# Planning Commission Meeting Agenda
# Tuesday, May 19, 2026, 7:00 PM
# Council Chambers, 616 NE 4th AVE

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*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.*

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**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. April 21, 2026 Planning Commission Meeting Minutes

**MEETING ITEMS**

2. Our Camas 2045 – Zoning Code Amendments
   Presenter: Nicole McDermott, WSP
   Time Estimate: 60 minutes

**MISCELLANEOUS UPDATES**

**NEXT MEETING DATE**

## CLOSE OF MEETING

# Planning Commission Meeting Minutes
# Tuesday, April 21, 2026, 7:00 PM
# Council Chambers, 616 NE 4th AVE

## CALL TO ORDER

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

## ROLL CALL

Planning Commissioners Present: Troy Hull, Geoerl Niles, Shawn High, Paul Anderson, Hannah Burak and Joe Keller
Planning Commissioners Remote: Joe Walsh
Staff Present: Alan Peters and Carey Certo

## PUBLIC COMMENT

Tyler Sanders offered public testimony

## MINUTES

1. March 17, 2026 Planning Commission Meeting Minutes

   **It was moved by Commissioner Keller and seconded by Commissioner Burak, to approve the minutes of the March 17, 2026, Planning Commission Meeting. The motion passed unanimously.**

## MEETING ITEMS

2. Our Camas 2045 – Zoning Code Amendments

   Alan Peters reviewed Our Camas 2045 Zoning Code Amendments and responded to Commissioner questions.

## MISCELLANEOUS UPDATES

Alan Peters shared information on permit activity for the first quarter of 2026.

## NEXT MEETING DATE

The next meeting is scheduled for May 19, 2026.

## CLOSE OF MEETING

The meeting closed at 8:32 p.m.

# Staff Report

May 19, 2026 Planning Commission Meeting

Our Camas 2045 – Zoning Code Amendments
Presenter: Nicole McDermott, WSP
Time Estimate: 60 minutes

| Phone | Email |
|---|---|
| 360.817.7254 | apeters@cityofcamas.us |

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

**SUMMARY:** The proposed amendments discussed in this report focus on updates to CMC Chapter 18.19 Design Review, adoption of a new Design Overlay chapter, and the draft revised Downtown Design Manual.

Downtown Design Manual

The Downtown Design Manual will serve as an implementation tool for the Our Downtown Camas 2045 Subarea Plan and updated zoning regulations. The manual combines zoning and design standards into a single illustrated document intended to provide applicants with a clearer and more user-friendly framework for development review.

The draft manual establishes four downtown zoning districts and five street types intended to guide future downtown growth and redevelopment. It also includes a step-by-step review process intended to clarify which standards apply to different permit types and project scales.

The manual emphasizes pedestrian-oriented design, active ground-floor uses, frontage standards, streetscape improvements, and public realm enhancements intended to support a vibrant and walkable downtown environment consistent with the Our Downtown Camas 2045 vision.

CMC Chapter 18.19 – Design Review

Staff is proposing amendments to CMC Chapter 18.19 Design Review to align the chapter with the Downtown Design Manual, North Shore Design Manual, and proposed Design Overlay regulations.

The proposed amendments would update references and terminology, clarify applicability of design review requirements, expand applicability to development within Design Overlay corridors,

and incorporate design review into the consolidated review process by City planning staff, removing the need for a design review committee.

Design Overlays

Staff is also proposing a new Design Overlay chapter intended to establish corridor-focused design standards throughout the city. These new design overlay corridors would replace the existing Gateway standards and complement the new Downtown Design Manual.

The overlays would apply to properties fronting designated Tier 1 and Tier 2 corridors identified on the Design Overlay Corridors Map. Proposed standards address landscaping, lighting, signage, sidewalks, street trees, bicycle facilities, gateway features, and other corridor design elements intended to improve community appearance and pedestrian experience.

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our Downtown Camas
Hometown. Downtown. Our Town. 2045

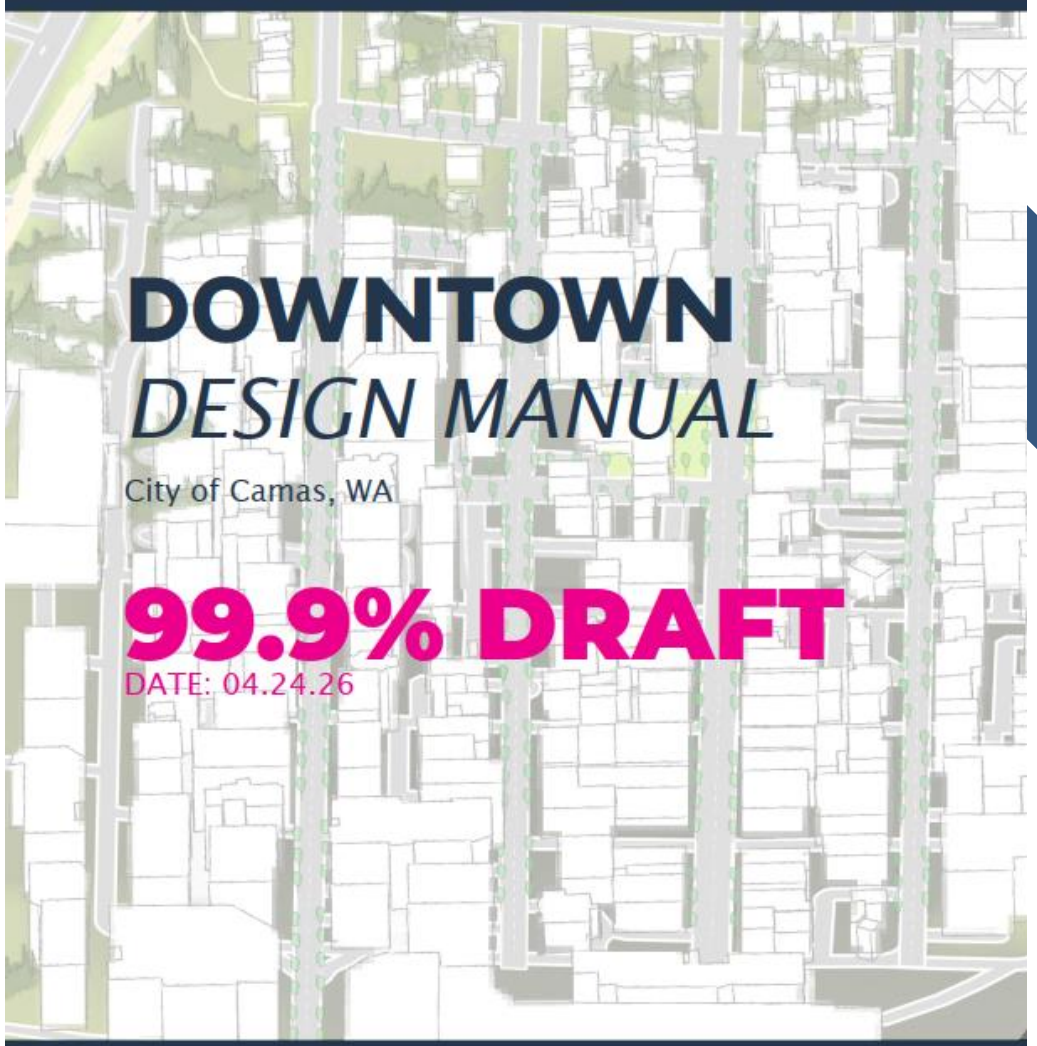
# Our Camas 2045 Code Amendments

May 19, 2026

Planning Commission Workshop

# Agenda

- Background
- Design Manual
  - Overview and Applicability
  - How to Use this Manual
  - Regulating Plan
  - Base Zoning Districts
  - Use and Parking
  - Street Types
  - Design Standards
  - Definitions and Measures
- Design Manual Discussion
- CMC Chapter 18.19 – Design Review
- New CMC Chapter – Design Overlays



# Background

- The City is currently updating its Comprehensive Plan, as well as completing a Downtown Subarea Plan, with anticipated adoption in the fall.
- As part of this effort, the City is also reviewing and updating portions of the zoning code to ensure that development regulations are aligned with each plan's goals, policies, and growth objectives.
- Today's discussion of updates will focus on the Downtown Subarea and include proposed amendments to CMC Chapter 18.19 Design Review as well as a review of the Downtown Design Manual and a new CMC Chapter for Design Overlays.

# Downtown Design Manual

> Overview of the Manual
> Applicability of Sections
> How to Use this Manual
> The Regulating Plan
> Base Zoning Districts
> Use and Parking
> Street Types
> Design Standards
> Definitions and Measures

# Overview & Applicability, How to Use this Manual

- The Design Manual will serve as a practical tool for implementing updated zoning regulations and design standards
- Applicability table provides which sections of the design manual are appropriate to each type of permit activity
  - Occupancy only
  - Minor alteration
  - Minor alteration (with use/occupancy change)
  - Addition or major exterior change
  - New construction
- Step-by-step (6 steps) process with basics of "how to use the manual" and order to review regulations

| PROJECT TYPE | DESIGN MANUAL SECTION | 1.0 Preamble | 2.0 The Regulating Plan | 3.0 Base Zoning Districts | 4.0 Use and Parking | 5.0 The Street Network | 6.0 Frontage Standards | 7.0 Public Realm Standards | 8.0 General Standards | 0.0 Definitions & Measures |
|---|---|---|---|---|---|---|---|---|---|---|
| | **OCCUPANCY** A change of occupancy to an existing building or structure. | ✓ | ✓ | ✗ | ✓ | ✗ | ✗ | ✗ | ✗ | ✓ |
| | **MINOR ALTERATION** Little or no exterior changes to buildings or structures; and no structural work. | ✓ | ✓ | ✗ | ✗ | ✓ | ✗ | ✓ | ✓ | ✓ |
| | **MINOR ALTERATION WITH USE / OCCUPANCY CHANGE** Minor alteration (per this table) with change in use or occupancy. | ✓ | ✓ | ✗ | ✓ | ✓ | ✗ | ✓ | ✓ | ✓ |
| | **ADDITION OR MAJOR EXTERIOR CHANGE** Changes to exterior or square footage addition of less than fifty (50%) percent with or without a change in use or occupancy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| | **NEW CONSTRUCTION** All new buildings and changes to exterior or square footage addition of 50% or more. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| | **OTHER** | *See Chapter 18.55 Administration and Procedures* | | | | | | | | |

*Figure 2. Applicability of Project Type by Manual Section*

**1.2 Applicability of Sections.**

✓ SECTION IS APPLICABLE

✗ SECTION IS NOT APPLICABLE

Because this document combines zoning regulations with a range of design standards for future development, it is important to clearly identify which sections apply to each type of project within Downtown Camas. Distinguishing levels of project impact ensures that each development or modification is reviewed by the appropriate portion of the design manual proportional to its scale and potential influence on the area. Minor alterations with little or no exterior change, or a simple change in use, generally pose minimal impacts on urban design, public space, and community character, and therefore do not require the same level of review as larger projects. In contrast, substantial exterior modifications, additions, and new construction can significantly shape the public realm and architectural identity. The table on this page identifies which sections apply. In the event of a conflict between this manual and other regulations, the more stringent shall be applicable.

DOWNTOWN CAMAS [ 7 ]

DOWNTOWN DESIGN MANUAL

*Figure 3. Chart Vibrant Frontage Along 4th Avenue*

**1.3 How to Use this Manual.**

The following diagram illustrates the overall process and core components for using this guide during permitting to ensure all applicable requirements are met. The planning official may modify or adapt this process as needed to address site-specific conditions, ensure compliance, and coordinate with other relevant sections of the zoning code.

After completing the review in **Section 1.2** to confirm which provisions of this document apply, the steps that follow provide a clear, sequential overview of how to use this manual.

**STEP #1** IDENTIFY PROJECT LOT OR LOTS ON THE REGULATING PLAN.

**STEP #2** REVIEW STANDARDS IN THE BASE ZONING DISTRICTS.

**STEP #3** VERIFY ADHERENCE TO USE AND PARKING STANDARDS.

**STEP #4** CONFIRM APPLICABILITY OF DESIGN STANDARDS.

**STEP #5** SELECT FRONTAGE TYPE AND VERIFY ADHERENCE TO STANDARDS.

**STEP #6** VERIFY ADHERENCE TO PUBLIC REALM STANDARDS FOR STREET TYPE AND GENERAL STANDARDS FOR ALL IMPROVEMENTS.

*Figure 4. How to Use this Document Flow*

[ 8 ] The City of Camas, Washington

# How to Use this Manual

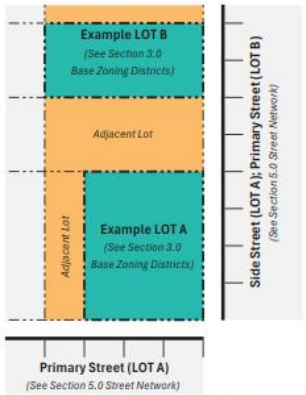



Figure 5. Typical Lot and Street Type Diagram

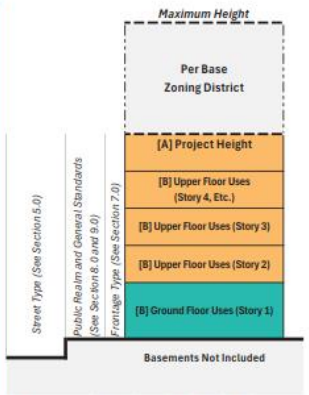



Figure 6. Typical General Standards: Height and Use

## STEP 1: IDENTIFY PROJECT LOT OR LOTS ON THE REGULATING PLAN.

Begin by referencing the regulating plan **(Section 2.0)** and documenting the lot to determine:

- Which of the four (4) base zoning districts **(Section 3.0)** or existing zoning districts the lot or lots are located in; and
- Which of the five (5) street types **(Section 5.0)** are applicable to the lot or lots for all frontages onto public rights-of-way.

*NOTE: Projects may contain lots with more than one (1) base zoning district or street type. Projects that fall within the Heavy Industrial district, open space district, or districts not listed in this manual must refer to the zoning code.*

## STEP 2: REVIEW STANDARDS IN THE BASE ZONING DISTRICTS.

Each base zoning district defines unique goals, building form parameters, height limits, and other requirements suited to its intended form and function (e.g., Historic Main Street, Downtown Mixed-Use, etc.). Refer to the specific base zoning district **(Section 3.0)** identified in Step 1 for specific requirements and review each for adherence to the purpose and intent, applicability, and standards. The general standards for each district include:

- [A] Building height: Measurement in feet (FT) and above-grade number (#) of stories.
- [B] Building uses: Primary use types **(See Section 4.0)** for allowable ground and upper floor uses.



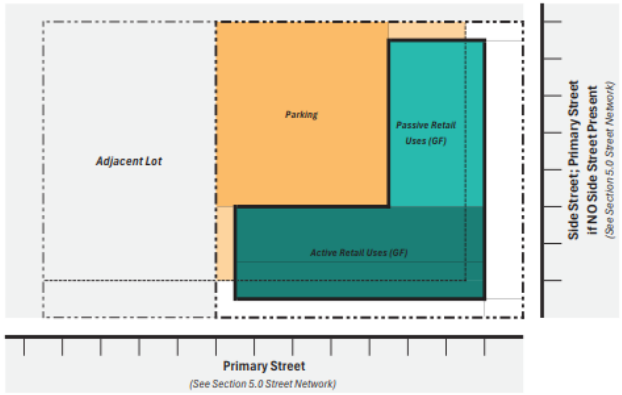



Figure 8. Typical Lot and Street Type Diagram

## STEP 3: VERIFY ADHERENCE TO USES AND PARKING STANDARDS.

Based on the intended uses **(Section 4.0)**, consult the applicable use tables to determine which uses are permitted, conditionally permitted, or prohibited on the ground floor and upper floors. After confirmation, review the corresponding parking requirements to ensure compliance with parking ratios. Primary use categories include the following:

- [1] Active retail uses.
- [2] Communication, utilities, and facilities uses.
- [3] Educational uses.
- [4] Industrial uses.
- [5] Manufacturing and/or processing uses.
- [6] Passive retail uses.
- [7] Recreational, religious, and cultural uses.
- [8] Temporary uses.

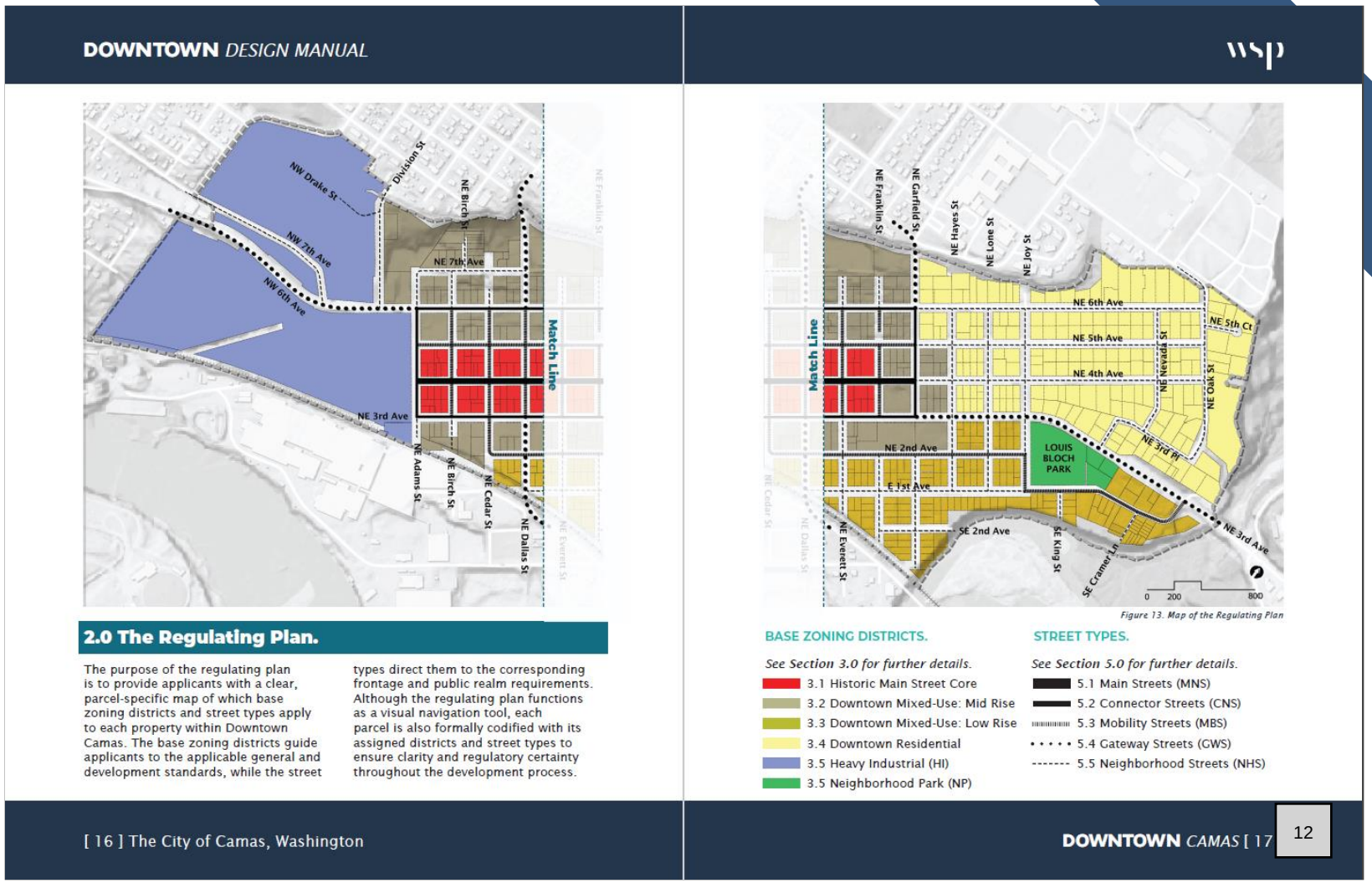
### Active Retail Uses VS Passive Retail Uses

Commercial uses are organized into two (2) categories per Section 4.2: Active and Passive Retail Uses. This distinction differentiates uses that generate high levels of foot traffic and pedestrian activity from those that contribute at a more limited scale. The purpose of this classification is to ensure that ground-floor spaces in designated downtown areas support vibrant, active streetscapes. Active Retail is intended to be concentrated along primary streets where pedestrian activity is most critical, while Passive Retail is better suited to side streets. Verify active retail uses and passive retail uses are appropriate per the table.

Figure 9. Overview of Active and Passive Retail

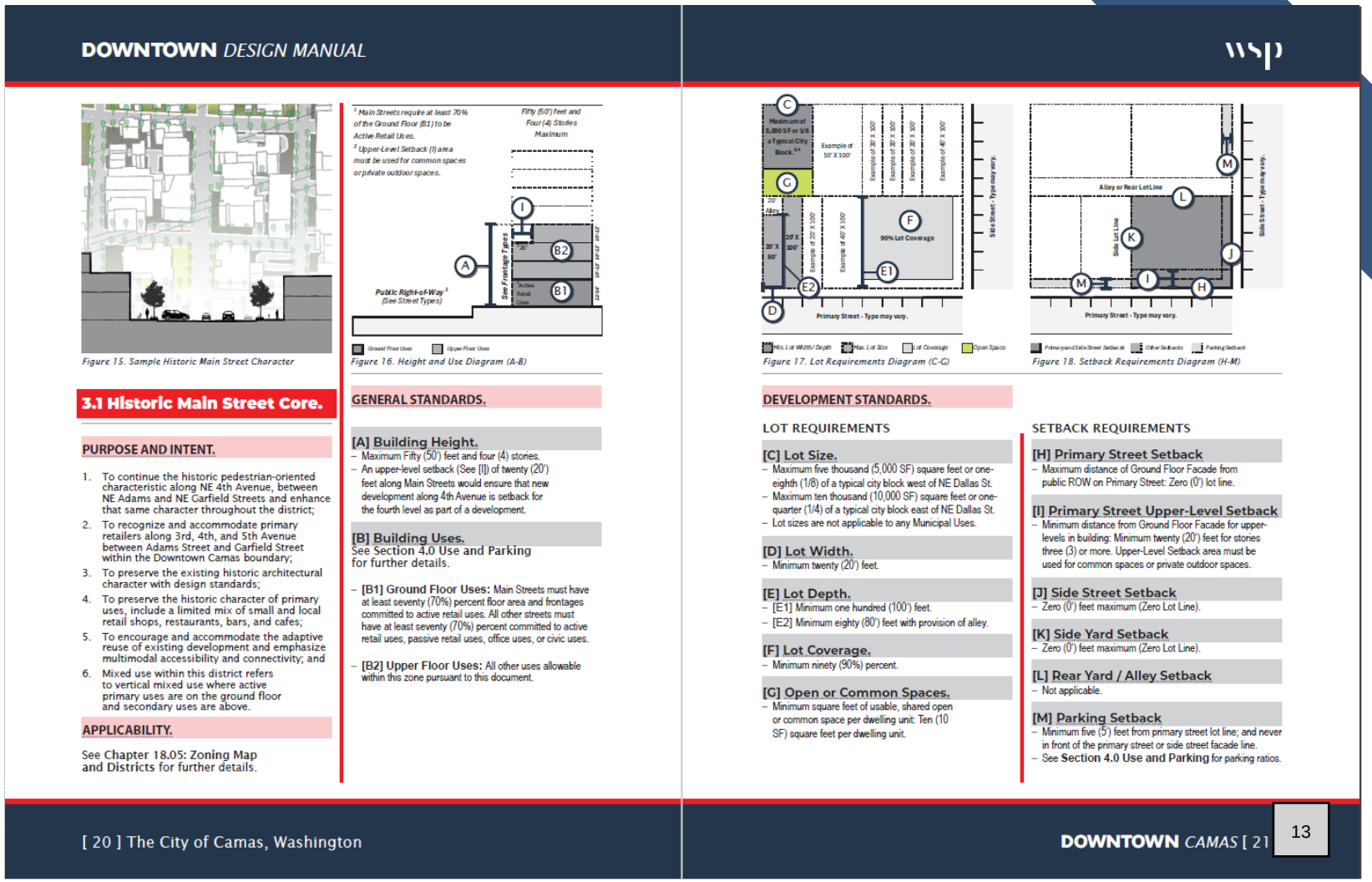
# The Regulating Plan

- The regulating plan provides applicants with a parcel map of which base zoning districts and street types apply to each property in the Downtown Subarea. This includes:
  - Four (4) downtown zoning districts – these are the Base Zoning Districts
  - Two (2) existing zoning districts (Heavy Industrial and Neighborhood Park)
  - Five (5) street types



# Base Zoning Districts

- Four Base Zoning Districts
- Purpose and intent
- Applicability
- General Standards
  - Building Height
  - Building Uses
- Development Standards
  - Lot sizes
  - Lot widths
  - Lot depths
  - Lot coverage
  - Open or Common Spaces
  - Primary street setback
  - Primary street (upper level)
  - Side street setback
  - Side yard setback
  - Rear yard/alley setback
  - Parking setback



DOWNTOWN *DESIGN MANUAL*

Figure 15. Sample Historic Main Street Character

Figure 16. Height and Use Diagram (A-B)

Figure 17. Lot Requirements Diagram (C-G)

Figure 18. Setback Requirements Diagram (H-M)

**3.1 Historic Main Street Core.**

PURPOSE AND INTENT.

1. To continue the historic pedestrian-oriented characteristic along NE 4th Avenue, between NE Adams and NE Garfield Streets and enhance that same character throughout the district;
2. To recognize and accommodate primary retailers along 3rd, 4th, and 5th Avenue between Adams Street and Garfield Street within the Downtown Camas boundary;
3. To preserve the existing historic architectural character with design standards;
4. To preserve the historic character of primary uses, include a limited mix of small and local retail shops, restaurants, bars, and cafes;
5. To encourage and accommodate the adaptive reuse of existing development and emphasize multimodal accessibility and connectivity; and
6. Mixed use within this district refers to vertical mixed use where active primary uses are on the ground floor and secondary uses are above.

APPLICABILITY.

See Chapter 18.05: Zoning Map and Districts for further details.

GENERAL STANDARDS.

[A] Building Height.
- Maximum Fifty (50') feet and four (4) stories.
- An upper-level setback (See [I]) of twenty (20') feet along Main Streets would ensure that new development along 4th Avenue is setback for the fourth level as part of a development.

[B] Building Uses.
See Section 4.0 Use and Parking for further details.

- [B1] Ground Floor Uses: Main Streets must have at least seventy (70%) percent floor area and frontages committed to active retail uses. All other streets must have at least seventy (70%) percent committed to active retail uses, passive retail uses, office uses, or civic uses.
- [B2] Upper Floor Uses: All other uses allowable within this zone pursuant to this document.

DEVELOPMENT STANDARDS.

LOT REQUIREMENTS

[C] Lot Size.
- Maximum five thousand (5,000 SF) square feet or one-eighth (1/8) of a typical city block west of NE Dallas St.
- Maximum ten thousand (10,000 SF) square feet or one-quarter (1/4) of a typical city block east of NE Dallas St.
- Lot sizes are not applicable to any Municipal Uses.

[D] Lot Width.
- Minimum twenty (20') feet.

[E] Lot Depth.
- [E1] Minimum one hundred (100') feet.
- [E2] Minimum eighty (80') feet with provision of alley.

[F] Lot Coverage.
- Minimum ninety (90%) percent.

[G] Open or Common Spaces.
- Minimum square feet of usable, shared open or common space per dwelling unit: Ten (10 SF) square feet per dwelling unit.

SETBACK REQUIREMENTS

[H] Primary Street Setback
- Maximum distance of Ground Floor Facade from public ROW on Primary Street: Zero (0') lot line.

[I] Primary Street Upper-Level Setback
- Minimum distance from Ground Floor Facade for upper-levels in building: Minimum twenty (20') feet for stories three (3) or more. Upper-Level Setback area must be used for common spaces or private outdoor spaces.

[J] Side Street Setback
- Zero (0') feet maximum (Zero Lot Line).

[K] Side Yard Setback
- Zero (0') feet maximum (Zero Lot Line).

[L] Rear Yard / Alley Setback
- Not applicable.

[M] Parking Setback
- Minimum five (5') feet from primary street lot line; and never in front of the primary street or side street facade line.
- See Section 4.0 Use and Parking for parking ratios.

[ 20 ] The City of Camas, Washington

DOWNTOWN *CAMAS* [ 21

# Use & Parking

- Use tables for permitting
  - Permitted
  - Conditional
  - Prohibited
  - Temporary
- Upper floor vs ground floor (focus on 4th Street and some of the entry corridors)
- Primary retail (active commercial) vs secondary retail (passive commercial)



| PRIMARY USE TYPES | UF / GF | Historic Main Street | Downtown Mixed-Use (Mid Rise) | Downtown Mixed-Use (Low Rise) | Downtown Residential | PARKING REQUIREMENTS |
|---|---|---|---|---|---|---|
| 1. Active Retail Uses | UF | P1 | X | X | X | - Less than five thousand (5,000 SF) square feet: One (1) space per three hundred (300 SF) square feet. - Five thousand (5,000 SF) square feet or greater: Fifteen (15) spaces plus one (1) space per each fifteen hundred (1,500 SF) square feet over. |
| | GF | | P | P | P2 | |
| 2. Communication, Utilities, and Facilities Uses | UF | X | X | X | X | Not Applicable. |
| | GF | | | | | |
| 3. Educational Uses | UF | P | P | P | X | One (1) space per employee, teacher, staff; and one (1) space per fifteen (15) students. |
| | GF | X | | | | |
| 4. Industrial Uses | UF | X | X | X | X | Not Applicable. |
| | GF | | | | | |
| 5. Manufacturing and/or Processing Uses | UF | X | X | X | X | |
| | GF | | | | | |
| 6. Passive Retail Uses | UF | P | P | P | X | - Less than five thousand (5,000 SF) square feet: One (1) space per three hundred (300 SF) square feet. - Five thousand (5,000 SF) square feet or greater: Fifteen (15) spaces plus one (1) space per each fifteen hundred (1,500 SF) square feet over. |
| | GF | X | | | P2 | |
| 7. Recreational, Religious, and Cultural Uses | UF | P | P | P | P | One (1) space per seventy-five (75 SF) square feet of gross floor area; One (1) space per three (3) seats or six (6') feet of pews. |
| | GF | X | | | | |
| 8. Temporary Uses | UF | T | T | T | T2 | One (1) space per five hundred (500 SF) square feet of gross floor area. |
| | GF | | | | | |

*Figure 31. Allowable Use by Floor and Parking Requirements for Base Zoning District*

*1-Required on Ground Floor (GF) of Main Streets.*
*2-Only permitted on Ground Floor (GF) of Gateway Streets.*

## 4.0 Use and Parking.

### 4.1 Use and Parking Table.

The following use and parking tables provide guidance on allowable uses for the ground floor (GF) and upper floors (UF), as well as parking requirements. Primary use types are associated with the main building on a lot or lots. See **Chapter 18.07 Use Authorization** for further details on use requirements. See **Chapter 18.11 Parking** for all other details on specific parking requirements.

- P PERMITTED
- C CONDITIONAL
- X PROHIBITED
- T TEMPORARY





### 4.2 Active and Passive Retail Uses.

To support enforcement of the zoning code provisions in this design manual, commercial uses are classified as either active retail uses or passive retail uses. These uses are defined as the following:

**[A] Active Retail Uses.**
Active retail refers to street-facing, ground-floor uses that encourage walkability and activate sidewalks, such as shops, cafés, restaurants, and other active, customer-oriented businesses. Active retail uses include:

- Antique shop
- Appliance sales and service
- Bakery (retail)
- Barber and beauty shops
- Book store
- Bowling alley/billiards
- Building, hardware and garden supply store
- Bus station
- Candy; confectionery store
- Clothing store
- Coffee shop, cafe or kiosk
- Day care, mini-center
- Delicatessen (deli)
- Department store
- Electric vehicle battery charging station and rapid charging stations
- Event center
- Feed store
- Fitness center/sports club
- Florist shop
- Food cart/food truck/ food delivery business
- Furniture repair; upholstery
- Furniture store
- Grocery, large scale
- Grocery, neighborhood scale
- Grocery, small scale
- Hotel, motel
- Laundry/dry cleaning (retail)
- Liquor store
- Medical or dental clinics (outpatient)
- Nursery, plant
- Office supply store
- Pawnshop
- Pet shops
- Pharmacy
- Photographic/ electronics store
- Public agency
- Restaurant
- Restaurant, fast food
- Second-hand/ consignment store
- Specialty goods production (e.g. brew pub)
- Taverns
- Theater, except drive-in

**[B] Passive Retail Uses.**
Passive retail refers to commercial activities that primarily serve building occupants or a smaller customer base—such as boutique offices, lobby kiosks, or specialty shops—which typically generate less foot traffic and require less window visibility. Passive retail uses include:

- Animal kennel, commercial boarding
- Animal shelter
- Automobile repair (garage)
- Automobile sales, new or used
- Automobile service station
- Automobile wrecking
- Bakery (wholesale)
- Banks, savings and loan
- Boat building
- Boat repair and sales
- Cabinet and carpentry shop
- Convention center
- Day care center
- Day care, adult
- Day care, family home
- Equipment rental
- Funeral home
- Gas/fuel station
- Gas/fuel station with mini market
- Hospital, emergency care
- Household appliance repair
- Industrial supplies store
- Laundry (self-serve)
- Laundry/dry cleaning (industrial)
- Machine shop
- Mini-storage/ vehicular storage
- Manufactured home sales lot
- Newspaper printing plant
- Nursing, rest, convalescent, retirement home
- Parcel freight depots
- Permanent supportive housing
- Plumbing, or mechanical service
- Printing, binding, blue printing
- Professional office(s)
- Real estate office
- Recycling center
- Recycling collection point
- Recycling plant
- Research facility
- Roadside produce stand
- Sand, soil, gravel sales and storage
- Sexually oriented business
- Shoe repair and sales
- Smoke shop
- Stock broker, brokerage firm
- Truck terminals
- Veterinary clinic
- Warehousing, wholesale and trade
- Warehousing, bulk retail

# The Street Network

- Assigns the street types to all streets within downtown
  - Main Streets
  - Connector Streets
  - Mobility Streets
  - Gateway Streets
  - Neighborhood Streets

*Figure 32. Map of the Street Network in the Downtown Core*

## 5.0 The Street Network.

The street network weaves together and unifies the base zoning districts throughout downtown. The street network plan illustrated above identifies the five (5) street types assigned to all streets within the Downtown area, as also shown in the regulating plan in **Section 2.0: The Regulating Plan**.

For the purposes of this design manual, these street types assign standards for frontage types, general improvements, and specific street-type standards. They also define activities and standards for the façade zone, encroachment zone, sidewalk zone, and amenities zone, with variations that help shape the distinct character of each street.

