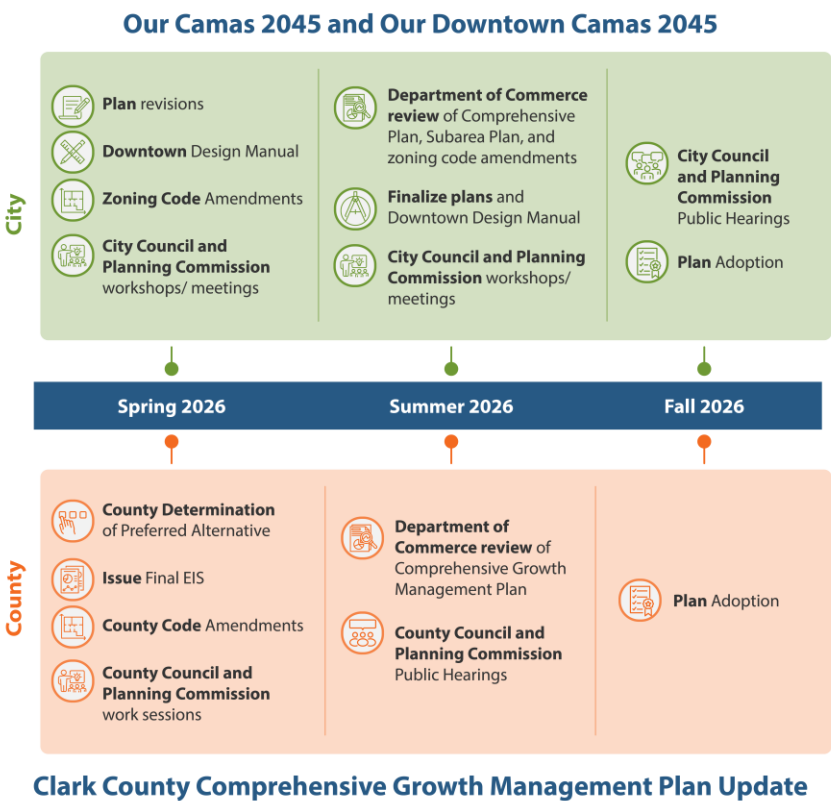
Our Camas 2045 Code Amendments

AUGUST 3, 2026

CITY COUNCIL WORKSHOP

Project Schedule

- **July 24** - Clark County Final Environment Impact Statement
- **October 10 & 13** – County Council Hearing and Adoption
- **September 15** – Camas Planning Commission Hearing
- **October 19** – Camas City Council Hearing
- **November 2** – Camas City Council Adoption
- **Upcoming Workshops**
 - August 17 - Council
 - August 18 – Planning Commission
 - September 8 – Council
 - September 21 - Council



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 18.05 – Zoning Map and Districts
 - CMC Chapter 18.07 – Use Authorization
 - Chapter 18.11 – Parking
 - Chapter 18.24 – Mixed Use

Chapter 18.05

Zoning Map and Districts

- Chapter 18.05 establishes the City’s zoning districts and describes the purpose and intended character of each district.
- The proposed plan would consolidate plan designations from 14 to 8 and the total number of zoning designations will be reduced from 26 to 25.
 - The Light Industrial, Business Park, and Light Industrial/Business Park zones will be consolidated into a new Mixed Employment zone.
 - Four park zones will be consolidated into a new Parks and Open Space zone.
 - New zones will include a Multifamily Residential – 24 zone and four new downtown zones – Downtown Residential, Downtown Mixed Use – Low Rise, Downtown Mixed Use – Mid Rise, and Downtown Historic Main Street Core.

COMPREHENSIVE PLAN DESIGNATIONS							
Residential – Low	Residential – Medium	Residential – High	Mixed Use	Commercial	Mixed Employment	Industrial	Parks and Open Space
Residential-6	Multifamily 10	Multifamily 18	Mixed Use	Neighborhood Commercial	Mixed Employment	Heavy Industrial	Parks and Open Space
Residential-7.5		Multifamily 24	North Shore Mixed Use	Community Commercial	North Shore Mixed Employment		
Residential-10		North Shore Higher Density Residential	Downtown Mixed Use – Low Rise	Regional Commercial			
Residential-12			Downtown Mixed Use – Mid Rise	North Shore Commercial			
Residential-15			Downtown Historic Main Street Core				
North Shore Lower Density Residential							
Downtown Residential							

Residential Changes

- Section 18.05.040 would be revised to clarify that the R-6, R-7.5, R-10, R-12, and R-15 zones accommodate both single-family and middle housing.
 - The zone densities are also revised from “units” or “dwellings” per acre to “lots” per acre, consistent with recent middle housing changes.

18.05.040 Residential ~~and multifamily~~ zones.

- A. ~~R-15 Residential-15,000. This zone is intended for single-family dwellings with a minimum density of two to three dwellings~~ R-15 Residential-15,000. This zone is intended for single-family **and middle housing** dwellings with a minimum density of two to three **lots** 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.
- This section would also include descriptions for two new residential zones, MF-24 and Downtown Residential.
 - 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.

Commercial, Mixed Use, Industrial Zones

- Section 18.05.050 would be renamed to expressly include mixed-use zoning.
- This section includes descriptions for four new zones: DT-HMSC, DT-MXM, DT-MXL, and Mixed Employment.
- The Heavy Industrial zone description would be amended to allow residential uses west of Lacamas Creek and the Washougal River as a conditional use when included as part of a mixed-use development.



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 development.

Eliminated Zones/Parks and Open Space

- The descriptions of the Downtown Commercial, Light Industrial, Business Park, and Light Industrial/Business Park districts would be removed as these zones are made obsolete with other proposed updates.
- Section 18.05.070 would be updated to be consistent with the proposed Parks and Open Space zoning district which applies to both public and private parks, open spaces, and natural areas.



