



**Planning Commission Meeting Agenda  
Tuesday, June 16, 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](http://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](mailto: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. [May 19, 2026 Planning Commission Meeting Minutes](#)

**MEETING ITEMS**

2. [Yuri Raku Annexation – Zoning Designation for Annexation – 10 min](#)  
[Presenter: Madeline Coulter, Planner](#)

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

**MISCELLANEOUS UPDATES**

**NEXT MEETING DATE**

**CLOSE OF MEETING**



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

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**CALL TO ORDER**

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

**ROLL CALL**

Present: Commissioners Paul Anderson, Hannah Burak, Shawn High, Troy Hull, Joe Keller and Joe Walsh

Absent: Commissioner Geoerl Niles

Staff: Sydney Baker and Robert Maul

**PUBLIC COMMENT**

Tyler Sander, Camas, commented about parking.

Rick Marshall , Camas, commented about parking.

**MINUTES**

1. April 21, 2026 Planning Commission Meeting Minutes

**It was moved by Keller, and seconded, to approve the minutes of the April 21, 2026, Planning Commission Meeting. The motion passed unanimously.**

**MEETING ITEMS**

2. Our Camas 2045 – Zoning Code Amendments  
Presenter: Nicole McDermott, WSP

WSP consultants provided an update on the Our Camas 2045 Zoning Code Amendments.

**MISCELLANEOUS UPDATES**

Maul provided an update on upcoming annexations.

**NEXT MEETING DATE**

The next meeting is scheduled for June 16, 2026.

**CLOSE OF MEETING**

The meeting closed at 8:25 p.m.



# Staff Report

June 16<sup>th</sup>, 2026, Planning Commission Meeting

Yuri Raku Annexation – Zoning Designation for Annexation – 10 min

Presenter: Madeline Coulter, Planner

Phone	Email
360.817.1568	mcoulter@cityofcamas.us

**BACKGROUND:** A notice of intent to annex has been submitted to the City to incorporate approximately 2.37 acres into the city limits of Camas.

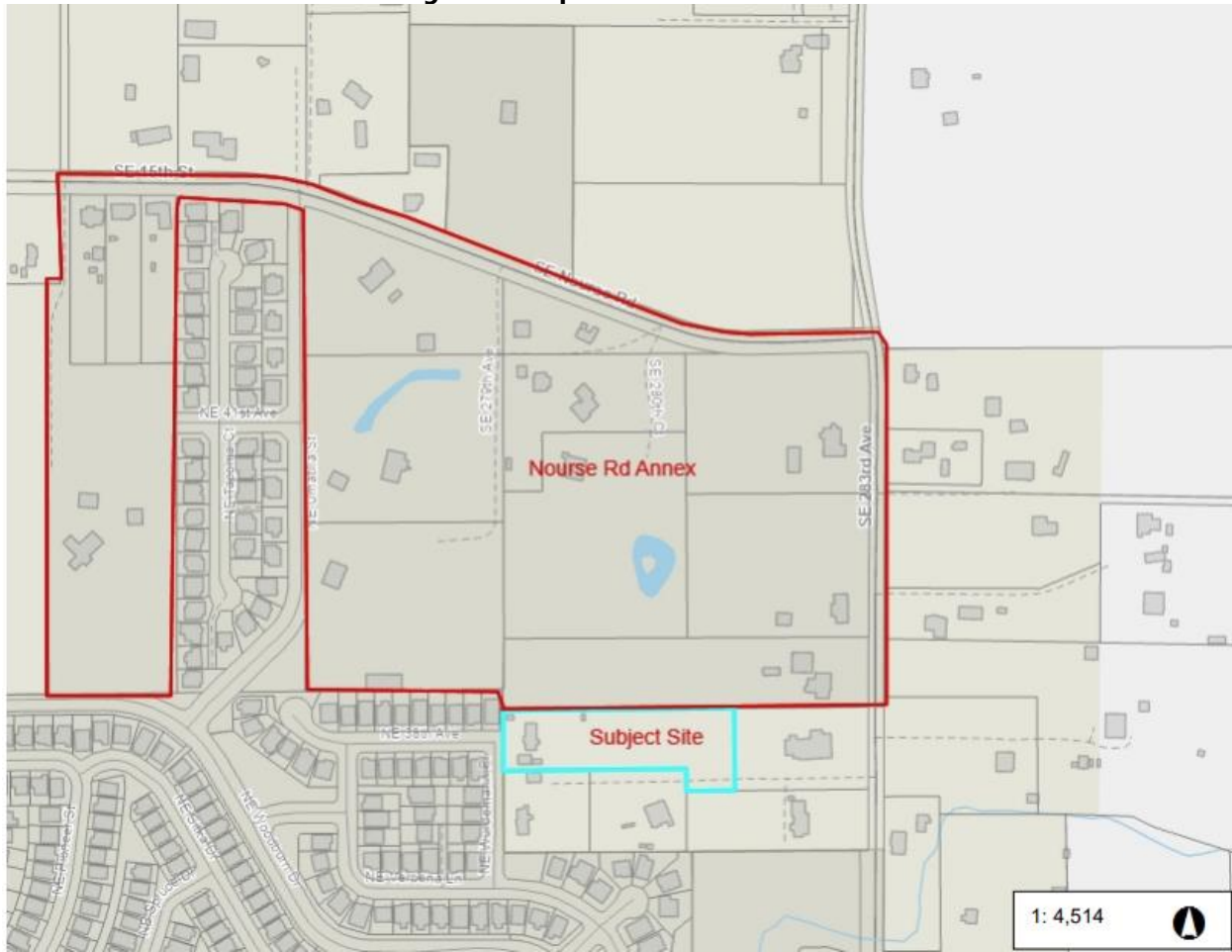
**SUMMARY:** The owner, Yuri Raku, filed a Notice of Intent to annex on March 29<sup>th</sup>, 2026. The annexation area is within the Camas Urban Growth Boundary (UGB) at 2032 SE 283RD AVE, just south of the recently annexed Nourse Road Annexation, and east of Hills at Round Lake PRD.

The initiating party represent 100% of valuation (\$452,619) of the proposed annexation area. No other parcels are proposed for this annexation. The subject site directly abuts the city limits of Camas at its western and northern boundaries. The notice is valid and satisfies the requirements of RCW 35A.14.120.

City Council met on May 18<sup>th</sup>, 2026 and accepted the notice of intent. Now the Planning Commission needs to provide a recommendation for the zoning designation for this parcel to be annexed.