**STREET TYPES.**

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



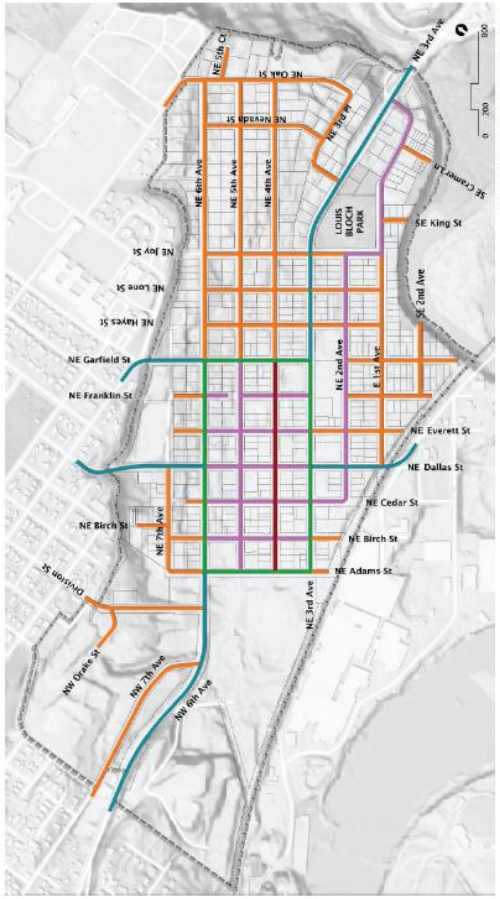
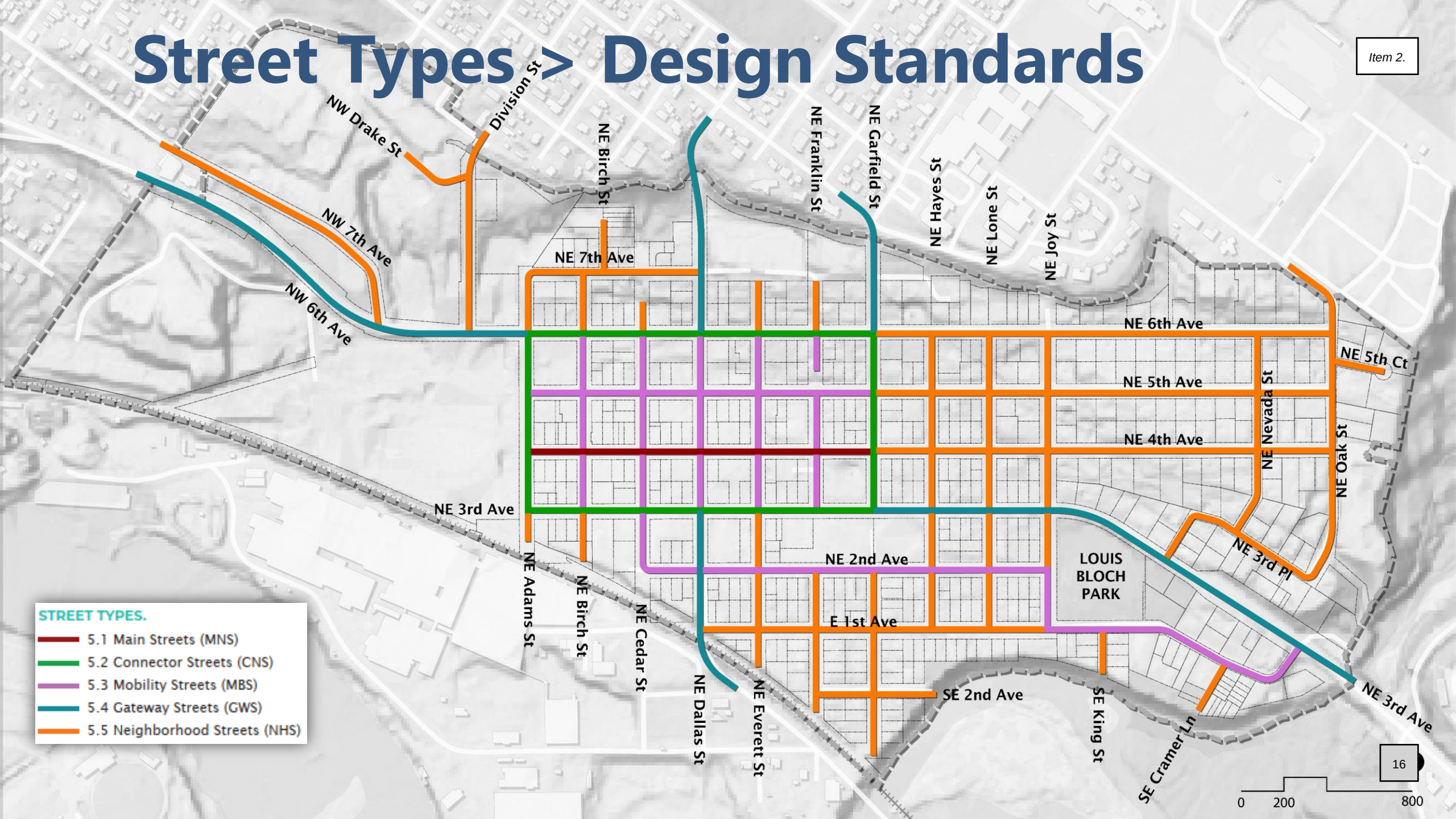



*Figure 33. Map of the Street Network*

# Street Types > Design Standards



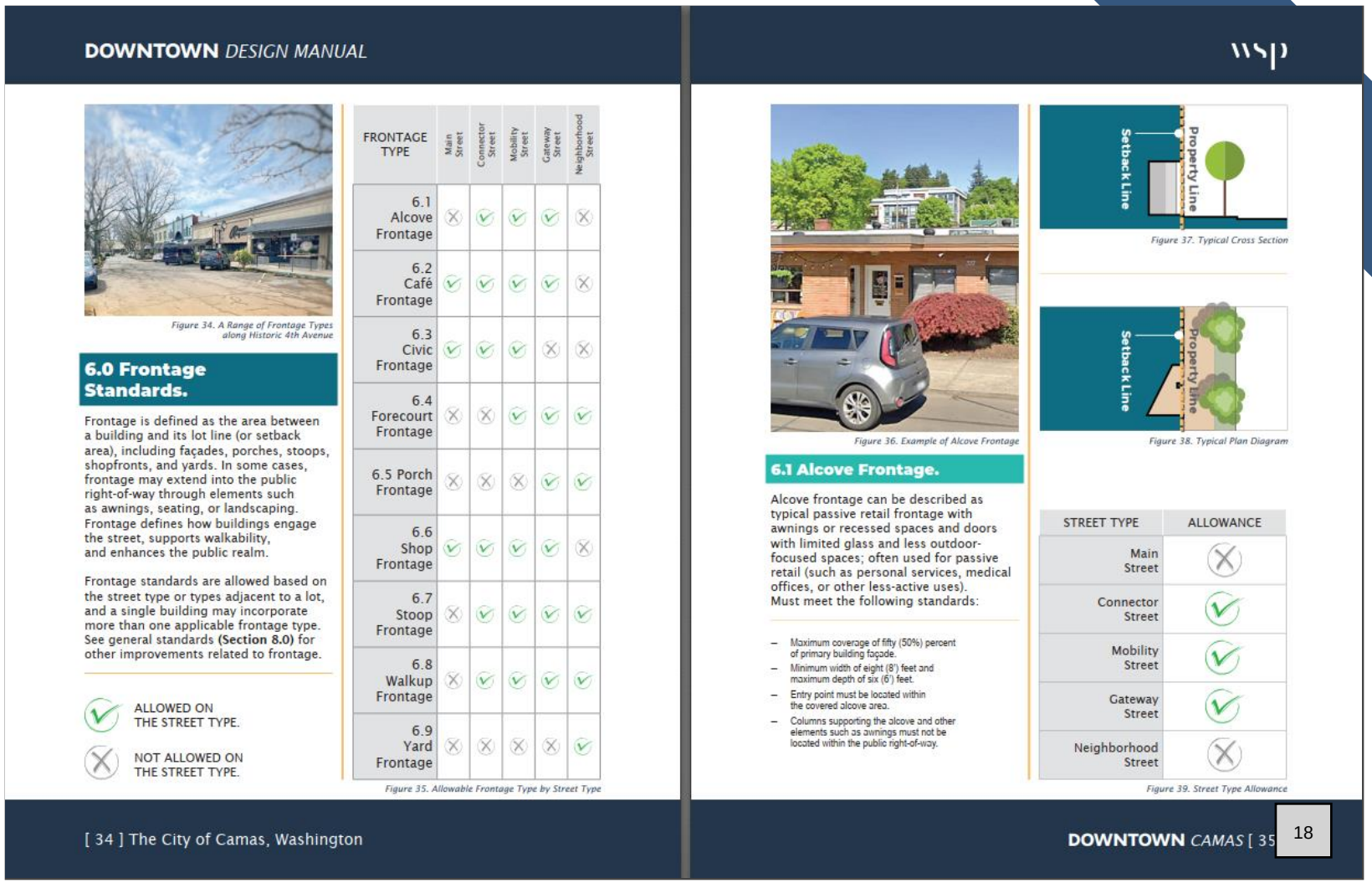


# Design Standards

> Frontage Standards
> Public Realm Standards
> General Standards

# Frontage Standards

- General Overview
- Allowable frontage type by street type
- Nine (9) frontage types
  - Alcove
  - Café
  - Civic
  - Forecourt
  - Porch
  - Shop
  - Stoop
  - Walkup
  - Yard
- Typical cross section and plan diagram



DOWNTOWN *DESIGN MANUAL*

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Figure 34. A Range of Frontage Types along Historic 4th Avenue

## 6.0 Frontage Standards.

Frontage is defined as the area between a building and its lot line (or setback area), including façades, porches, stoops, shopfronts, and yards. In some cases, frontage may extend into the public right-of-way through elements such as awnings, seating, or landscaping. Frontage defines how buildings engage the street, supports walkability, and enhances the public realm.

Frontage standards are allowed based on the street type or types adjacent to a lot, and a single building may incorporate more than one applicable frontage type. See general standards **(Section 8.0)** for other improvements related to frontage.

✓ ALLOWED ON THE STREET TYPE.

✗ NOT ALLOWED ON THE STREET TYPE.

| FRONTAGE TYPE | Main Street | Connector Street | Mobility Street | Gateway Street | Neighborhood Street |
|---|---|---|---|---|---|
| 6.1 Alcove Frontage | ✗ | ✓ | ✓ | ✓ | ✗ |
| 6.2 Café Frontage | ✓ | ✓ | ✓ | ✓ | ✗ |
| 6.3 Civic Frontage | ✓ | ✓ | ✓ | ✗ | ✗ |
| 6.4 Forecourt Frontage | ✗ | ✗ | ✓ | ✓ | ✓ |
| 6.5 Porch Frontage | ✗ | ✗ | ✗ | ✓ | ✓ |
| 6.6 Shop Frontage | ✓ | ✓ | ✓ | ✓ | ✗ |
| 6.7 Stoop Frontage | ✗ | ✓ | ✓ | ✓ | ✓ |
| 6.8 Walkup Frontage | ✗ | ✓ | ✓ | ✓ | ✓ |
| 6.9 Yard Frontage | ✗ | ✗ | ✗ | ✗ | ✓ |

Figure 35. Allowable Frontage Type by Street Type

Figure 36. Example of Alcove Frontage

## 6.1 Alcove Frontage.

Alcove frontage can be described as typical passive retail frontage with awnings or recessed spaces and doors with limited glass and less outdoor-focused spaces; often used for passive retail (such as personal services, medical offices, or other less-active uses). Must meet the following standards:

- Maximum coverage of fifty (50%) percent of primary building façade.
- Minimum width of eight (8') feet and maximum depth of six (6') feet.
- Entry point must be located within the covered alcove area.
- Columns supporting the alcove and other elements such as awnings must not be located within the public right-of-way.

Figure 37. Typical Cross Section

Figure 38. Typical Plan Diagram

| STREET TYPE | ALLOWANCE |
|---|---|
| Main Street | ✗ |
| Connector Street | ✓ |
| Mobility Street | ✓ |
| Gateway Street | ✓ |
| Neighborhood Street | ✗ |

Figure 39. Street Type Allowance

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# Public Realm Standards

- Map of street type location within downtown
- Purpose statement
- Typical characteristics
  - Typical public realm space dimension (feet)
  - Sidewalk width (feet)
- Example street cross section
- Three (3) public realm zones
- Sidewalks (clear zone)
- Diagram with public realm zone by street type
- Public realm element standards by public realm zone
  - Ground Floor Transparency
  - Pedestrian Entrances
  - Materiality and Colors
  - Setback Buffering
  - Weather Protection
  - Urban Tree Canopy
  - Lighting
  - Etc.

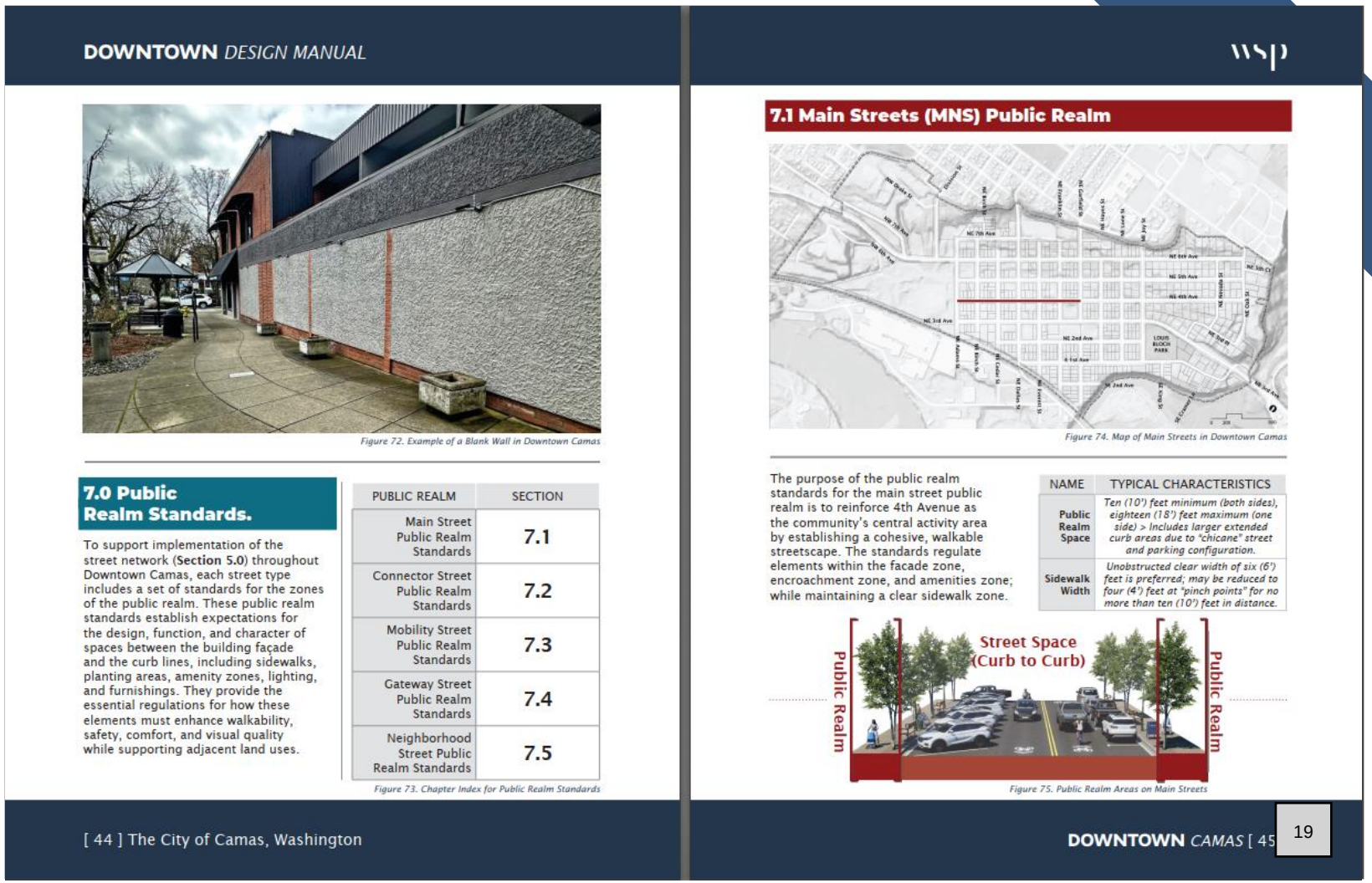

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Figure 72. Example of a Blank Wall in Downtown Camas

**7.0 Public Realm Standards.**

To support implementation of the street network (**Section 5.0**) throughout Downtown Camas, each street type includes a set of standards for the zones of the public realm. These public realm standards establish expectations for the design, function, and character of spaces between the building façade and the curb lines, including sidewalks, planting areas, amenity zones, lighting, and furnishings. They provide the essential regulations for how these elements must enhance walkability, safety, comfort, and visual quality while supporting adjacent land uses.

| PUBLIC REALM | SECTION |
|---|---|
| Main Street Public Realm Standards | 7.1 |
| Connector Street Public Realm Standards | 7.2 |
| Mobility Street Public Realm Standards | 7.3 |
| Gateway Street Public Realm Standards | 7.4 |
| Neighborhood Street Public Realm Standards | 7.5 |

Figure 73. Chapter Index for Public Realm Standards

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**7.1 Main Streets (MNS) Public Realm**

Figure 74. Map of Main Streets in Downtown Camas

The purpose of the public realm standards for the main street public realm is to reinforce 4th Avenue as the community's central activity area by establishing a cohesive, walkable streetscape. The standards regulate elements within the facade zone, encroachment zone, and amenities zone; while maintaining a clear sidewalk zone.

| NAME | TYPICAL CHARACTERISTICS |
|---|---|
| Public Realm Space | *Ten (10') feet minimum (both sides), eighteen (18') feet maximum (one side) > Includes larger extended curb areas due to "chicane" street and parking configuration.* |
| Sidewalk Width | *Unobstructed clear width of six (6') feet is preferred; may be reduced to four (4') feet at "pinch points" for no more than ten (10') feet in distance.* |



Figure 75. Public Realm Areas on Main Streets

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# Public Realm Standards

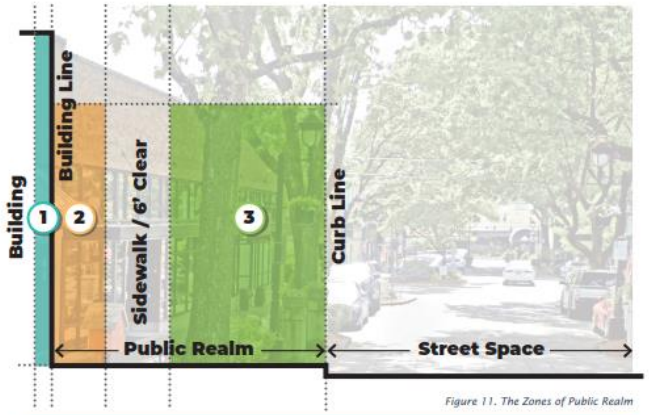


Figure 11. The Zones of Public Realm

### The Zones of the Public Realm

For this design manual, the public realm is described through three (3) zones that extend from the curb edge to the building façade. These zones provide a framework for organizing streetscape elements and building frontage.

**[1] Facade Zone:** This zone is the vertical plane of the building face adjoining the sidewalk or setback, regulated to maintain cohesive street character through controls on blank walls, horizontal articulation, entrances, and other facade elements.

**[2] Encroachment Zone:** A flexible area between the building façade (including any setback) and the sidewalk circulation zone, accommodating elements such as signage, awnings, displays, seating, and weather protection that activate and support building uses.

**[3] Amenity Zone:** A flexible area between the sidewalk and curb, with a wide range of dimensions, accommodating trees, landscaping, lighting, furnishings, transit stops, bicycle parking, and related amenities enhancing safety, comfort, and character.

***Note on the Sidewalk Zone:*** *The primary clear path for pedestrian circulation, free of any obstructions, ensuring accessibility, safety, and comfort while connecting building entrances, transit stops, and public spaces along a streetscape.*

Figure 12. Overview of the Zones of the Public Realm





## 7.1 Main Streets (MNS) Public Realm

Figure 76. Typical Main Street Segment Diagram

### 7.1.1 Facade Zone.

**[A] Retailing Depth**
- Minimum thirty (30') feet depth for ground-floor retail to support viable commercial activity.

**[B] Ground Floor Transparency**
- Minimum sixty (60%) percent transparency between two (2') feet and ten (10)' feet above sidewalk grade using clear, non-reflective glass.

**[C] Blank Wall Limitations**
- No length of wall greater than ten (10') feet without architectural articulation including transparency, plane breaks, or entrances.

**[D] Horizontal Banding**
- The ground floor shall be emphasized through banding with material or color differentiation or projection of two (2") inches to six (6") inches at a height between twelve (12') feet and fourteen (14') feet above the sidewalk.

**[E] Pedestrian Entrances**
- Entrances must be clearly visible from the street and directly accessible from the sidewalk.
- Minimum fifty (50%) transparent for visual connection.
- Multi-tenant buildings must have entrances for each tenant.

**[F] Materiality and Colors**
- Materials and finishes shall be durable, low-maintenance, weather-resistant, and drawn from a muted, coordinated palette consistent with the established downtown character; highly reflective, unfinished, or overly bright colors are prohibited.

**[G] Setback Buffering**
- Not applicable and not identified on diagram.

### 7.1.2 Encroachment Zone.

**[H] Weather Protection**
- Ninety (90%) percent of front facades must have rain protection with minimum five (5') feet overhang and must include all entrances and exits to the building.

**[I] Vertical Barriers**
- Use transparent or semi-transparent materials for outdoor dining enclosures.
- Ensure dining walls do not obstruct pedestrian flow.
- Dining enclosure must not exceed forty-two (42") inches in height.
- Barriers shall be constructed of durable, weather-resistant materials, securely anchored or weighted for stability, capable of withstanding wind and pedestrian contact, and shall not include temporary, flimsy, or unfinished materials.

# General Standards

- Applies to each public realm zone and street element
- Standards for any street or frontage in the downtown area including:
  - Landscaping areas
  - Hardscaping
  - Lighting
  - Screening
  - Public Art
  - Parklets
- Standards are intended to aspire to the following principles:
  - Implement Adopted Plans
  - Strengthen Downtown Vitality
  - Use Public Resources Efficiently
  - Create a Complete and Safe Downtown Environment
  - Support Economic Development
  - Attract and Retain Businesses
  - Promote Sustainable Development
- Public Realm standards supersede General Standards in the event of a conflict

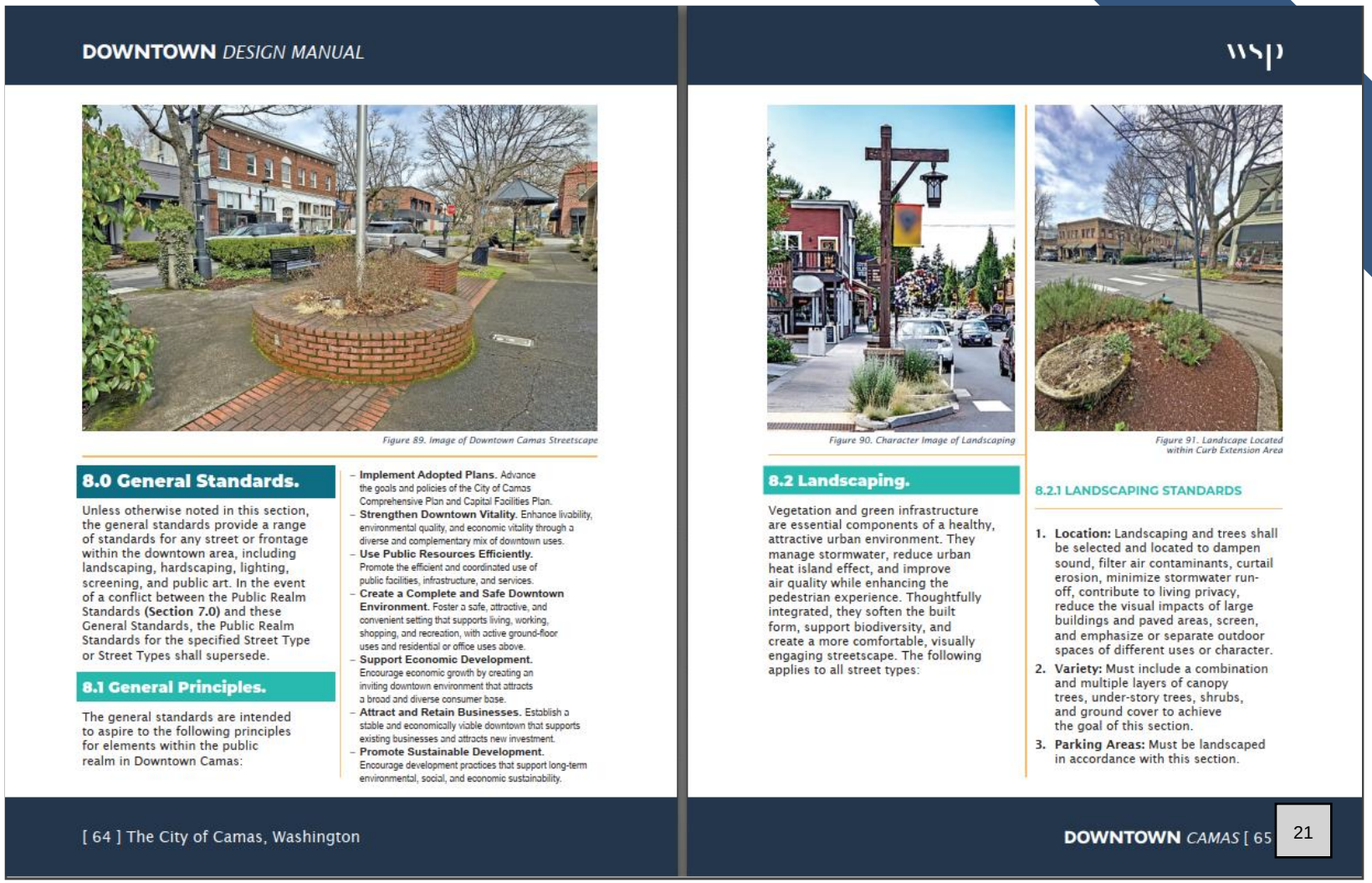

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*Figure 89. Image of Downtown Camas Streetscape*

## 8.0 General Standards.

Unless otherwise noted in this section, the general standards provide a range of standards for any street or frontage within the downtown area, including landscaping, hardscaping, lighting, screening, and public art. In the event of a conflict between the Public Realm Standards **(Section 7.0)** and these General Standards, the Public Realm Standards for the specified Street Type or Street Types shall supersede.

## 8.1 General Principles.

The general standards are intended to aspire to the following principles for elements within the public realm in Downtown Camas:

- **Implement Adopted Plans.** Advance the goals and policies of the City of Camas Comprehensive Plan and Capital Facilities Plan.
- **Strengthen Downtown Vitality.** Enhance livability, environmental quality, and economic vitality through a diverse and complementary mix of downtown uses.
- **Use Public Resources Efficiently.** Promote the efficient and coordinated use of public facilities, infrastructure, and services.
- **Create a Complete and Safe Downtown Environment.** Foster a safe, attractive, and convenient setting that supports living, working, shopping, and recreation, with active ground-floor uses and residential or office uses above.
- **Support Economic Development.** Encourage economic growth by creating an inviting downtown environment that attracts a broad and diverse consumer base.
- **Attract and Retain Businesses.** Establish a stable and economically viable downtown that supports existing businesses and attracts new investment.
- **Promote Sustainable Development.** Encourage development practices that support long-term environmental, social, and economic sustainability.

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wsp

*Figure 90. Character Image of Landscaping*

*Figure 91. Landscape Located within Curb Extension Area*

## 8.2 Landscaping.

Vegetation and green infrastructure are essential components of a healthy, attractive urban environment. They manage stormwater, reduce urban heat island effect, and improve air quality while enhancing the pedestrian experience. Thoughtfully integrated, they soften the built form, support biodiversity, and create a more comfortable, visually engaging streetscape. The following applies to all street types:

### 8.2.1 LANDSCAPING STANDARDS

1. **Location:** Landscaping and trees shall be selected and located to dampen sound, filter air contaminants, curtail erosion, minimize stormwater run-off, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character.
2. **Variety:** Must include a combination and multiple layers of canopy trees, under-story trees, shrubs, and ground cover to achieve the goal of this section.
3. **Parking Areas:** Must be landscaped in accordance with this section.

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# Other

## > Definitions & Measures

# Definitions and Measures

- General definitions for new terms and terminology
- Guidance for measurements for specified standards such as:
  - Building Height
  - Lot Coverage
  - Lot Size
- Includes references to other sections of the Design Manual. Points to Chapter 18.03 of the Camas Municipal Code for all other definitions or measurements



## 9.0 Definitions & Measures.

The following section provides general definitions for all new terms and terminology included in this design manual, as well as guidance on measuring for specified terms.

**Alcove Frontage:** A frontage type characterized by recessed building entries or display areas partially sheltered by the building mass, intended to provide transition space between the public sidewalk and interior uses.

**Alley Setback:** Minimum distance in linear feet (LF) of any building facades from property lines onto an existing or proposed alley.

**Amenity Zone:** The portion of the public realm located between the sidewalk zone and curb, intended to accommodate trees, lighting, furnishings, transit amenities, and other streetscape elements.

**Active Retail Use:** Active retail refers to street-facing, ground-floor uses that encourage walkability and activate sidewalks, such as shops, cafés, restaurants, and other active, customer-oriented businesses. See **Section 4.0 Use and Parking** for further detail.

**Base Zoning District:** The mapped zoning classification that establishes permitted uses, building form, height, and development standards applicable to lots within Downtown Camas. See **Section 3.0 Base Zoning Districts** for further details.

**Blank Wall:** A building façade segment lacking transparency, articulation, or pedestrian-oriented features for a continuous length exceeding the maximum permitted by this manual.

**Building Footprint:** For the purposes of this manual, the building footprint is the total square footage (SF) of any habitable structures or accessory buildings on a lot or lots as determined by the perimeter of those buildings on a site plan.

**Building Frontage:** The portion of a building façade that directly abuts or faces a public right-of-way, setback area, or frontage zone and is subject to frontage standards.

**Building Height:** A general standard for each base zoning district, building height measures the vertical dimension of a building in feet and stories.

*HOW TO MEASURE: Building height is measured in linear feet and stories (#) by measuring the distance from the adjacent grade of the sidewalk on the primary street to the bottom of the eaves or parapet. Building height does not include any levels below-grade.*

**Building Uses:** A general standard for each base zoning district, building uses are the primary uses of the main building on a site, not including any accessory or temporary uses. See **Section 4.0 Use and Parking** for further details.

**Encroachment Zone:** The area between the building façade or setback line and the sidewalk zone where limited projections, seating, signage, or weather protection elements may be permitted.



**Facade Zone:** The vertical plane of the building face adjoining the public realm, regulated to ensure transparency, entrances, articulation, and compatibility with street character.

**Frontage Type (or Standards):** A classified method as part of this manual by which a building interfaces with the public realm, including but not limited to shop, café, porch, stoop, forecourt, civic, or yard frontage. See **Section 6.0 Frontage Standards** for further details.

**General Standards (for Public Realm):** A set of standards as part of this manual which regulates common elements of the public realm on all street types within the street network. See **Section 8.0 General** for further details.

**Ground Floor (Uses):** The lowest occupied story of a building above finished grade, intended to accommodate uses and design features that directly engage the public realm. See **Section 4.0 Use and Parking** for further details.

**Lot Coverage:** The percentage (%) of a lot area occupied by the building footprint, calculated in accordance with the measurement standards of this manual.

*HOW TO MEASURE: Lot coverage is calculated by dividing the footprint (in square feet) of the building or buildings on the lot or lots by the total lot size (in square feet) to derive a percentage.*

**Lot Depth:** Lot depth is the dimension in feet of a lot or lots perpendicular to the primary street frontage along the public right-of-way.

**Lot Size:** Lot depth is the dimension in feet of a lot is the area, typically a maximum area, in square feet (FT) and determined by its length and width.

*HOW TO MEASURE: Lot size can be measured easily by multiplying the lots width (in feet) by depth (in feet) for standard lots, and calculating the area based on GIS or other public sources for irregular shaped lots such as flag lots or triangular lots.*

**Lot Width:** Lot width is the dimension of a lot or lots along the primary street frontage parallel with the public right-of-way.

**Mixed Use:** A development pattern in which multiple primary uses, such as residential and commercial, are integrated within a single building or site, typically in a vertical configuration.

**Open or Common Spaces:** For the purposes of this manual, open or common spaces are considered usable outdoor spaces or exterior spaces in square feet (SF) on a building that are accessible by all inhabitants of a building or open to the public.

**Parking Setback:** Minimum distance in linear feet (LF) of the placement of any structured or surface parking facilities or storage of vehicles on the site from the primary street or side street.

**Passive Retail:** Passive retail refers to commercial activities that primarily serve building occupants or a smaller customer base—such as boutique offices, lobby kiosks, or specialty shops—which typically generate less foot traffic and require less window visibility. See **Section 4.0 Use and Parking** for further detail.

# Design Manual Discussion

# CMC Chapter 18.19 Design Review

# Current Requirements

- Implements design principles and a design review process for the "**Design Review Manual (DRM)**", "the **Downtown design manual (DDM)**", and the "**North Shore design manual**."
- Design review is required for all new developments within commercial, mixed-use, mixed employment, or multifamily zones, redevelopment (including change in use, e.g., residential to commercial), or major rehabilitation (exterior changes requiring a building permit or other development permit).
- Commercial uses include both traditional uses listed as commercial under the zoning code, including active or passive retail uses in the DDM as well as recreational, religious, cultural, educational, and governmental buildings and associated properties.
- Design review also applies to all new developments and redevelopments within a Design Overlay and all development within the North Shore subarea. Development of public and private parcels located within the downtown subarea are subject to standards in the DDM, which supersedes the DRM in that area.

# Current Requirements

- 18.19.050 – Design Principles
  - Standard principles address landscaping, significant natural features, building appearance, and historic/heritage elements and apply to all commercial, mixed use, or multifamily uses.
  - Specific principles apply to gateways and corridors (will be referred to as “Design Overlay” in revisions), commercial and mixed uses, and multifamily uses (stacked housing, townhomes and rowhouses, and duplexes, triplexes, and four-plexes).
  - Minimum requirements apply to all development within the North Shore subarea.
  - All development within the Downtown Subarea shall meet the minimum requirements in the Downtown Design Manual.
- 18.19.060 – Guidelines
  - Includes five major categories:
    1. Landscaping and screening;
    2. Architecture;
    3. Massing and setbacks;
    4. Historic and heritage preservation; and
    5. Circulation and connections.

# CMC Chapter18.19 – Design Review

- **Proposed changes include:**
  - Ensure consistency with the new Downtown Design Manual, including references to active and passive retail uses and the Downtown subarea, and middle housing requirements.
  - Establish clear and objective standards for design principles and guidelines (RCW 36.70A.630).
  - Incorporate exceptions related to façade modulation and upper-level setback limitation (RCW 36.70A.815).

**18.19.020 Scope.**

Design review is required for all new developments within commercial, mixed-use, mixed employment~~business park,~~ or multifamily zones, redevelopment (including change in use, e.g., residential to commercial), or major rehabilitation (exterior changes requiring a building permit or other development permit). Commercial uses in the context of design review include both traditional uses listed as commercial under the zoning code, including those listed as active or passive retail uses in the Downtown design manual, as well as recreational, religious, cultural, educational, and governmental buildings and associated properties. Additionally, design review is applicable to all new developments or redevelopments within a design overlay~~gateway area~~ as defined in Chapter 18.xx Design Overlays~~the design review manual~~. Design review is also required for all development within the North Shore subarea, consistent with the North Shore design manual.

Consistency with this chapter shall be reviewed by the approval authority during the development review process.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

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

**18.19.025 Applicability and scope of the downtown design manual (DDM).**

The provisions of this manual shall be applied to public and private parcels located within the downtown subarea~~commercial zone~~. Development of parcels within the downtown subarea shall comply with the standards found in the DDM. ~~The standards within the DDM supersede the general requirements of the DRM for parcels located within the downtown commercial zone.~~

(Ord. 2518 § 1 (Exh. A (part)), 2008)

# CMC Chapter18.19 – Design Review

- **Process changes include:**
  - Remove the design review committee as the review authority and clarifies that the approval authority will review the chapter during the development review process.
  - Provide design review flexibility regarding alternative design solutions.