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.~~

Chapter 18.07

Use Authorization

- Chapter 18.07 identifies the land uses that are permitted, conditionally permitted, temporarily permitted, or prohibited within all zoning districts. The chapter is organized into tables for commercial and industrial zones, residential zones, the parks zone, and a new table for downtown zones.
- Table 1 - Commercial and industrial land uses would be reorganized to correspond with the revised zoning districts established in Chapter 18.05.
 - The Downtown Commercial, Business Park, Light Industrial/Business Park, and Light Industrial columns would be removed.
 - A new Mixed Employment column would be added, and downtown uses would be moved into a separate downtown use table.

18.07.030 Table 1—Commercial and industrial land uses.

KEY: P = Permitted Use
C = Conditional Use
X = Prohibited Use
T = Temporary Use

Zoning Districts	NC	DE	CC	RC	MX	ME	BP	UP	BT	HI	C-NS	MX-NS	ME-NS
Commercial Uses													
Animal kennel, commercial boarding ^a	X	X	X	P++1	X	P++1	P++	X	P++	P++1	X	X	P++1
Animal shelter ^a	X	X	X	C	X	C	C	X	C	P	X	X	C
Antique shop ^a	P	P	P	P	P	P	C	X	X	P	P	P	P
Appliance sales and service ^a	X	P	P	P	P	P	P	X	C	P	P	P	P
Automobile repair (garage) ^a	X	P	C	P	X	P	P	X	P	P	C	X/P ²	P
Automobile sales, new or used ^a	X	P	X	P	X	P	P	X	P	P	X	X	P
Automobile service station ^a	X	P	C	P	X	P	P	X	P	P	C	X	P
Automobile wrecking ^a	X	X	X	X	X	X	X	X	X	C	X	X	X
Bakery (wholesale) ^a	X	X	X	P	X	P	P	P	P	P	C	C	P
Bakery (retail) ^a	P	P	P	P	P	P	P	P	P	P	P	P	P
Banks, savings and loan	X	P	P	P	P	P	P	P	P	P	P	P	P
Barber and beauty shops ^a	P	P	P	P	P	P	P	P	P	P	P	P	P
Boat building ^a	X	X	X	C	X	C	C	X	C	P	X	X	C
Boat repair and sales ^a	X	P	X	P	X	P	P	X	X	P	X	X	P
Book store ^a	C	P	P	P	P	P	P	P	P	P	P	P	P
Bowling alley/billiards ^a	X	P	X	P	P	P	P	X	P	P	X	P	P
Building, hardware and garden supply store ^a	X	P	C	P	P	P	P	X	P	P	C	P	P
Bus station ^a	X	C	C	P	C	P	P	X	P	P	P	P	P
Cabinet and carpentry shop ^a	X	P	C	P	C	P	P	P	P	P	C	C	P
Candy, confectionery store ^a	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery ^a	X	X	X	C	X	C	X	X	C	P	X	X	C
Clothing store ^a	C	P	P	P	P	P	P	X	P	P	P	P	P

Mill Redevelopment - Residential

- The Camas Mill cleanup process is being conducted under an agreed order between the Department of Ecology and Georgia-Pacific. The current process involves contamination and evaluating cleanup options, after which Ecology will establish a cleanup level.
- The City has stated its desire for an unrestricted cleanup level and has explained why the site should be cleaned at this level under WAC 173-340-740.
- The Heavy Industrial zone already allows a range of commercial, public, and recreational uses that extend beyond industrial activity. Also allowing for residential use further demonstrates that the property is not intended to be permanently limited to industrial use and strengthens the basis for an unrestricted cleanup.
- Proposed Footnote #8 establishes a new conditional-use pathway for residential development in the Heavy Industrial district west of Lacamas Creek and the Washougal River, occupied by the Camas Mill.

8. West of Lacamas Creek/Washougal River, residential uses may be allowed as a conditional use only when part of a mixed-use development project. Heavy industrial uses must have ceased on the portion of the site proposed for residential development and the applicant must demonstrate that the proposed residential development will not interfere with any continuing industrial operations on adjoining properties in a manner that cannot be reasonably mitigated through conditions of approval.

Residential/Parks Changes

- Minor changes to Table 2 - Residential land uses
 - Add fourplexes as a recognized middle-housing type and add limited neighborhood commercial uses in residential zones.
 - Limited neighborhood commercial uses would be allowed on corner lots at intersections with collector or arterial streets within design overlay areas.
- Table 3 – Park and open space land uses would consolidate the Neighborhood Park, Special Use Park, Open Space, and North Shore Parks/Open Space columns into a single POS zoning column.
 - Uses traditionally associated with parks and open space including recreation facilities, community centers, community gardens, trails, concession stands, restrooms, utilities, and park-support buildings—would be administered under the consolidated district.
 - The table would also add public administrative facilities as a permitted use accommodate the development of public facilities serving governmental or administrative functions.

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.
 - The use table generally reserves ground-floor space in the Historic Main Street Core for active retail and pedestrian-oriented uses.

Authorized Uses in Downtown Zoning Districts				
Zoning Districts	DT-HMSC	DT-MXM	DT-MXL	DT-R
Active Retail Uses				
<u>Antique shop</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Appliance sales and service</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Artisanal/craft/makers</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Bakery (retail)</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Barber and beauty shops</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Book store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Bowling alley/billiards</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Building, hardware and garden supply store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Candy, confectionery store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Clothing store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Coffee shop, cafe or kiosk</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Day care, mini-center</u>	P ⁴	P	P	P ⁵
<u>Delicatessen (deli)</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Department store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Feed store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Event center</u>	P ⁴	P	P	P ⁵
<u>Fitness center/sports club</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Florist shop</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Food cart/food truck/food delivery business</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Furniture store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Grocery, neighborhood scale</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Grocery, small scale</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Hotel, motel</u>	P ⁴	P	P	P ⁵
<u>Laundry/dry cleaning (retail)</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Liquor store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Nursery, plant</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Office supply store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Pet shops</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Pharmacy</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Photographic / electronics store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Restaurant</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Restaurant, fast food</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵

Childcare Centers

- Pursuant to RCW 35A.21.460, any childcare centers would be changed to a permitted use in all zones except Heavy Industrial where it would be a conditional use.