The adopted comprehensive plan designation for the subject area is currently Single-Family High, which allows for a zoning designation of R-6. The current Clark County zoning for the subject area is R1-6, with an Urban Holding Overlay of U-10. Staff is recommending a zoning designation of R1-6 to be considered at a future public hearing in July.

Figure 1: Proposed Annexation Area



**City Boundary:**

When drawing annexation boundaries, the goal is to have orderly patterns that allow for the ability provide services, continuity and allow for potential growth patterns that make sense. There are four properties that abut the subject site, and they are not part of the proposed annexation. While staff would normally advocate including those four properties to complete the city boundary, those particular owners sent formal correspondence to the City during the Nourse Road annexation making it clear they do not want to be included. As such, staff does support the annexation of just this one parcel as proposed.

**Zoning:**

The current adopted comprehensive plan for this parcel is Single-Family High density, which can be implemented by the R-6 zoning designation. Camas Municipal Code (CMC) table 18.05.020 lists zoning designations relative to the adopted comprehensive plan designation.

Utility and road impacts generated by any one of the three zoning designations has been anticipated when developing the capital facilities plans that have been adopted and

correspond with the comprehensive plan, so any of the three can comply with current policies.

**Table 18.05.020**

District	Symbol	Comprehensive Plan Designation
Residential 15,000	R-15	Single-family Low
Residential 12,000	R-12	Single-family Medium
Residential 10,000	R-10	Single-family Medium
Residential 7,500	R-7.5	Single-family Medium
Residential 6,000	R-6	Single-family High
Multifamily-10	MF-10	Multifamily Low
Multifamily-18	MF-18	Multifamily High
Multifamily Cottage	MF-C	Overlay

**Process:**

As per RCW 35.13.125, the City Council is required to meet with the initiating parties and will discuss the following:

1. Whether the City will accept, reject, or geographically modify the proposed annexation;
2. Whether it will require the simultaneous adoption of a proposed zoning regulation, if such a proposal has been prepared and filed (as provided for in RCW 35A.14.330, and RCW 35A.14.340); and
3. Whether it will require the assumption of all or any portion of existing City indebtedness by the area to be annexed.

**BUDGET IMPACT:** Initially service impacts will be minimal but may increase over time with future development and the demands it creates. Currently there are no capital related projects in the annexation area.

**RECOMMENDATION:** This is for discussion purposes only. No action to be taken at this workshop.

Subject: Annexation Request – Property Located in Camas, WA

To Whom It May Concern,

We are the owners of the above-referenced residential property, currently under Clark County

jurisdiction. We respectfully request consideration for annexation into the City of Camas.

Our property is directly adjacent to, and surrounded by, properties already incorporated within the

City of Camas and served by its utilities and infrastructure. In addition, a new subdivision is actively

being developed immediately next to our property, further integrating this area into the City of

Camas.

We respectfully present the following in support of our request:

- **Consistency with Surrounding Development:** Nearby properties, including the new subdivision, are within Camas city limits. Annexation would create a logical and consistent boundary.
- **Integration with New Subdivision:** Given the active development adjacent to our parcel, inclusion would allow our property to integrate seamlessly into this planned community rather than remain an isolated exception.
- **Access to Utilities and Services:** Existing and expanding Camas infrastructure is already present in the immediate area, making annexation a practical extension of services.
- **Future Development Alignment:** Within the next year, we are considering subdividing our property to develop multiple residential homes. Annexation would ensure this development aligns with City of Camas zoning and planning standards.
- **Community Alignment:** Our property functions as part of the Camas community, and annexation would formally reflect this relationship.
- **Equity and Consideration:** The seller did not disclose that there had been a vote on annexation

affecting the property. We relied on the information provided at the time of purchase, and this lack

of disclosure has directly impacted our current situation. We respectfully request equitable consideration in light of these circumstances.

We are committed to complying with all City requirements related to annexation and future development. This request supports orderly growth, efficient land use, and consistency with

surrounding development.

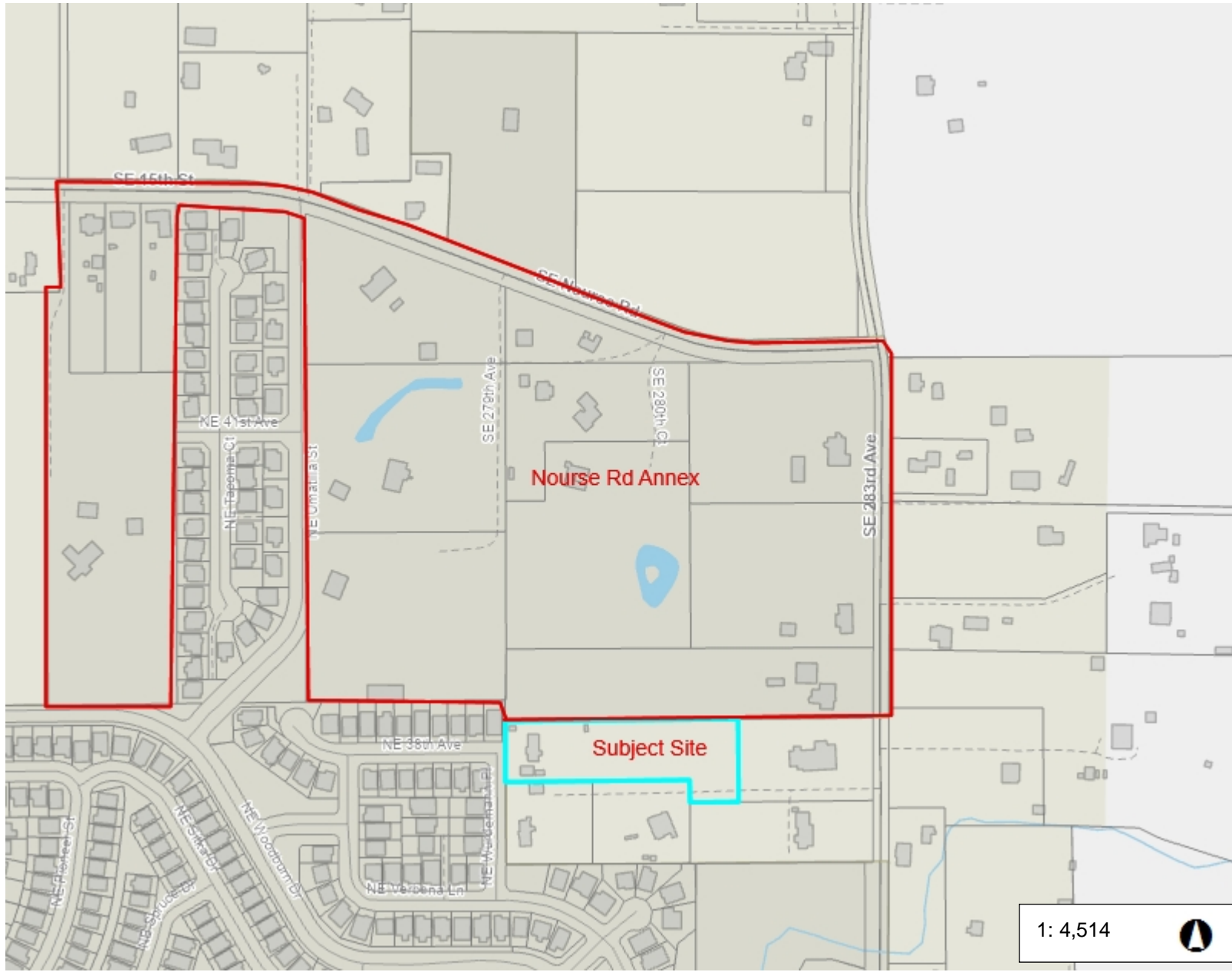
We respectfully ask the City to review and approve our annexation request so that our property may