**~~18.19.040 Design review committee.~~**

~~A. The city council shall establish a seven-person design review committee (DRC) for the purposes of reviewing specific proposals, and recommending conditions and/or other actions necessary for consistency with the principles of the DRM. The DRC members serve at the pleasure of the city council. The DRC shall consist of six members appointed by the city council, including two from the development community, one council member, one planning commissioner, and two citizens at large. A seventh member shall be a neighborhood representative of the surrounding neighborhood to a specific proposal, or a United Camas Association of Neighborhoods member.~~

~~B. The DRC will hold a public meeting to consider a design review application when:~~

~~1. The city planner determines that the issues related to a specific proposal are complex enough to warrant a review by the DRC;~~

~~2. The proposal varies from the guidelines of the DRM; or~~

~~3. When an administrative decision on a design review application is appealed with no prior review by the DRC.~~

~~C. The DRC shall not issue a decision, but shall prepare a written recommendation, together with findings to support the recommendation, to the approval authority within ten days of a public meeting held for that purpose (RCW 36.70.020(5)).~~

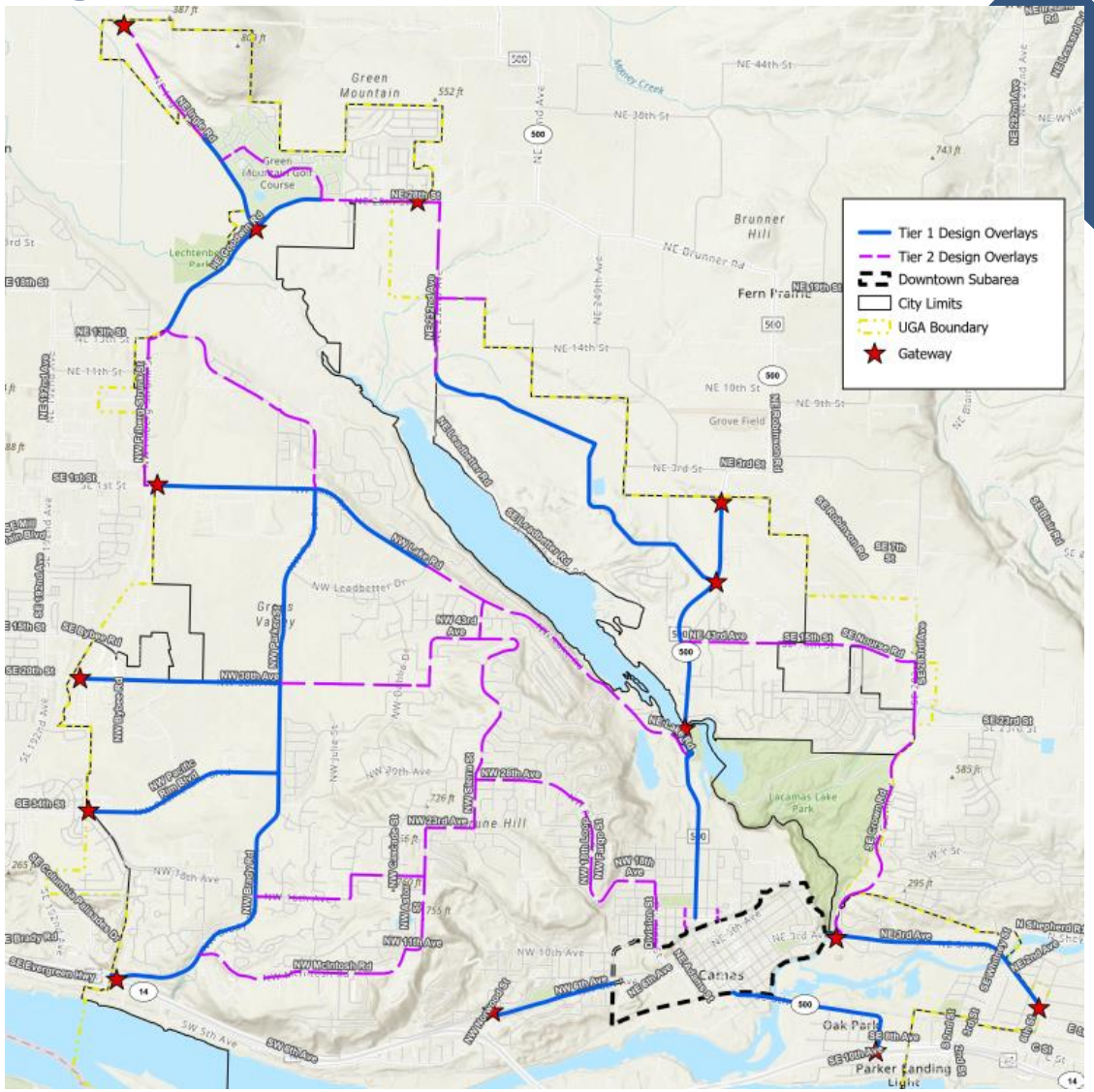
(Ord. 2518 § 1 (Exh. A (part)), 2008)

# Design Review Discussion

# Design Overlays

# 18.XX Design Overlays

- New chapter applying the gateways and corridors design concept (now referred to as “Design Overlays”) to properties fronting Tier 1 and Tier 2 corridors.
- Gateways are still identified at primary entrances to the city within Design Overlay areas.
- Limited neighborhood commercial uses are allowed within residential zones within Design Overlay areas, subject to maximum size standards.
- *All development and redevelopment within the Downtown Subarea shall meet the minimum design standards for each street type in the Downtown Design Manual.*



# 18.xx.040 & 18.xx.050 – Overlay Design Standards

- New chapter will replace the Gateways and Corridors section of the Design Review Manual.
- Gateways and Corridors design principles will be implemented as General Overlay Design Standards (18.xx.040). Design guidelines will be implemented as Specific Overlay Design Standards (18.xx.050). Specific standards are included in a table indicating which standards apply, apply with conditions, or do not apply for Tier 1 and Tier 2 design overlays. These standards include:
  - Landscaping and Screening
  - Use
  - Architecture
  - Massing and Setback
  - Historic and Heritage Preservation
  - Circulation and Connections
  - Public Realm

Table 18.XX-1. Design Overlay Specific Standards

| Design Standards | Tier 1 Design Overlay | Tier 2 Design Overlay |
|---|---|---|
| **Landscaping and Screening Standards** | | |
| Landscaping adjacent to the public right-of-way shall provide multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover. | S | S |
| Hanging baskets should be used along building frontages to add visual interest, and must be installed so that the bottom of the basket is a minimum of 80 inches above the finished grade of the sidewalk. | S | N/A |
| Median planting design/plant selection shall create a unique and cohesive streetscape design. | S | S |
| **Use Standards** | | |
| If allowed in the underlying zone, drive throughs are allowed in a Tier 1 Design Overlay and shall be screened with landscaping or architectural features that integrate them into the building. Freestanding drive throughs are not allowed. | S/C (if allowed in underlying zone, see Chapter 18.07 Use Authorization) | N/A |
| Limited Neighborhood Commercial uses are allowed within residential zones with a maximum building footprint of 2,500 sf. The neighborhood commercial use must be pedestrian oriented and require no additional off-street. | S | S |

# 18.xx.050 - Design Overlay Features

- In addition to the specific design standards for design overlays, gateways shall include additional unique design features along Tier 1 and Tier 2 corridors. This is formatted as a "pick list" inviting applicants to select additional design features to supplement the base requirements.
  - *a. Gateways along Tier 1 corridors shall include two additional design features from Table 2.*
  - *b. Gateways along Tier 2 corridors shall include one additional design feature from Table 2.*

Table XX-2. List of unique gateway features.

| | |
|---|---|
| Sidewalks | • Wide sidewalk (minimum of 8 feet)<br>• Bus stop improvements (shelter, lighting, bench) – develop consistent bus stop standards to be implemented throughout the city |
| Roadway Right-of-way | • Roundabouts at gateway intersections<br>• Public art in center of roundabout<br>• Protected or buffered bike lanes to provide a horizontal separation of 1 to 3 feet between the bike lane and motor vehicle lane |
| Other Public Realm amenities and features | • Install posts/poles for community pride banners (less than 4 square feet) such as school pendants<br>• Identify locations for public green spaces and pedestrian access through campus style development<br>• Iconic guardrails (e.g., Columbia River Highway)<br>• Limit lighting to allow for views of the night sky (motion sensors, or other technology to limit excessive light)<br>• Deep/wide frontage landscaping areas should match the natural areas along the DNR property that is west of Ingle Road. |

# Design Overlay Discussion

# DOWNTOWN *DESIGN MANUAL*

City of Camas, WA

## 99.9% DRAFT

DATE: 04.24.26

# Acknowledgments.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Ward 1

John Nohr
Ward 1

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Tim Hein
Ward 2

Masha Eshghi
Ward 3

Jennifer Senescu
Ward 3

John Svilarich
At-Large (All Wards)

## PLANNING COMMISSION

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Chair

Geoerl Niles
Vice Chair

Joe Walsh

Shawn High

Joe Keller

Paul Anderson

## DOWNTOWN ADVISORY COUNCIL

Alicia Brazington
Community Member/Parks and Recreation Commission

Samantha Horner
Community Member / Library Board of Trustees

Jason Irving
Community Member / Parks and Recreation Commission

Brian Kuhta
Community Member

Rick Melching
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STOP

# PREAMBLE

*Figure 1. Downtown Camas, Washington*

## 1.1 Overview of the Manual.

This design manual, prepared as part of the Our Downtown Camas 2045 Downtown Subarea Plan, serves as a practical tool for implementing updated zoning regulations and design standards in Downtown Camas. Fully aligned with the City's adopted code, the zoning sections and design standards are supported by clear illustrations and visual aids, enabling applicants to interpret and apply requirements with confidence.

The design manual integrates key zoning standards that collectively shape the downtown's built environment. Zoning components include the regulating plan, base zoning districts, detailed provisions for land use and parking, and street types, creating a clear framework to guide future growth. These standards ensure predictability while supporting flexibility for high-quality development.

Complementing the zoning standards, the design standards offer frontage type definitions, public realm expectations, and recommended best practices to inform project design and review. Together, these elements foster cohesive, attractive, and pedestrian-friendly development that reflects the community's vision for a vibrant, well-designed downtown.

| | DESIGN MANUAL SECTION | 1.0 *Preamble* | 2.0 *The Regulating Plan* | 3.0 *Base Zoning Districts* | 4.0 *Use and Parking* | 5.0 *The Street Network* | 6.0 *Frontage Standards* | 7.0 *Public Realm Standards* | 8.0 *General Standards* | 0.0 *Definitions & Measures* |
|---|---|---|---|---|---|---|---|---|---|---|
| PROJECT TYPE | **OCCUPANCY** A change of occupancy to an existing building or structure. | ✓ | ✓ | ✗ | ✓ | ✗ | ✗ | ✗ | ✗ | ✓ |
| | **MINOR ALTERATION** Little or no exterior changes to buildings or structures; and no structural work. | ✓ | ✓ | ✗ | ✗ | ✓ | ✗ | ✓ | ✓ | ✓ |
| | **MINOR ALTERATION WITH USE / OCCUPANCY CHANGE** Minor alteration (per this table) with change in use or occupancy. | ✓ | ✓ | ✗ | ✓ | ✓ | ✗ | ✓ | ✓ | ✓ |
| | **ADDITION OR MAJOR EXTERIOR CHANGE** Changes to exterior or square footage addition of less than fifty (50%) percent with or without a change in use or occupancy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| | **NEW CONSTRUCTION** All new buildings and changes to exterior or square footage addition of 50% or more. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| | **OTHER** | *See **Chapter 18.55 Administration and Procedures*** | | | | | | | | |

*Figure 2. Applicability of Project Type by Manual Section*

## 1.2 Applicability of Sections.

✓ SECTION IS APPLICABLE

✗ SECTION IS NOT APPLICABLE

Because this document combines zoning regulations with a range of design standards for future development, it is important to clearly identify which sections apply to each type of project within Downtown Camas. Distinguishing levels of project impact ensures that each development or modification is reviewed by the appropriate portion of the design manual proportional to its scale and potential influence on the area. Minor alterations with little or no exterior change, or a simple change in use, generally pose minimal impacts on urban design, public space, and community character, and therefore do not require the same level of review as larger projects. In contrast, substantial exterior modifications, additions, and new construction can significantly shape the public realm and architectural identity. The table on this page identifies which sections apply. In the event of a conflict between this manual and other regulations, the more stringent shall be applicable.

*Figure 3. Chart Vibrant Frontage Along 4th Avenue*

## 1.3 How to Use this Manual.

The following diagram illustrates the overall process and core components for using this guide during permitting to ensure all applicable requirements are met. The planning official may modify or adapt this process as needed to address site-specific conditions, ensure compliance, and coordinate with other relevant sections of the zoning code.

After completing the review in **Section 1.2** to confirm which provisions of this document apply, the steps that follow provide a clear, sequential overview of how to use this manual.

**STEP #1**
*IDENTIFY PROJECT LOT OR LOTS ON THE REGULATING PLAN.*

**STEP #2**
*REVIEW STANDARDS IN THE BASE ZONING DISTRICTS.*

**STEP #3**
*VERIFY ADHERENCE TO USE AND PARKING STANDARDS.*

**STEP #4**
*CONFIRM APPLICABILITY OF DESIGN STANDARDS.*

**STEP #5**
*SELECT FRONTAGE TYPE AND VERIFY ADHERENCE TO STANDARDS.*

**STEP #6**
*VERIFY ADHERENCE TO PUBLIC REALM STANDARDS FOR STREET TYPE AND GENERAL STANDARDS FOR ALL IMPROVEMENTS.*

*Figure 4. How to Use this Document Flow*

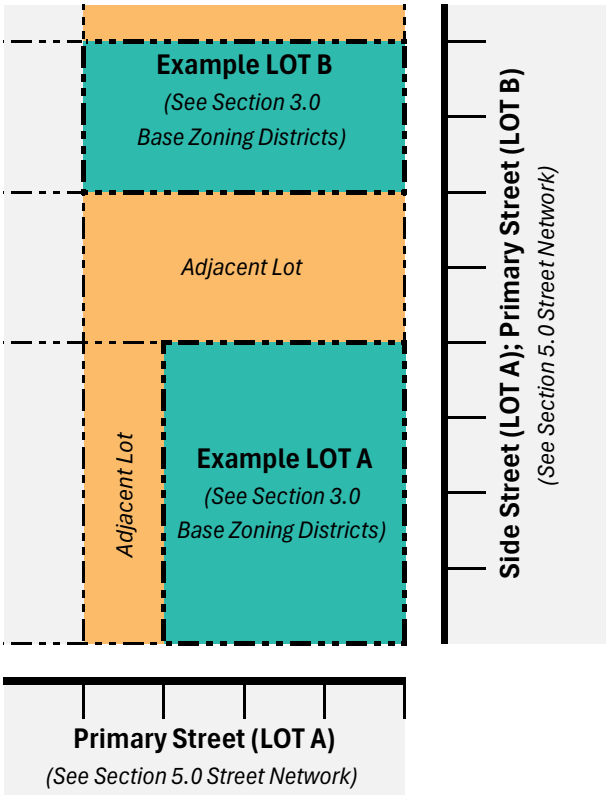



*Figure 5. Typical Lot and Street Type Diagram*

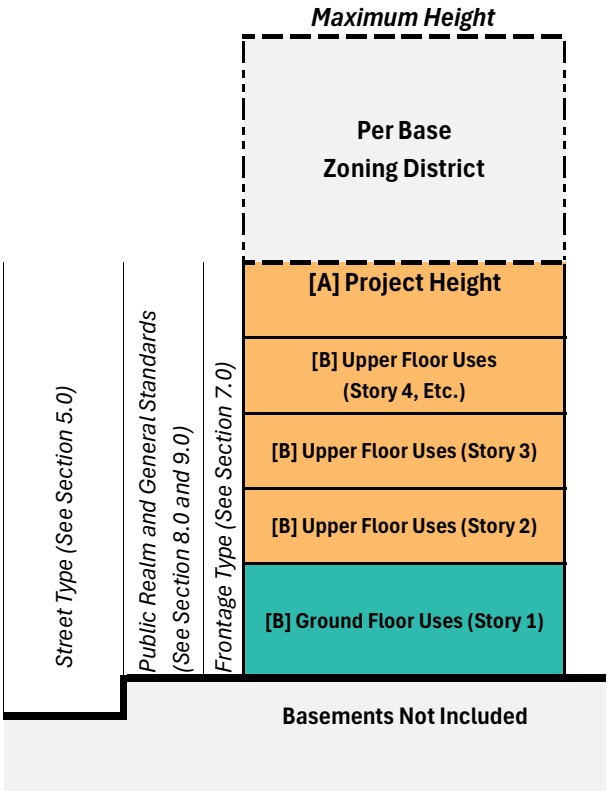



*Figure 6. Typical General Standards: Height and Use*

## STEP 1: IDENTIFY PROJECT LOT OR LOTS ON THE REGULATING PLAN.

Begin by referencing the regulating plan **(Section 2.0)** and documenting the lot to determine:

- Which of the four (4) base zoning districts **(Section 3.0)** or existing zoning districts the lot or lots are located in; and
- Which of the five (5) street types **(Section 5.0)** are applicable to the lot or lots for all frontages onto public rights-of-way.

*NOTE: Projects may contain lots with more than one (1) base zoning district or street type. Projects that fall within the Heavy Industrial district, open space district, or districts not listed in this manual must refer to the zoning code.*

## STEP 2: REVIEW STANDARDS IN THE BASE ZONING DISTRICTS.

Each base zoning district defines unique goals, building form parameters, height limits, and other requirements suited to its intended form and function (e.g., Historic Main Street, Downtown Mixed-Use, etc.). Refer to the specific base zoning district **(Section 3.0)** identified in Step 1 for specific requirements and review each for adherence to the purpose and intent, applicability, and standards. The general standards for each district include:

- [A] Building height: Measurement in feet (FT) and above-grade number (#) of stories.
- [B] Building uses: Primary use types **(See Section 4.0)** for allowable ground and upper floor uses.

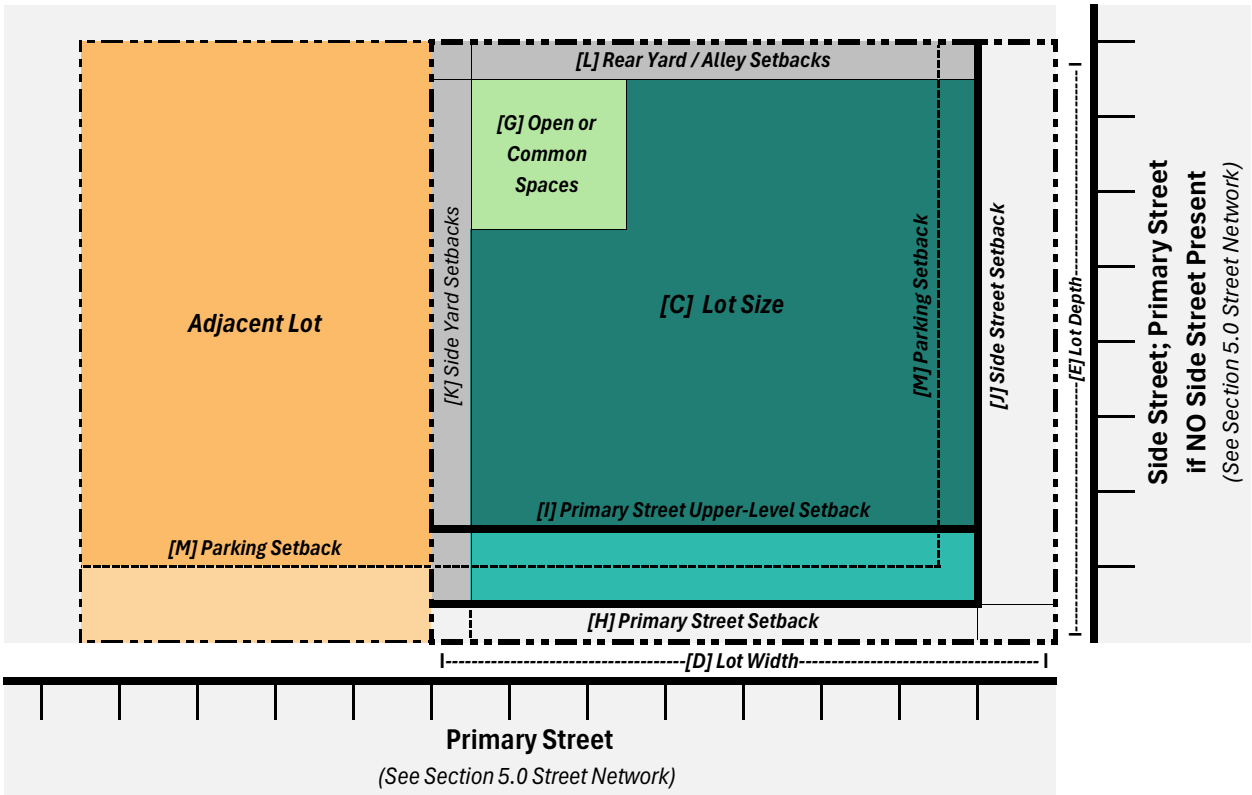



*Figure 7. Typical Development Standards: Lot and Setback Requirements*

In addition to the general standards that apply to all lots, each lot is also subject to specific development standards governing lot dimensions and setbacks. The development standards for each district include:

- [C] Lot size: Maximum lot size in square feet (SF) or the proportion of a typical downtown block (i.e. 1/8, 1/2, Etc.).
- [D] Lot width: Minimum dimension in linear feet (LF) of the lot from the primary street.
- [E] Lot depth: Minimum dimension in linear feet (LF) of the lot from the property line on the primary street.
- [F] Lot coverage: Minimum percentage (%) of the new building footprint (SF) respective to the lot (SF).
- [G] Open or common spaces: Required square footage (SF) of space on the lot for each dwelling unit provided on the lot.
- [H] Primary street setbacks: Maximum distance in linear feet (LF) of the placement of the building facade on the ground floor from the property line on the primary street.
- [I] Primary street upper-level setbacks: Minimum distance in linear feet (LF) of the placement of building facades on a designated upper-level from the ground floor building facade on the primary street.
- [J] Side street setbacks: Maximum distance in linear feet (LF) of the placement of the building facade from the property line on the side street.
- [K] Side yard setbacks: Maximum distance in linear feet (LF) of any building facades from property lines on adjacent lots.
- [L] Rear yard / alley setbacks: Minimum distance in linear feet (LF) of any building facades from property lines at the rear of the yard or onto an existing or proposed alley.
- [M] Parking setbacks: Minimum distance in linear feet (LF) of the placement of any structured or surface parking facilities or storage of vehicles on the site from the primary street or side street.

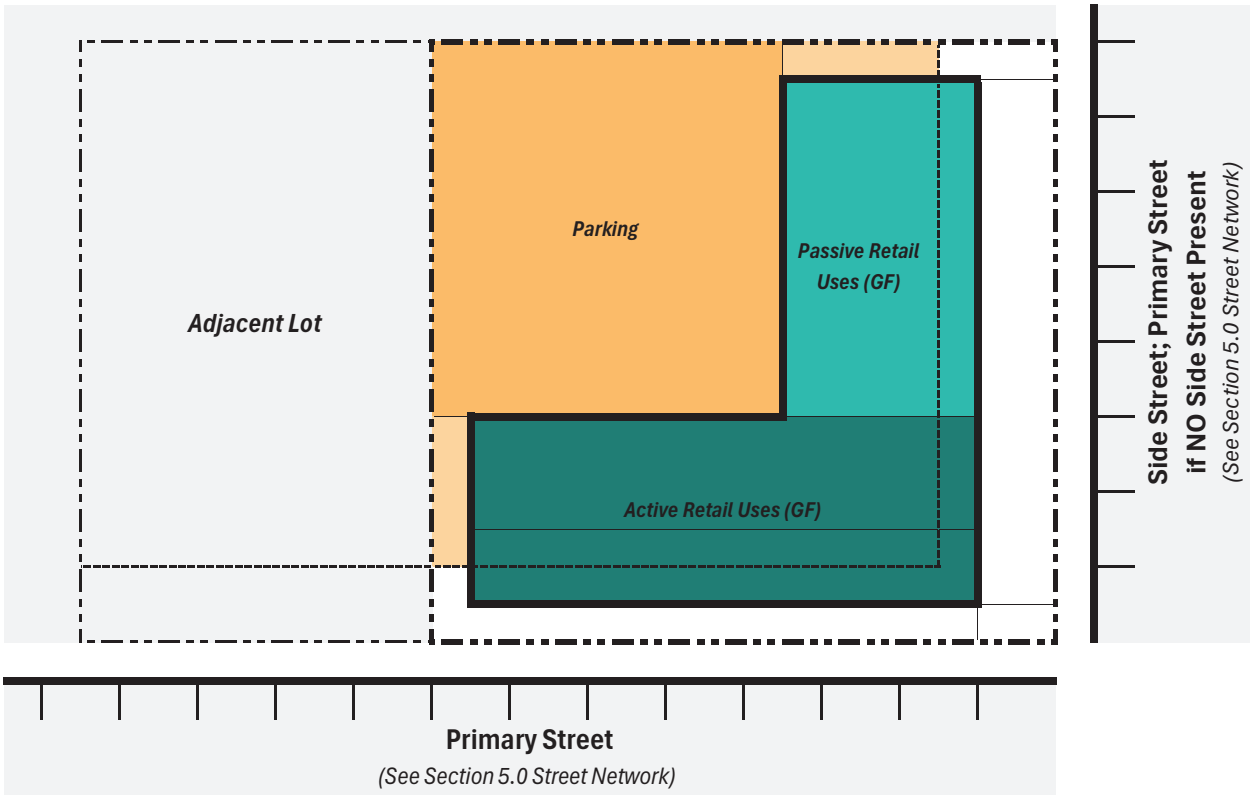



*Figure 8. Typical Lot and Street Type Diagram*

## STEP 3: VERIFY ADHERENCE TO USES AND PARKING STANDARDS.

Based on the intended uses (**Section 4.0**), consult the applicable use tables to determine which uses are permitted, conditionally permitted, or prohibited on the ground floor and upper floors. After confirmation, review the corresponding parking requirements to ensure compliance with parking ratios. Primary use categories include the following:

- [1] Active retail uses.
- [2] Communication, utilities, and facilities uses.
- [3] Educational uses.
- [4] Industrial uses.
- [5] Manufacturing and/or processing uses.
- [6] Passive retail uses.
- [7] Recreational, religious, and cultural uses.
- [8] Temporary uses.

### Active Retail Uses VS Passive Retail Uses

Commercial uses are organized into two (2) categories per Section 4.2: Active and Passive Retail Uses. This distinction differentiates uses that generate high levels of foot traffic and pedestrian activity from those that contribute at a more limited scale. The purpose of this classification is to ensure that ground-floor spaces in designated downtown areas support vibrant, active streetscapes. Active Retail is intended to be concentrated along primary streets where pedestrian activity is most critical, while Passive Retail is better suited to side streets. Verify active retail uses and passive retail uses are appropriate per the table.

*Figure 9. Overview of Active and Passive Retail*

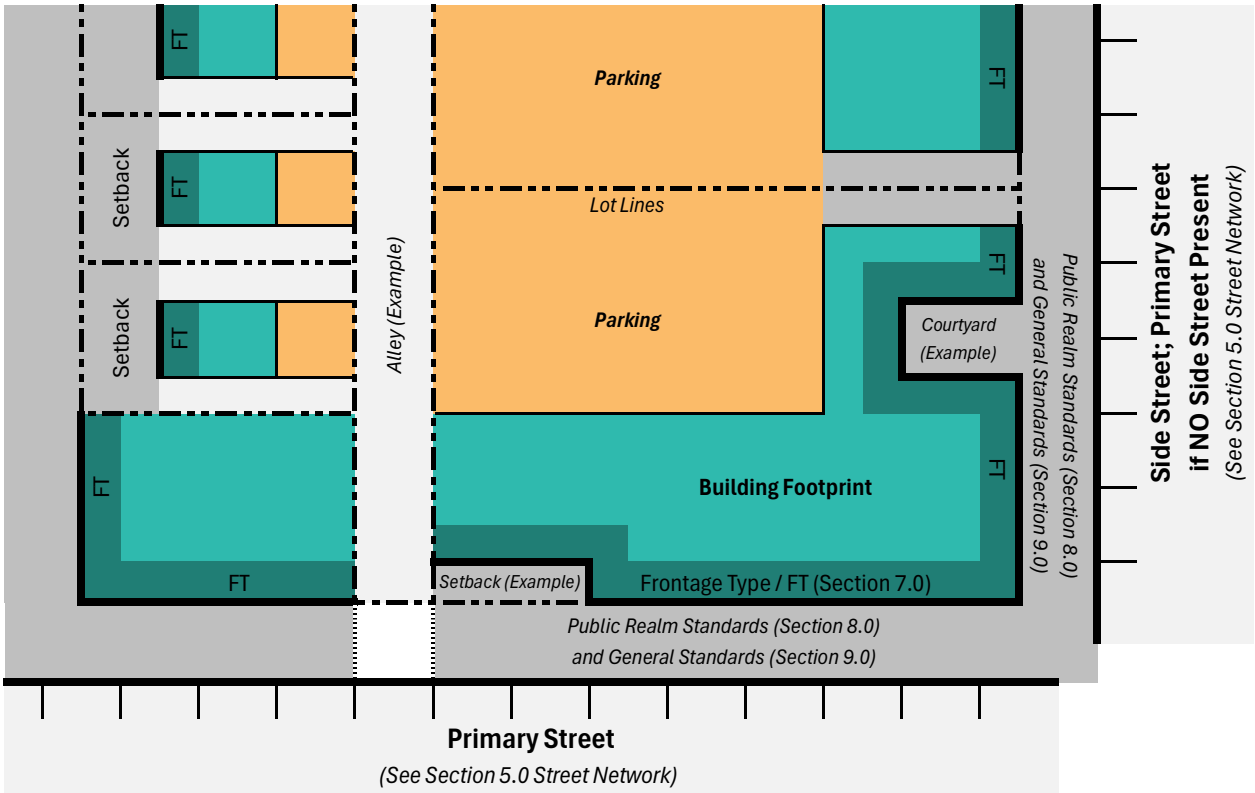



*Figure 10. Typical Public Realm Diagram*

## STEP 4: CONFIRM APPLICABILITY OF DESIGN STANDARDS.

Confirm applicability **(Section 1.2)** of the design standards based on permit application, including applicability of frontage standards **(Section 6.0)**, public realm standards **(Section 7.0)**, and general Standards **(Section 8.0)**.

## STEP 5: SELECT FRONTAGE TYPE AND VERIFY ADHERENCE TO STANDARDS.

If applicable to the lot, review the allowable frontage types **(Section 6.0)** for the street type. This includes adherence to any specific standards or dimensions for the frontage type. And although these standards are fairly minimal, frontage has a critical role in shaping public space and making sure the space between the public right of way and the building facade are lively, engaging, and conducive to walkability and pedestrian activity.

## STEP 6: VERIFY ADHERENCE TO PUBLIC REALM STANDARDS FOR STREET TYPES AND GENERAL STANDARDS FOR ALL IMPROVEMENTS.

Where applicable, verify that each street type complies with the public realm standards **(Section 7.0)** and that all public realm improvements meet the general standards **(Section 8.0)**. While requirements vary by street type, general standards apply universally. Confirm with the planning official whether additional zoning code provisions apply. Supplemental public realm guidance is provided on the opposite page.

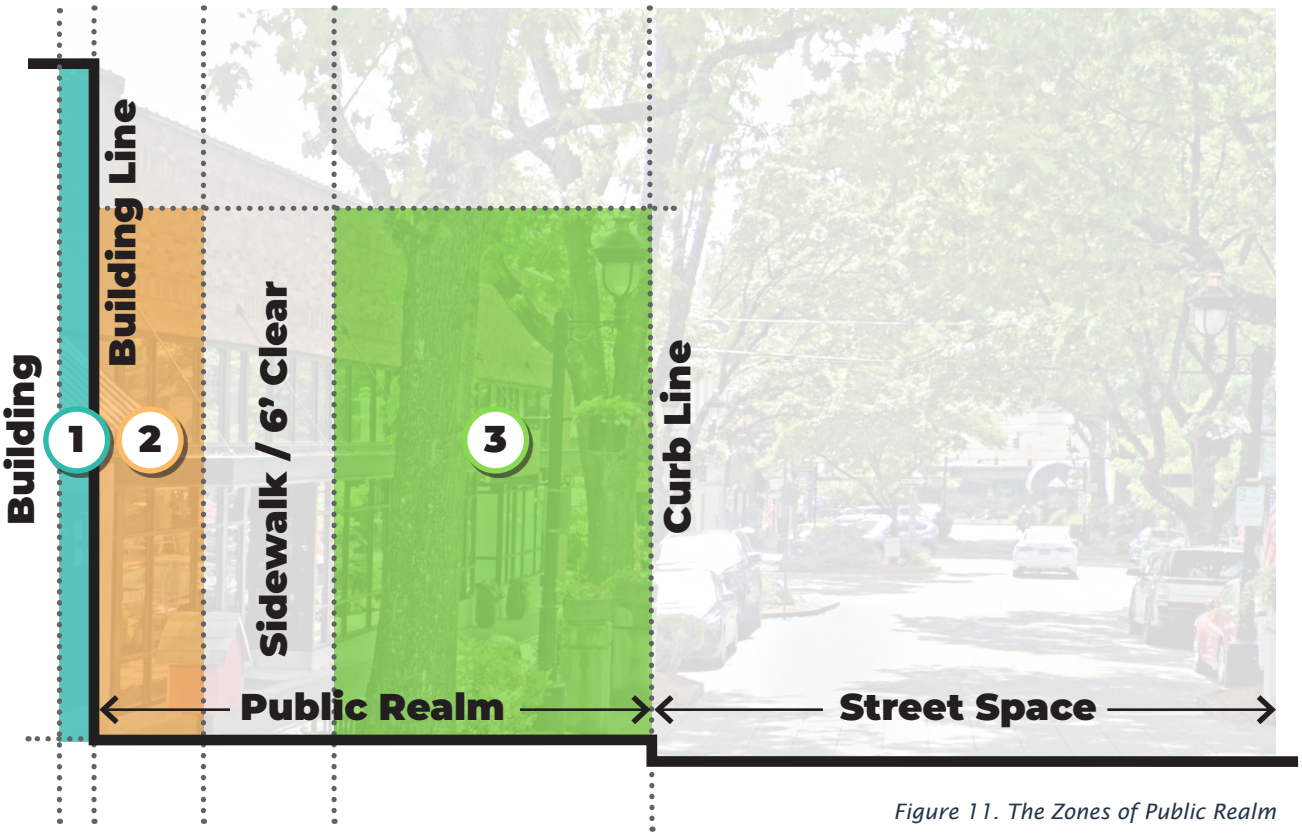



*Figure 11. The Zones of Public Realm*

## The Zones of the Public Realm

For this design manual, the public realm is described through three (3) zones that extend from the curb edge to the building façade. These zones provide a framework for organizing streetscape elements and building frontage.

**[1] Facade Zone:** This zone is the vertical plane of the building face adjoining the sidewalk or setback, regulated to maintain cohesive street character through controls on blank walls, horizontal articulation, entrances, and other facade elements.

**[2] Encroachment Zone:** A flexible area between the building façade (including any setback) and the sidewalk circulation zone, accommodating elements such as signage, awnings, displays, seating, and weather protection that activate and support building uses.

**[3] Amenity Zone:** A flexible area between the sidewalk and curb, with a wide range of dimensions, accommodating trees, landscaping, lighting, furnishings, transit stops, bicycle parking, and related amenities enhancing safety, comfort, and character.

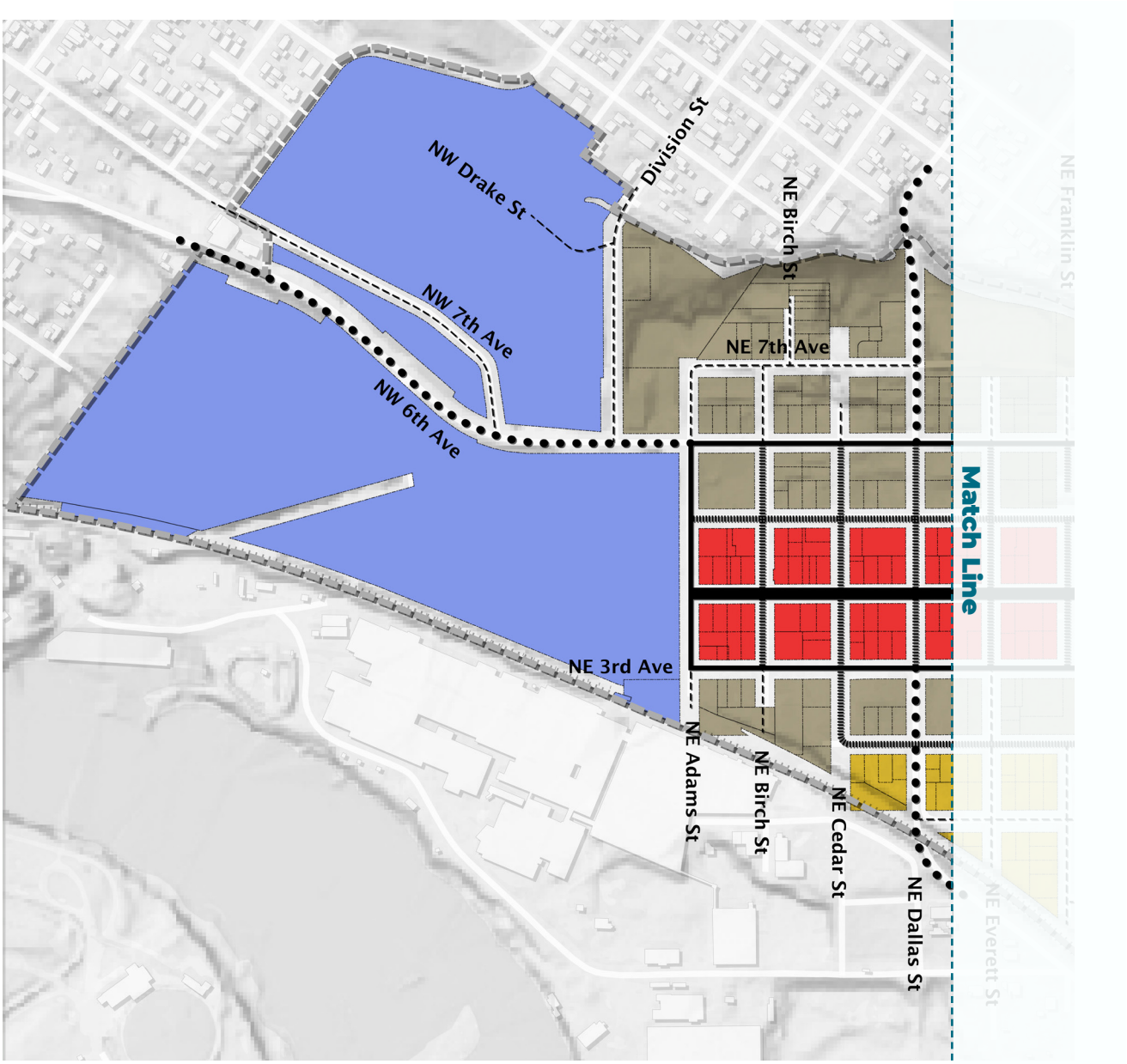
***Note on the Sidewalk Zone:*** *The primary clear path for pedestrian circulation, free of any obstructions, ensuring accessibility, safety, and comfort while connecting building entrances, transit stops, and public spaces along a streetscape.*

*Figure 12. Overview of the Zones of the Public Realm*

334
AUTUMN LEAF
BOOKS
CHURCH

# ZONING CODE

SECTION 2.0 REGULATING PLAN
SECTION 3.0 BASE ZONING DISTRICTS
SECTION 4.0 USE AND PARKING
SECTION 5.0 THE STREET NETWORK




## 2.0 The Regulating Plan.

The purpose of the regulating plan is to provide applicants with a clear, parcel-specific map of which base zoning districts and street types apply to each property within Downtown Camas. The base zoning districts guide applicants to the applicable general and development standards, while the street types direct them to the corresponding frontage and public realm requirements. Although the regulating plan functions as a visual navigation tool, each parcel is also formally codified with its assigned districts and street types to ensure clarity and regulatory certainty throughout the development process.