[PDF](#)

RCW 35A.21.460

Child care centers—Zoning.

(1) Code cities and towns must allow child care centers, and the conversion of existing buildings for use as child care centers, as an outright permitted use in all zones except industrial zones, light industrial zones, and open space zones.

(2) Code cities may impose reasonable restrictions on the permit, including pickup and drop-off areas.

(3) Code cities that plan under the growth management act and that are required to submit their next comprehensive plan update in 2027 pursuant to RCW [36.70A.130](#) must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations, and other official controls, the requirements of this section in their next comprehensive plan update. All other code cities must implement the requirements of this section within two years of July 27, 2025.

(4) Nothing in this section limits a code city from allowing child care centers in other zones, including industrial zones or light industrial zones. A code city must provide for a conditional use approval of an on-site child care center in industrial or light industrial zones, except in or around high hazard facilities.

(5) For the purposes of this section, "child care centers" has the same meaning as in RCW [43.216.010](#).

Chapter 18.11 — Parking

- Chapter 18.11 would be substantially reorganized and updated to provide more flexible parking standards, establish clearer procedures for parking reductions, and reflect changes in state law.
- **SB 5184 (2025)** sets the following limits on local government development regulations regarding parking:
 - No more than 0.5 off-street stalls per multifamily unit.
 - No more than 1 stall per single-family unit.
 - No more than 2 stalls per 1,000 square feet of commercial space.
 - No parking may be required for residences under 1,200 square feet, commercial spaces under 3,000 square feet, affordable housing, senior housing, childcare centers, ground level non-residential space in mixed-use buildings, or for buildings changing use.
- The bill applies to cities with a population of 30,000 or more.
- **HB 1183 (2025)** eliminated parking requirements for certain types of residential projects. Cities and counties planning under the GMA may not require off-street parking as a condition for permitting:
 - affordable housing
 - new construction or the retrofit of existing buildings meeting passive house requirements
 - modular construction
 - mass timber construction

Minimum Parking Standards

- The proposed draft substantially retains the existing off-street parking standards in Table 18.11-2.
 - Changes are proposed only to certain residential uses to comply with state law and to be consistent with the City's recent middle housing code updates.
 - Single-family dwellings and middle housing would have the same parking standards which will be based on lot size.
 - Pursuant to HB 1183, there would be no minimum parking requirements for affordable housing, new construction or the retrofit of existing buildings meeting passive house requirements, modular construction, or mass timber construction.

Table 18.11-2 Off-Street Parking Standards

Use	Required Number of Off-Street Parking Spaces
Residential	
Single-family dwelling, duplex, rowhouse-middle housing	2 per unit on lots greater than 6,000 square feet 1 per unit on lots smaller than 6,000 square feet
Studio apartment	1 per unit
Apartment 1 bedroom/ 2+ bedrooms	1.5/2
Housing for elderly (apartment/unassisted)	.33 per unit
Retirement dwellings	2 per unit
Residential care facility/assisted living	1 per 2 beds + 1 per day shift employee
Affordable housing	No minimum
Residential new construction or retrofit of existing buildings meeting passive house requirements	No minimum
Residential modular construction	No minimum
Residential mass timber construction	No minimum
Lodging	
Hotel or motel	1 space per unit plus additional for bars, restaurants, assembly rooms
Bed and breakfast	1 space per room
Recreation	
Marina	1 space per 2 slips
Miniature golf	1 per hole
Golf course	6 spaces per hole and 1 per employee

Alternative Minimum Parking Standards

- A new Section 18.11.120 would establish an administrative process through which an applicant could request that the reduced parking requirements of SB 5184 be applied to their project. The alternative standards would allow parking requirements to be reduced to:
 - One-half space per multifamily dwelling unit.
 - One space per single-family dwelling.
 - Two spaces per 1,000 square feet of commercial space.
- No minimum parking would be required under the alternative standards for:
 - Residences smaller than 1,200 square feet.
 - Commercial spaces smaller than 3,000 square feet.
 - Affordable housing.
 - Senior housing.
 - Child care centers.
 - Ground-floor nonresidential space in mixed-use buildings. Certain residential or commercial changes of use.
- The applicant would be required to submit a parking assessment explaining the requested reduction, anticipated parking needs, available on-site and on-street parking, transportation options, and relevant site constraints.
 - Multifamily projects containing more than 20 units would be required to submit a full parking study instead of an assessment.

Downtown and Mixed-use Parking Standards

- Title 18 currently contains inconsistent parking provisions for downtown and mixed-use zones.
- Section 18.11.010 generally requires off-street parking in the Downtown Commercial (DC) and Mixed Use (MX) districts but allows the Community Development Director the discretion to waive the requirement for projects one-half block or less in size when the City Engineer determines that parking demand can be accommodated by existing on-site and adjacent on-street parking.
- In contrast, Section 18.19.050 categorically states that downtown commercial and mixed-use areas are not required to provide on-site parking.



Downtown and Mixed-use Parking Standards

- Proposed new language blends the two provisions into a single, more clearly defined standard.
 - In Downtown and Mixed-Use zones only, commercial uses and ground-floor nonresidential space within mixed-use buildings would have no minimum parking requirement.
 - Other uses, including residential uses, would remain subject to the applicable parking requirements. However, for projects one-half block or less in size, the Community Development Director could reduce those requirements when the City Engineer finds that anticipated parking demand can be adequately accommodated by existing on-site parking and adjacent on-street parking.
 - In either scenario, the Director could also require the applicant to convert adjacent on-street parking to angle parking or another approved configuration when necessary to increase parking capacity.