be fully integrated into the City of Camas.



Thank you for your time and consideration.




Item 2.

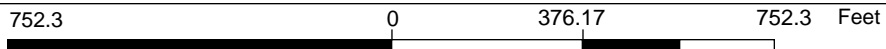


**Legend**

-  Building Footprints
-  Taxlots

**Notes:**

1: 4,514 



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.



### 10% NOTICE OF INTENT

#### ANNEXATION TO THE CITY OF CAMAS

We the undersigned hereby give notice of intent to the City of Camas to have our property located as described below annexed to the City of Camas. We certify that we are the legal owners of property representing at least ten percent (10%) or more of the total value of all property within the area we are asking to be annexed.

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

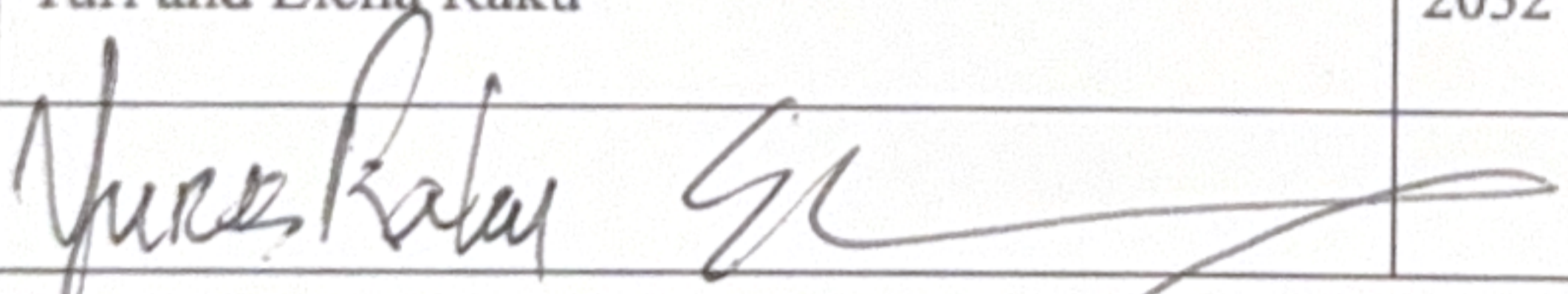
The legal description is as follows:  
Proposal for annexation

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The undersigned hereby certifies that all information submitted with this application is complete and true under penalty of perjury under the laws of the State of Washington. The undersigned also understands that any errors and omissions may lengthen the time to process this request.

Parcel #	Sign & Print Name	Address	Date Signed
123226-000	Yuri and Elena Raku	2032 SE 283rd Ave, Camas, WA 98607	03-29.2026
			

**RCW 35A.01.040 states:** (a) The signature of a record owner, as determined by the records of the county auditor, shall be sufficient without the signature of his or her spouse; (b) In the case of mortgaged property, the signature of the mortgagor shall be sufficient, without the signature of his or her spouse; (c) In the case of property purchased on contract, the signature of the contract purchaser, as shown by the records of the county auditor, shall be deemed sufficient, without the signature of his or her spouse; (d) Any officer of a corporation owning land within the area involved who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign on behalf of such corporation, and shall attach to the petition a certified excerpt from the bylaws of such corporation showing such authority; (e) When property stands in the name of a deceased person or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the case may be, shall be equivalent to the signature of the owner of the property.



# Staff Report

June 16, 2026 Planning Commission Meeting

Our Camas 2045 – Zoning Code Amendments

Presenter: Alan Peters, Community Development Director

Time Estimate: 60 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

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

**SUMMARY:**

CMC Chapter 18.20 – Mixed Use

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

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

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

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

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

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

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

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

#### CMC Chapter 18.20 – Mixed Employment

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

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

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

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

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## Chapter 18.24 MIXED USE<sup>1</sup>

### 18.24.010 Purpose.

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

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

### 18.24.020 Applicability.

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

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

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

### 18.24.030 Mix of Uses

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

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

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

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

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

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

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

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

F. Residential Flexibility. The approval authority may allow residential uses to exceed fifty percent of the site acreage, up to a maximum of seventy percent residential acreage, when the applicant demonstrates that the proposal will provide a superior mixed-use outcome by ensuring timely delivery of the commercial or nonresidential component. Approval of residential acreage above fifty percent may be conditioned on:

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

#### **18.24.040 General Standards**

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

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

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

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

complementary uses. Required parking may be reduced by 20% with a shared parking plan when the mix of uses on a site have different peak parking demand periods or when parking can be effectively shared among uses, buildings, parcels, or phases of development as demonstrated by a parking study submitted by the applicant.

