



Planning Commission Meeting Agenda Tuesday, July 21, 2026, 7:00 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 Participate Remotely:

OPTION 1 -

1. Go to www.zoom.us and download the app or click "Join A Meeting" and use Meeting ID – 875 1192 7860
2. Or, from any device click <https://us06web.zoom.us/j/87511927860>

OPTION 2 - Join by phone (audio only):

Dial 877-853-5257 and enter meeting ID# 875 1192 7860

For Public Comment:

Click the raise hand icon in the app or by phone, hit *9 to "raise your hand", or email to communitydevelopment@cityofcamas.us

These will be entered into the meeting record. Emails received up until one hour before the start of the meeting will be emailed to the Meeting Body prior to the meeting start time.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

This is the public's opportunity to comment about any item on the agenda, including items up for final action.

MINUTES

1. [June 16, 2026 Planning Commission Meeting Minutes](#)

MEETING ITEMS

2. [Our Camas 2045 – Zoning Code Amendments](#)
[Presenter: Alan Peters, Community Development Director](#)
[Time Estimate: 60 minutes](#)

MISCELLANEOUS UPDATES

NEXT MEETING DATE

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CLOSE OF MEETING



Planning Commission Meeting Minutes
Tuesday, June 16, 2026, 7:00 PM
Council Chambers, 616 NE 4th AVE

CALL TO ORDER

Commissioner Niles called the meeting to order at 7:00 p.m.

ROLL CALL

Planning Commissioners Present: Geoerl Niles, Shawn High, Paul Anderson, Joe Walsh and Joe Keller

Planning Commissioners Remote: Hannah Burak

Commissioners Excused: Troy Hull

Staff Present: Alan Peters, Madeline Coulter and Carey Certo

PUBLIC COMMENT

Rick Marshall and Tyler Sanders offered public testimony.

MINUTES

1. May 19, 2026 Planning Commission Meeting Minutes

It was moved by Commissioner High and seconded by Commissioner Keller, to approve the minutes of the May 19, 2026, Planning Commission Meeting. The motion passed unanimously.

MEETING ITEMS

2. Yuri Raku Annexation – Zoning Designation for Annexation
 Presenter: Madeline Coulter, Planner

Madeline Coulter reviewed the Yuri Raku annexation and responded to Commissioner questions.

3. Our Camas 2045 – Zoning Code Amendments
 Presenter: Alan Peters, Community Development Director

Alan Peters reviewed Our Camas 2045 zoning code amendments and responded to Commissioner questions.

MISCELLANEOUS UPDATES

There were no miscellaneous updates.

NEXT MEETING DATE

The next meeting is scheduled for July 21, 2026.

CLOSE OF MEETING

The meeting closed at 8:09 p.m.



Staff Report

July 20, 2026 Planning Commission Meeting

Our Camas 2045 – Zoning Code Amendments

Presenter: Alan Peters, Community Development Director

Time Estimate: 60 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

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

SUMMARY:

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 Planning Commission previously reviewed the revised list of zones and plan designations in CMC 18.050.020. 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.

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 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 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.

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.

The table would also remove obsolete or redundant footnotes. 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 redevelopment 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.

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. The table would also add public administrative facilities as a permitted use in the POS district to accommodate the development of public facilities serving governmental or administrative functions.

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.

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.

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. Camas's population as of April 1, 2026, is estimated at 28,490 by the Washington Office of Financial Management. While these requirements do not yet apply to Camas, they will apply in just a few years once Camas reaches this population threshold.

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. This bill is applicable to Camas currently.

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. The state's definitions for the terms would be adopted into Title 18.

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.

18.11.010 - Parking policy designated.

Except as hereafter provided for the MX District and DC District, in all Districts there shall be provided minimum off street parking spaces in accordance with the requirements of Section 18.11.020.

...

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. As written, the provisions create uncertainty regarding whether the parking exemption is automatic or discretionary and whether it applies to all development or only to commercial and mixed-use components.

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 includes new language under Section 18.11.130 which 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.

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

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.