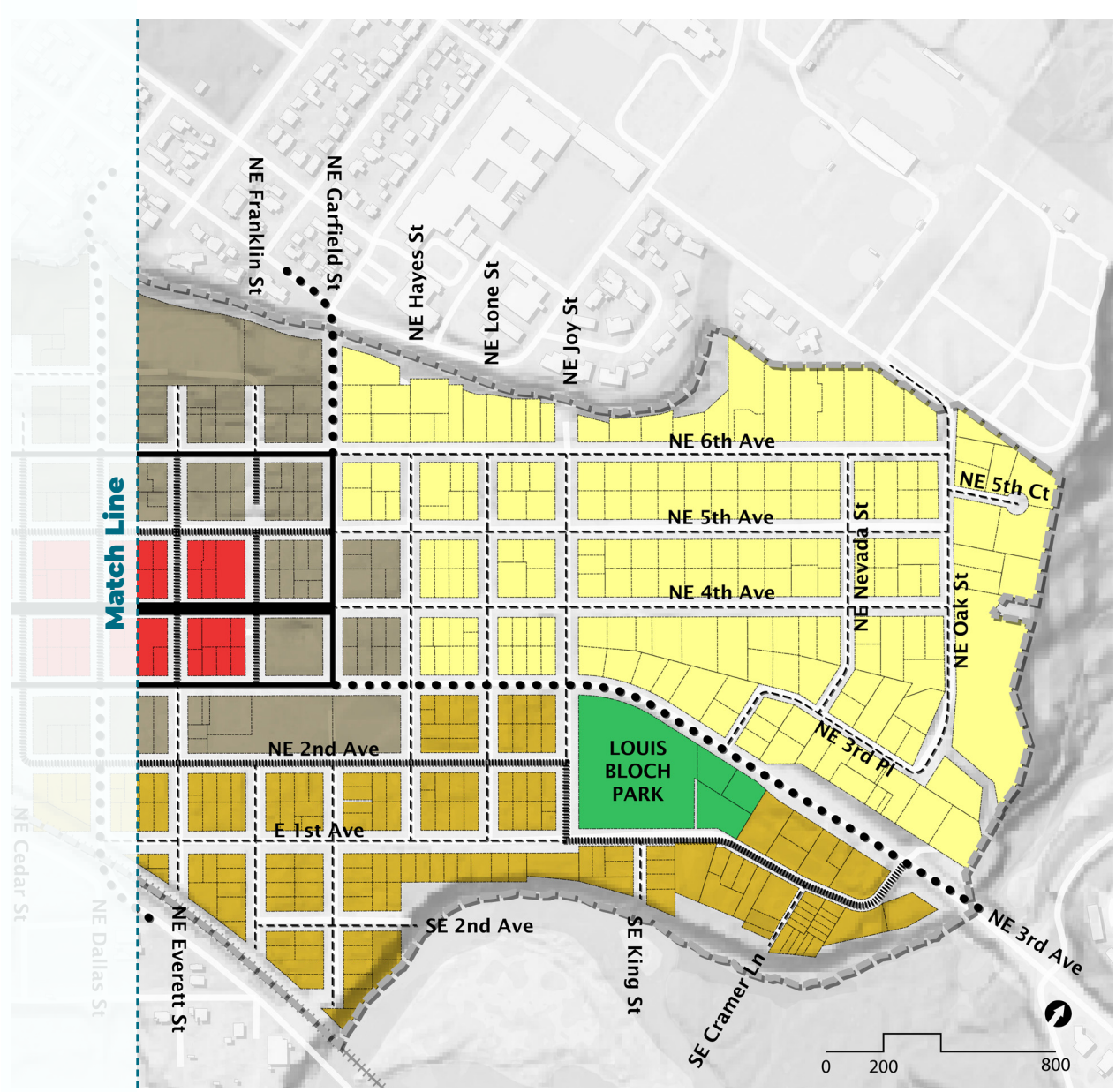



*Figure 13. Map of the Regulating Plan*

## BASE ZONING DISTRICTS.

*See **Section 3.0** for further details.*

- 3.1 Historic Main Street Core
- 3.2 Downtown Mixed-Use: Mid Rise
- 3.3 Downtown Mixed-Use: Low Rise
- 3.4 Downtown Residential
- 3.5 Heavy Industrial (HI)
- 3.5 Neighborhood Park (NP)

## STREET TYPES.

*See **Section 5.0** for further details.*

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

## 3.0 Base Zoning Districts

The Downtown Camas Transect Framework guides growth across four (4) base zoning districts, transitioning from the walkable Historic Main Street Core to surrounding residential and employment areas. Each district reflects context-appropriate building types, scale, and uses. Mid- and low-rise mixed-use zones provide housing and commerce near the core, while the Downtown Residential district preserves neighborhood character with gentle infill—balancing preservation, growth, and walkability for a cohesive downtown.

### 3.1
### 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.

### 3.2
### 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.

**PURPOSE OF THE BASE ZONING DISTRICTS.**
The purpose of the base zoning districts is to provide the appropriate general and development standards for each district that will regulate the built form, including: building heights, building uses, lot sizes, lot widths, lot depths, lot coverage, open or common spaces, primary street setbacks, side street setbacks, side yard setbacks, rear yard/alley setbacks, and parking setbacks. See **Chapter 18.05 Zoning Map and Districts** of the Camas Municipal Code for codified base zoning districts.

*Figure 14. Base zoning district Transect Diagrams*

## 3.3
## 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.

## 3.4
## 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.

*Figure 15. Sample Historic Main Street Character*

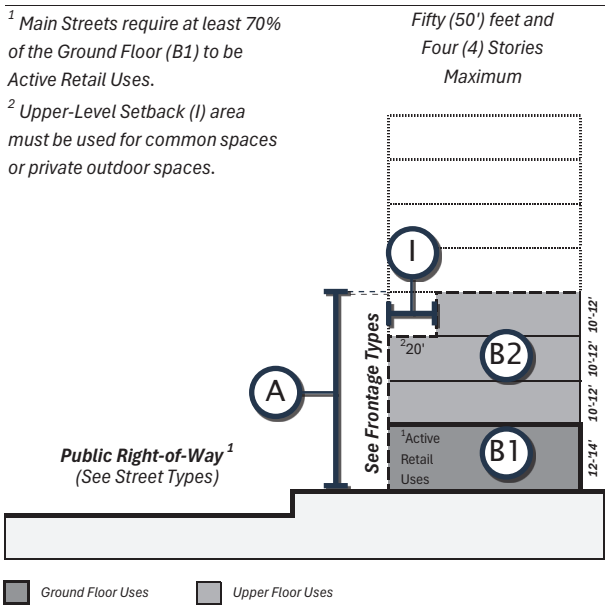



*Figure 16. Height and Use Diagram (A-B)*

# 3.1 Historic Main Street Core.

## PURPOSE AND INTENT.

1. To continue the historic pedestrian-oriented characteristic along NE 4th Avenue, between NE Adams and NE Garfield Streets and enhance that same character throughout the district;
2. To recognize and accommodate primary retailers along 3rd, 4th, and 5th Avenue between Adams Street and Garfield Street within the Downtown Camas boundary;
3. To preserve the existing historic architectural character with design standards;
4. To preserve the historic character of primary uses, include a limited mix of small and local retail shops, restaurants, bars, and cafes;
5. To encourage and accommodate the adaptive reuse of existing development and emphasize multimodal accessibility and connectivity; and
6. Mixed use within this district refers to vertical mixed use where active primary uses are on the ground floor and secondary uses are above.

## APPLICABILITY.

See **Chapter 18.05: Zoning Map and Districts** for further details.

## GENERAL STANDARDS.

### [A] Building Height.

- Maximum Fifty (50') feet and four (4) stories.
- An upper-level setback (See [I]) of twenty (20') feet along Main Streets would ensure that new development along 4th Avenue is setback for the fourth level as part of a development.

### [B] Building Uses.

See **Section 4.0 Use and Parking** for further details.

- **[B1] Ground Floor Uses:** Main Streets must have at least seventy (70%) percent floor area and frontages committed to active retail uses. Civic Uses may occupy the entire ground floor on any street between 3rd Avenue and 5th Avenue east of Everett Street. All other streets must have at least seventy (70%) percent committed to active retail uses, passive retail uses, office uses, or civic uses. Civic uses may occupy the entire ground

- **[B2] Upper Floor Uses:** All other uses allowable within this zone pursuant to this document.

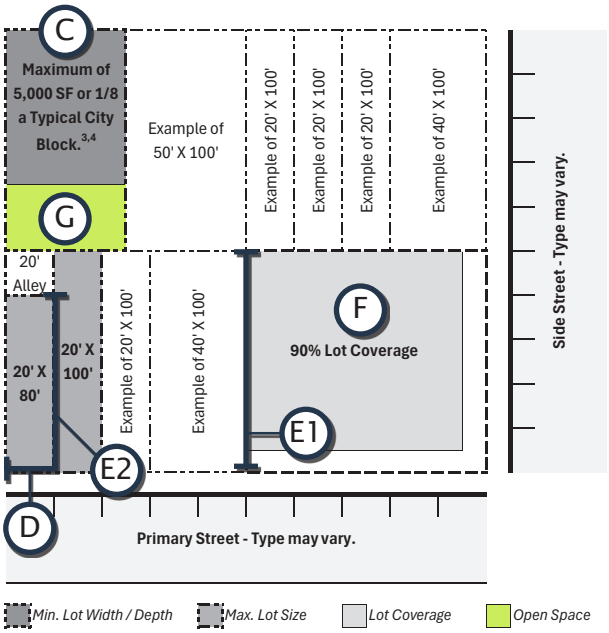



*Figure 17. Lot Requirements Diagram (C-G)*

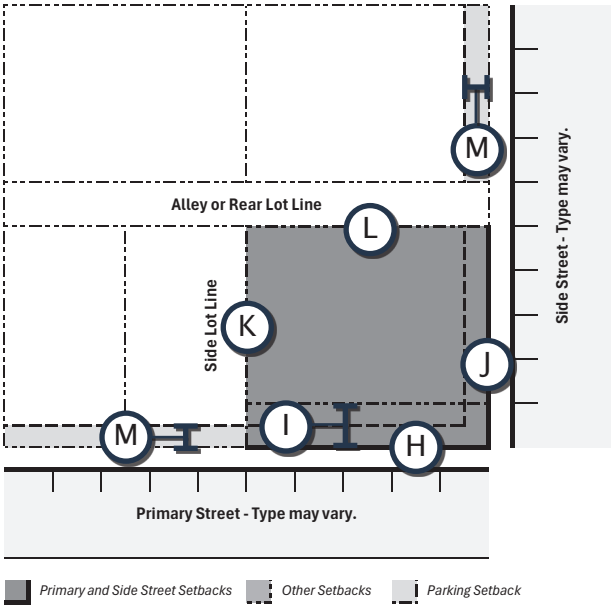



*Figure 18. Setback Requirements Diagram (H-M)*

## DEVELOPMENT STANDARDS.

### LOT REQUIREMENTS

#### [C] Lot Size.

- Maximum five thousand (5,000 SF) square feet or one-eighth (1/8) of a typical city block west of NE Dallas St.
- Maximum ten thousand (10,000 SF) square feet or one-quarter (1/4) of a typical city block east of NE Dallas St.
- Lot sizes are not applicable to any Municipal Uses.

#### [D] Lot Width.

- Minimum twenty (20') feet.

#### [E] Lot Depth.

- [E1] Minimum one hundred (100') feet.
- [E2] Minimum eighty (80') feet with provision of alley.

#### [F] Lot Coverage.

- Minimum ninety (90%) percent.
- Coverage may be decreased for municipal uses.

#### [G] Open or Common Spaces.

- Minimum square feet of usable, shared open or common space per dwelling unit: Ten (10 SF) square feet per dwelling unit.

### SETBACK REQUIREMENTS

#### [H] Primary Street Setback

- Maximum distance of Ground Floor Facade from public ROW on Primary Street: Zero (0') lot line.
- Setback may be increased for municipal uses.

#### [I] Primary Street Upper-Level Setback

- Minimum distance from Ground Floor Facade for upper-levels in building: Minimum twenty (20') feet for stories three (3) or more. Upper-Level Setback area must be used for common spaces or private outdoor spaces.

#### [J] Side Street Setback

- Zero (0') feet maximum (Zero Lot Line).

#### [K] Side Yard Setback

- Zero (0') feet maximum (Zero Lot Line).

#### [L] Rear Yard / Alley Setback

- Not applicable.

#### [M] Parking Setback

- Minimum five (5') feet from primary street lot line; and never in front of the primary street or side street facade line.
- See **Section 4.0 Use and Parking** for parking ratios.

*Figure 19. Sample Downtown Mixed-Use: Mid Rise Character*

## 3.2 Downtown Mixed-Use: Mid Rise.

### PURPOSE AND INTENT.

1. To recognize and accommodate a mix of uses including retail and residential, within the downtown mixed use – low rise zone within the Downtown Camas boundary;
2. To promote the development of low-rise apartments with active ground floor, live/work units, duplexes, townhomes, triplexes, and quadplexes; and
3. To encourage and accommodate higher density middle housing.

### APPLICABILITY.

See **Chapter 18.05: Zoning Map and Districts** for further details.

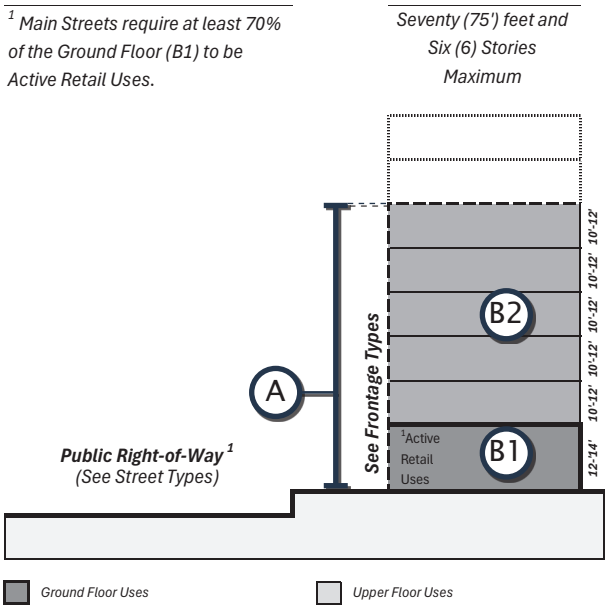



*Figure 20. Height and Use Diagram (A-B)*

### GENERAL STANDARDS.

#### [A] Building Height.

- Maximum seventy-five (75') feet and six (6) stories.
- An upper-level setback (See [I]) of twenty (20') feet when located on 5th Avenue directly across from Historic Main Street Core district would ensure that new development near Historic Downtown is setback for the fourth level as part of a development.

#### [B] Building Uses.

See **Section 4.0 Use and Parking** for further details.

- **[B1] Ground Floor Uses:** Main Streets must have at least seventy (70%) percent floor area and frontages committed to active retail uses. Mobility Streets must have at least seventy (70%) percent floor area and frontages committed to active retail uses or passive retail uses. All other streets have a maximum of seventy (70%) percent floor area and frontages committed to residential uses. Industrial uses are not allowed.

- **[B2] Upper Floor Uses:** All other uses allowable within this zone pursuant to this document.

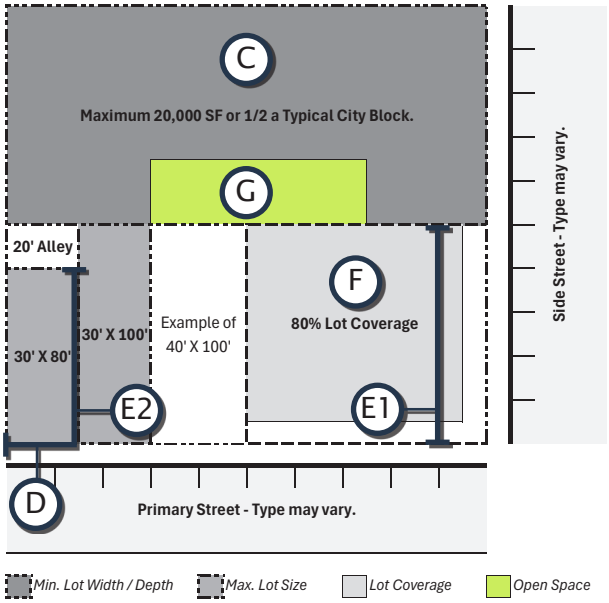



*Figure 21. Lot Requirements Diagram (C-G)*

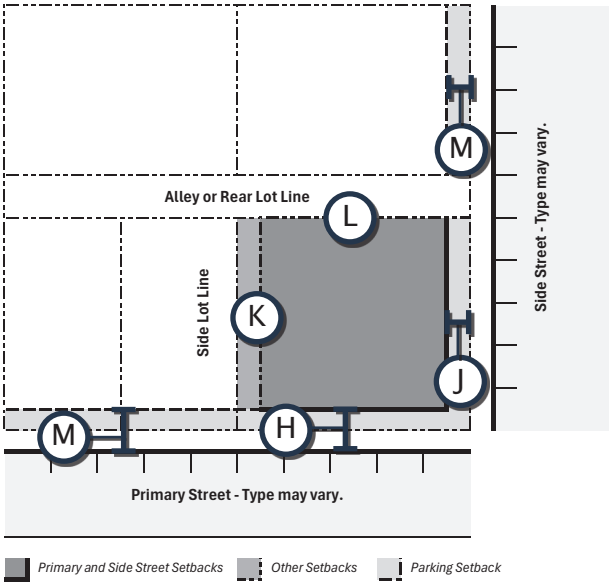



*Figure 22. Setback Requirements Diagram (H-M)*

## DEVELOPMENT STANDARDS.

### LOT REQUIREMENTS

#### [C] Lot Size.

– Maximum twenty thousand (20,000 SF) square feet or one-half (1/2) of a typical city block.

#### [D] Lot Width.

– Minimum thirty (30') feet.

#### [E] Lot Depth.

– [E1] Minimum one hundred (100') feet.
– [E2] Minimum eighty (80') feet with provision of alley.

#### [F] Lot Coverage.

– Minimum eighty (80%) percent.

#### [G] Open or Common Spaces.

– Minimum square feet of usable, shared open or common space per dwelling unit: Fifty (50 SF) square feet per dwelling unit.

### SETBACK REQUIREMENTS

#### [H] Primary Street Setback

– Maximum distance of Ground Floor Facade from public ROW on Primary Street: Ten (10') feet.

#### [I] Primary Street Upper-Level Setback

– Minimum distance from Ground Floor Facade for upper-levels in building located on 5th Avenue directly across from Historic Main Street Core: Minimum twenty (20') feet for stories three (3) or more. Upper-Level Setback area must be used for common spaces or private outdoor spaces.

#### [J] Side Street Setback

– Maximum distance of Ground Floor Facade from public ROW on side street: Ten (10') feet.

#### [K] Side Yard Setback

– Maximum five (5') feet.

#### [L] Rear Yard / Alley Setback

– Not applicable.

#### [M] Parking Setback

– Minimum five (5') feet from primary street lot line; and never in front of the primary street or side street facade line.
– See **Section 4.0 Use and Parking** for parking ratios.

*Figure 23. Sample Downtown Mixed-Use: Low Rise Character*

## 3.3 Downtown Mixed-Use: Low Rise.

### PURPOSE AND INTENT.

1. To recognize and accommodate a mix of uses including retail and residential, within the downtown mixed use – low rise zone within the Downtown Camas boundary;
2. To promote the development of low-rise apartments with active ground floor, live/work units, duplexes, townhomes, triplexes, and quadplexes; and
3. To encourage and accommodate the adaptive reuse of existing development and emphasize multimodal accessibility and connectivity.

### APPLICABILITY.

See **Chapter 18.05: Zoning Map and Districts** for further details.

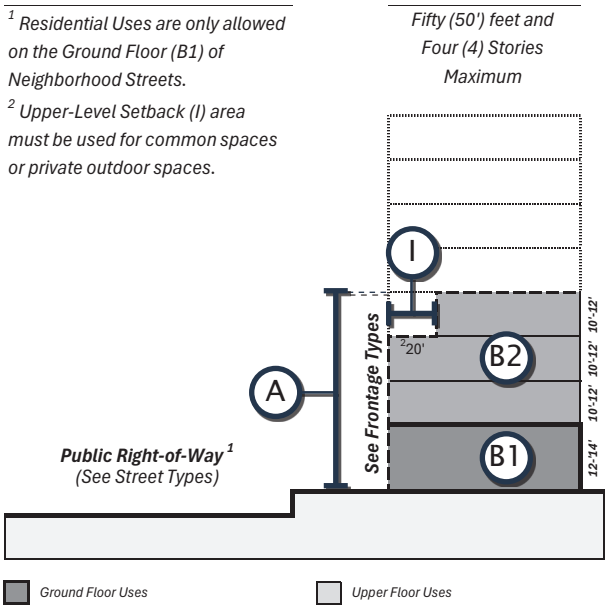



*Figure 24. Height and Use Diagram (A-B)*

### GENERAL STANDARDS.

#### [A] Building Height.

- Maximum (50') feet and four (4) stories.
- An upper-level setback (See [I]) of twenty (20') feet along all streets will ensure that new development is sensitive to existing residential areas.

#### [B] Building Uses.

See **Section 4.0 Use and Parking** for further details.

- **[B1] Ground Floor Uses:** Active retail uses and passive retail uses are only allowed on Gateway Streets and Mobility Streets. Residential uses are allowed on any lot.
- **[B2] Upper Floor Uses:** Only residential uses are allowed.

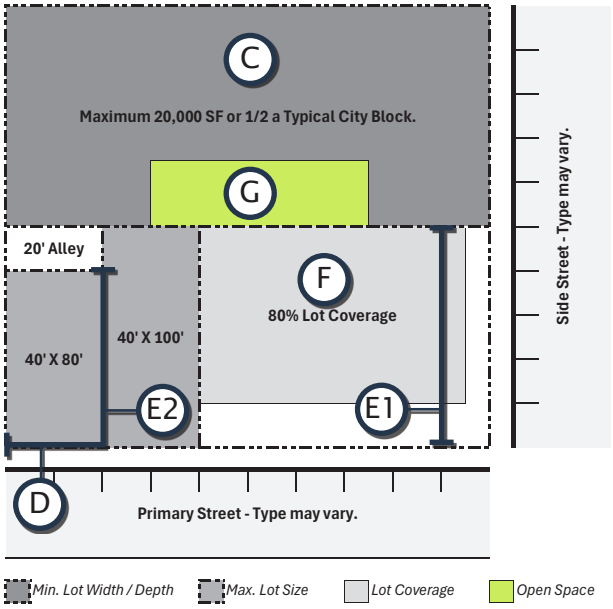



*Figure 25. Lot Requirements Diagram (C-G)*

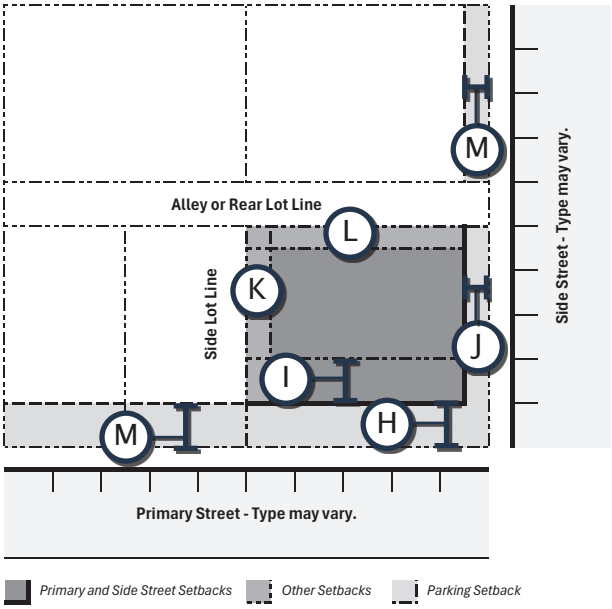



*Figure 26. Setback Requirements Diagram (H-M)*

## DEVELOPMENT STANDARDS.

### LOT REQUIREMENTS

#### [C] Lot Size.

- Maximum twenty thousand (20,000 SF) square feet or one-half (1/2) of a typical city block.

#### [D] Lot Width.

- Minimum forty (40') feet.

#### [E] Lot Depth.

- [E1] Minimum one hundred (100') feet.
- [E2] Minimum eighty (80') feet with provision of alley.

#### [F] Lot Coverage.

- Minimum eighty (80%) percent.

#### [G] Open or Common Spaces.

- Minimum square feet of usable, shared open or common space per dwelling unit: Fifty (50 SF) square feet per dwelling unit. This provision is not required for single-family residential (attached or detached).
- Requirement does not apply to single-family residential projects.

### SETBACK REQUIREMENTS

#### [H] Primary Street Setback

- Maximum distance of Ground Floor Facade from public ROW on Primary Street: Fifteen (15') feet.

#### [I] Primary Street Upper-Level Setback

- Minimum distance from Ground Floor Facade for upper-levels in building: Minimum twenty (20') feet for stories four (4) or more. Upper-Level Setback area must be used for common spaces or private outdoor spaces.

#### [J] Side Street Setback

- Minimum distance of Ground Floor Facade from public ROW on Primary Street: Five (5') feet.
- Maximum distance of Ground Floor Facade from public ROW on Primary Street: Ten (10') feet.

#### [K] Side Yard Setback

- Maximum five (5') feet.

#### [L] Rear Yard / Alley Setback

- Minimum five (5') feet.

#### [M] Parking Setback

- Minimum five (5') feet from primary street lot line; and never in front of the primary street or side street facade line.
- See **Section 4.0 Use and Parking** for parking ratios.

*Figure 27. Sample Downtown Residential Character*

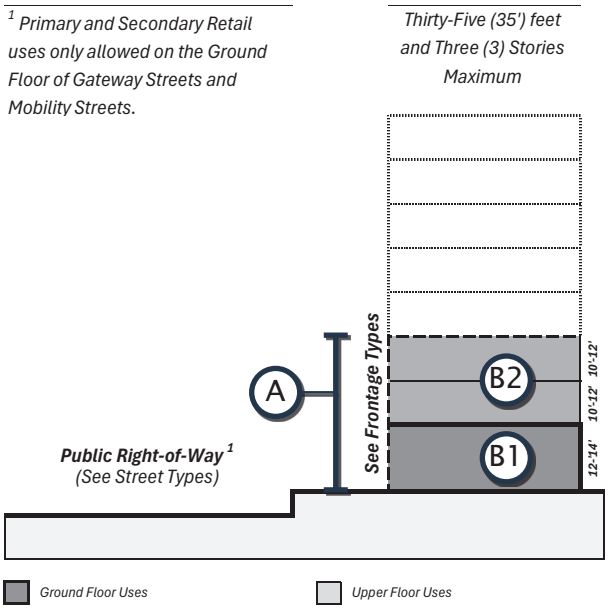



*Figure 28. Height and Use Diagram (A-B)*

## 3.4 Downtown Residential.

### PURPOSE AND INTENT.

1. To recognize and preserve existing single-family housing stock within the Downtown Camas boundary while supporting gradual redevelopment and the addition of middle housing consisted with the neighborhood's established character;
2. To encourage and accommodate the transitional permeability of existing residential development with downtown commercial activity and emphasize the neighborhood's character and walkability.

### APPLICABILITY.

See **Chapter 18.05: Zoning Map and Districts** for further details.

### GENERAL STANDARDS.

#### [A] Building Height.

- Maximum twenty-five (25') feet and two (2) stories on Neighborhood Streets; and
- Maximum thirty-five (35') feet and three (3) stories on all other street types.

#### [B] Building Uses.

See **Section 4.0 Use and Parking** for further details.

- **[B1] Ground Floor Uses:** Active retail uses and passive retail uses are only allowed on Gateway Streets. Residential uses are allowed on any lot.

- **[B2] Upper Floor Uses:** Only residential uses are allowed.

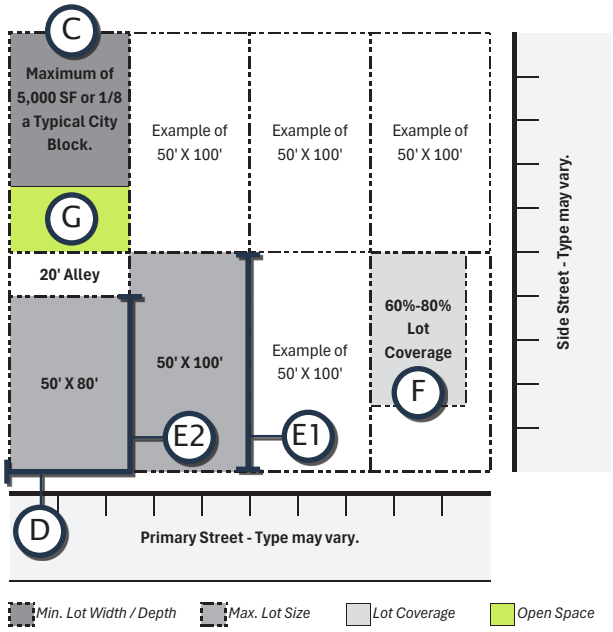



*Figure 29. Lot Requirements Diagram (C-G)*

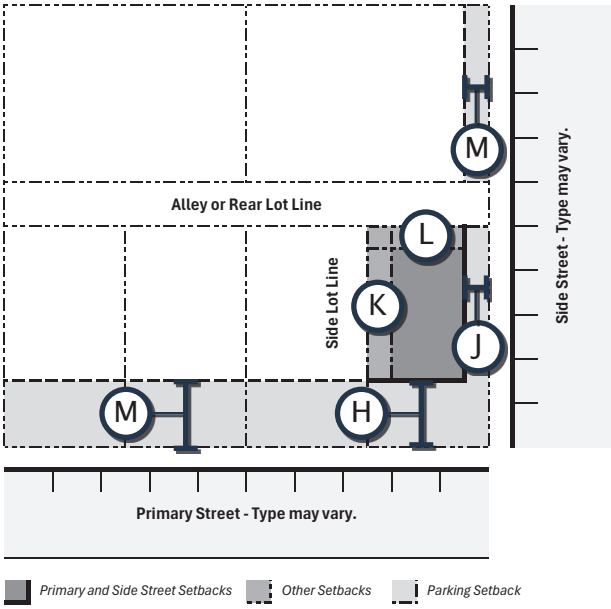



*Figure 30. Setback Requirements Diagram (H-M)*

## DEVELOPMENT STANDARDS.

### LOT REQUIREMENTS

#### [C] Lot Size.

- Maximum five thousand (5,000 SF) square feet or one-eighth (1/8) of a typical city block.

#### [D] Lot Width.

- Minimum fifty (50') feet.

#### [E] Lot Depth.

- [E1] Minimum one hundred (100') feet.
- [E2] Minimum eighty (80') feet with provision of alley.

#### [F] Lot Coverage.

- Minimum sixty (60%) percent.
- Maximum eighty (80%) percent.

#### [G] Open or Common Spaces.

- Not applicable.

### SETBACK REQUIREMENTS

#### [H] Primary Street Setback

- Minimum distance of Ground Floor Facade from public ROW on Primary Street: Fifteen (15') feet.
- Maximum distance of Ground Floor Facade from public ROW on Primary Street: Twenty-five (25') feet.

#### [I] Primary Street Upper-Level Setback

- Not applicable.

#### [J] Side Street Setback

- Minimum distance of Ground Floor Facade from public ROW on Primary Street: Ten (10') feet.

#### [K] Side Yard Setback

- Minimum five (5') feet; Maximum ten (10') feet.

#### [L] Rear Yard / Alley Setback

- Minimum five (5') feet.

#### [M] Parking Setback

- Minimum twenty (20') feet from primary street lot line; and never in front of the primary street or side street facade line.
- See **Section 4.0 Use and Parking** for parking ratios.

| PRIMARY USE TYPES | UF / GF | Historic Main Street | Downtown Mixed-Use (Mid Rise) | Downtown Mixed-Use (Low Rise) | Downtown Residential | PARKING REQUIREMENTS |
|---|---|---|---|---|---|---|
| **1. Active Retail Uses** | **UF** | P 1 | X | X | X | - Less than five thousand (5,000 SF) square feet: One (1) space per three hundred (300 SF) square feet. - Five thousand (5,000 SF) square feet or greater: Fifteen (15) spaces plus one (1) space per each fifteen hundred (1,500 SF) square feet over. |
| | **GF** | | P | P | P 2 | |
| **2. Communication, Utilities, and Facilities Uses** | **UF** | X | X | X | X | Not Applicable. |
| | **GF** | | | | | |
| **3. Educational Uses** | **UF** | P | P | P | X | One (1) space per employee, teacher, staff; and one (1) space per fifteen (15) students. |
| | **GF** | X | | | | |
| **4. Industrial Uses** | **UF** | X | X | X | X | Not Applicable. |
| | **GF** | | | | | |
| **5. Manufacturing and/or Processing Uses** | **UF** | X | X | X | X | |
| | **GF** | | | | | |
| **6. Passive Retail Uses** | **UF** | P | P | P | X | Less than five thousand (5,000 SF) square feet: One (1) space per three hundred (300 SF) square feet. Five thousand (5,000 SF) square feet or greater: Fifteen (15) spaces plus one (1) space per each fifteen hundred (1,500 SF) square feet over. |
| | **GF** | X | | | P | |
| **7. Recreational, Religious, and Cultural Uses** | **UF** | P | P | P | P | One (1) space per seventy-five (75 SF) square feet of gross floor area; One (1) space per three (3) seats or six (6') feet of pews. |
| | **GF** | X | | | | |
| **8. Temporary Uses** | **UF** | T | T | T | T 2 | One (1) space per five hundred (500 SF) square feet of gross floor area. |
| | **GF** | | | | | |

NEED TO UPDATE

*Figure 31. Allowable Use by Floor and Parking Requirements for Base Zoning District*

*1-Required on Ground Floor (GF) of Main Streets.*
*2-Only permitted on Ground Floor (GF) of Gateway Streets.*

# 4.0 Use and Parking.

## 4.1 Use and Parking Table.

The following use and parking tables provide guidance on allowable uses for the ground floor (GF) and upper floors (UF), as well as parking requirements. Primary use types are associated with the main building on a lot or lots. See **Chapter 18.07 Use Authorization** for further details on use requirements. See **Chapter 18.11 Parking** for all other details on specific parking requirements.