### **18.24.050 Development Standards**

#### Lot Requirements.

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

#### Setbacks.

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

### **18.24.030 Incentives.**

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

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

### **18.24.040 Exemptions.**

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

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



## Chapter 18.20 Mixed Employment (ME) (Proposed)

### 18.20.010 Purpose

### 18.20.020 Site development standards

### 18.20.030 Building design guidelines

### 18.20.040 Warehousing

### **18.20.010 Purpose**

- A. Purpose and Intent. The Mixed Employment District provides a variety of employment focused activities located in strategic areas of the community. These areas are important to the local and regional economy, contributing to the overall economic sustainability of the City of Camas by enhancing service variety and job diversity through a range of employment opportunities closer to residents with access to good transportation options. Mixed Employment Districts are characterized by higher employment density such as advanced manufacturing, research and development, service commercial, offices, and limited retail uses. These districts encourage innovation and a business environment that is flexible and resilient to changing economic conditions and customary business cyclical conditions.

The ME district standards encourage and accommodate the adaptive reuse of existing development and emphasize multimodal accessibility and connectivity. It also provides a zoning designation for uses which will create local higher wage employment opportunities and offer a wide range of uses that are compatible with one another as well as adjoining residential and commercial areas. The ME districts can be located on small or large sites and present a sustainable alternative to solely commercial or industrially designated areas while retaining legacy light industrial and business park uses. Primary uses include a broad mix of light industrial, research and development, advanced technology production, artisan/craft industrial, commercial, office, and personal service uses, within a more amenity-rich environment.

- B. Flexibility of Property Development Regulations. The ME district provides for flexibility of certain property development regulations, placement and clustering of buildings, and provisions for site design intended to promote innovative approaches to planning, including:
1. The encouragement of employment expansion to the city's economic base through emerging business types and new capital investment;
  2. The preservation of natural features, open space areas and native vegetation;
  3. The provision of on-site essential services for industries, employees, and customers;
  4. The protection of adjacent properties from adverse impacts; nearby existing and future non-employment land uses and activities; and
  5. The arrangement of buildings and land use intensities, as they relate to surrounding land uses to minimize and mitigate adverse impacts.
- C. Anticipated Benefits. Development within the ME district is of direct and indirect economic benefit to the city in the form of high-wages, innovative and resilient employers, local employment with a diverse work force, desirable creative designs for projects, and tax revenue for the city to fund urban services at appropriate levels. Development within this district will also diversify the economy by realizing diverse employers and uses.

**18.20.020 Site development standards**

Site improvements shall be designed to result in a complementary appearance that will blend with surroundings and be compatible with neighboring developments.

A. Dimensional Standards

<u>Item</u>	<u>Standard</u>
<u>Minimum lot size (square feet)</u>	<u>None</u>
<u>Minimum lot width</u>	<u>None</u>
<u>Minimum lot depth</u>	<u>None</u>
<u>Average lot coverage</u>	<u>None</u>
<u>Maximum building height</u>	<u>60 feet (45 feet may be more appropriate)</u>
<u>Minimum useable open space*</u>	<u>5% of net acreage</u>

<u>Front yard setback</u>	<u>20 feet from building; 10 feet from parking area</u>
<u>Side yard setback</u>	<u>20 feet</u>
<u>Rear yard setback</u>	<u>20 feet</u>

\*“Usable Open Space” means areas planned and improved to provide opportunities for active recreation, passive relaxation, or community interaction, and that are accessible to the public or to residents, employees, or customers in common. Examples include plazas, courtyards, private parks, sport fields and courts, and viewpoints overlooking natural resource areas. Usable Open Space does not include public parks unless the parks were approved as Usable Open Space and conveyed to the City (CMC 18.03)

- B. Grading and Drainage. Site grading and drainage shall be designed by a Washington licensed civil engineer. Grading and slopes are to be compatible with landscaping materials, shall not permit erosion, and shall minimize use of retaining walls to control slopes. Plans submitted for building permits shall include a construction phase mitigating procedure to control temporary runoff, erosion, sedimentation, or other objectionable effects.
- C. Parking and Loading.
1. Shared parking is encouraged between adjacent uses.
  2. Parking areas available to the general public should be clearly identified.
  3. Parking areas between the primary street and the front of the building should be limited to visitor and accessible spaces. Employee parking should be located behind the front of the building screened from the public right of way.
  4. Parking areas between the primary street and front of building should have a minimum landscape area of 20 feet from right of way to the paved area.
  5. All new developments should provide multimodal connections throughout the development, as well as to adjacent developments.

6. All loading areas within parking areas shall be located to minimize viewing from adjacent properties and roadways. They shall be screened from horizontal view with the use of dense landscaping, mounds, view screen fencing, or other approved means.
7. Truck docks and loading areas are not permitted on the front elevation of the property and are to be screened from the front view if located within the side yards.
- D. Refuse/Storage. Refuse areas and service/storage areas are to be located under cover. Refuse areas should be located behind the building screened from the right of way.
- E. Utilities. All utility service lines are to be located underground. All pad-mounted equipment and other visible utility and service equipment are to be carefully located to minimize appearance and shall be appropriately screened consistent with required access and safety requirements.
- F. Fencing. Perimeter fencing shall be so constructed as to minimize visual impacts. Walls or fences separating adjoining parcels may be located at the property line. No wall or fence taller than three feet shall be placed within the landscape setbacks along rear or side lot lines, and no wall or fence exceeding three feet in height shall be located on the property, except for security fencing. Security fencing shall blend into and be compatible with landscaping. Fencing shall have earth tone colors of brown, tan, gray, or green. Walls shall be constructed of materials compatible with the building architecture.
- G. Lighting. Site and building lighting shall be designed to minimize glare to the adjacent properties. Site-lighting poles shall not exceed twenty feet in height and shall direct the light downward. Lighting sources viewed from above or below on adjacent property shall be shielded. Building lighting is to be concealed and indirect. Lighting in service areas is to be contained to conceal visibility of light sources from street and adjacent property. Site lighting is to be designed to provide uniform distribution, and the light levels shall be adequate for reasonable security and safety on the premises.