C. Downtown and mixed-use zones. Commercial uses and ground-floor nonresidential space in a mixed-use building have no minimum parking requirements. For other uses in projects one-half block or less in size, the Community Development Director may reduce the off-street parking requirements if the City Engineer finds that the anticipated parking needs of the project can be adequately met by existing off-street parking on site, if any, and on-street parking adjacent to the project. The Community Development Director may, as a condition of this section, require that on-street parking adjacent to the project be converted at the expense of the applicant to angle parking or another parking configuration approved by the City Engineer.

Parking Study

- Section 18.11.110 establishes that a parking study would be required when:
 - Parking is proposed below the alternative minimum standards.
 - A multifamily project containing more than 20 dwelling units seeks to use the alternative standards.
 - No reasonably comparable parking standard exists for a proposed use.
 - The Community Development Director determines that the scale, mix, phasing, or operating characteristics of a project warrant additional analysis.
- The study would evaluate anticipated parking demand, project phasing, shared and off-site parking, on-street parking, transit access, transportation demand management, accessible parking, and other relevant site and operational conditions. The Director could impose conditions such as parking agreements, monitoring, management measures, or additional review if the use changes materially.
- A parking study could allow for fewer parking spaces than the parking standards or alternative minimum standards.

Bicycle Parking

- Section 18.11.150 would provide new bicycle parking standards, requiring most developments to provide a modest amount of short-term and long-term bicycle parking.

Table 18.11-5 Bicycle Parking Standards

<u>Use</u>	<u>Short-term bicycle parking</u>	<u>Long-term bicycle parking</u>
<u>Multifamily dwellings, 5 or more units</u>	<u>2 spaces, or 1 per 20 dwelling units, whichever is greater</u>	<u>1 per 5 dwelling units</u>
<u>Nonresidential and mixed-use buildings, 10,000 gross square feet or more</u>	<u>2 spaces, or 1 per 10,000 gross square feet, whichever is greater</u>	<u>2 spaces, or 1 per 20,000 gross square feet, whichever is greater</u>
<u>Hotels and lodging</u>	<u>2 spaces</u>	<u>1 per 20 guest rooms</u>



Other Changes

- Additional changes to Chapter 18.11 include:
 - Revision to shared/joint use parking standards
 - Minor reorganization and renumbering
 - Addition of requirement for wheel stops as a tool to maintain pedestrian sidewalk clearances and preserve landscape maintenance.
 - Elimination of Section 18.11.040. Other proposed changes to parking standards provide for more logical reductions in parking requirements.
 - Unspecified land uses can have parking requirements determined by a similar land use or through a parking study rather than a conditional use.
 - Includes a reference to existing electrical vehicle charging requirements in WAC 51-50-0429



Chapter 18.24 - Mixed Use

- The draft Our Camas 2045 plan supports expansion of mixed-use areas throughout Camas.
- **Goal LU-1 Citywide Land Use.** Maintain a land use pattern that respects the natural environment and existing uses while **accommodating a mix of housing and employment opportunities** to meet the City's growth projections in coordination with the capital improvement plan.
- **Goal LU-5 Mixed-Use Areas.** Foster economically and socially diverse **mixed-use neighborhoods** that meet the multi-modal transportation, housing, employment, education, recreation, and health needs of the community.
 - 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 proposed revisions to the Mixed Use zone establishes a requirement for a mix of uses that can be achieved through vertical or horizontal projects, but does allow for some flexibility on smaller lots and to help facilitate commercial development on a quicker timeframe.



Mix of Uses

18.24.030 Mix of Uses

- A. To ensure projects within the Mixed Use zone have a mix of commercial and residential uses, and no one use predominates the other, development proposals shall include a mix of nonresidential and residential uses through either vertical mixed use, horizontal mixed use, or a combination of both. The mix of uses shall be demonstrated through approval of a site plan.
- B. Vertical Mixed Use. Residential uses may be located above ground-floor commercial or nonresidential uses. A building with ground-floor commercial or nonresidential uses and residential uses above shall be considered consistent with the mixed-use intent of this chapter.

Mix of Uses - Horizontal

C. Horizontal Mixed Use. Where commercial or nonresidential uses and residential uses are provided in separate buildings, separate portions of a site, or otherwise in a horizontal development pattern, the development shall consist of a maximum of fifty percent residential uses and a minimum of fifty percent commercial or nonresidential uses.

1. The required use mix may be measured using either site acreage, based on the portion of the site devoted primarily to each use; or gross floor area, based on the total floor area devoted to each use.
2. When the use mix is measured by site acreage, the area devoted to each use shall include buildings, outdoor use areas, service areas, loading areas, and parking areas primarily associated with that use. Shared parking areas, drive aisles, internal circulation, stormwater facilities, landscaping, open space, and other common improvements may be allocated proportionally between uses based on floor area, parking demand, or another reasonable method approved by the approval authority.
3. The development shall be designed as a cohesive mixed-use project. The site plan shall demonstrate integration of uses through building orientation, shared or coordinated parking, pedestrian connections, landscaping, open space, architectural compatibility, signage, lighting, and other design features that connect the commercial or nonresidential and residential components.

Mix of Uses – Frontages/Smaller Lots

- D. Commercial Frontages. Where a development site has frontage on an arterial, collector, or design overlay corridor, commercial or nonresidential uses shall be located and oriented towards the street frontage so as to maximize visibility and accessibility of these uses to the street.
- E. Smaller lots. On lots smaller than 20,000 square feet, a development proposal may be allowed to be either 100% commercial or 100% residential.



Mix of Uses – Residential Flexibility

- F. Residential Flexibility. The approval authority may allow residential uses to exceed fifty percent of the site acreage, up to a maximum of seventy 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. Approval of residential acreage above fifty percent may be conditioned on:
1. Concurrent construction of the commercial or nonresidential component with the residential component where building permits for the commercial or nonresidential components are issued and construction is started before or at the same time as the residential components; or
 2. Execution of a development agreement with a phasing plan.