P PERMITTED

C CONDITIONAL

X PROHIBITED

T TEMPORARY

## 4.2 Active and Passive Retail Uses.

To support enforcement of the zoning code provisions in this design manual, commercial uses are classified as either active retail uses or passive retail uses. These uses are defined as the following:

### [A] Active Retail Uses.

Active retail refers to street-facing, ground-floor uses that encourage walkability and activate sidewalks, such as shops, cafés, restaurants, and other active, customer-oriented businesses. Active retail uses include:

- Antique shop
- Appliance sales and service
- Bakery (retail)
- Barber and beauty shops
- Book store
- Bowling alley/billiards
- Building, hardware and garden supply store
- Candy; confectionery store
- Clothing store
- Coffee shop, cafe or kio
- Day care, mini-center
- Delicatessen (deli)
- Department store
- Electric vehicle battery charging station and rapid charging stations
- Event center
- Feed store
- Fitness center/sports club
- Florist shop
- Food cart/food truck/ food delivery business
- Furniture store
- Grocery, neighborhood scale
- Grocery, small sc
- Hotel, motel
- Laundry/dr cleaning (
- Liqu tore
- N rant
- Offi store
- sho
- acy
- Photographic/ electronics st
- Restaura
- Restaura st f
- Second-han consignment store
- Specialty goods production (e.g. brew pub)
- Taverns
- Theater, except drive-in

### [B] Passive Retail Uses.

Passive retail refers to commercial activities that primarily serve building occupants or a smaller customer base—such as boutique offices, lobby kiosks, or specia ops—which typically generate less t ot tr fic and require less window vi b sive retail uses include:

- l kennel, commercial board
- Animal shelter
- Automobil air (ga
- Automob sa new or used
- Auto bile servi station
- Au cking
- Bake holesale)
- nks avings and loan
- building
- t repair and sales
- Bus station
- Cabinet and carpentry shop
- Convention center
- Day care center
- Day care, adult
- Day care, family home
- Equipment rental
- Funeral home
- Furniture repair; upholstery
- Gas/fuel station
- Gas/fuel station with mini market
- Grocery, large scale
- Hospital, emergency care
- Household appliance repair
- Industrial supplies store
- Laundry (self-serve)
- Laundry/dry cleaning (industrial)
- Machine shop
- Manufactured home sales lot
- Medical or dental clinics (outpatient)
- Mini-storage/vehicular storage
- Newspaper printing plant
- Nursing, rest, convalescent, retirement home
- Parcel freight depots
- Pawnshop
- Permanent supportive housing
- Plumbing, or mechanical service
- Printing, binding, blue printing
- Professional office(s)
- Public agency
- Real estate office
- Recycling center
- Recycling collection point
- Recycling plant
- Research facility
- Roadside produce stand
- Sand, soil, gravel sales and storage
- Sexually oriented business
- Shoe repair and sales
- Smoke shop
- Stock broker, brokerage firm
- Truck terminals
- Veterinary clinic
- Warehousing, wholesale and trade
- Warehousing, bulk retail

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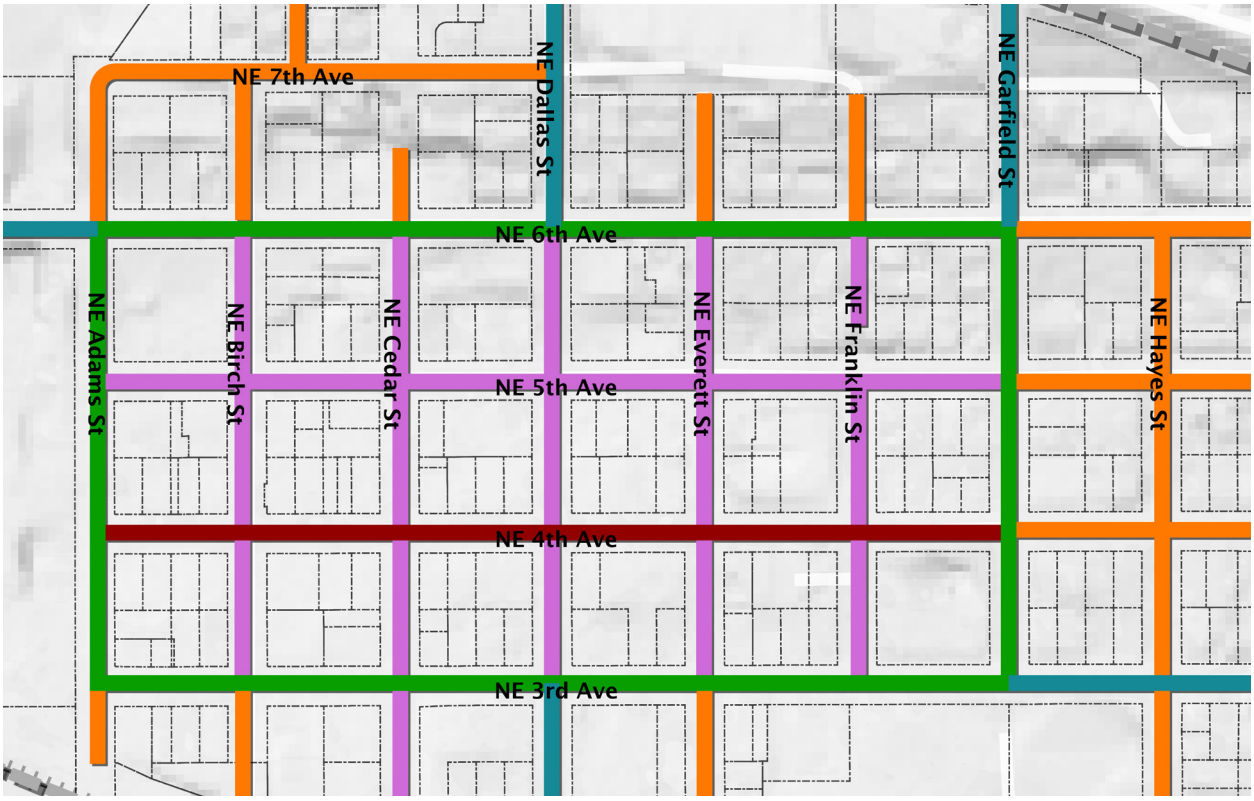


*Figure 32. Map of the Street Network In the Downtown Core*

## 5.0 The Street Network.

The street network weaves together and unifies the base zoning districts throughout downtown. The street network plan illustrated above identifies the five (5) street types assigned to all streets within the Downtown area, as also shown in the regulating plan in **Section 2.0: The Regulating Plan**.

For the purposes of this design manual, these street types assign standards for frontage types, general improvements, and specific street-type standards. They also define activities and standards for the façade zone, encroachment zone, sidewalk zone, and amenities zone, with variations that help shape the distinct character of each street.

### STREET TYPES.

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

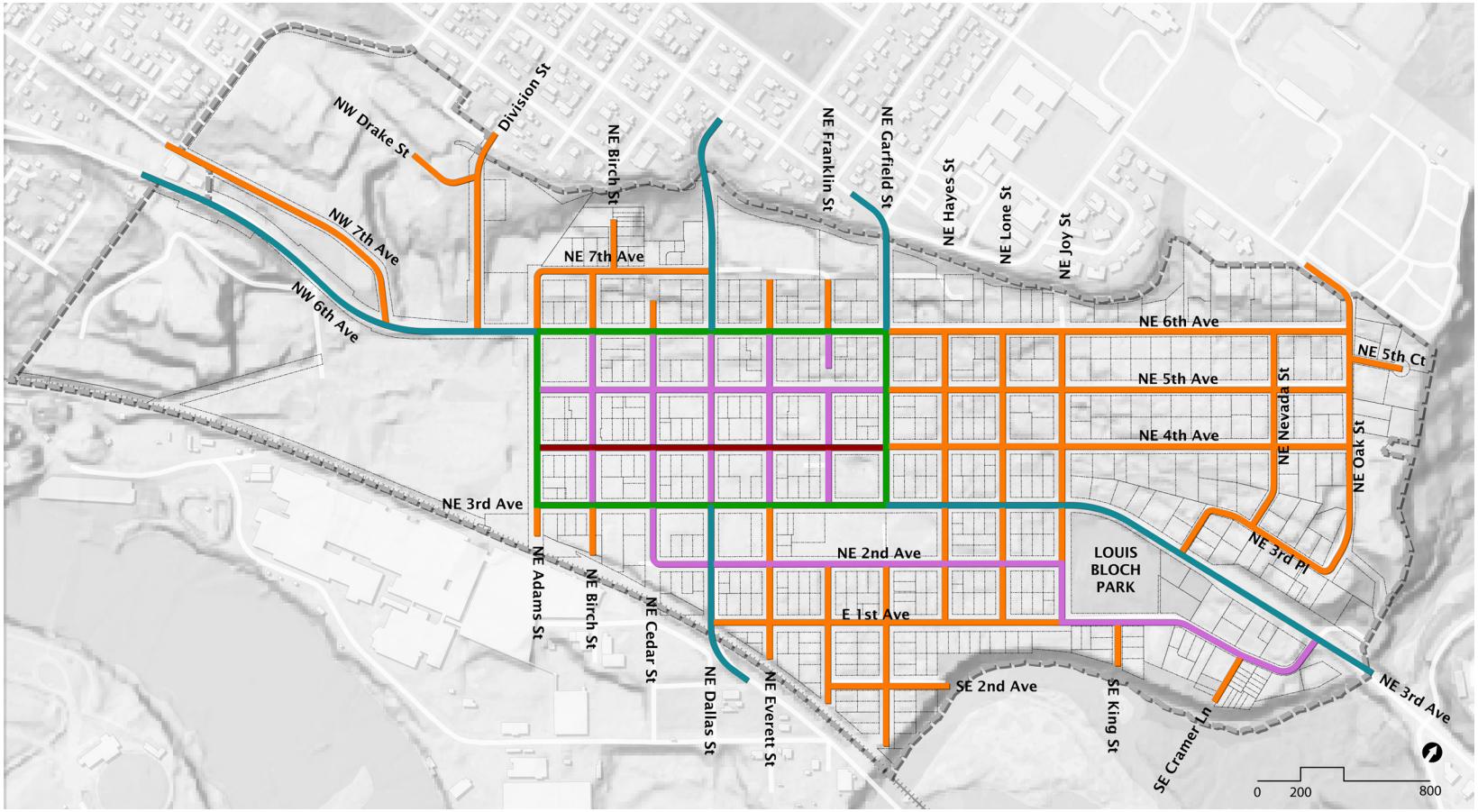


*Figure 33. Map of the Street Network*

## STREET TYPES.

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

SNOW WHITE
NOVOCAINE
NTL IMPORTANCE EARNEST

# DESIGN STANDARDS

SECTION 6.0 FRONTAGE STANDARDS
SECTION 7.0 PUBLIC REALM STANDARDS
SECTION 8.0 GENERAL STANDARDS

*Figure 34. A Range of Frontage Types along Historic 4th Avenue*

## 6.0 Frontage Standards.

Frontage is defined as the area between a building and its lot line (or setback area), including façades, porches, stoops, shopfronts, and yards. In some cases, frontage may extend into the public right-of-way through elements such as awnings, seating, or landscaping. Frontage defines how buildings engage the street, supports walkability, and enhances the public realm. Frontage standards are allowed based on the street type or types adjacent to a lot, and a single building may incorporate more than one applicable frontage type. When frontage standards conflict with other requirements of this manual, the planning official will determine which applies. See general standards **(Section 8.0)** for other improvements related to frontage.

✓ ALLOWED ON THE STREET TYPE.

✗ NOT ALLOWED ON THE STREET TYPE.

| FRONTAGE TYPE | Main Street | Connector Street | Mobility Street | Gateway Street | Neighborhood Street |
|---|---|---|---|---|---|
| 6.1 Alcove Frontage | ✗ | ✓ | ✓ | ✓ | ✗ |
| 6.2 Café Frontage | ✓ | ✓ | ✓ | ✓ | ✗ |
| 6.3 Civic Frontage | ✓ | ✓ | ✓ | ✗ | ✗ |
| 6.4 Forecourt Frontage | ✗ | ✗ | ✓ | ✓ | ✓ |
| 6.5 Porch Frontage | ✗ | ✗ | ✗ | ✓ | ✓ |
| 6.6 Shop Frontage | ✓ | ✓ | ✓ | ✓ | ✗ |
| 6.7 Stoop Frontage | ✗ | ✓ | ✓ | ✓ | ✓ |
| 6.8 Walkup Frontage | ✗ | ✓ | ✓ | ✓ | ✓ |
| 6.9 Yard Frontage | ✗ | ✗ | ✗ | ✗ | ✓ |

*Figure 35. Allowable Frontage Type by Street Type*

Figure 36. Example of Alcove Frontage

## 6.1 Alcove Frontage.

Alcove frontage can be described as typical passive retail frontage with awnings or recessed spaces and doors with limited glass and less outdoor-focused spaces; often used for passive retail (such as personal services, medical offices, or other less-active uses). Must meet the following standards:

- Maximum coverage of fifty (50%) percent of primary building façade.
- Minimum width of eight (8') feet and maximum depth of six (6') feet.
- Entry point must be located within the covered alcove area.
- Columns supporting the alcove and other elements such as awnings must not be located within the public right-of-way.

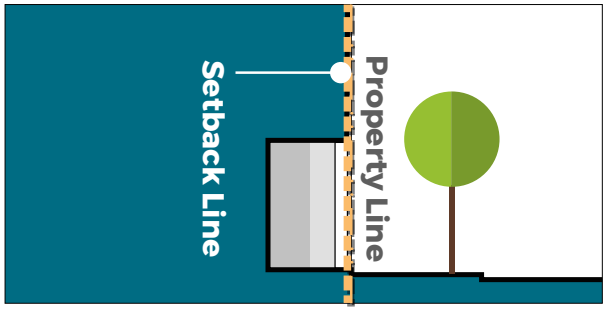


Figure 37. Typical Cross Section

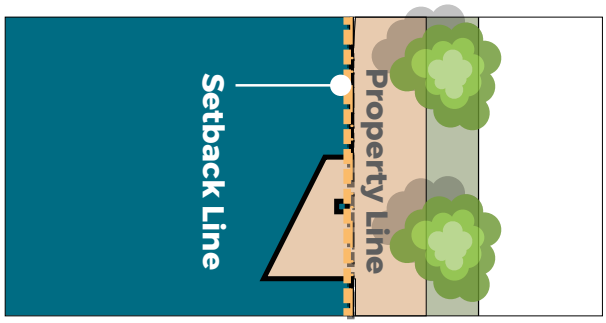


Figure 38. Typical Plan Diagram

| STREET TYPE | ALLOWANCE |
|---|---|
| Main Street | ✗ |
| Connector Street | ✓ |
| Mobility Street | ✓ |
| Gateway Street | ✓ |
| Neighborhood Street | ✗ |

Figure 39. Street Type Allowance

*Figure 40. Example of Café Frontage*

## 6.2 Café Frontage.

Café frontage can be described as typical active retail frontage with awnings, windows, entry points, and fixed walls or railings around exterior spaces for outdoor dining; often used for active retail uses (such as bars, dining, and other entertainment purposes). Must meet the following standards:

- Minimum of eighty (80%) percent facade transparency on all street types.
- Maximum depth of four (4') feet in the window zone and minimum depth of six (6') feet in the amenities zone.
- Must retain minimum of six (6') feet sidewalk zone through the café area; and limit any "pinch points" at four (4') feet in width for maximum of ten (10') feet distance.
- Medallions or markings on the ground may be used to delineate café area.
- Vertical barriers are allowed as required by the LCB for any business serving alcohol; and minimum café entry points in vertical barrier required every eight (8') feet.
- When included, a vertical barrier must be a maximum of forty-two (42") tall and minimum two (2") inch wide separating cafe from other spaces.

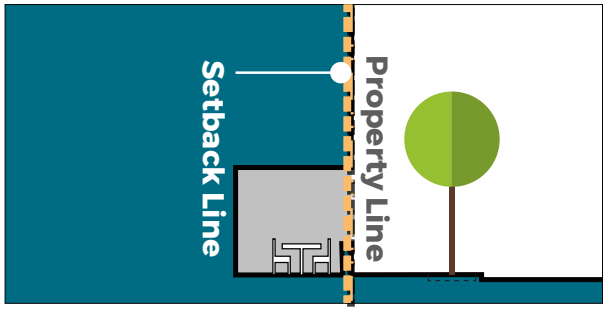


*Figure 41. Typical Cross Section*

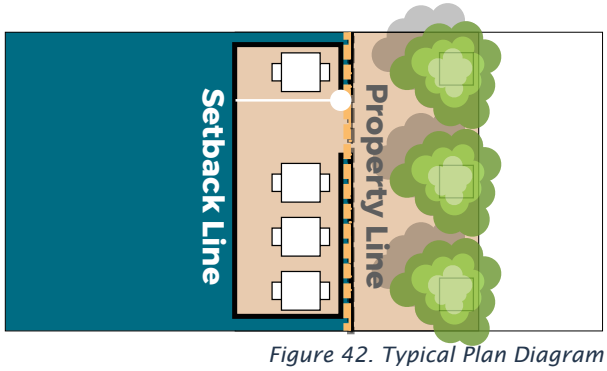


*Figure 42. Typical Plan Diagram*

| STREET TYPE | ALLOWANCE |
|---|---|
| Main Street | ✓ |
| Connector Street | ✓ |
| Mobility Street | ✓ |
| Gateway Street | ✓ |
| Neighborhood Street | ✗ |

*Figure 43. Street Type Allowance*

*Figure 44. Example of Civic Frontage*

## 6.3 Civic Frontage.

Civic frontage can be described as typical frontages for civic uses—such as libraries, city halls, schools, and places of worship—often include a single point of entry and adjacent exterior public spaces, but have limited requirements to let them reflect their civic importance, distinctive character, or public-serving functions. Must meet the following standards:

- Primary entry point must be clear, visible, and covered and accessed by accessible pedestrian walkways linking with the primary street.
- No surface parking is allowed in any of the frontage between the building facade and the primary street.
- Public spaces must be hardscaped, landscaped, and provide amenities (such as benches, trash cans, public art, etc.).

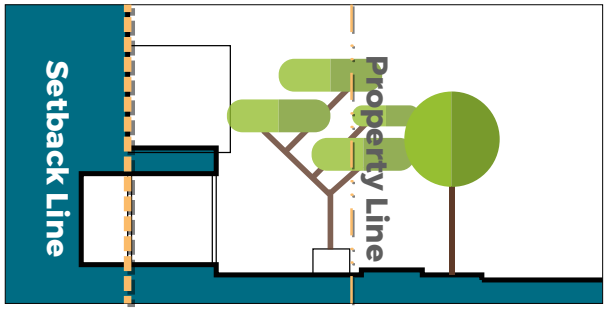


*Figure 45. Typical Cross Section*

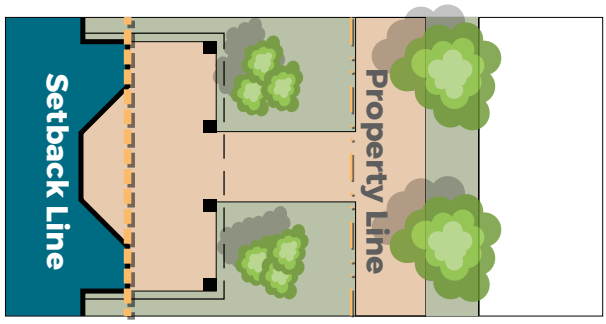


*Figure 46. Typical Plan Diagram*

| STREET TYPE | ALLOWANCE |
|---|---|
| Main Street | ✓ |
| Connector Street | ✓ |
| Mobility Street | ✗ |
| Gateway Street | ✗ |
| Neighborhood Street | ✗ |

*Figure 47. Street Type Allowance*

*Figure 48. Example of Forecourt Frontage*

## 6.4 Forecourt Frontage.

Forecourt frontage can be described as typical active retail frontage with awnings, windows, entry points, and fixed walls or railings around exterior spaces for outdoor dining; often used for active retail uses (such as bars, dining, and other entertainment purposes). Must meet the following standards:

- Maximum coverage of fifty (50%) and thirty (30') feet of primary building façade.
- Maximum depth of thirty (30') feet.
- Must be accessed by accessible pedestrian walkways.
- Walls or fences enclosing forecourts must be no less than forty-two (42") and no greater than seven (7') feet tall; and no less than two (2") inches thick.
- Gates must be at least thirty-six (36") inches wide.
- Must not be located within the public right-of-way.

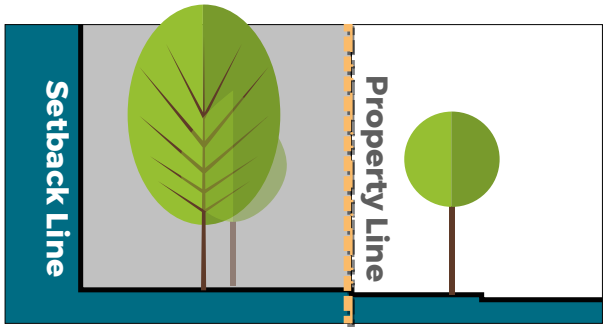


*Figure 49. Typical Cross Section*

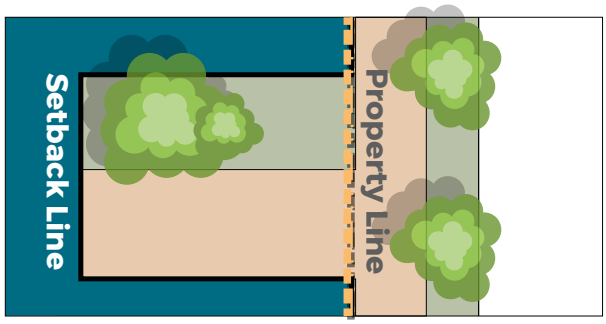


*Figure 50. Typical Plan Diagram*

| STREET TYPE | ALLOWANCE |
|---|---|
| Main Street | ✗ |
| Connector Street | ✗ |
| Mobility Street | ✓ |
| Gateway Street | ✓ |
| Neighborhood Street | ✓ |

*Figure 51. Street Type Allowance*

*Figure 52. Example of Porch Frontage*

## 6.5 Porch Frontage.

Porch frontage can be described as typical single family (1 unit) or small, multifamily (2-4 unit) frontage which consists of a wide, large space with seating area, covering, small run of stairs, landscaping, and fencing to blend with a variety of housing types. Must meet the following standards:

- Minimum coverage of seventy-five (75%) of primary building façade.
- Minimum clear depth of six (6') feet and maximum clear depth of ten (10') feet on primary building façade.
- Minimum height of eight (8') feet above the finished first floor grade.
- Landscaping such as trees, shrubs, and other ground cover must be provided in front yard setbacks.
- May not be located within the public right-of-way.

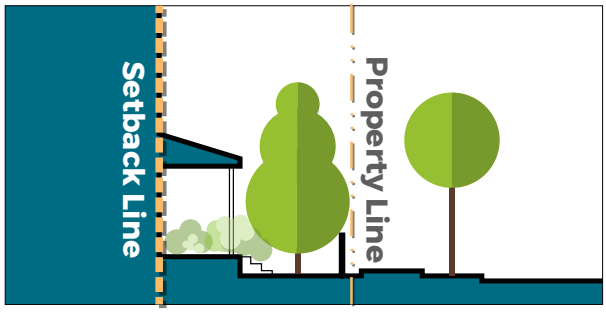


*Figure 53. Typical Cross Section*

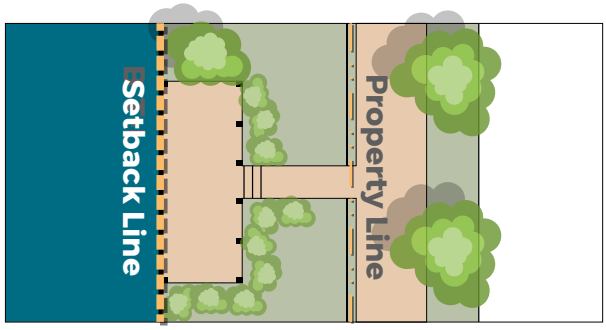


*Figure 54. Typical Plan Diagram*

| STREET TYPE | ALLOWANCE |
|---|---|
| Main Street | ✗ |
| Connector Street | ✗ |
| Mobility Street | ✗ |
| Gateway Street | ✓ |
| Neighborhood Street | ✓ |

*Figure 55. Street Type Allowance*

*Figure 56. Example of Shop Frontage*

## 6.6 Shop Frontage.

Shop frontage can be described as typical active retail frontage with awnings, windows, entry points, and storefront displays; often used for active retail uses (such as shopping or sales or dining with no fixed outdoor seating). Must meet the following standards:

- Minimum of eighty (80%) percent facade transparency on all street types.
- Minimum linear awning coverage of seventy-five (75%) percent of primary building façade, and must cover all windows and points of entry.
- Minimum four (4') foot awning covering depth and maximum six (6') foot awning covering depth (over the window zone).
- Minimum awning height of eight (8') feet above the adjacent sidewalk.
- Must include planters, public art, movable seating, or other amenities in the window zone where feasible.
- May be used to meet Weather Protection requirements for the street type.

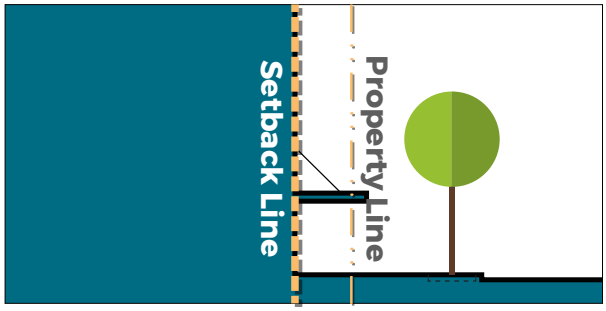


*Figure 57. Typical Cross Section*

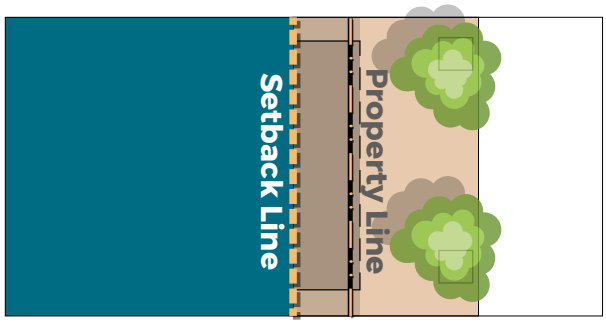


*Figure 58. Typical Plan Diagram*

| STREET TYPE | ALLOWANCE |
|---|---|
| Main Street | ✓ |
| Connector Street | ✓ |
| Mobility Street | ✓ |
| Gateway Street | ✓ |
| Neighborhood Street | ✗ |

*Figure 59. Street Type Allowance*

Figure 60. Example of Stoop Frontage

## 6.7 Stoop Frontage.

Stoop frontage can be described as typical single family (1 unit) or small, multifamily (2-4 unit) frontage which consists of a small porch area with covering, small run of stairs, landscaping, and fencing to blend with a variety of housing types. Must meet the following standards:

- Maximum coverage of twenty-five (25%) of primary building façade.
- Minimum clear depth of four (4') feet and maximum clear depth of six (6') feet on primary building façade.
- Must not be elevated greater than six (6') feet above the adjacent sidewalk.
- Landscaping such as trees, shrubs, and other ground cover must be provided in front yard setbacks.
- Steps or stairs associated with a stoop that extend into the public right-of-way must not impeded ADA accessibility.

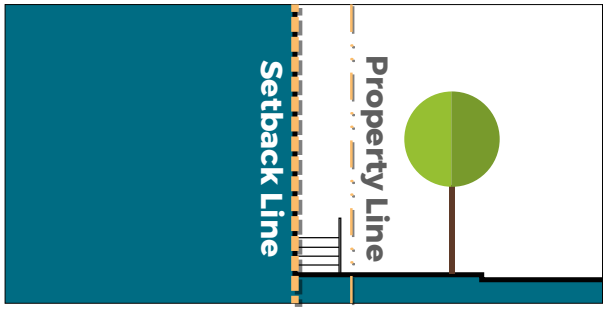


Figure 61. Typical Cross Section

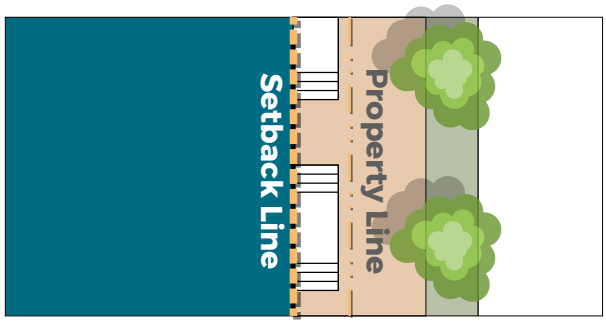


Figure 62. Typical Plan Diagram

| STREET TYPE | ALLOWANCE |
|---|---|
| Main Street | ✗ |
| Connector Street | ✓ |
| Mobility Street | ✓ |
| Gateway Street | ✓ |
| Neighborhood Street | ✓ |

Figure 63. Street Type Allowance

*Figure 64. Example of Walkup Frontage*

## 6.8 Walkup Frontage.

Walkup frontage can be described as typical urban residential frontage with covered entry point, glass, and some public realm improvements to reinforce the building wall, match more commercial context, and maintain an urban street context. Must meet the following standards:

- Minimum three (3') foot deep and five (5') foot wide covering (in the window zone) over all entry points.
- Finished ground floor must not be elevated greater than six (6") inches above the adjacent sidewalk.
- Must provide built-in planters and landscaping in setback area when not zero lot line to maintain the urban wall.
- Only rain coverings may extend over property line and into public right-of-way.

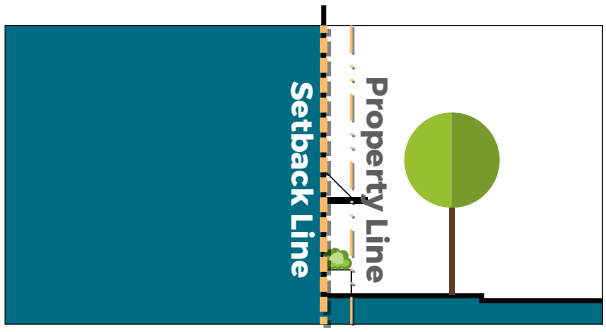


*Figure 65. Typical Cross Section*

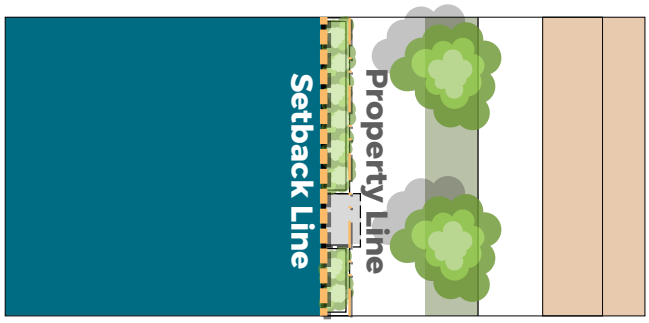


*Figure 66. Typical Plan Diagram*

| STREET TYPE | ALLOWANCE |
|---|---|
| Main Street | ✗ |
| Connector Street | ✓ |
| Mobility Street | ✓ |
| Gateway Street | ✓ |
| Neighborhood Street | ✓ |

*Figure 67. Street Type Allowance*

Figure 68. Example of Yard Frontage

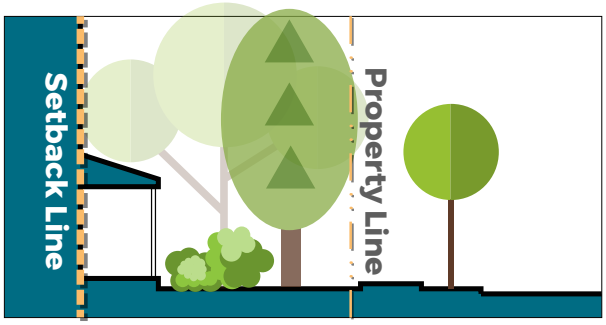


Figure 69. Typical Cross Section for a Yard

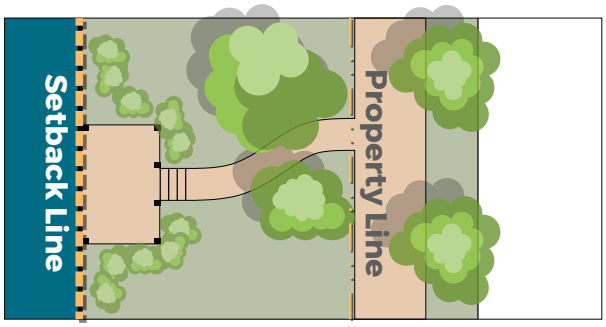


Figure 70. Yard Typical Plan Diagram for a Yard

## 6.9 Yard Frontage.

Yard frontage can be described as typical single family (1 unit) or small, multifamily (2-4 unit) frontage which is mostly limited to covered entryway with grassy area, landscaping, and fencing to blend with a variety of housing types. Must meet the following standards:

- Retaining walls or terracing required for yards elevated greater than three (3') feet above the grade of the adjacent sidewalk.
- Fencing required for adjacent side lots, minimum of four (4') feet tall.
- In lieu of fencing, a landscape buffer (that when full maturity) is no less than two (2') feet wide and no less than four (4') feet tall must be provided.
- Landscaping such as trees, shrubs, and other ground cover must be provided in front yard setbacks.
- May not be located within the public right-of-way.

| STREET TYPE | ALLOWANCE |
|---|---|
| Main Street | ✗ |
| Connector Street | ✗ |
| Mobility Street | ✗ |
| Gateway Street | ✗ |
| Neighborhood Street | ✓ |

Figure 71. Street Type Allowance

*Figure 72. Example of a Blank Wall in Downtown Camas*

## 7.0 Public Realm Standards.

To support implementation of the street network (**Section 5.0**) throughout Downtown Camas, each street type includes a set of standards for the zones of the public realm. These public realm standards establish expectations for the design, function, and character of spaces between the building façade and the curb lines, including sidewalks, planting areas, amenity zones, lighting, and furnishings. They provide the essential regulations for how these elements must enhance walkability, safety, comfort, and visual quality while supporting adjacent land uses.

| PUBLIC REALM | SECTION |
|---|---|
| Main Street Public Realm Standards | 7.1 |
| Connector Street Public Realm Standards | 7.2 |
| Mobility Street Public Realm Standards | 7.3 |
| Gateway Street Public Realm Standards | 7.4 |
| Neighborhood Street Public Realm Standards | 7.5 |

*Figure 73. Chapter Index for Public Realm Standards*

# 7.1 Main Streets (MNS) Public Realm

*Figure 74. Map of Main Streets in Downtown Camas*

The purpose of the public realm standards for the main street public realm is to reinforce 4th Avenue as the community's central activity area by establishing a cohesive, walkable streetscape. The standards regulate elements within the facade zone, encroachment zone, and amenities zone; while maintaining a clear sidewalk zone.

| NAME | TYPICAL CHARACTERISTICS |
|---|---|
| **Public Realm Space** | *Ten (10') feet minimum (both sides), eighteen (18') feet maximum (one side) > Includes larger extended curb areas due to "chicane" street and parking configuration.* |
| **Sidewalk Width** | *Unobstructed clear width of six (6') feet is preferred; may be reduced to four (4') feet at "pinch points" for no more than ten (10') feet in distance.* |

*Figure 75. Public Realm Areas on Main Streets*

# 7.1 Main Streets (MNS) Public Realm

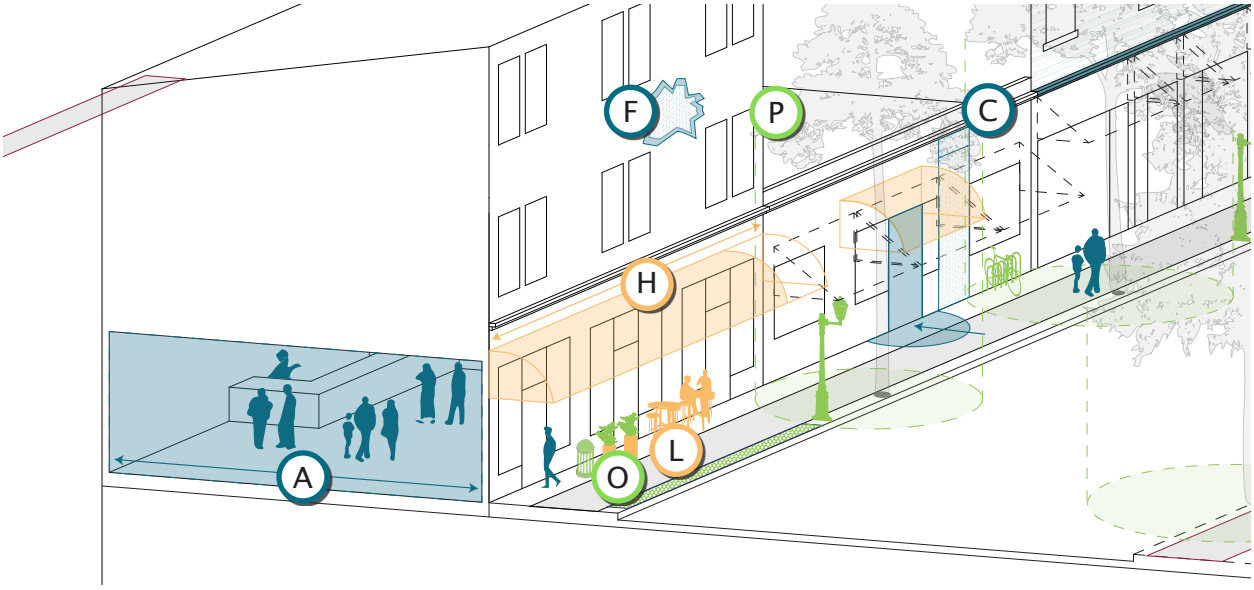


*Figure 76. Typical Main Street Segment Diagram*

## 7.1.1 Facade Zone.

### [A] Retailing Depth

- Minimum thirty (30') feet depth for ground-floor retail to support viable commercial activity.

### [B] Ground Floor Transparency

- Minimum sixty (60%) percent transparency between two (2') feet and ten (10)' feet above sidewalk grade using clear, non-reflective glass.
- Transparency must be maintained on existing buildings when renovated, restored, or modified.