Shared and Joint Parking

The existing fixed-percentage joint-use provisions would be replaced by a more flexible shared-parking methodology. Applicants could calculate shared parking based on occupancy rates for residential, office, industrial, retail, hotel, restaurant, entertainment, conference, and religious uses during weekday and weekend day, evening, and nighttime periods.

The required shared parking supply would be based on the period with the highest combined demand. Uses that do not fit the occupancy-rate table, seasonal variations, or requests for larger reductions could be evaluated through a parking study.

Bicycle Parking

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.

Other Changes

Additional changes to Chapter 18.11 include:

- 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 18.05 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>Overlay</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 dwellings/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.
- B. R-12 Residential-12,000. This zone is intended for single-family and middle housing dwellings with densities of three to four dwelling units/lots 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 dwellings/lots 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.K.~~ 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.
- 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.

(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.
- ~~EH.~~ 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.
- ~~FL.~~ 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 redevelopment.
- 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.

(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	P	C ^P	P	C ^P	C	P ⁵	C	C	P	P	C ^P
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 ^C	P	P	P
Day care, mini-center ⁶	P	P	P	P	P	P	P	P ⁵	P	X ^C	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 ^S	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	<u>X</u>	✗	✗	✗	X	X	X	X
Marijuana producer	X	✗	X	X	X	<u>X</u>	✗	✗	✗	X	X	X	X
Marijuana retailer	X	✗	X	X	X	<u>X</u>	✗	✗	✗	X	X	X	X
Medical or dental clinics (outpatient) ⁶	C	P	P	P	P	<u>P</u>	P	P ⁵	P	P	P	P	P
Mini-storage/vehicular storage ⁶	X	✗	X	X	X	<u>C</u>	✗	✗	P	P	X	X	X
Manufactured home sales lot ⁶	X	✗	X	P	X	<u>P</u>	✗	✗	P	P	X	X	P
Newspaper printing plant ⁶	X	P	C	C	X	<u>C</u>	✗	✗	P	P	C	X	C
Nursery, plant ⁶	X	P	C	C	C	<u>P</u>	€	✗	€	P	C	C	P
Nursing, rest, convalescent, retirement home ⁶	C	P	P	P	P	<u>P</u>	✗	✗	✗	X	P	P	P
Office supply store ⁶	X	P	P	P	P	<u>P</u>	✗	P ⁵	P	P	P	P	P
Pawnshop ⁶	X	✗	X	X	X	<u>X</u>	✗	✗	€	C	X	X	X
Parcel freight depots ⁶	X	P	X	P	X	<u>P</u>	P	P ⁵	P	P	X	X	P
Permanent supportive housing	C	P	X /p ¹⁰ ₄	X /p ¹⁰ ₄	P	<u>X</u> / <u>P</u> ¹⁰ ₄	✗	✗	✗	X	X /p ¹⁰ ₄	P	X /p ¹⁰ ₄
Pet shops ⁶	X	P	P	P	P	<u>P</u>	P	✗	P	C	P	P	P
Pharmacy ⁶	X	P	P	P	P	<u>P</u>	P	P ⁵	P	P	P	P	P
Photographic/electronics store ⁶	X	P	P	P	P	<u>P</u>	P	P ⁵	P	P	P	P	P
Plumbing, or mechanical service ⁶	X	✗	X	P	C	<u>P</u>	P	✗	P	P	X	C	P
Printing, binding, blue printing ⁶	C	P	P	P	P	<u>P</u>	P	P ⁵	P	P	P	P	P
Professional office(s) ⁶	C	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P
Public agency ⁶	C	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P
Real estate office ⁶	C	P	P	P	P	<u>P</u>	P	†	P	P	P	P	P
Recycling center ⁶	X	✗	X	X	X	<u>X</u>	✗	✗	P	P	X	X	X
Recycling collection point ⁶	T or C	P	T or C	T or C	C	<u>X</u>	€	P ⁵	P	P	T or C	C	X
Recycling plant ⁶	X	✗	X	X	X	<u>C</u>	✗	✗	€	P	X	X	C
Research facility ⁶	X	P	C	C	X	<u>P</u>	P	P	P	P	C	C	C
Restaurant ⁶	C	P	P	P	C	<u>P</u>	P	P ⁵	P	P	P	P	P
Restaurant, fast food ⁶	X	P	C	P	C	<u>P</u>	P	P ⁵	P	P	C	C	P
Roadside produce stand ⁶	T	†	T	T	C	<u>T</u>	✗	†	†	T	T	C	T
Sand, soil, gravel sales and storage ⁶	X	✗	X	X	X	<u>X</u>	✗	✗	€	P	X	X	X
Second-hand/consignment store ⁶	C	P	P	P	P	<u>P</u>	P	✗	P	P	P	P	P
Sexually oriented business ^{1,5}	X	✗	X	X	X	<u>X</u>	✗	P	✗	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>	ⓧ	ⓧ	ⓧ	<u>X/C</u> ₈	P	P	X
Assisted living	C	Ⓟ	P	X /P ¹⁰ ₄	P	<u>X</u> <u>P</u> ¹⁰ ₄	ⓧ	ⓧ	ⓧ	<u>X/C</u> ₈	P	P	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	<u>C/P</u> ₇	X	X	P	<u>X</u>	ⓧ	ⓧ	ⓧ	<u>X/C</u> ₈	X	P	X
Group home	C	Ⓟ	P	X	P	<u>X</u>	ⓧ	ⓧ	ⓧ	<u>X/C</u> ₈	P	P	X
Home occupation	P	Ⓟ	P	X /P ¹⁰ ₄	P	<u>X</u> <u>P</u> ¹⁰ ₄	ⓧ	ⓧ	ⓧ	<u>X/C</u> ₈	P	P	X /P ¹⁰ ₄
Housing for the disabled	P	Ⓟ	P	X /P ¹⁰ ₄	P	<u>X</u> <u>P</u> ¹⁰ ₄	ⓧ	ⓧ	ⓧ	<u>X/C</u> ₈	P	P	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	€	P	P	C	P
Facility, essential ⁶	X	X	C	C	C	C	€	P	€	C	C	C	C
Railroad tracks and facilities ⁶	C	X	C	C	C	C	X	X	€	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 redevelopment 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.