Ground Floor Standards

B. Ground floor design standards: In vertical mixed-use developments, ground floors shall be designed to support adaptable uses and meet the following requirements:

1. A minimum floor-to-ceiling height of fifteen feet, unless the approval authority determines that a lesser height is appropriate due to building design or other site-specific conditions; and
2. A minimum façade transparency of sixty percent.
3. To support small business and flexible tenant occupancy, ground floors shall be designed to be capable of subdivision into a variety of tenant spaces, demonstrated by location of walls, entrances, and mechanical systems. This requirement does not apply where the applicant demonstrates that a larger tenant space is needed for a specific tenant, anchor tenant, build-to-lease arrangement.

Incentives

18.24.030 Incentives.

- A. Traffic Impact Fee (TIF) Reduction. A reduction of the TIF may be granted pursuant to § 18.22.100 CMC.
- B. Public Art. A five percent increase in lot coverage area may be granted ~~upon design review committee approval~~ for providing public art within proposed project.
- C. Sustainability. Up to a ten percent reduction in building and/or engineering review fees may be authorized at the discretion of the director in proportion to a proposed low-impact development method.
- D. To encourage affordable housing development, regulated affordable units may be exempted from the residential portion of the use percentage and counted towards the non-residential percentage minimum.

Discussion and Next Steps



Staff Report

August 3, 2026 Council Workshop Meeting

Change Order #1 Well 6-14 Water Transmission Main

Presenter: Rob Charles, Utilities Manager

Time Estimate: 5 minutes

Phone	Email
360.817.7003	rcharles@cityofcamas.us

BACKGROUND: on Jan 6, 2026, City Council awarded a contract in the amount of \$710,257.76 to SLE, Inc., to construct an 18" water line connection between Wells 6 and 14 which will allow these wells to operate together to allow additional water to be pumped into the distribution system. This project has been ongoing thru design and permitting for 11 years while design, permitting and Right-of-Way issues were worked out with the property owner, Jensen Concrete, and BNSF Railway.

During the preparation of final plans, it was determined that the 18" High Density Polyethylene (HDPE) pipe that was called out in the plans did not have sufficient pressure rating to meet the pressure produced by the wells pumping at the same time. A change to a higher pressure rated pipe was made, but the pipe size was kept the same.

Unfortunately, the higher pressure rated 18" pipe was thicker walled which reduced the inside diameter of the pipe to 13.30 inches which isn't sufficient to convey the volume of water from both wells. The error was not found until the contractor submitted specifications for the HDPE pipe. To correct the problem, the pipe material was changed to ductile iron pipe since HDPE pipe needed to convey the water would have to be 24" in size and is only made to order pipe in this size. The Change Order reflects the cost of using ductile iron pipe for the entire project with a credit for the HDPE pipe.

After bids were opened, an operating valve presentation by Avtek Valves was made to the City. The valve's most significant benefit is that they are more resistant to degradation from chemicals used in water treatment due to electro-statically applied coatings. Since Wells 6 and 14 both have chemical treatment directly at the wells, these valves along the transmission main will not corrode as quickly and will provide more reliability to staff during shutdowns of the line.

SUMMARY: SLE Inc., submitted the piping and valve change pricing to the city. In both change orders the original piping and appurtenances as well as valving was credited back to the city before the costs for the changes were added in to the proposal.

The City would have paid for the cost of the larger pipe, fittings and other appurtenances in the pipe portion of the change order had it been specified that way in the contract documents and plans. WSP Inc., has agreed to pay for the overhead and profit for the change order related to the pipe material change. These are identified as Labor and Materials in the change order spreadsheets. The total cost of the pipe material change is \$183,679.61. Of this amount, WSP will cover \$33,277.39.

The City requested the change to the Avtek valves and would therefore be responsible for the full cost of that change order. The total amount of this requested change is \$40,550.59.