### [C] Blank Wall Limitations

- No length of wall greater than ten (10') feet without architectural articulation including transparency, plane breaks, or entrances.

### [D] Horizontal Banding

- The ground floor shall be emphasized through banding with material or color differentiation or projection of two (2") inches to six (6") inches at a height between twelve (12') feet and fourteen (14') feet above the sidewalk.

### [E] Pedestrian Entrances

- Entrances must be clearly visible from the street and directly accessible from the sidewalk.
- Minimum fifty (50%) transparent for visual connection.
- Multi-tenant buildings must have entrances for each tenant.

### [F] Materiality and Colors

- Materials and finishes shall be durable, low-maintenance, weather-resistant, and drawn from a muted, coordinated palette consistent with the established downtown character; highly reflective, unfinished, or overly bright colors are prohibited.

### [G] Setback Buffering

- Not applicable and not identified on diagram.

## 7.1.2 Encroachment Zone.

### [H] Weather Protection

- Eighty (80%) percent of linear front facades must have rain protection or awnings with minimum four (4') feet covering depth and must include all entrances, exits, and windows.

### [I] Vertical Barriers

- Use transparent or semi-transparent materials for outdoor dining enclosures.
- Ensure dining walls do not obstruct pedestrian flow.
- Dining enclosure must not exceed forty-two (42") inches in height.
- Barriers shall be constructed of durable, weather-resistant materials, securely anchored or weighted for stability, capable of withstanding wind and pedestrian contact, and shall not include temporary, flimsy, or unfinished materials.

### [J] Outdoor Seating
- Provide modular, movable, and durable seating in public spaces. Ensure seating areas are shaded and accessible.

### [K] Building Signage
- Signs shall be pedestrian-scaled, architecturally integrated, legible, durable, and not internally illuminated.
- See **Chapter 18.15 Signs** for standards.

### [L] Movable Elements
- Provide movable seating, planters, and furnishings to support active use and seasonal programming.

## 7.1.3 Amenities Zone.

### [M] Multimodal Features
- Provide bike racks, scooter parking, and information kiosks adjacent to the intersection or mid-block crossing.
- See **Chapter 8.3 Hardscaping** for standards.

### [N] Pervious Surfaces
- Use permeable pavers where possible to contribute to a minimum twenty (20%) percent permeability within each block.

### [O] Planters
- Planter are required.
- See **Chapter 8.2 Landscaping** for standards.

### [P] Street Tree Canopy
- Maintain a continuous canopy achieving thirty (30%) percent to sixty (60%) percent street tree canopy over the total sidewalk area at maturity to reinforce pedestrian comfort and street character.
- Tree grates are required.
- See **Chapter 8.2 Landscaping** for standards.

### [Q] Hardscaping
- See **Chapter 8.3 Hardscaping** for standards.

### [R] Lighting
- Building, window, and decorative overhead lighting required.
- See **Chapter 8.4 Lighting** for standards.
- Must incorporate a minimum of three (3) of the lighting types identified in **8.4.1 Lighting Types**.

### [S] Screening
- See **Chapter 8.5 Screening** for standards.

### [T] Public Art
- See **Chapter 8.6 Public Art** for standards.

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## 7.2 Connector Streets (CNS) Public Realm

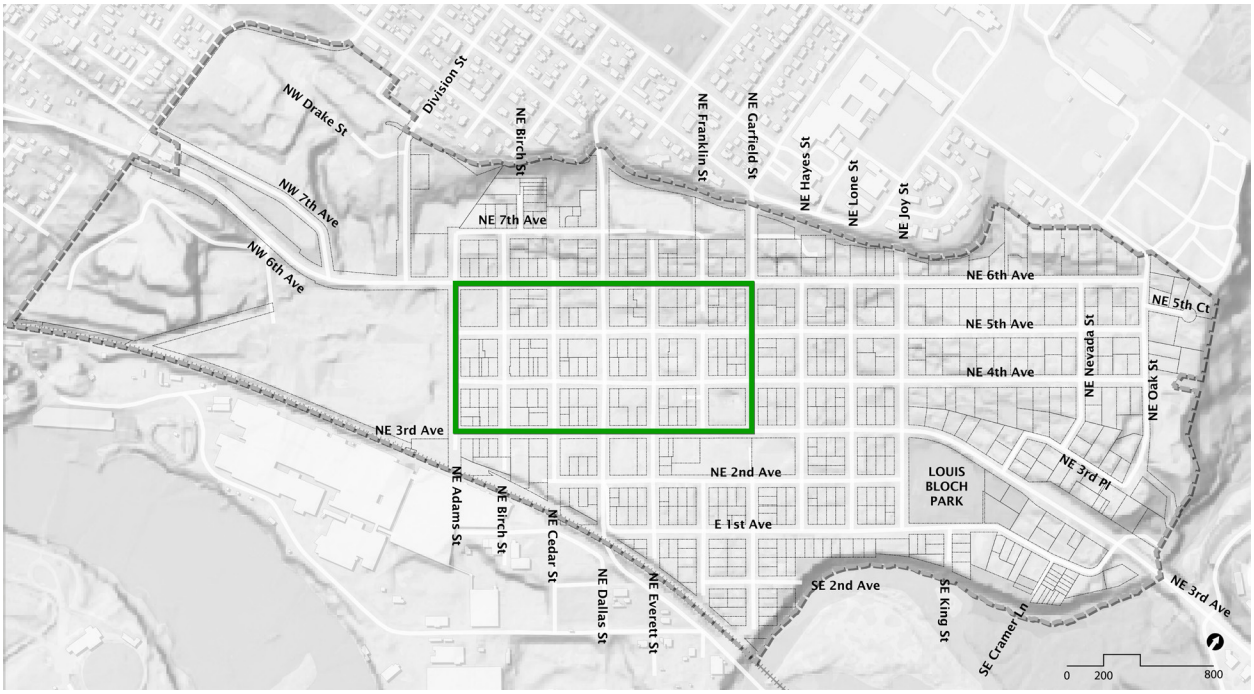



*Figure 77. Map of Connector Streets in Downtown Camas*

The purpose of the public realm standards for the connector street public realm is to reinforce the edges of the downtown core area and better link walkability to new downtown areas. The standards regulate elements within the facade zone, encroachment zone, and amenities zone; while maintaining a clear sidewalk zone.

| NAME | TYPICAL CHARACTERISTICS |
|---|---|
| **Public Realm Space** | *Up to fourteen (14') feet maximum (both sides) > May include larger extended curb areas at intersections or mid-blocks.* |
| **Sidewalk Width** | *Unobstructed clear width of six (6') feet is preferred; may be reduced to four (4') at "pinch points" for no more than ten (10') feet in distance.* |

*Figure 78. Public Realm Areas on Connector Streets*

# 7.2 Connector Streets (CNS) Public Realm

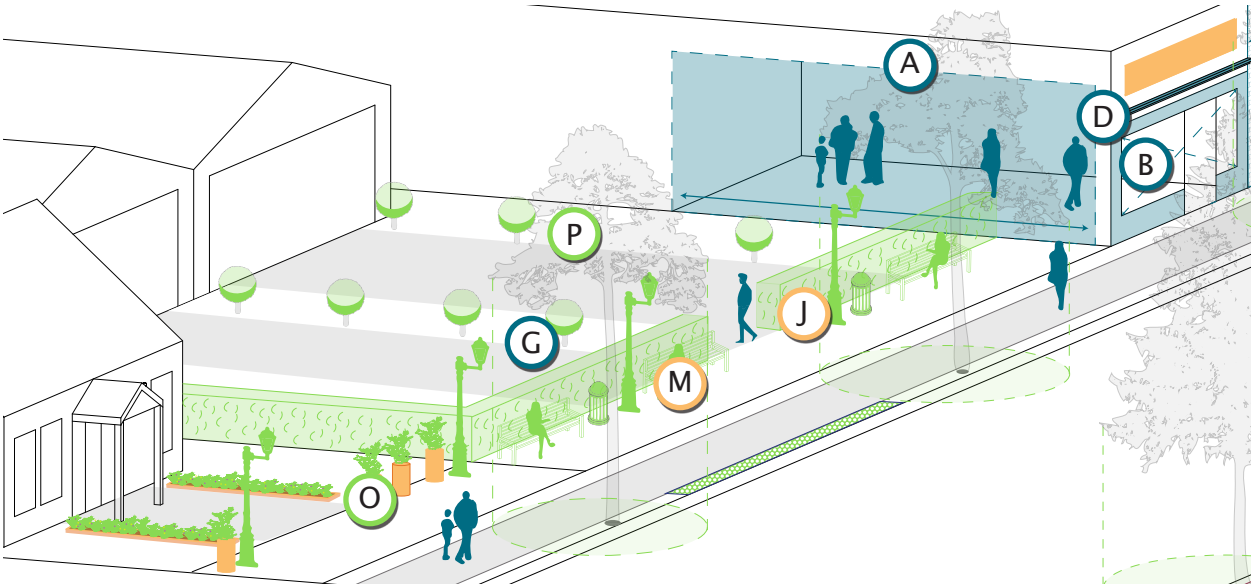



*Figure 79. Typical Connector Street Segment Diagram*

## 7.2.1 Facade Zone.

### [A] Retailing Depth.

– Minimum twenty five (25') feet depth for ground-floor retail to support viable commercial activity, when applicable.

### [B] Ground Floor Transparency.

– Minimum forty (40%) percent transparency between two (2') feet and ten (10') feet above sidewalk level using clear, non-reflective glass.

### [C] Blank Wall Limitations.

– No length of wall greater than fifteen (15') feet without architectural articulation including transparency, plane breaks, or entrances.

### [D] Horizontal Banding.

– The ground floor shall be emphasized through banding with material differentiation or projection of two (2") to six (6") inches at a height between twelve (12') feet and fourteen (14') feet above the sidewalk.

### [E] Pedestrian Entrances.

– Entrances must be clearly visible from the street and directly accessible from the sidewalk.
– Minimum fifty (50%) transparent for visual connection.
– Multi-tenant buildings must have entrances for each tenant.

### [F] Materiality and Colors.

– Materials and finishes shall be durable, low-maintenance, weather-resistant, and drawn from a muted, coordinated palette consistent with the established downtown character; highly reflective, unfinished, or overly bright colors are prohibited.

### [G] Setback Buffering.

– Use landscaped buffers with seating, lighting, walls, screening, planters and public art to create a sense of enclosure. Ensure that at least forty (40%) percent of the setback frontage area includes seating, lighting, and hardscaping.

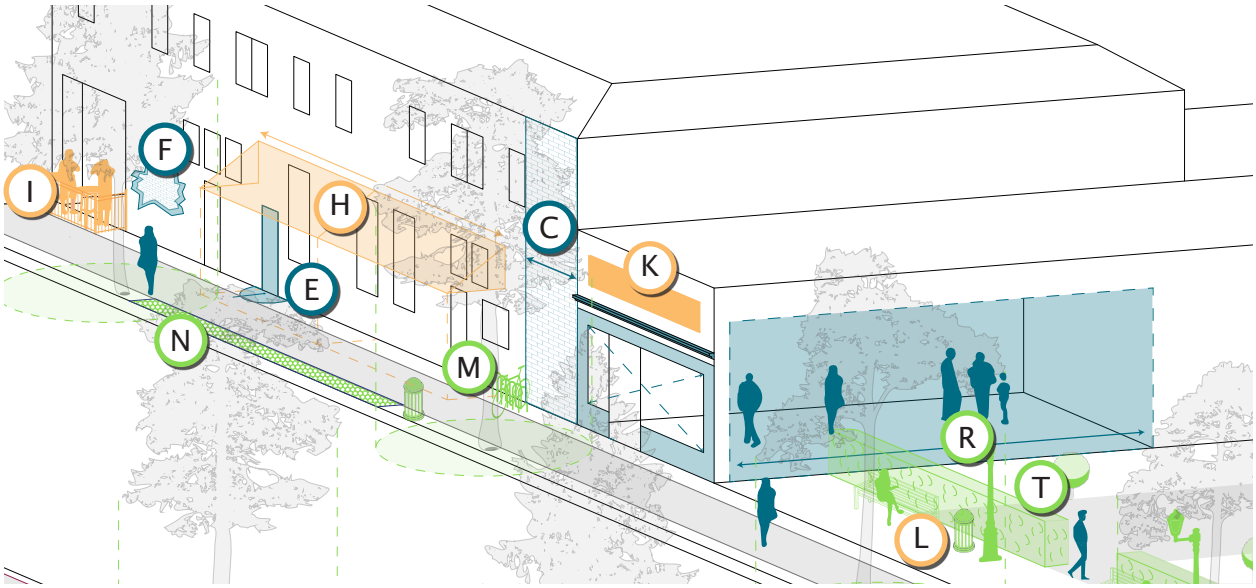
## 7.2.2 Encroachment Zone.

### [H] Weather Protection.

– Sixty (60%) percent of linear front facades must have rain protection or awnings with minimum four (4') feet covering depth and must include all entrances, exits, and windows.

### [I] Vertical Barriers.

– Use transparent or semi-transparent materials for outdoor dining enclosures. Ensure dining walls do not obstruct pedestrian flow.
– Dining enclosure must not exceed forty-two (42") inches in height.




– Barriers shall be constructed of durable, weather-resistant materials, securely anchored or weighted for stability, capable of withstanding wind and pedestrian contact, and shall not include temporary, flimsy, or unfinished materials.

### [J] Outdoor Seating.

– Provide modular, movable, and durable seating in public spaces. Ensure seating areas are shaded and accessible.

### [K] Building Signage.

– Signs shall be pedestrian-scaled, architecturally integrated, legible, durable, and not internally illuminated.
– See **Chapter 18.15 Signs** for standards.

### [L] Movable Elements

– Provide movable seating, planters, and furnishings to support active use and seasonal programming.

## 7.2.3 Amenities Zone.

### [M] Multimodal Features.

– Provide bike racks, scooter parking, and information kiosks at regular intervals.
– See **Chapter 8.3 Hardscaping** for standards.

### [N] Pervious Surfaces.

– Use permeable pavers where possible to contribute to a minimum twenty-five (25%) percent permeability within each block.

### [O] Planters.

– Planter are recommended.
– See **Chapter 8.2 Landscaping** for standards.

### [P] Street Tree Canopy.

– Maintain a continuous canopy achieving thirty (30%) percent to sixty (60%) percent street tree canopy over the total sidewalk area at maturity to reinforce pedestrian comfort and street character.
– Tree grates are required.
– See **Chapter 8.2 Landscaping** for standards.

### [Q] Hardscaping.

– See Chapter 8.3 Hardscaping for standards.

### [R] Lighting.

– Building and window lighting required
– See **Chapter 8.4 Lighting** for standards.
– Must incorporate a minimum of three (3) of the lighting types identified in **8.4.1 Lighting Types**.

### [S] Screening.

– See **Chapter 8.5 Screening** for standards.

### [T] Public Art.

– See **Chapter 8.6 Public Art** for standards.

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# 7.3 Mobility Streets (MBS) Public Realm

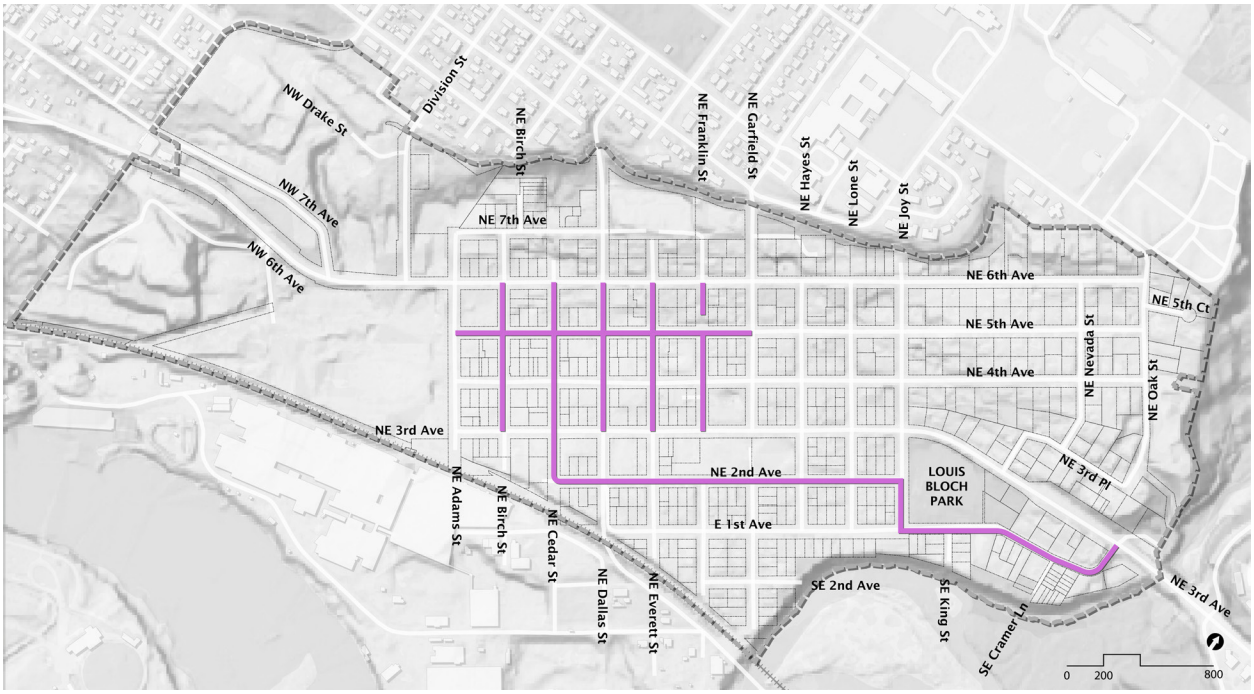



*Figure 80. Map of Mobility Streets in Downtown Camas*

The purpose of the public realm standards for the mobility street public realm is to balance efficient movement through downtown with a safe and comfortable multi-modal environment. The standards regulate elements within the facade zone, encroachment zone, and amenities zone; while maintaining a clear sidewalk zone.

| NAME | TYPICAL CHARACTERISTICS |
|---|---|
| **Public Realm Space** | *Eleven (11') feet minimum to fourteen (14') feet maximum (both sides) > May include larger extended curb areas at intersections or mid-blocks.* |
| **Sidewalk Width** | *Unobstructed clear width of six (6') feet is preferred; may be reduced to four (4') at "pinch points" for no more than ten (10') feet in distance.* |

*Figure 81. Public Realm Areas on Mobility Streets*

# 7.3 Mobility Streets (MBS) Public Realm

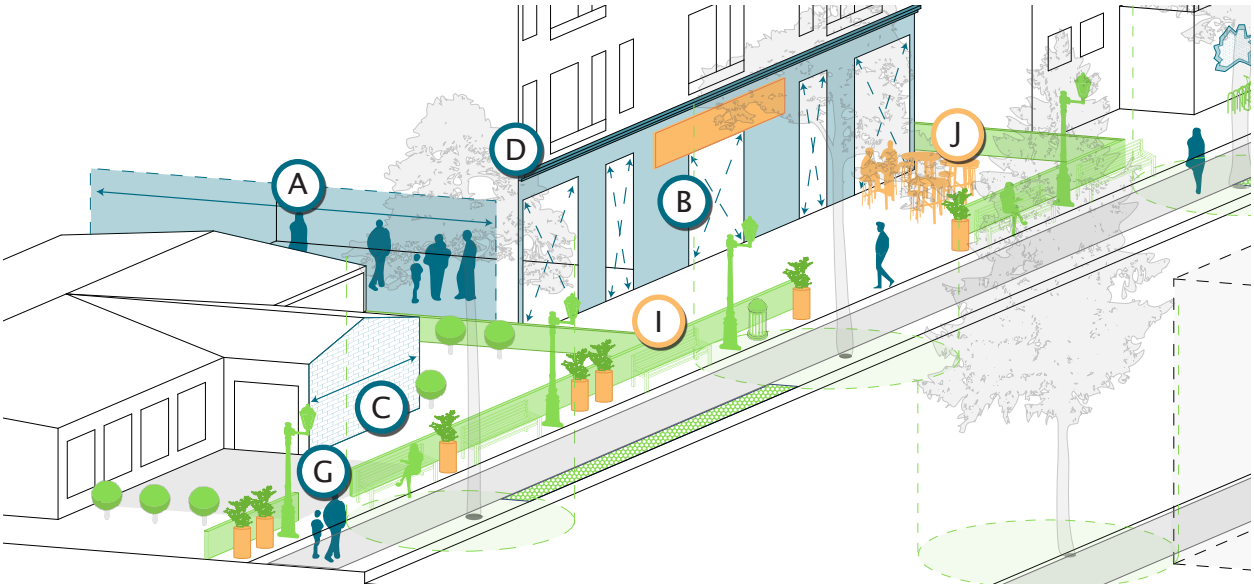



*Figure 82. Typical Mobility Street Segment Diagram*

## 7.3.1 Facade Zone.

### [A] Retailing Depth.

– Minimum twenty (20') feet depth for ground-floor retail to support viable commercial activity, when applicable.

### [B] Ground Floor Transparency.

– Minimum forty (40%) percent transparency between two (2') feet and ten (10') feet above sidewalk level using clear, non-reflective glass.

### [C] Blank Wall Limitations.

– No length of wall greater than fifteen (15') feet without architectural articulation including transparency, plane breaks, or entrances.

### [D] Horizontal Banding.

– The ground floor shall be emphasized through banding with material differentiation or projection of two (2") to six (6") inches at a height between twelve (12') feet and fourteen (14') feet above the sidewalk.

### [E] Pedestrian Entrances.

– Entrances must be clearly visible from the street and directly accessible from the sidewalk.
– Minimum fifty (50%) transparent for visual connection.
– Multi-tenant buildings must have entrances for each tenant.

### [F] Materiality and Colors.

– Materials and finishes shall be durable, low-maintenance, weather-resistant, and drawn from a muted, coordinated palette consistent with the established downtown character; highly reflective, unfinished, or overly bright colors are prohibited.

### [G] Setback Buffering.

– Use landscaped buffers with seating, lighting, walls, screening, planters and public art to create a sense of enclosure. Ensure that at least sixty (60%) percent of the setback frontage area includes seating, lighting, and hardscaping.

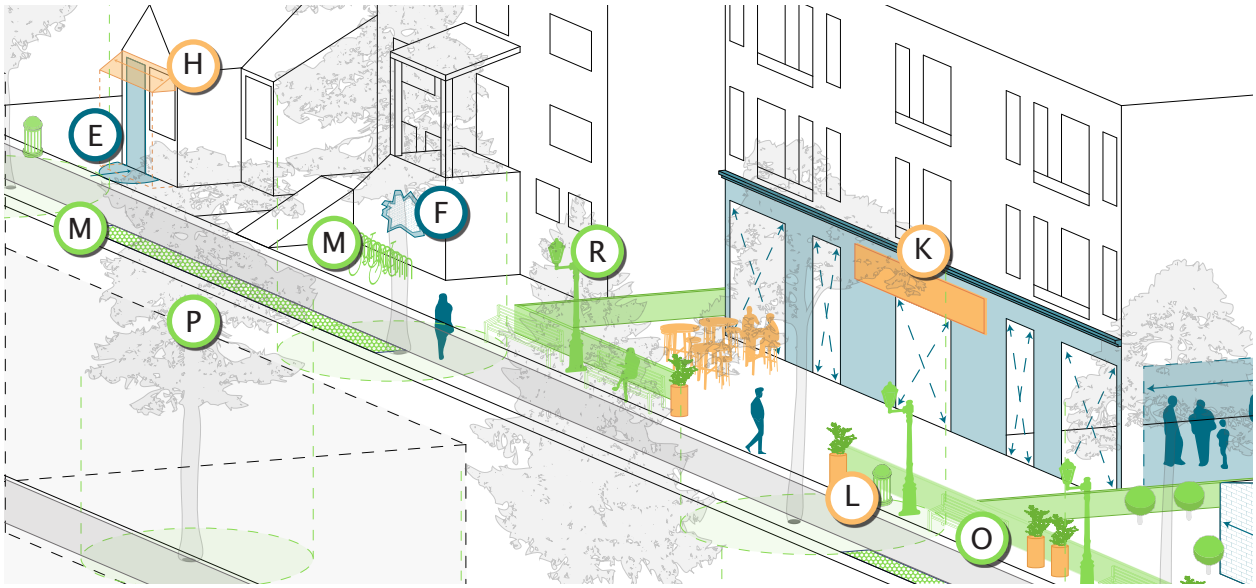
## 7.3.2 Encroachment Zone.

### [H] Weather Protection.

– Sixty (60%) percent of linear front facades must have rain protection or awnings with minimum four (4') feet covering depth and must include all entrances, exits, and windows.

### [I] Vertical Barriers.

– Use transparent or semi-transparent materials for outdoor dining enclosures. Ensure dining walls do not obstruct pedestrian flow.
– Dining enclosure must not exceed forty-two (42") inches in height.




– Barriers shall be constructed of durable, weather-resistant materials, securely anchored or weighted for stability, capable of withstanding wind and pedestrian contact, and shall not include temporary, flimsy, or unfinished materials.

### [J] Outdoor Seating.

– Provide modular, movable, and durable seating in public spaces. Ensure seating areas are shaded and accessible.

### [K] Building Signage.

– Signs shall be pedestrian-scaled, architecturally integrated, legible, durable, and not internally illuminated.
– See **Chapter 18.15 Signs** for standards.

### [L] Movable Elements.

– Provide movable seating, planters, and furnishings to support active use and seasonal programming.

## 7.3.3 Amenities Zone.

### [M] Multimodal Features.

– Provide bike racks, scooter parking, and information kiosks at regular intervals.
– See **Chapter 8.3 Hardscaping** for additional standards.

### [N] Pervious Surfaces.

– Use permeable pavers where possible to contribute to a minimum twenty (20%) percent permeability within each block.

### [O] Planters.

– Planter are recommended.
– See **Chapter 8.2 Landscaping** for standards.

### [P] Street Tree Canopy.

– Maintain a continuous canopy achieving thirty (30%) percent to sixty (60%) percent street tree canopy over the total sidewalk area at maturity to reinforce pedestrian comfort and street character.
– Tree grates are required.
– See **Chapter 8.2 Landscaping** for standards.

### [Q] Hardscaping.

– See **Chapter 8.3 Hardscaping** for standards.

### [R] Lighting.

– Building and window lighting required
– See **Chapter 8.4 Lighting** for standards.
– Must incorporate a minimum of three (3) of the lighting types identified in **8.4.1 Lighting Types**. Not required on 1st Avenue and 2nd Avenue.

### [S] Screening .

– See **Chapter 8.5 Screening** for standards.

### [T] Public Art.

– See **Chapter 8.6 Public Art** for standards.

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# 7.4 Gateway Streets (GWS) Public Realm

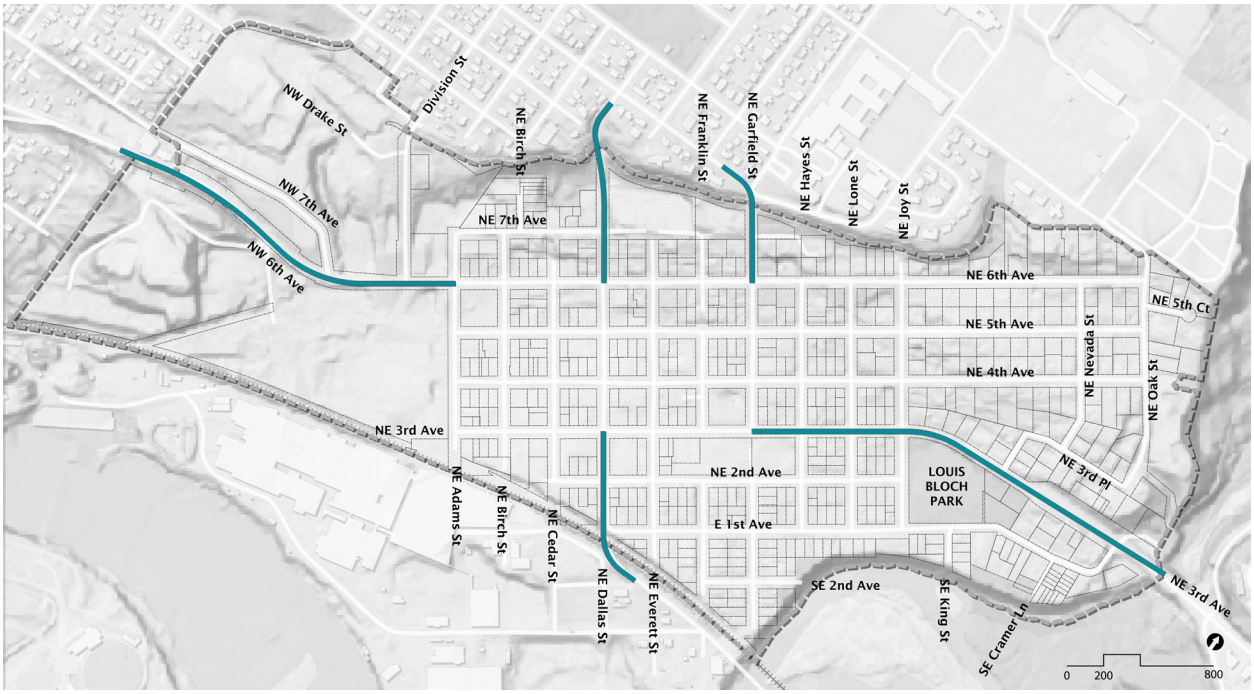



*Figure 83. Map of Gateway Streets in Downtown Camas*

The purpose of the public realm standards for the gateway street public realm is to establish a welcoming streetscape that signals entry into the downtown core while maintaining a safe, legible pedestrian environment. The standards regulate elements within the facade zone, encroachment zone, and amenities zone; while maintaining a clear sidewalk zone.

| NAME | TYPICAL CHARACTERISTICS |
|---|---|
| **Public Realm Space** | *Up to eleven (11') feet maximum (both sides) > May include larger extended curb areas at intersections.* |
| **Sidewalk Width** | *Unobstructed clear width of six (6') feet is preferred; may be reduced to four (4') at "pinch points" for no more than ten (10') feet in distance.* |

*Figure 84. Public Realm Areas on Gateway Streets*

# 7.4 Gateway Streets (GWS) Public Realm

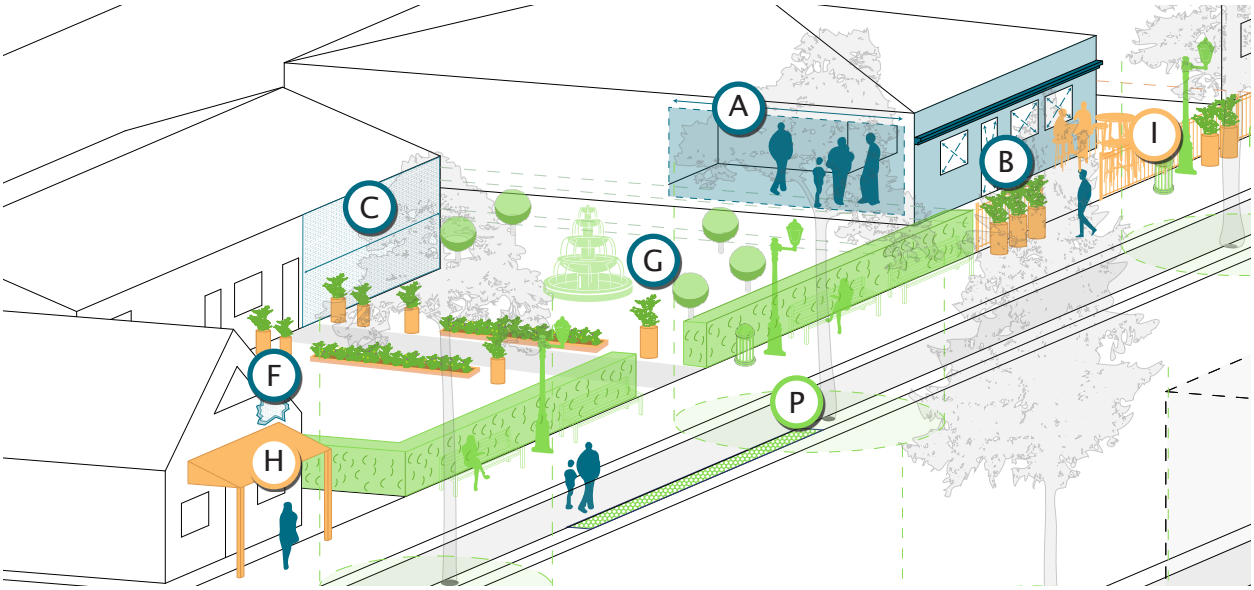



*Figure 85. Typical Gateway Street Segment Diagram*

## 7.4.1 Facade Zone.

### [A] Retailing Depth.

– Minimum twenty (20') feet depth for ground-floor retail to support viable commercial activity, when applicable.

### [B] Ground Floor Transparency.

– Minimum twenty (20%) percent transparency between two (2') feet and ten (10') feet above sidewalk level using clear, non-reflective glass.

### [C] Blank Wall Limitations.

– No length of wall greater than twenty-five (25') feet without architectural articulation including transparency, plane breaks, or entrances.

### [D] Horizontal Banding.

– Not applicable and not identified on diagram.

### [E] Pedestrian Entrances.

– Not applicable and not identified on diagram.

### [F] Materiality and Colors.

– Use materials and colors that are durable, low-maintenance, and environmentally friendly that complement the existing downtown character at present and over time as they age.
– Avoid reflective or unfinished materials and overly bright colors.

### [G] Setback Buffering.

– Use landscaped buffers with seating, lighting, walls, screening, planters and public art to create a sense of enclosure. Ensure that at least thirty (30%) percent of the setback frontage area includes seating, lighting, and hardscaping.

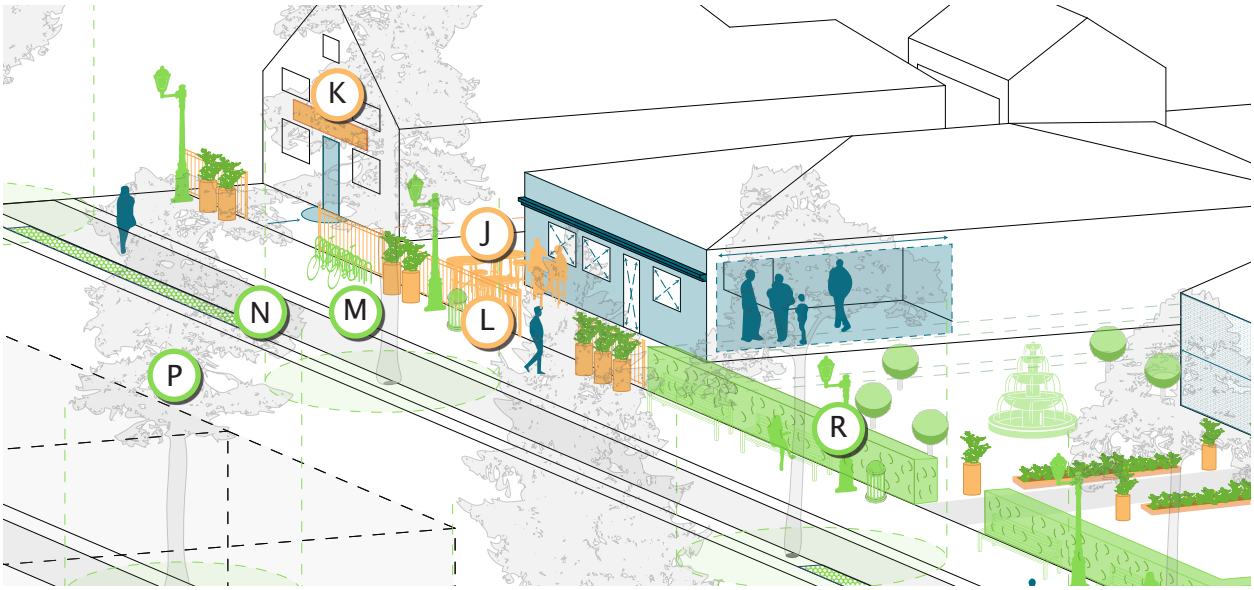
## 7.4.2 Encroachment Zone.

### [H] Weather Protection.

– Provide continuous rain protection or awnings at all building entrances and exits, with covering depth extending no less than four (4') feet.

### [I] Vertical Barriers.

– Use transparent or semi-transparent materials for outdoor dining enclosures. Ensure dining walls do not obstruct pedestrian flow.
– Dining enclosure must not exceed forty-two (42") inches in height.




– Barriers shall be constructed of durable, weather-resistant materials, securely anchored or weighted for stability, capable of withstanding wind and pedestrian contact, and shall not include temporary, flimsy, or unfinished materials.

**[J] Outdoor Seating.**
– Provide shaded seating at key locations.

**[K] Building Signage.**
– Signs shall be pedestrian-scaled, architecturally integrated, legible, and durable.
– See **Chapter 18.15 Signs** for standards.