### **18.20.030 Building design guidelines**

- A. All structures should be designed to complement the local setting and with neighboring developments, while contributing to the overall architectural character of the area. The building design should appear as an integrated part of the design concept. All facilities should be designed by a Washington licensed architect and reflect a high standard of architectural design. Buildings should be either reinforced concrete and steel, masonry, or wood frame construction. Prefabricated metal buildings or sheet metal-sided structures are not permitted, unless an exception is made by staff review, based upon a design that meets or exceeds the overall architectural character of the area.
- B. Building design should consider the orientation toward major streets and thoroughfares; vehicular and pedestrian flow patterns; the character of neighboring development; expression of the facilities functional organization and individual character; and the satisfaction of the physical and functional needs of facility users.
- C. Design features that can contribute to the design character of a project include entrance drives, enhanced visitor parking areas, highlighted visitor entrances and entry plazas, decorative pedestrian plazas and walkways, focal landscape treatments and site sculptures, employee lunch areas (with amenities such as outdoor seating, garden areas, etc.), atriums and interior courts, dynamic building and roof forms, distinctive window patterns, shade and shadow patterns, surface treatments, and accent lighting and landscaping.
- D. Long, blank, straight building facades are generally discouraged as they are uninviting and visually uninteresting. Building setbacks shall be varied, and all facades articulated to add visual variety, distinctiveness, and human scale. Space created by the varied setbacks of the building facades can accommodate landscaping and pedestrian/employee areas that contribute to visual interest. Buildings should orient along the length of the primary street frontage in order to avoid visual exposure of loading areas to the public right of way.
- E. Exterior building colors shall be compatible with the surrounding man-made and natural environments, and not in competition with surrounding elements for attention (i.e., building color should not, in any way, become signing for the site). Generally, muted colors are encouraged with primary colors or other bright colors used only as accents to enliven

the architecture. Repetition and overuse of a single approach to the use of color, such as horizontal stripes/bands, can result in this treatment losing its effectiveness.

- F. Roof-mounted equipment that is visible from adjacent, elevated property should be painted a compatible color with the roof screen.
- G. All rooftop or outdoor mechanical equipment shall be fully screened from public view in a manner which is architecturally integrated with the structure. Screening shall be constructed to a finished standard using materials and finishes consistent with the rest of the building. Building designs should consider potential visibility of equipment from elevated rights-of-way or adjoining property.
- H. All vents, flues, or other protrusions through the roof, less than sixteen inches in diameter need not be screened from view but must be painted or treated to blend with the color of the background. All such vents, flues, or other protrusions through the roof, more than sixteen inches in diameter shall be considered mechanical equipment and shall be screened from view.

#### **18.20.040 Warehousing**

- A. Warehousing, indoor storage, and distribution activity may be allowed only as an accessory use when directly associated with and subordinate to a permitted principal use located on the same site. Accessory warehousing may include storage of raw materials, equipment, inventory, finished goods, tools, vehicles, or supplies used in connection with the principal use, but shall not function as a stand-alone warehouse, distribution center, fulfillment center, freight terminal, mini-storage facility, self-service storage facility, or outdoor storage yard.
- B. Accessory warehousing, indoor storage, and distribution areas shall not exceed fifty percent of the gross floor area of the building or tenant space unless a greater percentage is approved by the approval authority upon finding that the storage area is necessary to support the principal permitted use, the principal use remains the dominant use of the site or tenant space, and the use will not generate traffic, truck trips, loading activity, outdoor storage, noise, or other operational impacts inconsistent with the purpose of the zone.

**18.07.030 Table 1—Commercial and industrial land uses.**

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

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI	C- NS	MX- NS	ME- NS
Commercial Uses												
Animal kennel, commercial boarding <sup>6</sup>	X	X	X	P <sup>11</sup>	X	P <sup>11</sup>	X	P <sup>11</sup>	P <sup>11</sup>	X	X	P <sup>11</sup>
Animal shelter <sup>6</sup>	X	X	X	C	X	C	X	C	P	X	X	C
Antique shop <sup>6</sup>	P	P	P	P	P	C	X	X	P	P	P	P
Appliance sales and service <sup>6</sup>	X	P	P	P	P	P	X	C	P	P	P	P
Automobile repair (garage) <sup>6</sup>	X	P	C	P	X	P	X	P	P	C	X/P <sup>13</sup>	P
Automobile sales, new or used <sup>6</sup>	X	P	X	P	X	P	X	P	P	X	X	P
Automobile service station <sup>6</sup>	X	P	C	P	X	P	X	P	P	C	X	P
Automobile wrecking <sup>6</sup>	X	X	X	X	X	X	X	X	C	X	X	X
Bakery (wholesale) <sup>6</sup>	X	X	X	P	X	P	P <sup>5</sup>	P	P	C	C	P
Bakery (retail) <sup>6</sup>	P	P	P	P	P	P	P <sup>5</sup>	P	P	P	P	P
Banks, savings and loan	X	P	P	P	P	P	P <sup>5</sup>	P	P	P	P	P
Barber and beauty shops <sup>6</sup>	P	P	P	P	P	P	P <sup>5</sup>	P	P	P	P	P
Boat building <sup>6</sup>	X	X	X	C	X	C	X	C	P	X	X	C
Boat repair and sales <sup>6</sup>	X	P	X	P	X	P	X	P	P	X	X	P
Book store <sup>6</sup>	C	P	P	P	P	P	P <sup>5</sup>	P	P	P	P	P
Bowling alley/billiards <sup>6</sup>	X	P	X	P	P	P	X	P	P	X	P	P
Building, hardware and garden supply store <sup>6</sup>	X	P	C	P	P	P	X	P	P	C	P	P
Bus station <sup>6</sup>	X	C	C	P	C	P	X	P	P	P	P	P
Cabinet and carpentry shop <sup>6</sup>	X	P	C	P	C	P	P <sup>5</sup>	P	P	C	C	P
Candy; confectionery store <sup>6</sup>	P	P	P	P	P	P	P <sup>5</sup>	P	P	P	P	P