(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 ⁹	<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 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. Cottages are only permitted in the LD-NS zone.
8. Cottages are permitted in the HD-NS zone. In other multi-family zones, cottages are permitted with the MF-C overlay only.
9. 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
10. Public administrative facilities					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

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Utility Uses						
15-16. Public utilities, minor		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
16-17. Pumping station		<u>€</u>	<u>P</u>	<u>P</u>	<u>€</u>	<u>P</u>
17-18. Railroad tracks and facilities		<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
18-19. Communication facilities, minor		<u>€</u>	<u>€</u>	<u>X</u>	<u>€</u>	<u>C</u>
19-20. Communication facilities, major		<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

(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				
Antique shop	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Appliance sales and service	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Artisanal/craft/makers	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Bakery (retail)	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Barber and beauty shops	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Book store	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Bowling alley/billiards	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Building, hardware and garden supply store	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Candy; confectionery store	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Clothing store	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Coffee shop, cafe or kiosk	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Day care, mini-center	<u>P⁴</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
Delicatessen (deli)	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Department store	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Feed store	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Event center	<u>P⁴</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
Fitness center/sports club	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Florist shop	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Food cart/food truck/food delivery business	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Furniture store	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Grocery, neighborhood scale	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Grocery, small scale	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Hotel, motel	<u>P⁴</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
Laundry/dry cleaning (retail)	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Liquor store	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Nursery, plant	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Office supply store	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Pet shops	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Pharmacy	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Photographic / electronics store	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Restaurant	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
Restaurant, fast food	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</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>Second-hand/consignment store</u>	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
<u>Specialty goods production (e.g. brew pub)</u>	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
<u>Taverns</u>	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</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>

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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>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>
<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>

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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>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>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:

- See CMC Chapter 18.47 "Temporary Uses" for additional regulations.
- 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;
 - 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
 - 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.
- 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.
- Active Retail Use is required on the ground floor when located on a Main Street per the Downtown Design Manual.
- 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.
- See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
- 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

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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~~ 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 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 Minimum alternative 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.