Figure 1: Well 6-14 Water Transmission Line

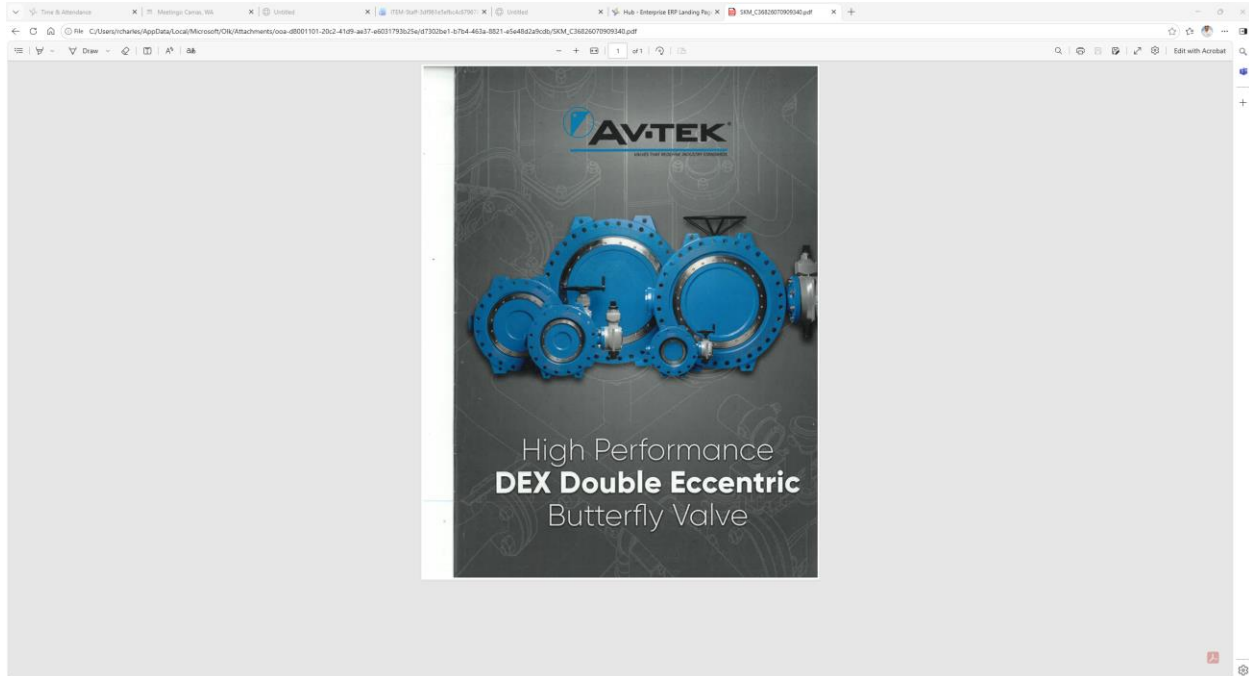


Fig 2: Avtek Valves

BENEFITS TO THE COMMUNITY: Moving additional water into the distribution system from the lower wellfield will help the City better meet the water consumption needs of customers and support additional growth in the community. It will also be one of the projects which will help the City meet short term needs of additional water supply identified in the Water System Plan needed by 2030.

STRATEGIC PLAN: This project aligns with the Strategic Plan Goal of Stewardship of City Assets.

POTENTIAL CHALLENGES: None known.

BUDGET IMPACT: The Well 6-14 Water Transmission Main project is funded through the 2026 Water Fund Capital Budget, with a total project budget of \$1,050,000. The total amount of Change Order No. 1 is \$224,230.20, which includes the pipe material revision and valve upgrades. WSP has agreed to reimburse the City \$33,277.39 for contractor overhead and profit associated with the pipe material change. Following approval of the change order, the project remains within the approved Water Fund capital budget. Staff is also requesting authorization for an additional 5% construction contingency (\$35,513) for any remaining construction change orders.

Budget:

Well 6/14 Waterline Transmission (2026 Capital Budget)	\$1,050,000
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Estimated Construction Expenses:

Construction	\$ 710,257.76
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CCO 1 (32%)	\$ 224,230.20
WSP Credit	(\$ 33,277.39)
Additional Construction Contingency (5%)	\$ 35,513
Construction Engineering Support (Consultant)	\$ 33,000
<u>Construction Management (Staff Time)</u>	<u>\$ 14,000</u>
Total Estimated Construction Cost	\$ 983,723.57

RECOMMENDATION: Staff would recommend that this item be placed on the August 17th, 2026, Council Regular Consent Agenda for Council's consideration.



Change Order Request Form

Date:	July 9, 2026	Project Representative:	Rob Charles
Project:	Will 6/14 Transmission Main	SLE Representative:	Andrew Gustafson
Contractor:	SLE, Inc.		

Purchase Order over and above base quantities pricing

Qty	UoM	Description	Price	Total
		Change Order 2REV1 - Material changes from HDPE to DI for 480 LF and an increase in thrust blocks/collars. This also includes the ductile iron price increase due to the materials not being delivered prior to 6/30 because of the 16 - 20 week lead times.		
		Material Quantities		\$ -
1.00	LS	Bid Item 7 - 18" TR Flex/HDPE	\$ (235,303.66)	\$ (235,303.66)
1.00	LS	Bid Item 7 - 18" TR Flex	\$ 338,769.19	\$ 338,769.19
1.00	LS	Bid Item 8 - 24" TR Flex	\$ (3,762.12)	\$ (3,762.12)
1.00	LS	Bid Item 8 - 24" TR Flex	\$ 3,939.24	\$ 3,939.24
1.00	LS	Bid Item 9 - Blowoff Assembly	\$ (1,413.80)	\$ (1,413.80)
1.00	LS	Bid Item 9 - Blowoff Assembly	\$ 1,413.80	\$ 1,413.80
1.00	LS	Bid Item 10 - If Change Order 1 is not approved, SLE will add the delta of the original materials in an additional change order proposal	\$ -	\$ -
1.00	LS	Bid Item 10 - If Change Order Proposal 1 is not approved, SLE will add the delta of the original materials in an additional change order proposal	\$ -	\$ -
1.00	LS	Bid Item 11 - If Change Order 1 is not approved, SLE will add the delta of the original materials in an additional change order proposal	\$ -	\$ -
1.00	LS	Bid Item 11 - If Change Order 1 is not approved, SLE will add the delta of the original materials in an additional change order proposal	\$ -	\$ -
1.00	LS	Bid Item 12 - Connect to Existing	\$ (9,336.85)	\$ (9,336.85)
1.00	LS	Bid Item 12 - Connect to Existing	\$ 9,276.12	\$ 9,276.12
1.00	LS	Bid Item 13 - 18" Telescoping SLV FLXFL	\$ (6,899.22)	\$ (6,899.22)
1.00	LS	Bid Item 13 - 18" Telescoping SLV FLXFL	\$ 9,221.49	\$ 9,221.49
1.00	LS	Bid Item 14 - 18" Telescoping SLV RJXRJ	\$ (13,798.44)	\$ (13,798.44)
1.00	LS	Bid Item 14 - 18" Telescoping SLV RJXRJ	\$ 18,637.78	\$ 18,637.78
1.00	LS	Bid Item 15 - 2" Air/Vac Assembly	\$ (1,958.28)	\$ (1,958.28)
1.00	LS	Bid Item 15 - 2" Air/Vac Assembly	\$ 1,958.28	\$ 1,958.28
1.00	LS	Bid Item 16 - 11-1/2 Deg Extra Flex	\$ (306.47)	\$ (306.47)
1.00	LS	Bid Item 16 - 11-1/4 Deg Extra Flex	\$ 3,109.41	\$ 3,109.41
1.00	LS	Bid Item 17 - 24" Coupling	\$ (5,183.36)	\$ (5,183.36)
1.00	LS	Bid Item 17 - 24" Coupling	\$ 5,183.36	\$ 5,183.36
44.00	LF	#5 Rebar	\$ 13.00	\$ 572.00
37.00	LF	#6 Rebar	\$ 20.78	\$ 768.86
15.00	CY	Additional concrete for thrust blocks and thrust collars	\$ 260.00	\$ 3,900.00
		Labor		\$ -
110.00	Hours	Laborer	\$ 120.00	\$ 13,200.00
15.00	Hours	SLE Superintendent	\$ 125.00	\$ 1,875.00
35.00	Hours	SLE Project Manager	\$ 125.00	\$ 4,375.00
		OH&P		\$ -
1.00	LS	Labor - 29% per 2026 WSDOT Standard Specifications for Road, Bridge, and Municipal Construction	\$ 5,640.50	\$ 5,640.50
1.00	LS	Materials - 21% per 2026 WSDOT Standard Specifications for Road, Bridge, and Municipal Construction	\$ 24,945.34	\$ 24,945.34