Cemetery <sup>6</sup>	X	X	X	C	X	X	X	C	P	X	X	C
Clothing store <sup>6</sup>	C	P	P	P	P	P	X	P	P	P	P	P
Coffee shop, cafe <sup>6</sup> or kiosk	P	P	P	P	P	P	P <sup>5</sup>	P	P	P	P	P
Convention center <sup>6</sup>	X	P	X	C	C	P	P	C	X	X	C	C
Day care center <sup>6</sup>	C	P	P	C	P	C	P <sup>5</sup>	C	C	P	P	C
Day care, adult	P	P	P	P	P	P	P	P	P	P	P	P
Day care, family home <sup>6</sup>	P	P	P	P	P	X	P <sup>5</sup>	P	X	P	P	P
Day care, mini-center <sup>6</sup>	P	P	P	P	P	P	P <sup>5</sup>	P	X	P	P	P
Delicatessen (deli) <sup>6</sup>	P	P	P	P	P	P	P <sup>5</sup>	P	P	P	P	P
Department store <sup>6</sup>	X	P	C	P	P	P	X	P	X	C	C	P
Electric vehicle battery charging station and rapid charging stations	P	P	P	P	P	P	P	P	P	P	P	P
Equipment rental <sup>6</sup>	C	P	C	C	C	P	P <sup>5</sup>	P	P	C	P	C
Event center	X	P	C	P	C	P	P	P	P	P	P	P
Feed store <sup>6</sup>	X	X	X	P	X	C	X	P	P	X	X	P
Fitness center/sports club <sup>6</sup>	X	P	P	P	P	P	P <sup>5</sup>	P	P	P	P	P
Florist shop <sup>6</sup>	P	P	P	P	P	P	P <sup>5</sup>	P	X	P	P	P
Food cart/food truck/food delivery business <sup>6</sup>	C	P	C	P	C	P	C	P	X	C	C	P
Furniture repair; upholstery <sup>6</sup>	X	P	C	P	P	P	X	P	P	C	P	P
Furniture store <sup>6</sup>	X	P	C	P	P	P	X	P	X	C	P	P
Funeral home <sup>6</sup>	X	P	C	P	P	X	X	X	X	C	C	P
Gas/fuel station <sup>6</sup>	X	P	C	P	X	P	X	P	P	C	X	P
Gas/fuel station with mini market <sup>6</sup>	X	P	C	P	X	P	X	P	P	C	X	P
Grocery, large scale <sup>6</sup>	X	P	C	P	P	C <sup>8</sup>	X	P	P	C	C	P
Grocery, small scale <sup>6</sup>	P	P	C	P	P	P	X	P	P	P	P	P
Grocery, neighborhood scale <sup>6</sup>	P	P	P	P	P	P	P <sup>5</sup>	P	X	P	P	P
Hospital, emergency care <sup>6</sup>	X	C	P	P	P	P	X	P	X	C	C	P
Hotel, motel <sup>6</sup>	X	C	C	P	P	P	X	P	X	C	C	C

Household appliance repair <sup>6</sup>	X	P	C	P	P	P	X	P	P	C	P	P
Industrial supplies store <sup>6</sup>	X	P	X	C	C	C	X	C	P	X	C	C
Laundry/dry cleaning (industrial)	X	X	X	P	X	X	X	P	P	X	X	P
Laundry/dry cleaning (retail) <sup>6</sup>	P	P	P	P	P	P	P <sup>5</sup>	P	P	P	P	P
Laundry (self-serve)	P	P	P	P	P	P	X	P	P	P	P	P
Liquor store <sup>6</sup>	X	P	C	P	C	C	X	C	C	P	P	P
Machine shop <sup>6</sup>	X	X	C	C	C	C	P <sup>5</sup>	C	P	C	C	C
Marijuana processor	X	X	X	X	X	X	X	X	X	X	X	X
Marijuana producer	X	X	X	X	X	X	X	X	X	X	X	X
Marijuana retailer	X	X	X	X	X	X	X	X	X	X	X	X
Medical or dental clinics (outpatient) <sup>6</sup>	C	P	P	P	P	P	P <sup>5</sup>	P	P	P	P	P
Mini-storage/vehicular storage <sup>6</sup>	X	X	X	X	X	X	X	P	P	X	X	X
Manufactured home sales lot <sup>6</sup>	X	X	X	P	X	X	X	P	P	X	X	P
Newspaper printing plant <sup>6</sup>	X	P	C	C	X	X	X	P	P	C	X	C
Nursery, plant <sup>6</sup>	X	P	C	C	C	C	X	C	P	C	C	P
Nursing, rest, convalescent, retirement home <sup>6</sup>	C	P	P	P	P	X	X	X	X	P	P	P
Office supply store <sup>6</sup>	X	P	P	P	P	X	P <sup>5</sup>	P	P	P	P	P
Pawnshop <sup>6</sup>	X	X	X	X	X	X	X	C	C	X	X	X
Parcel freight depots <sup>6</sup>	X	P	X	P	X	P	P <sup>5</sup>	P	P	X	X	P
Permanent supportive housing	C	P	X /P <sup>10</sup>	X /P <sup>10</sup>	P	X	X	X	X	X /P <sup>10</sup>	P	X /P <sup>10</sup>
Pet shops <sup>6</sup>	X	P	P	P	P	P	X	P	C	P	P	P
Pharmacy <sup>6</sup>	X	P	P	P	P	P	P <sup>5</sup>	P	P	P	P	P
Photographic/electronics store <sup>6</sup>	X	P	P	P	P	P	P <sup>5</sup>	P	P	P	P	P
Plumbing, or mechanical service <sup>6</sup>	X	X	X	P	C	P	X	P	P	X	C	P

Printing, binding, blue printing <sup>6</sup>	C	P	P	P	P	P	P <sup>5</sup>	P	P	P	P	P
Professional office(s) <sup>6</sup>	C	P	P	P	P	P	P	P	P	P	P	P
Public agency <sup>6</sup>	C	P	P	P	P	P	P	P	P	P	P	P
Real estate office <sup>6</sup>	C	P	P	P	P	P	T	P	P	P	P	P
Recycling center <sup>6</sup>	X	X	X	X	X	X	X	P	P	X	X	X
Recycling collection point <sup>6</sup>	T or C	P	T or C	T or C	C	C	P <sup>5</sup>	P	P	T or C	C	X
Recycling plant <sup>6</sup>	X	X	X	X	X	X	X	C	P	X	X	C
Research facility <sup>6</sup>	X	P	C	C	X	P	P	P	P	C	C	C
Restaurant <sup>6</sup>	C	P	P	P	C	P	P <sup>5</sup>	P	P	P	P	P
Restaurant, fast food <sup>6</sup>	X	P	C	P	C	P	P <sup>5</sup>	P	P	C	C	P
Roadside produce stand <sup>6</sup>	T	T	T	T	C	X	T	T	T	T	C	T
Sand, soil, gravel sales and storage <sup>6</sup>	X	X	X	X	X	X	X	C	P	X	X	X
Second-hand/consignment store <sup>6</sup>	C	P	P	P	P	P	X	P	P	P	P	P
Sexually oriented business <sup>1,5</sup>	X	X	X	X	X	X	P	X	X	X	X	X
Shoe repair and sales <sup>6</sup>	P	P	P	P	P	P	X	P	P	P	P	P
Smoke shop/head shop <sup>9</sup>	X	X	P	P	X	X	X	X	X	P	X	P
Stock broker, brokerage firm	P	P	P	P	P	P	P	P	P	P	P	P
Specialty goods production (e.g. brew pub)	P	P	P	P	P	P	P	P	P	P	P	P
Taverns <sup>6</sup>	X	P	C	P	C	P	X	P	P	C	C	P
Theater, except drive-in <sup>6</sup>	X	P	C	P	P	P	X	P	P	P	P	P
Truck terminals <sup>6</sup>	X	C	X	C	X	X	X	C	P	X	X	C
Veterinary clinic <sup>6</sup>	X	P	C	P	P	P	X	P	P	P	P	P
Warehousing, wholesale and trade <sup>6</sup>	X	X	X	C	C	P	P <sup>5</sup>	P	P	X	X	P
Warehousing, bulk retail <sup>6</sup>	X	X	X	C	C	X	X	P	P	X	X	P
Manufacturing and/or processing of the following:												