**[L] Movable Elements.**
– Allow movable elements that enhance the entry experience and do not obstruct visibility.

## 7.4.3 Amenities Zone.

**[M] Multimodal Features.**
– Include bike parking and transit shelters near intersections.
– See **Chapter 8.3 Hardscaping** for standards.

**[N] Pervious Surfaces.**
– Use permeable pavers where possible to contribute to a minimum thirty five (35%) percent permeability within each block.

**[O] Planters.**
– Not applicable and not identified on diagram.

**[P] Street Tree Canopy.**
– Maintain a continuous canopy achieving thirty (30%) percent to fifty (50%) percent street tree canopy over the total sidewalk area at maturity to reinforce pedestrian comfort and street character.
– See **Chapter 8.2 Landscaping** for standards.

**[Q] Hardscaping.**
– See **Chapter 8.3 Hardscaping** for standards.

**[R] Lighting.**
– Building and window lighting is recommended.
– See **Chapter 8.4 Lighting** for standards.

**[S] Screening .**
– See **Chapter 8.5 Screening** for standards.

**[T] Public Art.**
– See **Chapter 8.6 Public Art** for standards.

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# 7.5 Neighborhood Streets (NHS) Public Realm

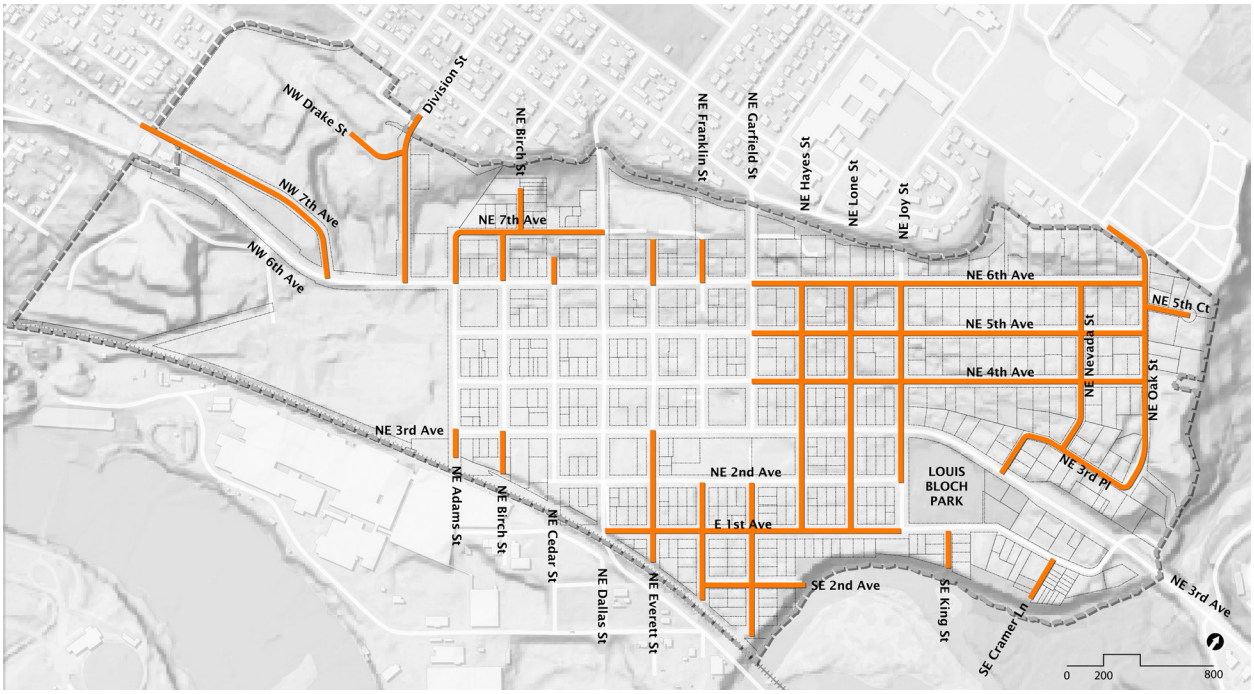



*Figure 86. Map of Neighborhood Streets in Downtown Camas*

The purpose of the public realm standards for the neighborhood street public realm is to support a calm, comfortable streetscape that prioritizes residential character and local activity. The standards regulate elements within the facade zone, encroachment zone, and amenities zone; while maintaining a clear sidewalk zone.

| NAME | TYPICAL CHARACTERISTICS |
|---|---|
| **Public Realm Space** | *Eleven (11') feet minimum to fourteen (14') feet maximum (both sides) > May include larger extended curb areas at intersections or mid-blocks.* |
| **Sidewalk Width** | *Unobstructed clear width of six (6') feet is preferred; may be reduced to four (4') at "pinch points" for no more than ten (10') feet in distance.* |

*Figure 87. Public Realm Areas on Neighborhood Streets*

# 7.5 Neighborhood Streets (NHS) Public Realm

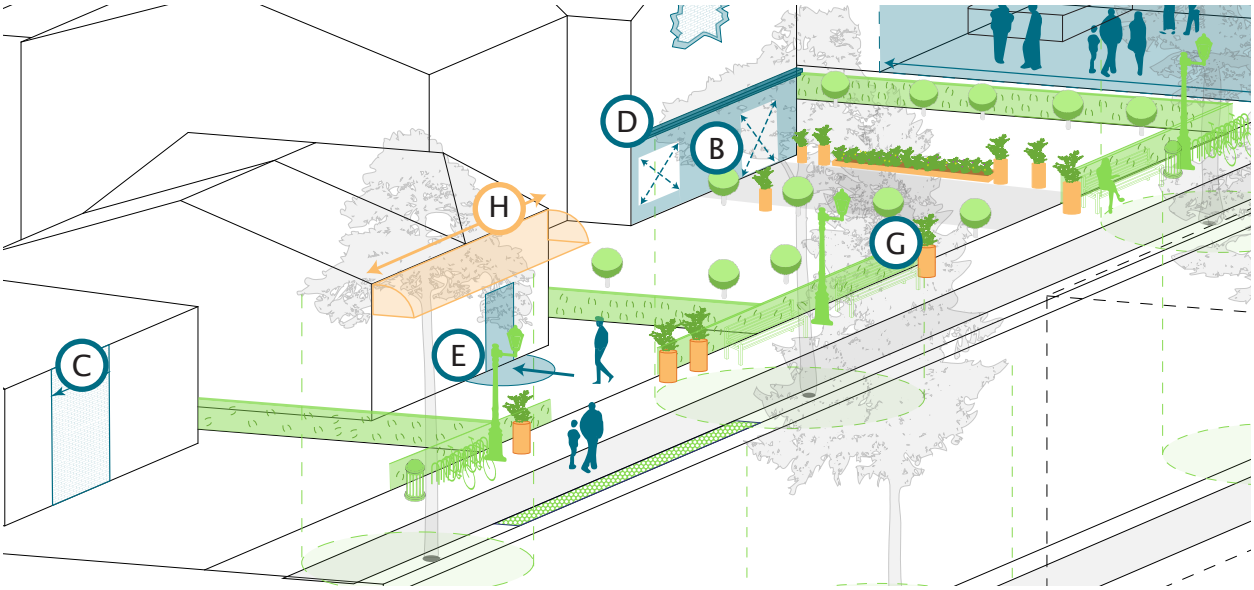



*Figure 88. Typical Neighborhood Street Segment Diagram*

## 7.5.1 Facade Zone.

### [A] Retailing Depth.

– Retail depth not required unless part of mixed-use development. If part of a mixed use development, provide a minimum of twenty (20') feet.

### [B] Ground Floor Transparency.

– Minimum ten (10%) percent transparency between two (2') feet and ten (10') feet above sidewalk level using clear, non-reflective glass.

### [C] Blank Wall Limitations.

– No length of wall greater than thirty (30') feet without architectural articulation including transparency, plane breaks, or entrances.

### [D] Horizontal Banding.

– Not applicable and not identified on diagram.

### [E] Pedestrian Entrances.

– Not applicable and not identified on diagram.

### [F] Materiality and Colors.

– Use materials and colors that are durable, low-maintenance, and environmentally friendly that complement the existing downtown character at present and over time as they age.
– Avoid reflective or unfinished materials and overly bright colors.

### [G] Setback Buffering.

– Use landscaped buffers with seating, lighting, walls, screening, planters and public art to create a sense of enclosure. Ensure that at least forty (40%) percent of the setback frontage area includes seating, lighting, and hardscaping.

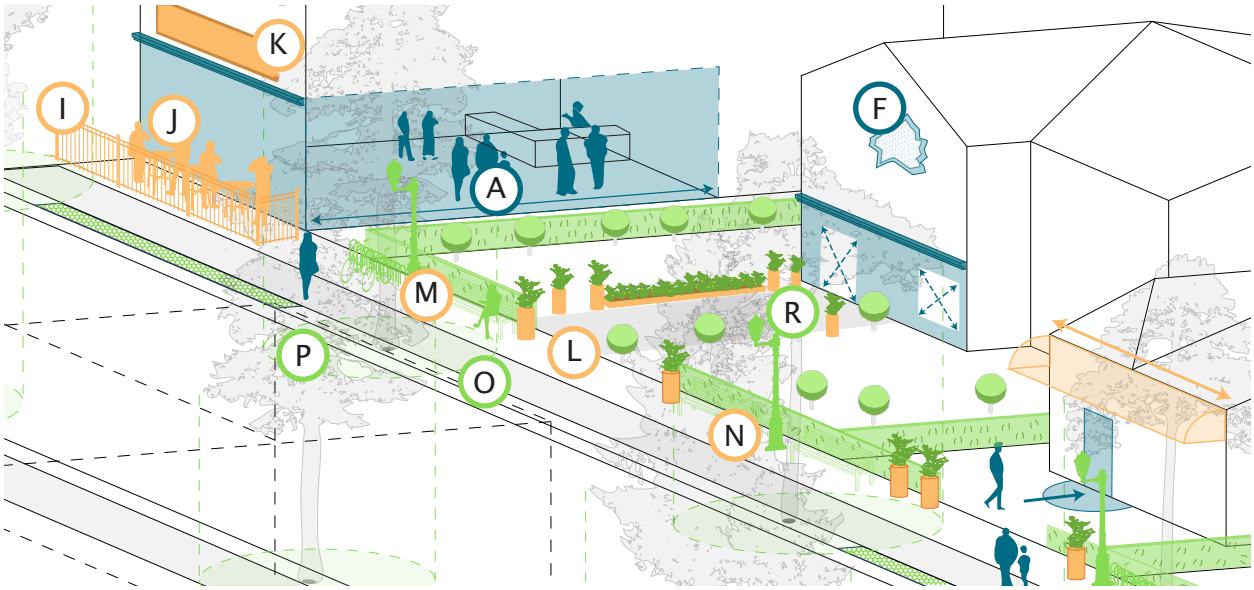
## 7.5.2 Encroachment Zone.

### [H] Weather Protection.

– Provide continuous rain protection or awnings at all building entrances and exits, with covering depth extending no less than four (4') feet.

### [I] Vertical Barriers.

– Not applicable and not identified on diagram.




**[J] Outdoor Seating.**
- Provide shaded seating at key locations.

**[K] Building Signage.**
- Signs shall be pedestrian-scaled, architecturally integrated, legible, and durable.
- See **Chapter 18.15 Signs** for standards.

**[L] Movable Elements.**
- Allow movable elements that enhance the entry experience and do not obstruct visibility.

## 7.5.3 Amenities Zone.

**[M] Multimodal Features.**
- Not applicable and not identified on diagram.

**[N] Pervious Surfaces.**
- Use permeable pavers where possible to contribute to a minimum thirty (30%) percent permeability within each block.

**[O] Planters.**
- Not applicable and not identified on diagram.

**[P] Street Tree Canopy.**
- Maintain a continuous canopy achieving thirty (30%) percent to fifty (50%) percent street tree canopy over the total sidewalk area at maturity to reinforce pedestrian comfort and street character.
- See **Chapter 8.2 Landscaping** for standards.

**[Q] Hardscaping.**
- See **Chapter 8.3 Hardscaping** for standards.

**[R] Lighting.**
- Building and window lighting is recommended.
- See **Chapter 8.4 Lighting** for standards.

**[S] Screening.**
- See **Chapter 8.5 Screening** for standards.

**[T] Public Art.**
- See **Chapter 8.6 Public Art** for standards.

*Figure 89. Image of Downtown Camas Streetscape*

## 8.0 General Standards.

Unless otherwise noted in this section, the general standards provide a range of standards for any street or frontage within the downtown area, including landscaping, hardscaping, lighting, screening, and public art. In the event of a conflict between the Public Realm Standards **(Section 7.0)** and these General Standards, the Public Realm Standards for the specified Street Type or Street Types shall supersede.

## 8.1 General Principles.

The general standards are intended to aspire to the following principles for elements within the public realm in Downtown Camas:

- **Implement Adopted Plans.** Advance the goals and policies of the City of Camas Comprehensive Plan and Capital Facilities Plan.
- **Strengthen Downtown Vitality.** Enhance livability, environmental quality, and economic vitality through a diverse and complementary mix of downtown uses.
- **Use Public Resources Efficiently.** Promote the efficient and coordinated use of public facilities, infrastructure, and services.
- **Create a Complete and Safe Downtown Environment.** Foster a safe, attractive, and convenient setting that supports living, working, shopping, and recreation, with active ground-floor uses and residential or office uses above.
- **Support Economic Development.** Encourage economic growth by creating an inviting downtown environment that attracts a broad and diverse consumer base.
- **Attract and Retain Businesses.** Establish a stable and economically viable downtown that supports existing businesses and attracts new investment.
- **Promote Sustainable Development.** Encourage development practices that support long-term environmental, social, and economic sustainability.

*Figure 90. Character Image of Landscaping*

*Figure 91. Landscape Located within Curb Extension Area*

## 8.2 Landscaping.

Vegetation and green infrastructure are essential components of a healthy, attractive urban environment. They manage stormwater, reduce urban heat island effect, and improve air quality while enhancing the pedestrian experience. Thoughtfully integrated, they soften the built form, support biodiversity, and create a more comfortable, visually engaging streetscape. The following applies to all street types:

### 8.2.1 LANDSCAPING STANDARDS

1. **Location:** Landscaping and trees shall be selected and located to dampen sound, filter air contaminants, curtail erosion, minimize stormwater run-off, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character.
2. **Variety:** Must include a combination and multiple layers of canopy trees, under-story trees, shrubs, and ground cover to achieve the goal of this section.
3. **Parking Areas:** Must be landscaped in accordance with this section.

*Figure 92. Typical Street Tree and Tree Well*

*Figure 93. Example of Landscape Planters*

4. **Setback Buffering Area:** Landscape must be utilized in setback buffering areas per this section.
5. **Tree Density:** Minimum forty (40) tree units per acre of land.
6. **Tree Caliper:** Minimum of two (2”) inch caliper, fully branched, and staked at the time of planting.
7. **Tree Undercanopy:** Must be maintained to a minimum of eight (8’) feet clearance above any sidewalk and ten (10’) feet above any street.
8. **Tree Spacing:** Install deciduous trees at intervals of thirty (30’) feet along sidewalks.
9. **Tree Placement:** Minimum of thirty (30”) inches from the center of the caliper to the back of any curb or not within twenty-five (25’) feet of a light pole.
10. **Tree Wells and Grates:** Provide a minimum planting area of four (4’) by four (4’) feet for tree grates, or four (4’) by six (6’) feet for open planters. Tree grates must be ADA accessible and have removable expansion rings to accommodate tree growth.
11. **Soil Volume:** Ensure each tree has access to at least two (2 CF) cubic feet of soil for every one (1’) foot of crown at maturity. Ideally loose soil which will allow for root penetration.
12. **Planter Dimensions:** Raised planters must be at least four (4’) feet wide; at-grade planting strips must be no less than five (5’) feet wide. Must include root barriers and cannot impede ADA accessibility.
13. **Stormwater Features:** Incorporate bioswales or rain gardens with a minimum width of four (4’) feet and ponding depth of six (6”) to twelve (12”) inches where possible.
14. **Pervious Surface.** Must meet the pervious surface requirements for the associated street type.
15. **Plant Selection:** Use sixty (60%) percent native or northwest climate-adapted species such as ornamental grasses, flowering perennials, small shrubs, or drought-tolerant vegetation; and fifty (50%) percent evergreen species. All plant materials shall be suitable for the climatic conditions.

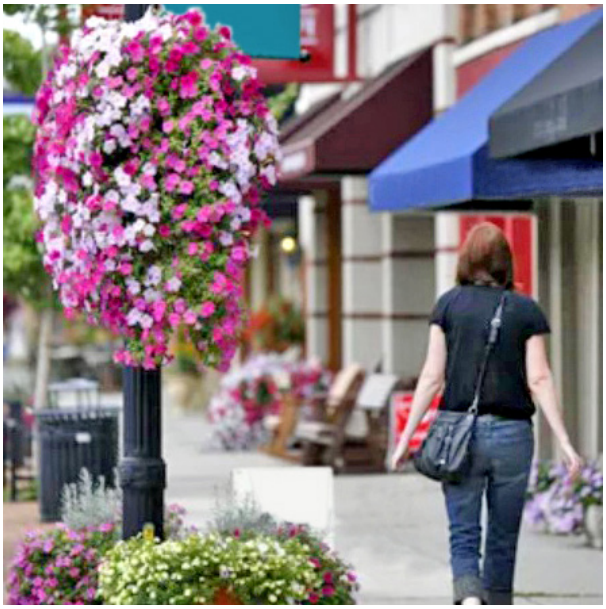


*Figure 94. Example of Hanging Baskets*

*Figure 95. Example of Raingardens*

16. **Height:** Landscape materials must not exceed thirty (30") inches in height on corners or impede sight lines for vehicles and cyclists.
17. **Hanging Baskets:** The bottom of any hanging basket must be at least eighty (80") inches above the grade of the sidewalk; except when an effective barrier - such as a planter box, potted plant, or other physical barrier is located in the ground in such a way to effectively mitigate any hazard created by the hanging item.
18. **Maintenance:** Require irrigation for the first three (3) years and establish a quarterly maintenance schedule for pruning and weeding.
19. **Damage:** The property owner shall be responsible for any future damage to a street, curb, or sidewalk caused by landscaping.
20. **Raingardens:** Raingardens are allowed as long as ADA accessibility is preserved.
21. **Irrigation:** All landscape planting shall be irrigated with an automatic, underground irrigation system design with water conservation in mind. Utilization of techniques such as separate water zones based on soil type, sun exposure, and plant water requirements are encouraged. Hanging baskets and individual planter pots may be hand watered. All irrigation materials located within the public right-of-way shall utilize the materials and construction techniques as required by the City.
22. **Existing Tree Retention:** Retain existing trees that are not already protected as "significant trees" under the Camas Municipal Code. In the event retention is not possible, require the project to provide two (2) new trees in replacement of one (1) existing tree.

*Figure 96. Example of Specialty Brick Pavers at Mid-Block Crossing*

*Figure 97. Example of a Curb Extension with Paving, Landsdcaping, and other Amenities*

## 8.3 Hardscaping.

Hardscape elements establish the physical framework of the public realm and must be designed for long-term durability, universal accessibility, and visual cohesion. Materials and site furnishings must support pedestrian comfort, encourage gathering, and reflect local character while accommodating a broad range of activities, from informal seating and daily use to larger, organized events. The following applies to all street types:

### 8.3.1 HARDSCAPING STANDARDS

1. **Elements:** Hardscape elements such as natural stone, water features, drinking fountains, decorative sidewalks, enhanced paving, and other site furnishings are strongly encouraged.
2. **Sidewalk Width:** Provide a minimum width of six (6') feet in commercial areas and ten (10') feet where possible in high-traffic zones and right-of-way is available.
3. **Paving Materials:** Use scored concrete or other materials with a compressive strength of at least four thousand (4,000 psi) pounds per square inch.
4. **Curb Extensions:** Design curb extensions to be at least six (6') feet deep and eighteen (18') feet wide, with ADA-compliant ramps. Typical curb extension must be eight (8') feet wide and coordinated with on-street, parallel parking.

*Figure 98. Example of Existing Bench along 4th Avenue in Downtown Camas*

*Figure 99. Example of Existing Water Feature in Downtown Camas*

5. **Furnishings:** Allocate a two (2') foot to four (4') foot wide zone between the curb and pedestrian path for benches, drinking fountains, trash receptacles, and bike racks. Placement of any furnishings must not impede or constrict pedestrian movement or ADA accessibility.
6. **Drinking Fountains:** All drinking fountains shall be ADA accessible.
7. **Benches:** Install one six (6') foot bench with armrests and backrests every two hundred and seventy (270') linear feet on average, unless already provided by others.
8. **Bike Racks:** Provide one (1) bike rack per ten (10) vehicle parking spaces associated with the primary use or every two hundred (200') linear feet of frontage, unless already provided by others. Shall be placed within the public sidewalk, pocket plazas, and parks to encourage multimodal access. Uses that generate a high potential for bike parking such as arcades or movie theaters are strongly encouraged to locate a bike rack within their frontage. Preferred near public entrances or shared entrances to buildings. Must also be accessible from the street to discourage biking on the sidewalk.
9. **Trash Receptacles:** Shall be placed with the public sidewalk, pocket plazas, and parks to encourage public sanitation and a litter free environment. Uses that generate a high potential for immediately disposable trash such as takeout restaurants are strongly encouraged to locate a receptacle within their frontage.
10. **Water Features:** May be provided in lieu of some of these requirements based on review by the planning official.
11. **Subsurface Access Points:** Any improved hardscapes must not interfere with existing subsurface access point for businesses.

*Figure 100. Example of Downtown Ripon which incorporates numerous types of lighting to make visitors feel welcome. [Photo credit: Craig Tebon]*

*Figure 101. Example of wrapped trees that clearly define the edges of the Broadway district in Green Bay, WI.*

## 8.4 Lighting.

Lighting is a critical element of the streetscape, enhancing safety, extending activity into evening hours, and reinforcing the area's character. It must provide clear, comfortable illumination for pedestrians, cyclists, and drivers, minimize glare and light pollution, and thoughtfully highlight architectural features and public spaces without dominating the environment.

Because a significant share of consumer activity occurs during evening hours, particularly in winter months with limited daylight, adequate downtown lighting is essential to economic vitality and public safety. Lighting shall support safe and comfortable pedestrian movement, encourage exploration throughout the district, and reinforce active ground-floor uses. Light emitted from storefronts and building frontages must contribute to a welcoming streetscape and signal downtown activity after dark.

Evaluation of existing nighttime conditions shall consider the coordinated use of multiple "layers of light" that support wayfinding, visibility, and a positive pedestrian experience, including the following:

- District Edge and Ridgeline Lighting,
- Facade and Architectural Feature Lighting,
- Signage and Business Lighting,
- Pathway and Pedestrian Lighting,
- Entryway and Building Entrance Lighting,and
- Window Display and Interior Visibility Lighting.

When coordinated, these lighting layers contribute to a safe, comfortable, and engaging nighttime environment. Improvements may be implemented incrementally and are not required to occur simultaneously. Priority must be given to lighting interventions that provide the greatest public benefit, including integration with planned capital projects or the use of incentive programs to encourage enhanced façade, window, and signage lighting by private property owners.

*Figure 102. Example of ridgeline and building edge lighting from Country Club Plaza, Kansas City, MO*

*Figure 103. Example of architectural lighting that draws attention to unique architecture, in this case the simple columns of the building, making it stand out even at night. Apartment building, Duluth, MN. [Photo credit: Seanette Corkill]*

## 8.4.1 LIGHTING TYPES

### District Edge and Ridgeline Lighting

District edge and skyline lighting elements may be used to visually define the boundaries and perceived extent of the business district during evening hours. Similar to daytime gateway features, lighting that is introduced at district edges and continues within the district can signal arrival, reinforce identity, and communicate district scale when visibility is limited.

This lighting may include continuous or regularly spaced lighting along building rooflines where such features exist. In areas without consistent rooflines, or where gaps between buildings occur, comparable visual continuity may be achieved through illumination of tree trunks or canopies, or by integrating lighting on streetlights or other vertical streetscape elements, provided such lighting is coordinated and avoids glare or light spill onto adjacent properties.

### Facade and Architectural Feature Lighting

Façade and architectural feature lighting may be used to highlight distinctive architectural elements, landmark buildings, or historically significant features in order to reinforce district identity and aid nighttime orientation. Emphasis must be placed on buildings with notable architectural character or cultural significance to create visual focal points and support interpretation of the district's architectural context.

This lighting may include ground-mounted floodlights, wall-mounted sconces, or focused spotlights directed at towers, cornices, entries, or other defining features. Lighting shall be designed to avoid glare, excessive brightness, and light spill onto adjacent properties or the public right-of-way.

### Signage and Business Lighting

Signage and business lighting shall be illuminated to support nighttime visibility, orientation, and wayfinding within the district. Sign lighting must allow signs to remain legible after business hours in order to help visitors navigate the district and understand the range of available businesses, including those not open during evening hours. This lighting shall be directed toward the sign face and shielded to prevent glare or light spill onto adjacent buildings, sidewalks, or residential areas. Gooseneck fixtures, angled shades, or similar focused luminaires may be used. Fixtures must be spaced and aimed to provide uniform illumination across the entire sign face, with overlapping light coverage to minimize shadows and ensure legibility. See **Chapter 18.15 Signs** for standards.

### Pathway and Pedestrian Lighting

Pathway and pedestrian lighting shall be provided to illuminate pedestrian routes and spaces, supporting safe, comfortable, and intuitive nighttime movement throughout the district. Pedestrian lighting must reinforce key connections between destinations such as parking areas, transit stops, hotels, residential neighborhoods, and primary downtown streets. This lighting shall provide a continuous and even wash of light focused on walking surfaces and pedestrian-scale spaces. Wall-pack fixtures, unshielded ceiling lights, or security-style luminaires are discouraged due to glare and negative impacts on pedestrian comfort. Acceptable lighting strategies may include wall-mounted sconces, gooseneck fixtures with shields, lighting integrated under awnings, or illuminated streetscape elements, provided lighting is directed toward pedestrian areas and avoids excessive brightness or spillover.

*Figure 104. Example of facade fixture where a linear wash of light illuminates a sign in Walla Walla, WA [Photo credit: Seanette Corkill]*

*Figure 105. Example of facade fixture where a sign holder with lights on arms integrated into the bracket hold bulbs exactly the right distance from the sign face in Camas, WA [Photo credit: Seanette Corkill]*

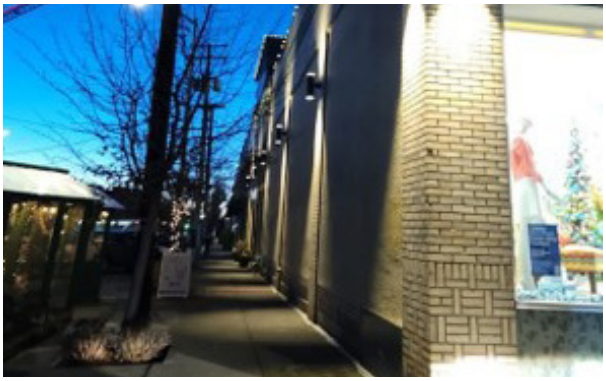


*Figure 106. Example of shielded light located at a human scale height and that falls directly on the sidewalk supports comfortable navigation to and from destinations in Vancouver, WA [Photo credit: Seanette Corkill]*

### Entryway and Building Entrance Lighting

Entryway and building entrance lighting shall be provided at business and building entrances to clearly define entry locations, improve visibility, and support safe access during evening hours. Entryway lighting must illuminate doors, thresholds, and posted information such as business hours and contact details, and contribute to a secure environment for employees and patrons when entering or exiting a building. This lighting shall be designed for pedestrian-scale use and located to avoid direct glare due to close proximity to users. Light sources must be shielded within fixtures and not directly visible from the public right-of-way. Where bulbs are visible, low-output lamps or glare-reducing bulb types, such as chrome-dipped or similarly treated bulbs, may be used to limit direct light exposure.

### Window Display and Interior Visibility Lighting

Window display and interior visibility lighting must activate storefronts and enhance nighttime visual interest along sidewalks. Illuminating interior spaces visible from the public right-of-way supports pedestrian wayfinding, reinforces district vitality after business hours, and allows visitors to understand available goods and services when businesses are closed. Fixtures must be located near glazing and spaced to provide even coverage. Lighting shall be directed inward toward displays and merchandise and shielded to minimize glare for pedestrians. For service-oriented uses, interior lighting may highlight reception areas, feature walls, or business identification elements visible from the sidewalk.

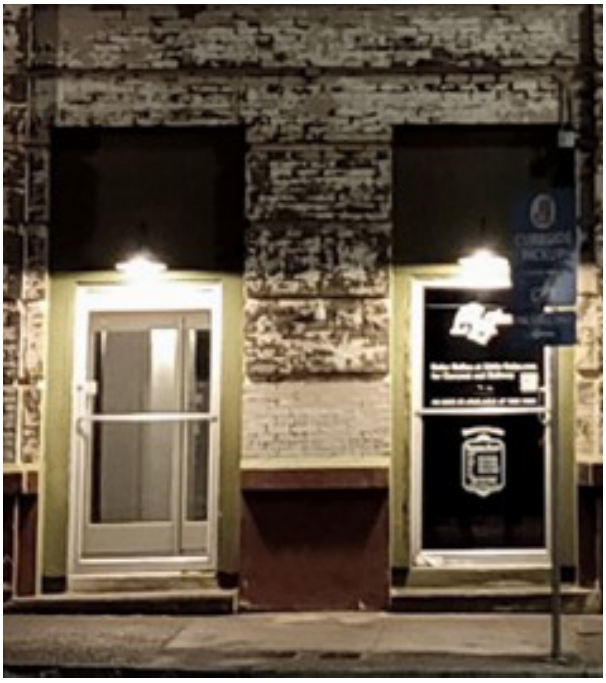


*Figure 107. Example of entrance lights over doorways (front or back) that are pedestrian scale and shield the viewer from light bulb in Vancouver, WA [Photo credit: Seanette Corkill]*

*Figure 108. Example of entrance lights with some personality or unique flare that can delight visitors by communicating a business's vibe in Portland, OR [Photo credit: Seanette Corkill]*

*Figure 109. Example of wrapped light poles that clearly define the edges of Uptown's Main Street in Vancouver, WA. [Photo credit: Seanette Corkill]*

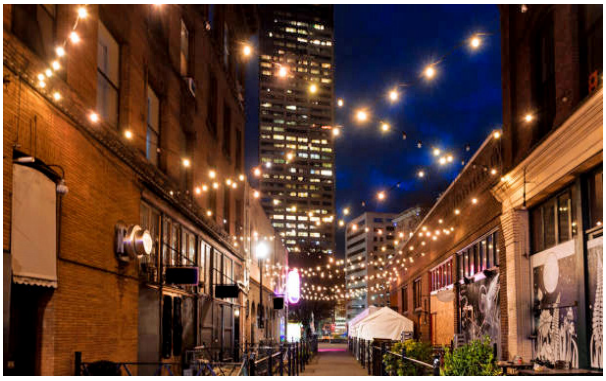


*Figure 110. Example of decorative overhead lighting in an alley in Portland, OR.*

## 8.4.2 LIGHTING STANDARDS

The following applies to all street types:

1. **Light Pole Height:** Use pedestrian-scale poles between twelve (12') and fourteen (14') feet tall; vehicular corridor poles may be up to twenty (20') feet tall.
2. **Light Fixture Type:** Install full cutoff LED fixtures with a color temperature between two thousand seven hundred (2,700 K) and three thousand (3,000 K) Kelvin. LED should utilize screw-base bulbs.
3. **Light Pole Spacing:** Space pedestrian lights sixty (60') feet to eighty (80') feet apart, adjusted for tree canopy and building height.
4. **Light Pole Location:** Shall not be placed within thirty (30") inches of the curb line or within twenty-five (25') feet of an existing tree.
5. **Illumination Levels:** Maintain one (1 FC) to two (2 FC) foot-candles on sidewalks at the back of curb and five (5 FC) foot-candles at crosswalks. See definitions for footcandle.
6. **Building Lighting (on buildings):** Allow architectural lighting up to a combined maximum of three (3 FC) foot-candles to highlight building features or public art.
7. **Decorative Overhead Lighting:** Permit string lights in plazas and alleys, mounted at heights between ten (10') and fourteen (14') feet.
8. **Window Lighting:** Must be located near glazing on primary facades to provide flexible and even coverage at intervals of eighteen (18") inches to twenty-four (24") inches; and must be directed inward toward displays and merchandise and shielded to prevent glare toward pedestrians and vehicles.

*Figure 111. Example of Commercial or Residential Dumpster Screening*

## 8.5 Screening.

Screening helps preserve the visual quality of the streetscape by concealing service areas, utilities, and parking from public view. It must be designed to complement surrounding architecture and landscape, using durable materials that maintain accessibility, ensure safety, and reinforce the overall character of the public realm. The following applies to all street types:

### 8.5.1 SCREENING STANDARDS

1. **General:** Screening must reduce visibility from public streets, sidewalks, alleys, and adjacent residential uses.
2. **Materials:** Materials must be durable, compatible with building architecture, and maintain a cohesive urban design character
3. **Accessibility:** Screening elements must not obstruct sight lines, pedestrian paths, or ADA access.
4. **Landscaping:** Landscaping used for screening must be maintained and replaced if dead or damaged.
5. **Trash Enclosures:** Construct six (6') foot high walls with opaque gates; set back at least five (5') feet from sidewalks.
6. **Utility Screening:** Use two (2') wide by three (3') foot tall shrubs at maturity, decorative fencing, or public art to screen all utility boxes.
7. **Mechanical Equipment (on rooftops):** Must be screened by parapets, penthouses, or integrated architectural forms. Screening must be equal to or greater than the height of the equipment. Equipment must be grouped and set back from roof edges to minimize views from the street.
8. **Mechanical Equipment (on the ground):** Must be fully screened by a combination of architectural enclosures, landscaping, or fencing at least three (3') feet to six (6') feet high. Preferred solutions include low walls that match building materials, dense evergreen shrubs, or integrated cabinets. Equipment must be oriented away from primary streets when possible.
9. **Service Areas:** Locate loading docks and dumpsters at the rear or side of buildings; screen with materials that match the primary building.
10. **Parking Lot Screening:** All parking lots shall provide a continuous perimeter treatment along any lot lines adjacent to a street. The treatment may consist of ornamental fencing, masonry walls, or dense hedges and shall be between three (3') feet and five (5') feet tall with at least fifty (50%) percent opacity. Pedestrian connections must remain open, visible, and safe.
11. **Structured Parking Buffers:** Ground floors facing streets must include windows, art, or architectural treatments to avoid blank walls. Openings must be screened with decorative grilles, louvers, or architectural panels.
12. **Blank Walls:** Blank walls longer than twenty (20') feet must be treated with murals or public art, vines or green screens, or landscaping beds to reduce scale and enhance the pedestrian experience.

*Figure 112. Example of Existing Sculpture along 4th Avenue in Downtown Camas*

*Figure 113. Example of Existing Mural Art along 4th Avenue in Downtown Camas*

## 8.6 Public Art.

Public art enriches the streetscape by adding cultural value, visual interest, and a distinct sense of identity. It can function as a landmark, convey local stories, or introduce playful, interactive elements. Art must be thoughtfully integrated into the built environment, ensuring accessibility, durability, and a meaningful reflection of the community's character and values. The following applies to all street types:

### 8.6.1 PUBLIC ART STANDARDS

1. **Funding:** All projects within a Downtown Zoning District must allocate at least one (1%) percent of construction cost to public art.
2. **Placement (in public spaces):** Must include art in an exterior, publicly visible area such as at major intersections, plazas, amenities zones (along a street), mid-block crossings, building entry points, park spaces, and gateways. Upon approval by the planning official, placement of a permanent public art display may be in lieu of some (or all) of the required elements for a particular project.
3. **Placement (in private spaces):** For sites with new public space, must be integrated into site or building design where possible and treated similarly to placement in public spaces.

*Figure 114. Example of Mural*

*Figure 115. Example of Plaza Sculpture*

4. **Access:** Public art must avoid any conflicts with pedestrian circulation, ADA access, sight-distance (for vehicles or cyclists), utilities, or emergency egress.
5. **Design:** Avoid materials that create hazards such as glare, sharp edges, or climbable surfaces near traffic.
6. **Materials:** Must use durable, weather-resistant materials suitable for the climate (e.g., treated metal, stone, laminated glass, ceramic, etc.)
7. **Maintenance:** Consider long-term maintenance and safety requirements.
8. **Lighting:** Must be integrated and fully shielded following state energy code and dark sky guidelines, nor can it create glare into sidewalks, streets, or adjacent properties.
9. **Murals:** Allow murals to cover up to seventy-five (75%) percent of a wall surface; apply anti-graffiti coatings.
10. **Sculpture Pads:** Must provide a minimum two (2') foot by two (2') foot concrete bases with optional electrical conduit for lighting.
11. **Community Engagement:** Encourage participation from local artists, schools, and community groups in creating public art.
12. **Themes:** Must avoid imagery or content that may be discriminatory, culturally inappropriate, or inconsistent with community values.

# OTHER

## SECTION 9.0 DEFINITIONS & MEASURES

# 9.0 Definitions & Measures.

The following section provides general definitions for all new terms and terminology included in this design manual, as well as guidance on measuring for specified terms.

**Alcove Frontage:** A frontage type characterized by recessed building entries or display areas partially sheltered by the building mass, intended to provide transition space between the public sidewalk and interior uses.

**Alley Setback:** Minimum distance in linear feet (LF) of any building facades from property lines onto an existing or proposed alley.

**Amenity Zone:** The portion of the public realm located between the sidewalk zone and curb, intended to accommodate trees, lighting, furnishings, transit amenities, and other streetscape elements.

**Active Retail Use:** Active retail refers to street-facing, ground-floor uses that encourage walkability and activate sidewalks, such as shops, cafés, restaurants, and other active, customer-oriented businesses. See **Section 4.0 Use and Parking** for further detail.

**Base Zoning District:** The mapped zoning classification that establishes permitted uses, building form, height, and development standards applicable to lots within Downtown Camas. See **Section 3.0 Base Zoning Districts** for further details.

**Blank Wall:** A building façade segment lacking transparency, articulation, or pedestrian-oriented features for a continuous length exceeding the maximum permitted by this manual.

**Building Footprint:** For the purposes of this manual, the building footprint is the total square footage (SF) of any habitable structures or accessory buildings on a lot or lots as determined by the perimeter of those buildings on a site plan.

**Building Frontage:** The portion of a building façade that directly abuts or faces a public right-of-way, setback area, or frontage zone and is subject to frontage standards.

**Building Height:** A general standard for each base zoning district, building height measures the vertical dimension of a building in feet and stories.

*HOW TO MEASURE: Building height is measured in linear feet and stories (#) by measuring the distance from the adjacent grade of the sidewalk on the primary street to the bottom of the eaves or parapet. Building height does not include any levels below-grade.*

**Building Uses:** A general standard for each base zoning district, building uses are the primary uses of the main building on a site, not including any accessory or temporary uses. See **Section 4.0 Use and Parking** for further details.

**Encroachment Zone:** The area between the building façade or setback line and the sidewalk zone where limited projections, seating, signage, or weather protection elements may be permitted.

**Facade Zone:** The vertical plane of the building face adjoining the public realm, regulated to ensure transparency, entrances, articulation, and compatibility with street character.

**Footcandle:** A unit of illuminance used to measure the intensity of light on a surface. One footcandle is equal to the amount of light produced by one lumen uniformly distributed over one square foot. Footcandles are measured using a light meter, which is placed at the location being evaluated, such as on the ground for a sidewalk or parking lot. The sensor is typically pointed upward to capture the amount of light falling on that surface, and the device displays the result in footcandles.

**Frontage Type (or Standards):** A classified method as part of this manual by which a building interfaces with the public realm, including but not limited to shop, café, porch, stoop, forecourt, civic, or yard frontage. See **Section 6.0 Frontage Standards** for further details.

**General Standards (for Public Realm):** A set of standards as part of this manual which regulates common elements of the public realm on all street types within the street network. See **Section 8.0 General** for further details.

**Ground Floor (Uses):** The lowest occupied story of a building above finished grade, intended to accommodate uses and design features that directly engage the public realm. See **Section 4.0 Use and Parking** for further details.

**Lot Coverage:** The percentage (%) of a lot area occupied by the building footprint, calculated in accordance with the measurement standards of this manual.

*HOW TO MEASURE: Lot coverage is calculated by dividing the footprint (in square feet) of the building or buildings on the lot or lots by the total lot size (in square feet) to derive a percentage.*

**Lot Depth:** Lot depth is the dimension in feet of a lot or lots perpendicular to the primary street frontage along the public right-of-way.

**Lot Size:** Lot depth is the dimension in feet of a lot is the area, typically a maximum area, in square feet (FT) and determined by its length and width.

*HOW TO MEASURE: Lot size can be measured easily by multiplying the lots width (in feet) by depth (in feet) for standard lots, and calculating the area based on GIS or other public sources for irregular shaped lots such as flag lots or triangular lots.*

**Lot Width:** Lot width is the dimension of a lot or lots along the primary street frontage parallel with the public right-of-way.

**Mixed Use:** A development pattern in which multiple primary uses, such as residential and commercial, are integrated within a single building or site, typically in a vertical configuration.

**Open or Common Spaces:** For the purposes of this manual, open or common spaces are considered usable outdoor spaces or exterior spaces in square feet (SF) on a building that are accessible by all inhabitants of a building or open to the public.

**Parking Setback:** Minimum distance in linear feet (LF) of the placement of any structured or surface parking facilities or storage of vehicles on the site from the primary street or side street.

**Passive Retail:** Passive retail refers to commercial activities that primarily serve building occupants or a smaller customer base—such as boutique offices, lobby kiosks, or specialty shops—which typically generate less foot traffic and require less window visibility. See **Section 4.0 Use and Parking** for further detail.

**Primary Street:** The primary street is the dominant street for a lot as determined by the address on the parcel of land.

**Primary Street Setback:** Maximum distance in linear feet (LF) of the placement of the building facade on the ground floor from the property line on the primary street.

**Primary Street / Upper-Level Setback:** Minimum distance in linear feet (LF) of the placement of building facades on a designated upper-level from the ground floor building facade on the primary street.

**Primary Uses:** The primary use on the lot in the main building as identified in this manual per **Section 4.0 Use and Parking** for further details.

**Public Realm (Standards):** All publicly accessible spaces between the building façade and curb line, including sidewalks, planting areas, amenity zones, and related streetscape elements, regulated as part of this manual. See **Section 7.0 Public Realm Standards** for further details.

**Rear Yard Setback:** Minimum distance in linear feet (LF) of any building facades from property lines at the rear of the yard.

**Regulating Plan:** The official map that assigns base zoning districts and street types to individual parcels, establishing the framework for applicable zoning and design standards. See **Section 2.0 Regulating Plan** for further details.

**Setback:** The required minimum or maximum distance between a building façade and a property line (or public right-of-way line), measured horizontally and regulated by base zoning district.

**Street Network:** The mapped network of streets based on intended character within Downtown Camas which assigns frontage standards, public realm standards for the purposes of this manual. See **Section 5.0 The Street Network** for further details.

**Sidewalk Zone:** The unobstructed portion of the public realm reserved primarily for pedestrian circulation, required to meet minimum width and accessibility standards.

**Side Street:** The side street is the less-dominant street for a lot which is often a street perpendicular and secondary to the primary street. If no primary street is present, the side street shall serve as the primary street for the purposes of this manual.

**Side Street Setback:** Maximum distance in linear feet (LF) of the placement of the building facade from the property line on the side street.

**Side Yard Setback:** Maximum distance in linear feet (LF) of any building facades from property lines on adjacent lots.

**Street Type:** A functional and design classification assigned to a public street that determines applicable frontage standards, public realm dimensions, and streetscape requirements.

**Transparency:** The percentage of a building façade composed of clear, non-reflective glazing that allows visual connection between interior spaces and the public realm.

**Upper Floor (Uses):** Any occupied building story located above the ground floor, subject to distinct use, setback, and design standards. See **Section 4.0 Use and Parking** for further details.

**Zero Lot Line:** The condition when the facade of a building on a primary street or side street is built on or very near the public right-of-way, resulting in a zero (0') foot or very near zero foot setback.

For all other definitions or measurements, see **Chapter 18.03 Definitions** of the Camas Municipal Code.

## FOR MORE INFORMATION PLEASE CONTACT

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# Chapter 18.19 DESIGN REVIEW[1]

## 18.19.010 Purpose.

This chapter is intended to provide for orderly and quality development consistent with the design principles of the "Camas Design Review Manual: Gateways, Commercial, Mixed-Use and Multifamily Uses," hereafter referred to as the Design Review Manual (DRM), the "Downtown design manual," and the "North Shore design manual." The design review process is not intended to determine the appropriateness of a given use on a given parcel. The design review process is intended to produce a meaningful integration of building, landscaping and natural environment. This will protect the general health, safety, and welfare of the community by making efficient use of the land, which is consistent with the visual character and heritage of the community.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

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

## 18.19.020 Scope.

Design review is required for all new developments within commercial, mixed-use, mixed employment~~business park,~~ or multifamily zones, redevelopment (including change in use, e.g., residential to commercial), or major rehabilitation (exterior changes requiring a building permit or other development permit). Commercial uses in the context of design review include both traditional uses listed as commercial under the zoning code, including those listed as active or passive retail uses in the Downtown design manual, as well as recreational, religious, cultural, educational, and governmental buildings and associated properties. Additionally, design review is applicable to all new developments or redevelopments within a design overlay~~gateway area~~ as defined in Chapter 18.xx Design Overlays~~the design review manual~~. Design review is also required for all development within the North Shore subarea, consistent with the North Shore design manual.

Consistency with this chapter shall be reviewed by the approval authority during the development review process.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

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

## 18.19.025 Applicability and scope of the downtown design manual (DDM).

The provisions of this manual shall be applied to public and private parcels located within the downtown subarea~~commercial zone~~. Development of parcels within the downtown subarea shall comply with the standards found in the DDM. ~~The standards within the DDM supersede the general requirements of the DRM for parcels located within the downtown commercial zone.~~

(Ord. 2518 § 1 (Exh. A (part)), 2008)

[1]Prior ordinance history: Ords. 2443 and 2515.

## 18.19.030 Design review manual adopted.

The city's design standards are primarily contained in the design review manual, which was adopted by the city.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

## 18.19.035 Downtown design manual adopted.

The city's design standards for the downtown subarea~~commercial zone~~ are contained in the manual, which is adopted by the city.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

## ~~18.19.040 Design review committee.~~

~~A. The city council shall establish a seven-person design review committee (DRC) for the purposes of reviewing specific proposals, and recommending conditions and/or other actions necessary for consistency with the principles of the DRM. The DRC members serve at the pleasure of the city council. The DRC shall consist of six members appointed by the city council, including two from the development community, one council member, one planning commissioner, and two citizens at large. A seventh member shall be a neighborhood representative of the surrounding neighborhood to a specific proposal, or a United Camas Association of Neighborhoods member.~~

~~B. The DRC will hold a public meeting to consider a design review application when:~~

~~1. The city planner determines that the issues related to a specific proposal are complex enough to warrant a review by the DRC;~~

~~2. The proposal varies from the guidelines of the DRM; or~~

~~3. When an administrative decision on a design review application is appealed with no prior review by the DRC.~~

~~C. The DRC shall not issue a decision, but shall prepare a written recommendation, together with findings to support the recommendation, to the approval authority within ten days of a public meeting held for that purpose (RCW 36.70.020(5)).~~

(Ord. 2518 § 1 (Exh. A (part)), 2008)

## 18.19.050 Design principles.

The principles as provided in the DDM or DRM are mandatory and must be demonstrated to have been satisfied in overall intent in order for approval of a design review application to be granted. Standard principles listed below shall apply to all commercial, mixed use, or multifamily uses outside of Downtown. Specific principles are used in addition to the standard principles outside of Downtown for design overlays~~gateways and corridors~~, commercial~~,~~ and mixed uses, ~~and~~ multifamily (e.g. ~~apartments~~stacked housing~~,~~ ~~townhouses, duplexes~~), and the North Shore subarea. Design principles for Downtown are included in the DDM.

A. Standard Principles.

1. Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.

2. All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.

3. Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.

4. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.

B. Specific Principles.

1. All new development and redevelopment within design overlays shall meet the minimum requirements in Chapter 18.xx Design Overlays~~Gateways~~, which supersede the specific principles for Commercial and Mixed Uses and Multifamily as described in 18.19.050.B.2 and B.3 below.

   ~~a. Gateways shall be devoid of freestanding signs. Preexisting freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the city.~~

   ~~b. Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.~~

   ~~c. Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.~~

   ~~d. The surface of pedestrian walkways within intersections shall be accentuated with a unique character.~~

   ~~e. A consistent streetscape lighting scheme shall be used.~~

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.~~

   b. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.

   c. Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial developments next to residential areas) shall be designed to mitigate size and scale differences.

   d. Developments containing ~~a~~ multiple ~~of~~ uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance, or creates a cohesive development.

   e. Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes their impact on adjacent lower intensity uses.

   f. Walls shall be broken up to avoid a blank look and to provide a sense of scale.

   g. Outdoor lighting shall not be directed off-site.

3. Multifamily

   a. Stacked Housing.

      i. All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than six to ten spaces.

ii. Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.

iii. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale. Consistent with RCW 36.70A.815, this standard does not apply to affordable housing, new construction meeting passive house requirements, retrofit of existing buildings meeting passive house requirements, the conversion of existing buildings to housing, modular construction, mass timber construction.

iv. Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.

v. Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look except as not allowed per RCW 36.70A.815, as noted in 18.19.050.B3.iii above.

b. ~~Townhomes and Rowhouses.~~

~~i. All on-site parking areas (excluding driveways and garages) shall be screened with landscaping.~~

~~ii. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.~~

~~iii. When appropriate, structures abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.~~

~~iv. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.~~

~~v. Detached garages shall be located to the rear of the townhouse or rowhouse unit(s) so as not to be directly viewable from a public street.~~

~~vi. Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.~~

~~c. Duplex, Triplex and Four-Plex.~~

~~i. Garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.~~

4. North Shore Subarea. All development within the North Shore subarea shall meet the minimum requirements determined in North Shore Design Manual.

a. Use a stepped-transition in building height and mass to move from higher density to lower density and from more intense mix-of-uses to single uses to provide compatible scale and privacy between developments. Building height transitions shall be applied to new and vertically expanded buildings in the HD-NS, C-NS, MX-NS, and ME-NS zones within twenty feet (measured horizontally) of an existing single detached residential building thirty feet or less in height. The building height transition standard is met when the height of the taller building does not exceed one foot of height for every one foot separating the new building from the existing single detached residential structure.

b. Vary lot sizes, front yard setbacks, and building product type for residential uses to avoid predictable suburban development patterns (also known as "cookie cutter" development) and better reflect the natural geography.

c. Minimize the visibility of off-street surface parking where feasible by instead integrating structured and tuck-under parking in buildings or locating surface parking behind buildings.

d. Provide public-facing facades and building entries-regardless of land use-that provide weather protection from wind, rain, sun, and the occasional snow.

e. Include multiple entries and windows on ground floor commercial uses facilitate business access, create visual interest, and promote safety.

f. Encourage an aesthetic that complements the surroundings (such as the Pacific Northwest style) through site design, exterior building materials, landscaping, and other features. Exterior building materials may include: concrete, wood, standing-seam sheet metal, glass, board-and-batten, wood siding, corrugated sheet metal, board-formed concrete, board-and-batten siding, commercial/industrial terra-cotta, stone siding, spaced wood sun screens, ply-formed concrete, horizontal wood siding, brick, sheet metal panels, standing-seam metal roofing, stucco, and/or heavy-timber.

g. Use dark-sky friendly lighting for outdoor areas, such as full cutoff fixtures, or limiting light trespass from buildings into the street.

h. Design the development to maximize potential for passive solar and solar-ready construction.

5. Downtown Subarea. All development within the Downtown Subarea shall meet the minimum requirements in the Downtown Design Manual.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

(Ord. No. 16-006, § I, 5-2-2016; Ord. No. 23-010, Exh. A, 8-7-2023)

## 18.19.060 Guidelines.

A. The guidelines include five major categories:

1. Landscaping and screening;
2. Architecture;
3. Massing and setbacks;
4. Historic and heritage preservation; and
5. Circulation and connections.

B. Each of the major guidelines include subcategories. Compliance with the guideline categories and subcategories demonstrate compliance with the principles. However, not every guideline may be deemed applicable, and therefore required, by the approval authority. Additionally, there may be circumstances where an alternative design solution is proposed that meets the guidelines and intent of the established principles, but is not in strict compliance. Development proposals with alternative design solutions are subject to review by the approval authority, and the approval authority may approve a variance from one or more guidelines, provided the overall intent of the principles is satisfied.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

(Ord. No. 2691, § I(Exh. A), 1-21-2014)

## 18.19.070 Application requirements.

Application for design review shall be submitted on the most current forms provided by, and in a manner set forth by the ~~community development director or designee~~Community Development Director (Director). The application shall include such drawings, sketches, and narrative as to allow the approval authority review of the specific project on the merits of the city's design review manual and other applicable city codes. An application shall not be deemed complete unless all information requested is provided.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

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

## 18.19.090 Deviations to design review guidelines.

A design review application that includes a deviation from any of the five major guidelines of the DRM shall be subject to review~~ and recommendations~~ from the approval authority~~design review committee~~. The approval authority~~DRC~~ shall base ~~its~~their ~~recommendation~~decision upon findings setting forth and showing that all of the following circumstances exist:

A. Special conditions or circumstances exist which render a specific requirement of the DRM unreasonable, given the location and intended use of the proposed development;

B. The special conditions and circumstances are characteristic of the proposed general use of the site, and not of a specific tenant;

C. The specific conditions and circumstances are not representative of typical development which may be allowed within the zoning district;

D. The requested deviation is based upon functional consideration rather than economic hardship, personal convenience or personal design preferences;

E. Variation from a guideline(s) has sufficiently been compensated by other site amenities; and

F. The requested deviation will not result in a project that is inconsistent with the intent and general scope of the DRM principles.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

## 18.19.100 Enforcement.

Failure to comply with the requirements of this chapter, or a decision resulting from this chapter are enforceable under Article VIII of CMC Chapter 18.55 Administration and Procedures.

(Ord. 2518 § 1 (Exh. A (part)), 2008)

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

# Chapter 18.XX Design Overlays

**18.xx.010 Purpose and Applicability.**
**18.xx.020 Permitted Uses.**
**18.xx.030 Downtown Design Overlays**
**18.xx.040 General Overlay Design Standards.**
**18.xx.050 Tier 1 and Tier 2 Corridors Design Overlays**
**18.xx.060 Incentives.**

## 18.xx.010 Purpose and Applicability.

A. Purpose and Intent

1. To encourage new development and business opportunities along identified corridors throughout the city;
2. To elevate the design standards beyond the base zoning requirements along the identified corridors that are arranged, scaled, and designed to create a unique sense of place that is complementary with surrounding land uses; and
3. To promote a mix of uses with a compact growth pattern to efficiently use the remaining developable land and to help support community and neighborhood businesses and residents.

B. Applicability.

1. Unless provided elsewhere in this title or in adopted manuals, this chapter applies to all new development and redevelopment (including change in use, e.g., residential to commercial) within the identified overlays, which are shown on the City's Design Overlays map as Tier 1 and Tier 2 corridors. The overlay applies to properties fronting on these corridors. The underlying zoning standards still apply along with the overlay requirements. New development and redevelopment shall submit a site plan review application in accordance with Camas Municipal Code (CMC) Chapter 18.18 Site Plan Review, unless otherwise exempted in this title.
2. All new developments and redevelopment shall be required to submit a design review application in accordance with CMC Chapter 18.19 Design Review of this title prior to applying for a building permit.
3. Unless noted elsewhere in this title or in adopted manuals, landscaping requirements shall be the same as landscaping standards in the underlying base zones.
4. Development and redevelopment of public and private properties fronting corridors in the Downtown Subarea shall comply with the standards found in the Downtown Design Manual.
5. Gateways are designated to distinguish areas of the city that offer a primary entrance into Camas or serve as an entrance to a particular part of the City (e.g., downtown Camas). To demonstrate arrival into the community, gateways along Tier 1 corridors shall feature public and private amenities in the form of public art and entry signage. Gateways in Camas are shown on the City's Design Overlays map and are located at the following intersections.
    a. NE Ingle Road and the northern Urban Growth Boundary
    b. NE Ingle Road and NE Goodwin Road

c. NE 28th Street and N Farrell Street

d. NW Lake Road and NW Friberg-Strunk Street

e. NW 38th Avenue and just west of NW Bybee Road

f. SE Payne Road and NW Pacific Rim Boulevard

g. NW Brady Road, approximately 950 feet east of SE Columbia Palisades Drive

h. NW 6th Avenue and NW Norwood Street

i. NE Everett Street and the northern Urban Growth Boundary

j. NE Everett Street and North Shore Boulevard

k. NE Everett Street and NE Lake Road

l. NE 3rd Avenue and SE Crown Road

m. NE 3rd Avenue and 6th Street/SE Lechner Street

n. SE 6th Avenue and SE 8th Avenue

## 18.xx.020 Permitted Uses.

The uses permitted in a Design Overlay shall be governed by *Chapter 18.07 Use Authorization*.

## 18.xx.030 Downtown Design Overlays

All development and redevelopment within the Downtown Subarea shall meet the minimum design standards in the Downtown Design Manual.

## 18.xx.040 General Overlay Design Standards.

Compliance with the general overlay design standards must be demonstrated in overall intent for an approval of a design review application to be granted. General standards shall apply to each design overlay.

General standards are developed with the intent of being applied throughout each design overlay regardless of the underlying land use. Public improvements applied within design overlays that transition between the Downtown Subarea and adjacent areas shall be consistent. Development/redevelopment within a design overlay must adhere to the applicable goals and policies of the Comprehensive Plan as well as applicable development regulations and other design review standards. Additionally, depending on the type of development (residential, commercial, industrial, mixed use, etc.) compliance with goals and policies for the applicable land use category is required.

1. Design overlay areas shall be devoid of freestanding signs. Pre-existing freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the approval authority.
2. Permanent wayfinding, historic, and/or interpretive signage within a Design Overlay shall be standardized in a manner that creates a consistent look within the Design Overlay area.
3. The surface of pedestrian walkways within intersections shall be accentuated, consistent with ADA standards, with a unique character, such as stamped or colored concrete or pavers.

4. Bike lanes shall be incorporated into the public right of way where feasible as determined by the City Engineer and approval authority.
5. A consistent iconic streetscape lighting scheme shall be used.
6. Layered landscaping must be provided as a transition to properties adjacent to the public right of way, including a mix of trees, shrubs, rockeries, and ground cover.
7. Sidewalks shall be separated from the roadway through the use of planter strips (minimum 4-feet wide), 6-foot diameter tree wells, or if feasible, raingardens/bioswales.
8. Street trees of no less than two inches in diameter shall be planted within planter strips or tree wells at a spacing that creates the appearance of a continuous canopy at tree maturation. Street trees must be replaced (with an appropriate species) if they are removed due to a hazardous condition or other reasons that are first verified by a certified arborist.

## 18.xx.050 Tier 1 and Tier 2 Corridors Design Overlays

Specific overlay design standards are required for all development and redevelopment within Tier 1 and Tier 2 corridors.

A. The following list of streets and street segments are referred to as Tier 1 corridors to which other standards below apply.
   a. NE Ingle Road Corridor: The extent runs from just north of N 92nd Avenue to NE Goodwin Road.
   b. NE Goodwin Road Corridor: The extent runs between Camas Meadows Drive to N Boxwood Street.
   c. North Shore Boulevard Corridor: The extent runs between NE Everett Street to NE 28th Street along the future alignment of North Shore Boulevard.
   d. NE Everett Corridor: The extent runs between NE 15th Avenue to the northern Urban Growth Boundary along NE Everett Street.
   e. NW Lake Road Corridor: The extent runs between NW Friberg-Strunk Street to NW Leadbetter Drive along NW Lake Road.
   f. NW Brady/Parker Corridor: The extent runs between SE 192nd Avenue to NW Lake Road along NW Brady Road and NW Parker Street.
   g. NW 38th Ave Corridor: The extent runs between SE 192nd Avenue to NW Parker Street along NW 38th Avenue.
   h. NW Pacific Rim Blvd Corridor: The extent runs Payne Road to NW Parker Street.
   i. NW 6th Avenue Corridor: The extent runs between the NW 6th Ave/Hwy 14 roundabout to NE Division Street along NW 6th Avenue.
   j. NE 3rd Avenue Corridor: The extent runs between 6th Street/Lechner to NE Joy Street.

B. The following list of streets and street segments are referred to as Tier 2 corridors to which other standards below apply.
   a. NE Ingle Road Corridor: The extent runs between the northern Urban Growth Boundary to N 92nd Avenue.
   b. Green Mountain Corridor: The extent runs between NE 92 Avenue to N Boxwood Street along NE 28th Street and NE 232nd Avenue.

c. NW Camas Meadows Drive Corridor: The extent runs between NE Goodwin Road to NW Lake Road.
d. NW Friberg-Strunk Street Corridor: The extent runs between NE Goodwin Road to and NW Lake Road along NW Friberg-Strunk Street.
e. NW Lake Road Corridor: The extent runs between NW Leadbetter Drive to NE Everett Street along NW Lake Road.
f. NW 38th Avenue Corridor: The extent runs between NW 38th Avenue to NW Lake Road along NW Astor Street and NW 43rd Avenue and NW Sierra Street.
g. NW Sierra Street Corridor: The extent runs between NW Brady Road to NW 43rd Avenue along NW Hood Street, NW 18th Avenue, NW Astor Street, NW 23rd Avenue, and NW Sierra Street.
h. NW McIntosh Road Corridor: The extent runs between NW Brady Road to NW 18th Avenue along NW McIntosh Road, NW 11th Avenue, and NW Astor Street.
i. Division Street Corridor: The extent runs between NE 6th Avenue to NW Sierra Street along Division Street, NW 18th Avenue, NW 18th Loop, NW Fargo Street, and NW 28th Avenue.
j. NE Dallas Street Corridor: The extent runs between NE 5th Avenue and NE 15th Avenue along NE Dallas Street.
k. NE Garfield Street Corridor: The extent runs between NE 5th Avenue and NE 15th Avenue along NE Garfield Street.
l. SE Crown Road Corridor: The extent runs between NE 3rd Avenue to SE 15th Street along SE Crown Road and SE 283rd Avenue.
m. SE 15th Street Corridor: The extent runs between NE Everett Street and SE 283rd Avenue along NE 43rd Avenue, SE 15th Street, and SE Nourse Road.

Table 18.XX-1. Design Overlay Specific Standards

| Design Standards | Tier 1 Design Overlay | Tier 2 Design Overlay |
|---|---|---|
| **Landscaping and Screening Standards** | | |
| Landscaping adjacent to the public right-of-way shall provide multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover. | S | S |
| Hanging baskets should be used along building frontages to add visual interest, and must be installed so that the bottom of the basket is a minimum of 80 inches above the finished grade of the sidewalk. | S | N/A |
| Median planting design/plant selection shall create a unique and cohesive streetscape design. | S | S |
| **Use Standards** | | |
| If allowed in the underlying zone, drive throughs are allowed in a Tier 1 Design Overlay and shall be screened with landscaping or architectural features that integrate them into the building. Freestanding drive throughs are not allowed. | S/C (if allowed in underlying zone, see Chapter 18.07 Use Authorization) | N/A |
| Limited Neighborhood Commercial uses are allowed within residential zones on corner lots at intersections with collector or arterial streets. The neighborhood commercial use must be pedestrian oriented with a maximum building footprint of 2,500 sf and require no additional off-street parking. | S | S |

| Design Standards | Tier 1 Design Overlay | Tier 2 Design Overlay |
|---|---|---|
| **Architecture Standards** | | |
| Freestanding signs are not allowed to be erected within Design Overlays. | S | S/C (see Chapter 18.15 Signs for signs controlled by zoning district) |
| Permanent signage within Design Overlays shall be standardized in terms of size, color, and materials. | S | N/A |
| **Massing and Setback Standards** | | |
| New construction shall include a maximum setback of 20 feet. Main entrances to the buildings must be oriented to the street. | S | N/A |
| On-site parking areas shall be located to the rear or the side of a building. | S | N/A |
| Setbacks should include landscaping, hardscaping, and public art to enhance the pedestrian experience. | S | N/A |
| **Historic and Heritage Preservation Standards** | | |
| The use of historic markers, information kiosks, project names, architectural features, or other elements of the project should promote the historic heritage of the site or surrounding area. | S | N/A |
| **Circulation and Connections Standards** | | |
| Orient the main public entrance toward the public right-of-way. Pedestrian walkways shall connect each building's front entry with the sidewalk. | S | S |
| New developments should include plans for alternative transportation, such as providing attractive bus stop shelters, bicycle parking, etc. | S | S |
| Trees and planting strips or raingardens/bioswales shall be used for separating vehicles and pedestrian movements, as well as provide a secure and pedestrian friendly environment. | S | S |
| **Public Realm Standards** | | |
| Where applicable (as determined by the City), and when corridors intersect with an existing street, provide modular, movable, and durable seating in public spaces and ensure seating areas are shaded and accessible. | S/C (see *Chapter 18.07 Use Authorization)* | S/C (*see Chapter 18.07 Use Authorization*) |

NA – Not Applicable

S – Standard

S/C – Standard under certain conditions

C. Design Overlay Features

In addition to specific design standards for Tier 1 and Tier 2 Design Overlays, gateways shall include public and private design features to demonstrate arrival into the community. Gateways should include the following unique features:

a. Gateways along Tier 1 Design Overlay areas should include two additional design features from Table 2.

b. Gateways along Tier 2 Design Overlay areas should include one additional design feature from Table 2.

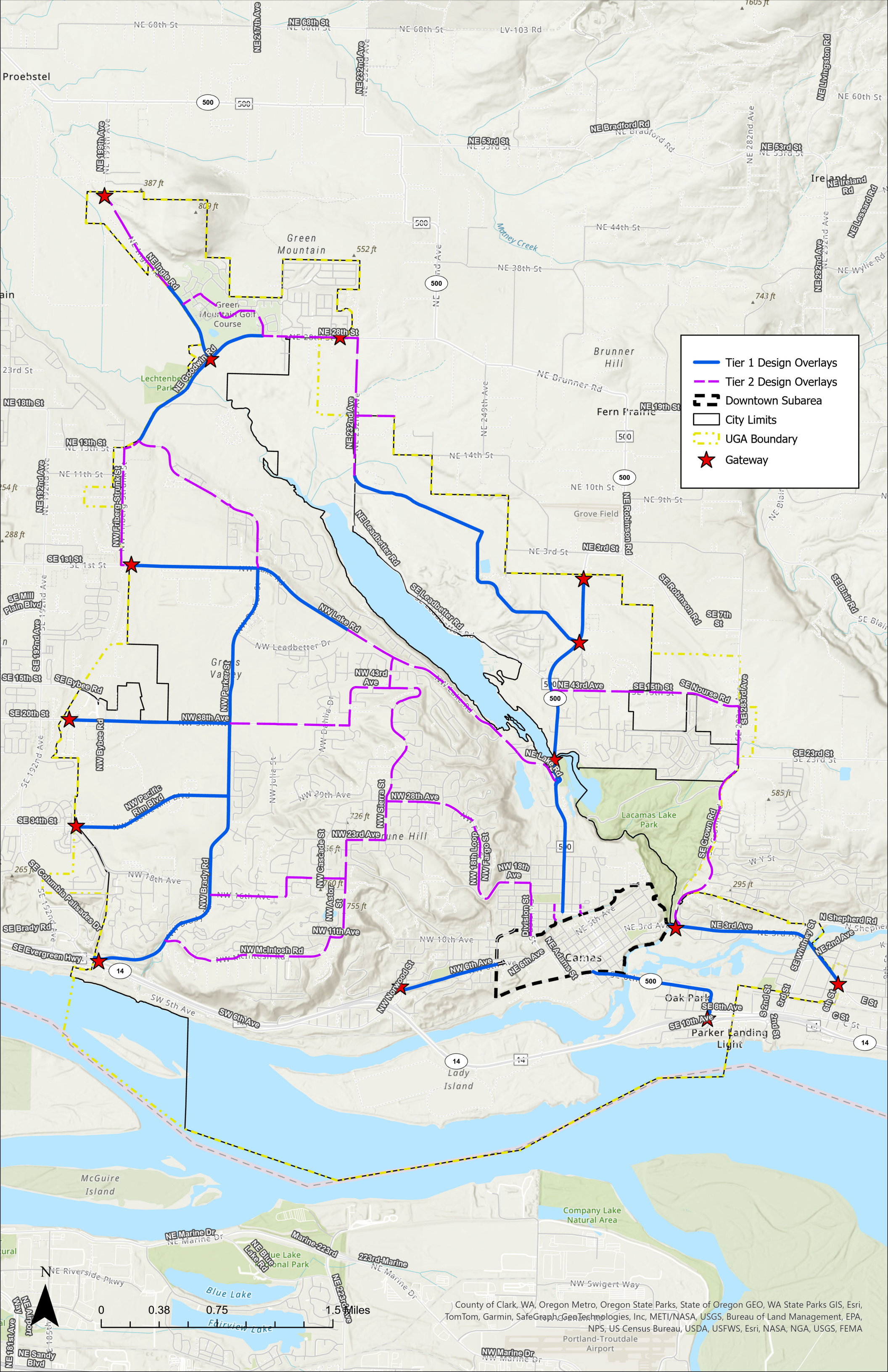
Table XX-2. List of unique gateway features.

| | |
|---|---|
| Sidewalks | • Wide sidewalk (minimum of 8 feet)<br>• Bus stop improvements (shelter, lighting, bench) – develop consistent bus stop standards to be implemented throughout the city |
| Roadway Right-of-way | • Roundabouts at gateway intersections<br>• Public art in center of roundabout<br>• Protected or buffered bike lanes to provide a horizontal separation of 1 to 3 feet between the bike lane and motor vehicle lane |
| Other Public Realm amenities and features | • Install posts/poles for community pride banners (less than 4 square feet) such as school pendants<br>• Identify locations for public green spaces and pedestrian access through campus style development<br>• Iconic guardrails (e.g., Columbia River Highway)<br>• Limit lighting to allow for views of the night sky (motion sensors, or other technology to limit excessive light)<br>• Deep/wide frontage landscaping areas should match the natural areas along the DNR property that is west of Ingle Road. |

## 18.xx.060 Incentives.

A. Public Art. A five percent increase in lot coverage area may be granted upon staff approval for providing public art within a proposed project.

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


Tier 1 Design Overlays
Tier 2 Design Overlays
Downtown Subarea
City Limits
UGA Boundary
Gateway
0
0.38
0.75
1.5 Miles
N
County of Clark, WA, Oregon Metro, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA
Proebstel
Green Mountain
Green Mountain Golf Course
Lechtenberg Park
Brunner Hill
Fern Prairie
Grove Field
Ireland
Lacamas Lake Park
Camas
Oak Park
Parker Landing Light
Lady Island
McGuire Island
Company Lake Natural Area
Portland-Troutdale Airport
Blue Lake
Fairview Lake
NE 68th St
NE 217th Ave
NE 232nd Ave
LV-103 Rd
NE Livingston Rd
NE 60th St
NE Bradford Rd
NE 53rd St
NE 282nd Ave
NE Ireland Rd
NE Lessard Rd
NE 44th St
Maney Creek
NE 38th St
NE 292nd Ave
NE Wylie Rd
NE 199th Ave
NE Ingle Rd
NE Goodwin Rd
NE 28th St
NE Brunner Rd
NE 19th St
NE 18th St
NE 13th St
NE 249th Ave
NE 14th St
NE 10th St
NE 9th St
NE 192nd Ave
NE 11th St
NW Friberg-Strunk St
NE Robinson Rd
NE 3rd St
SE 1st St
NE Leadbetter Rd
SE Leadbetter Rd
SE Robinson Rd
SE 7th St
SE Blair Rd
SE Mill Plain Blvd
NW Lake Rd
NW Leadbetter Dr
SE 15th St
SE Bybee Rd
NW Parker St
NW 43rd Ave
NE 43rd Ave
SE Nourse Rd
SE 283rd Ave
SE 20th St
NW 38th Ave
NW Bybee Rd
NE Lake Rd
SE 23rd St
NW Pacific Rim Blvd
NW 29th Ave
NW Sierra St
NW 28th Ave
SE 34th St
NW 23rd Ave
NW Cascade St
NW 18th Loop
NW Fargo St
NW 18th Ave
SE Crown Rd
NW Brady Rd
NW 18th Ave
NW 16th Ave
NW Astor St
Division St
SE Columbia Palisades Dr
SE Brady Rd
NW 11th Ave
NE 3rd Ave
N Shepherd Rd
SE Evergreen Hwy
NW McIntosh Rd
NW 10th Ave
NE 2nd Ave
SE Whitney St
NW 6th Ave
NE 6th Ave
NE Adams St
NW Norwood St
SW 5th Ave
SW 6th Ave
SE 8th Ave
SE 10th Ave
S 2nd St
3rd St
6th St
E St
C St
NE Marine Dr
Marine-223rd
223rd-Marine
NE Blue Lake Rd
NE 223rd Ave
NE Riverside Pkwy
NE Airport Way
NE 181st Ave
NE Sandy Blvd
NW Swigert Way
NW Marine Dr
500
14