Subtotal	\$	168,823.17
Tax rate 8.8%	\$	14,856.44
Total:	\$	183,679.61

Estimated Contract Time Will:

Increase:	Yes
Decrease:	N/A

Signature: _____

Title: _____

Date: _____



Change Order Request Form

Date:	May 27, 2026	Project Representative:	Robert Willis
Project:	Will 6/14 Transmission Main	SLE Representative:	Andrew Gustafson
Contractor:	SLE, Inc.		

Purchase Order over and above base quantities pricing

Qty	UoM	Description	Price	Total
		Change Order 1 - Switching to AvTek valves from the Soval valves that SLE's supplier provided at the time of bid		
		Materials		\$ -
1.00	LS	Original - Bid Item 10 - 18" Butterfly Valves	\$ (13,010.51)	\$ (13,010.51)
1.00	LS	Avtek - Bid Item 10 - 18" Butterfly Valves	\$ 34,130.54	\$ 34,130.54
1.00	LS	Original - Bid Item 11 - 24" Butterfly Valves	\$ (14,944.60)	\$ (14,944.60)
1.00	LS	Avtek - Bid Item 11 - 24" Butterfly Valves	\$ 24,360.32	\$ 24,360.32
		Labor		\$ -
2.00	Hours	SLE Project Manager	\$ 125.00	\$ 250.00
		OH&P		\$ -
1.00	LS	Labor - 29% per 2026 WSDOT Standard Specifications for Road, Bridge, and Municipal Construction	\$ 72.50	\$ 72.50
1.00	LS	Materials - 21% per 2026 WSDOT Standard Specifications for Road, Bridge, and Municipal Construction	\$ 6,412.51	\$ 6,412.51

Subtotal	\$	37,270.76
Tax rate 8.8%	\$	3,279.83
Total:	\$	40,550.59

Estimated Contract Time Will:

Increase:	
Decrease:	

Signature:

Title:

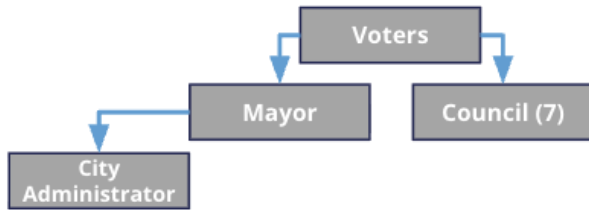
Date

Camas Form of Government

Washington law allows several forms of city government. These are the two options currently being discussed for City of Camas.

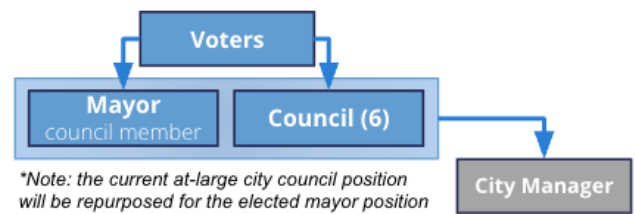
Mayor-Council with City Administrator (Camas today): Voters elect the Mayor and the City Council. The Mayor runs the city day-to-day. The Mayor can hire a City Administrator to help, and is the only one who can remove them.

Other Washington cities using this system: Oak Harbor, Mukilteo



Council-Manager with Elected Mayor (the alternative): Voters elect the City Council and the Mayor. A City Manager runs the city day-to-day. The Council hires the City Manager and can remove them.

Other Washington cities using this system: Washougal, Vancouver



Key differences between each Form of Government

		Mayor-Council with City Administrator (Camas today)	Council-Manager with Elected Mayor
1	Do voters directly elect the mayor?	Yes	Yes
2	What are the requirements to run for mayor?	Registered voter and Camas resident. No education or experience required.	Registered voter and Camas resident. No education or experience required.
3	Who runs the city day-to-day?	The Mayor, with help from the City Administrator	The City Manager
4	Who does the City Administrator / City Manager answer to?	The Mayor	The full City Council
5	What are the requirements to serve as City Administrator or City Manager?	No state requirement. Camas sets its own qualifications, and has hired from varied backgrounds.	No state requirement either. The city sets qualifications, typically drawing from a recognized public administration profession.
6	Who prepares the proposed budget?	The Mayor	The City Manager
7	Who gives final approval of the budget?	The City Council votes to approve it	The City Council votes to approve it
8	Who hires and fires city staff?	The Mayor	The City Manager
9	Can the Mayor veto a council vote?	Yes. Overriding it takes 5 of 7 council votes.	No. Mayor votes on issues as a full council member.
10	Who can remove the Mayor for wrongdoing? How long does it take?	Voters can vote to recall the Mayor. This can take 8 to 12 months or more, and has a cost.	This works the same way. Same process, same timeline, same cost.
11	Who can remove the City Administrator or City Manager? How long does it take?	The Mayor decides. This can happen right away, depending on their contract.	The Council publicly votes to remove the City Manager. It can take effect immediately or depending on any employment contract in place.

What Happens When Something Goes Wrong?

Six common situations, and how each system responds

	Situation	Mayor-Council with City Administrator (Camas today)	Council-Manager with Elected Mayor
1	Residents are unhappy with how the city is run, but nothing illegal happened.	Voters wait for the next Mayoral election.	Voters wait for the next Council election. The Council can also vote to change the City Manager sooner, if they want.
2	The City Administrator (or City Manager) resigns or is let go, and the city needs a replacement.	The Mayor leads the search. The Mayor makes the hire.	The full Council leads the search. The Council makes the hire.
3	The Mayor resigns and the city needs a replacement.	The Mayor Pro-tem assumes mayoral responsibilities. This change can briefly affect daily operations, since the Mayor runs daily operations.	The Council picks a replacement within 90 days, effective immediately for the remainder of the unexpired term (RCW 35A.12.050). Daily operations continue as normal, since the City Manager runs daily operations.
4	The City Administrator (or City Manager) mismanages money or breaks a rule.	The Mayor decides what to do. If the Mayor does nothing, the Council has no formal way to step in.	Any Council member can raise the issue in public. The Council can remove the City Manager with a majority vote. They don't need to prove a crime.
5	The elected Mayor is accused of wrongdoing.	Voters can try to recall the Mayor. They must prove a real legal violation, like breaking the law or not fulfilling their duties. A judge reviews the case first. This takes about 8 to 12 months or more, and it costs money.	This works exactly the same way. It does not change based on which system Camas uses.

What to remember: Your vote for Mayor works the same either way. The real difference between these two systems is who runs the city day-to-day, and who can step in to remove that person if they make a serious mistake.

Frequently Asked Questions

Why is this being discussed right now?

Camas has grown quickly. The city's population has grown from about 15,000 in 2004 to about 28,000 today, nearly doubling in two decades. As a city grows, running it gets more complex: bigger budgets, more staff, more infrastructure, more regulatory requirements.

The Council is raising this question now so residents can weigh in on which form of government best fits a growing city's future. Many growing Washington cities revisit this question periodically, as part of normal long-term planning, regardless of who holds office at the time.

Does this cost taxpayers money?

If this question goes to voters, it's expected to appear alongside other items already scheduled for that same February election, so the added cost of the ballot measure itself should be minimal.

Both types of governments have similar costs. If voters approved the change, the city would need to hire a City Manager, and would not have the salary cost of the elected full-time Mayor and City Administrator. The salaries are comparable according to city staff for the Administrator and Manager positions.

Sources: Municipal Research and Services Center (mrsc.org); Revised Code of Washington, Title 35A; Washington State Constitution, Article I §33.

Camas Form of Government: Frequently Asked Questions

Answers to common questions about the two options being discussed for Camas

1. What does this actually change for me?

Day-to-day city services, like police, streets, permits, and utilities, don't change because of this vote. What changes is who's in charge of running those departments and who that person answers to.

2. Do I still get to vote for my Mayor either way?

Yes. Under both options being considered, Camas residents directly elect the Mayor. That doesn't change.

3. Why is this being discussed right now?

Camas has grown quickly. The city's population has grown from about 15,000 in 2004 to about 28,000 today, nearly doubling in two decades. As a city grows, running it gets more complex: bigger budgets, more staff, more infrastructure, more regulatory requirements.

The Council is raising this question now so residents can weigh in on which form of government best fits a growing city's future. Many growing Washington cities revisit this question periodically, as part of normal long-term planning, regardless of who holds office at the time.

4. Will there be chaos while the city switches over?

State law lays out the transition step by step, and current officials keep serving throughout, so there's no gap where nobody is in charge. If this moves forward, February 2027 is the target election date, chosen specifically because it falls before candidate filing opens in April 2027. That gives anyone considering a run for Mayor time to know which system they'd be running under, and it means the change would take effect at the natural end of the current Mayor's term, not in the middle of it.

Neighboring Washougal went through this exact transition in 2018. The sitting Mayor simply continued serving, the new council reappointed her to keep leading, and the sitting City Administrator was appointed as the city's first City Manager. Leadership and staff carried over without a gap.

5. If Camas switches and doesn't like it, can it switch back?

Not right away. State law requires a city to operate under a newly adopted system for at least six years before voters can hold another election to change it again. If voters instead choose to keep the current system, there's no waiting period before it could be raised again later.

6. Has this actually worked well in other Washington cities?

Results have varied. Washougal, right next door to Camas, adopted this change in 2018. The transition was smooth: the sitting Mayor continued in her role, and the sitting City Administrator was appointed as the city's first City Manager, so there was no disruption in leadership or staff.

Woodland considered the same change twice, in 2009 and again in 2021, and voters said no both times. In 2021, the sitting Mayor actually supported the change himself, even though it would reduce his own authority, but the measure still failed. The outcome depends on what each community decides for itself, not on any inherent success or failure in the mechanics of the change.

7. Does this cost taxpayers money?

If this question goes to voters, it's expected to appear alongside other items already scheduled for that same February election, so the added cost of the ballot measure itself should be minimal.

Both types of governments have similar costs. If voters approved the change, the city would need to hire a City Manager, and would not have the salary cost of the elected full-time Mayor and City Administrator. The salaries are comparable according to city staff for the Administrator and Manager positions.

Sources: Municipal Research and Services Center (mrsc.org); Revised Code of Washington, Title 35A (RCW 35A.02.050, RCW 35A.06, RCW 35A.13.130); Camas-Washougal Post-Record; The Columbian; Clark County Today. This document reflects publicly available information as of the date prepared and is intended to inform, not to advocate for a specific outcome.