Cotton, wool, other fibrous material	X	X	X	X	X	P	X	P	P	X	X	X
Food production or treatment	X	X	X	C	C	P	X	P	C	X	C	C
Foundry	X	X	X	X	X	X	X	C	C	X	X	X
Furniture manufacturing	X	P	X	X	C	C	X	P	P	X	C	X
Gas, all kinds (natural, liquefied)	X	X	X	X	X	X	X	X	C	X	X	X
Gravel pits/rock quarries	X	X	X	X	X	X	X	C	P	X	X	X
Hazardous waste treatment—Off-site	X	X	X	X	X	X	X	X	P	X	X	X
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P	X	X	X
Junkyard/wrecking yard	X	X	X	X	X	X	X	X	C	X	X	X
Metal fabrication and assembly	X	X	X	X	X	C	X	X	P	X	X	C
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P	X	X	X
Paper, pulp or related products	X	X	X	X	X	X	X	X	P	X	X	X
Signs or other advertising structures	X	X	X	C	C	C	P	C	P	X	C	C
Electronic equipment	X	P	X	X	X	X	P	P	P	X	X	X
<b>Industrial Uses</b>												
High-tech industry	X	P	X	X	P	P	P <sup>2</sup>	X	X	X	P	P
Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts)	X	X	X	X	C	X	X	P	P	X	C	P
Optical goods	X	C	C	C	C	P	P <sup>5</sup>	P	P	C	C	C
Packaging of prepared materials	X	X	C	P	C	C	P <sup>5</sup>	C	P	C	C	P
Scientific and precision instruments	X	P	X	X	X	P	P	P	P	X	X	P
<b>Recreational, Religious, Cultural Uses</b>												
Auditorium <sup>6</sup>	C	P	P	P	P	P	X	P	P	P	P	P

Community club <sup>6</sup>	C	P	P	P	P	P	X	P	P	P	P	P
Church <sup>6</sup>	P	P	P	P	P	P	X	P	P	P	P	P
Golf course/driving range <sup>6</sup>	P	X	P	P	X	P	P <sup>5</sup>	P	P	X	X	P
Library <sup>6</sup>	C	P	P	P	P	P	X	P	P	P	P	P
Museum <sup>6</sup>	C	P	P	P	P	P	X	P	P	P	P	P
Recreational vehicle park <sup>6</sup>	X	X	X	C	X	X	X	P	P	X	X	C
Open space <sup>6</sup>	P	P	P	P	P	P	P	P	P	P	P	P
Park or playground	P	P	P	P	P	P	P	P	P	P	P	P
Sports fields <sup>6</sup>	C	X	P	P	P	P	X	P	P	P	P	P
Trails	P	P	P	P	P	P	P	P	P	P	P	P
<b>Educational Uses</b>												
College/university <sup>6</sup>	P	P	P	P	P	P	X	P	P	P	P	P
Elementary school <sup>6</sup>	P	P	P	P	P	P	X	P	P	P	P	P
Junior or senior high school <sup>6</sup>	P	P	P	P	P	P	X	P	P	P	P	P
Private, public or parochial school <sup>6</sup>	P	P	P	P	P	P	X	P	P	P	P	P
Trade, technical or business college <sup>6</sup>	P	P	P	P	P	P	P	P	P	P	P	P
<b>Residential Uses</b>												
Adult family home	C	P	P	X	P	X	X	X	X	P	P	X
Assisted living	C	P	P	X /P <sup>10</sup>	P	X	X	X	X	P	P	X /P <sup>10</sup>
Bed and breakfast	P	P	P	X	P	X	X	X	X	P	P	X
Designated manufactured home	X	X	X	X	P	X	X	X	X	X	X	X
Duplex or two-family dwelling	X	C/P <sup>7</sup>	X	X	P	X	X	X	X	X	P	X
Group home	C	P	P	X	P	X	X	X	X	P	P	X
Home occupation	P	P	P	X /P <sup>10</sup>	P	X	X	X	X	P	P	X /P <sup>10</sup>
Housing for the disabled	P	P	P	X /P <sup>10</sup>	P	X	X	X	X	P	P	X /P <sup>10</sup>

Apartment, multifamily development, row houses	X	C/P <sup>7</sup>	X /P <sup>10</sup>	X/P <sup>10</sup>	C	X	X	X	X	X	P	X
Residence accessory to and connected with a business	P	P	P	X /P <sup>10</sup>	P	X	X	X	X	P	P	X /P <sup>10</sup>
Residential Treatment Facility <sup>12</sup>	C	P	P	P	P	X	X	X	X	P	P	P
Single-family Cottage-style homes	X	X	X	X	X	X	X	X	X	X	P	X
Single-family dwelling	X	X	X	X	P	X	X	X	X	X	X	X
Sober Living Homes	C	P	P	X	P	X	X	X	X	P	P	X
Transitional Housing	C	P	C	P	P	P	X	P	X	C	P	P
<b>Communication, Utilities and Facilities</b>												
Electrical vehicle infrastructure	P	P	P	P	P	P	P	P	P	P	P	P
Wireless communications facility	Refer to Chapter 18.35											
Facilities, minor public	P	P	P	P	C	P	P	C	P	P	C	P
Facility, essential <sup>6</sup>	X	X	C	C	C	C	P	C	C	C	C	C
Railroad tracks and facilities <sup>6</sup>	C	X	C	C	C	X	X	C	C	C	C	C
<b>Temporary Uses</b>												
Temporary sales office for a development <sup>4</sup>	T	T	T	T	T	T	T	T	T	T	T	T

Notes:

1. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
2. Similar uses are permitted in the zone district only at the discretion of the community development director or designee.
3. Reserved.
4. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.
5. See secondary use provisions of LI/BP zone.
6. See CMC Chapter 18.19 "Design Review" for additional regulations. CMC Chapter 18.19 is not applicable to development in the LI/BP zone.
7. Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.
8. If grocery store is less than one hundred thousand square feet then use is outright permitted. If one hundred thousand square feet or over then a conditional use permit is required.

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9. A. Must be sited a minimum one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or game arcade to which is not restricted to persons twenty-one years or older as defined in WAC 314-55-010 on June 20, 2015;
  - B. The business shall post clear signage in a conspicuous location near each public entrance stating no person under the age of twenty-one may enter the premises; and
  - C. No smoke shop/head shop subject to this note shall be located within five miles of an existing lawfully established smoke shop/head shop. All measurements under (A) and (C) shall be measured from the nearest property line of the property on which the use is proposed to the nearest property line of an existing business utilizing Clark County GIS.
  10. On tracts ten acres or more, subject to approval by city council of a master plan and development agreement, a mixed use development may be approved provided no less than fifty-one percent of the net developable acreage is committed to commercial uses.
  11. Conditional use permit is required if facilities for kennels are proposed outdoors.
  12. A Residential Treatment Facility shall not be located within one thousand feet of public and private schools, public parks, public libraries, other RTFs or similar uses.
  13. Permitted only on sites where automobile repair was previously established and where the existing site or building design, configuration, layout, or access makes it particularly suited for this use.

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

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

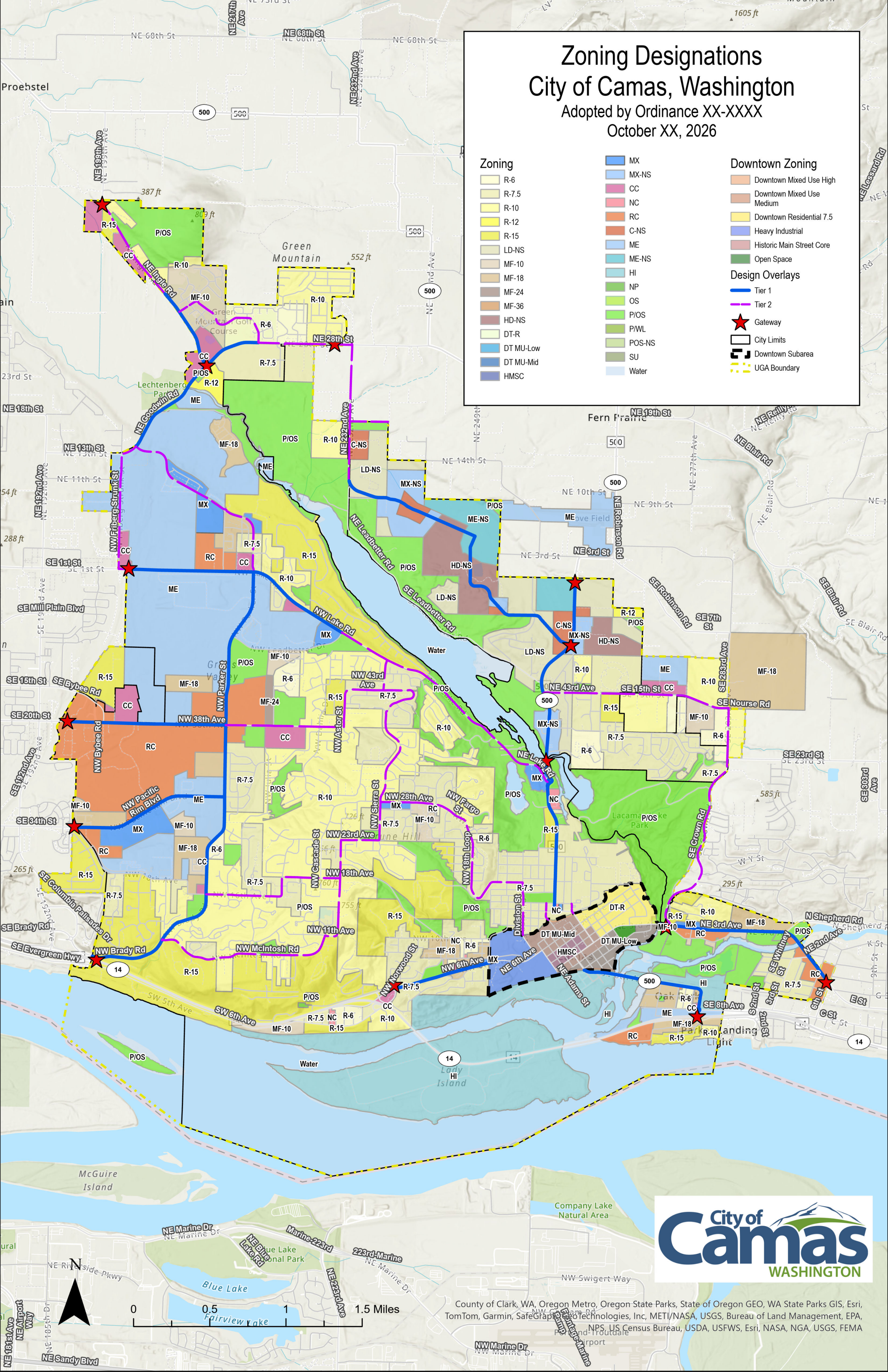


# Zoning Designations

## City of Camas, Washington

Adopted by Ordinance XX-XXXX  
October XX, 2026

Zoning		Downtown Zoning	
R-6	MX	Downtown Mixed Use High	Design Overlays
R-7.5	MX-NS	Downtown Mixed Use Medium	
R-10	CC	Downtown Residential 7.5	Tier 1
R-12	NC	Heavy Industrial	Tier 2
R-15	RC	Historic Main Street Core	★ Gateway
LD-NS	C-NS	Open Space	□ City Limits
MF-10	ME		⬢ Downtown Subarea
MF-18	ME-NS		⬢ UGA Boundary
MF-24	HI		
MF-36	NP		
HD-NS	OS		
DT-R	P/OS		
DT MU-Low	P/WL		
DT MU-Mid	POS-NS		
HMSC	SU		
	Water		



County of Clark, WA, Oregon Metro, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, TomTom, Garmin, SafeGraph, and other technologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA