



City Council Workshop Agenda

Monday, September 21, 2026, 4:30 PM

Council Chambers, 616 NE 4th AVE

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

To observe the meeting (no public comment ability)

- go to <https://vimeo.com/event/6196681>

To participate in the meeting (able to public comment)

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

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

CALL TO ORDER

ROLL CALL

EMPLOYEE RECOGNITION

1. Randy Miller 35 Year Anniversary
Presenter: Cliff Free, Fire Chief
Time Estimate: 5 minutes

PUBLIC COMMENTS

WORKSHOP TOPICS

2. [Emerald Ash Borer Update](#)
[Presenter: Chris Witkowski, Parks & Recreation Director](#)
[Time Estimate: 15 minutes](#)
3. [Our Camas 2045 – Draft Development Code Amendments](#)
[Presenter: Alan Peters, Community Development Director](#)
[Time Estimate: 30 minutes](#)
4. Form of Government Discussion
Presenter: City Council
Time Estimate: 15 minutes
5. Staff Miscellaneous Updates
Presenter: Doug Quinn, City Administrator
Time Estimate: 10 minutes

PUBLIC COMMENTS

COUNCIL COMMENTS AND REPORTS

CLOSE OF MEETING



Staff Report

September 21, 2026 Council Workshop Meeting

Emerald Ash Borer Update

Presenter: Chris Witkowski, Parks & Recreation Director

Time Estimate: 15 minutes

Phone	Email
360.817.7037	cwitkowski@cityofcamas.us

BACKGROUND: Emerald Ash Borer is an invasive beetle that bores into Ash trees (*Fraxinus* spp.) and, through a chemical release, kills the trees. It is classified as an invasive species that originated in East Asia and was transported to the eastern US about 25 years ago, likely through transfer of wood products. The beetle has been slowly working its way west, devastating ash trees along the way. The kill rate of an EAB-infected area is 90-100% of Ash trees. It spreads most commonly through the transfer of firewood and, once in a region, through flight and/or latching on to objects such as cars.

SUMMARY: The State of Washington and USDA confirmed the state's first detection of EAB in Vancouver in August 2026. With its arrival knowingly imminent, the Department of Natural Resources (DNR) previously prepared a list of safeguarding measures for the impending infestation, which the City of Camas has followed. These include:

- Inventorying the urban forest to understand the ash tree population
- Establishing a tree replacement program
- Injecting select ash trees with an insecticide created specifically to deter EAB

Though the City has been working on the aforementioned measures, the EAB strategy will need to be advanced due to its presence in the region. If it's in Vancouver, it's likely already in Camas or will be very soon. Though difficult to put an exact timeframe on infestation, a majority of the City's Ash trees will be dead or in significant decline within 3-7 years of EAB's arrival. If the beetle is already here, a decline in the health of smaller trees may be detected as early as 2027 or 2028.

The City's current inventory of publicly planted ash trees shows 343 inside city limits. The two most concentrated areas are Green Mountain (approx. 100) and Downtown (approx. 75). This does not include private trees, open space tracts, or native stands of Oregon Ash.

There is no known protective measure against EAB. Once infestation begins, tree health will rapidly decline. As such, the City is working on the following mitigation plan:

- Inject select Ash trees with an insecticide designed to deter EAB
 - Injections can only be applied to mature, healthy trees
 - Injections only have an effective rate of two years
- Visual inspection of Ash trees
- Set beetle traps to determine infestation rate and locations
- Begin removal of damaged and weakened Ash trees
- Plan for a staggered removal of remaining Ash trees
- Systematically replace removed trees to re-establish canopy cover
- Public communications strategy

BENEFITS TO THE COMMUNITY: EAB can be devastating to a municipality's urban forest due to rapid decline in tree health. With 343 Ash trees in the Camas inventory, the infestation must be addressed. Weakened or deceased trees will be susceptible to falling limbs and/or full tree collapse, thereby creating a public safety issue. Loss of tree canopy will affect heat levels, stormwater management, and property values. Replacing Ash trees before EAB is fully present avoids these scenarios and provides Camas with the full benefits of a healthy urban forest.

STRATEGIC PLAN: Due to the ultimate removal and replacement of over 300 trees, this topic covers the strategic priority of Stewardship of City Assets.

POTENTIAL CHALLENGES: The primary challenges include volume of trees impacted, timeframe before EAB arrives, and funding. The infestation cannot be avoided but sourcing enough resources to mitigate its impacts could put pressure on the City.

BUDGET IMPACT: Budget impact will range from \$600,000 - \$1,500,000 for complete removal and replacement of all Ash trees. These costs include removal and disposal, planting, maintenance, and tree grates (downtown). Total budget impact will depend on replacement strategy and staging.

RECOMMENDATION: This is for Council's information only.

Emerald Ash Borer Update

CITY COUNCIL WORKSHOP

SEPTEMBER 21, 2026

Background

Emerald Ash Borer is an invasive pest that destroys Ash trees (*Fraxinus* spp.)

Native to East Asia; discovered in US in 2002 (Michigan)

Beetle is ½" long; bright, metallic green

Kill rate of 90-100% of Ash trees



Concern for Camas

Strategic Priority: Stewardship of City assets

Washington's first confirmed identification occurred in Vancouver in August 2026

Most Ash trees are in significant decline within 2-7 years of infestation

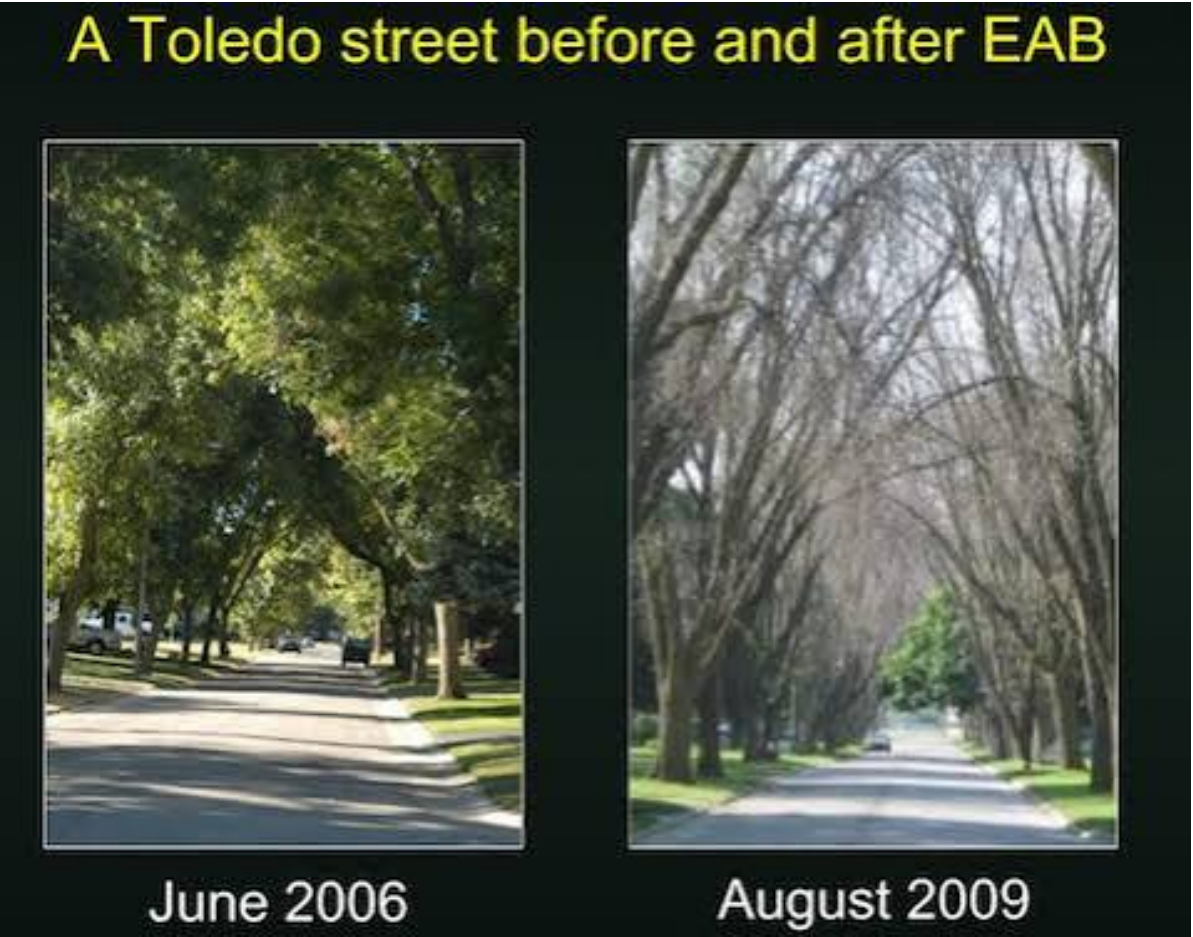
Infestation rate is 90-100%

343 publicly-owned & planted Ash trees

Unknown number of private or native trees



EAB – Before & After



EAB – Before & After

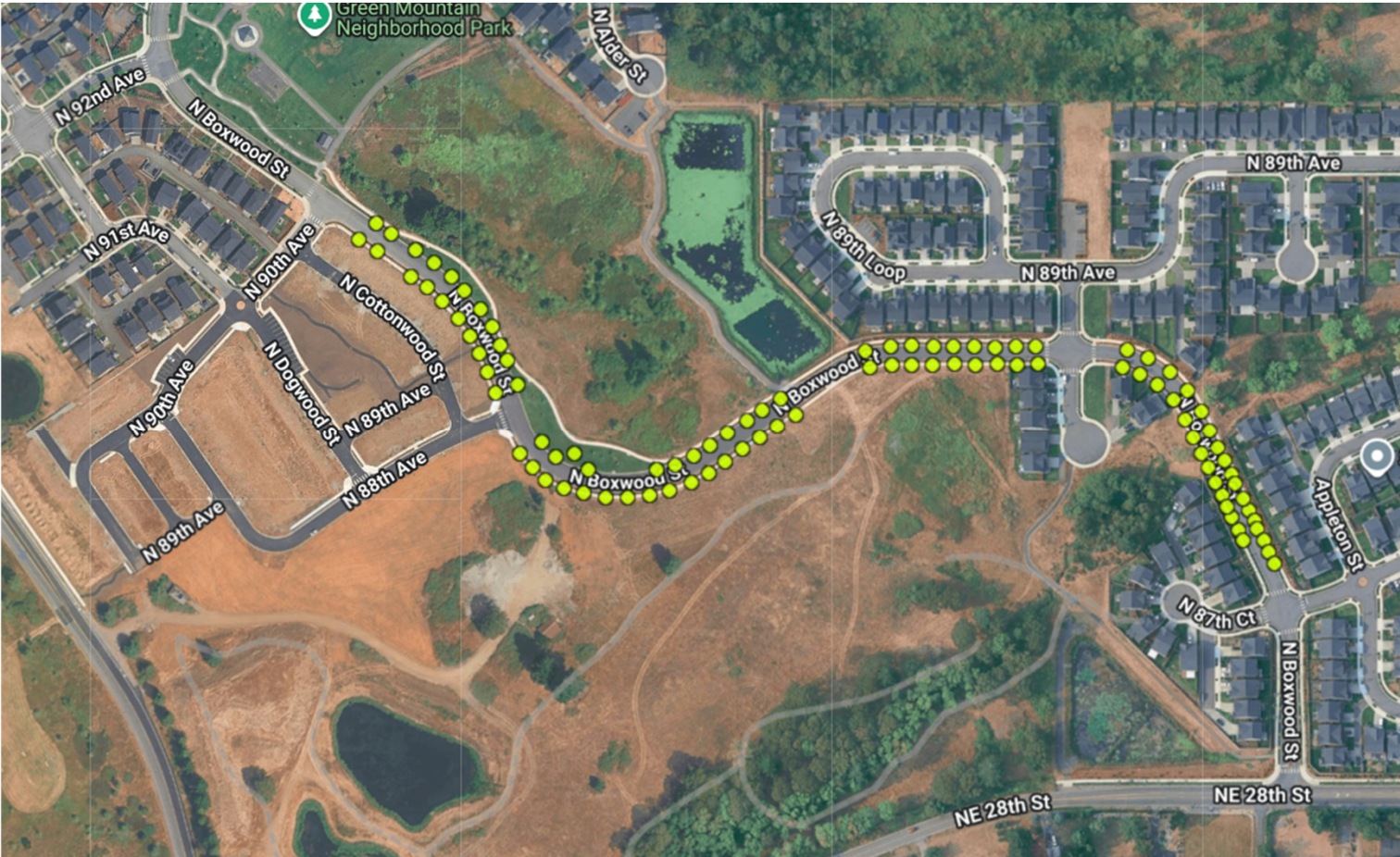


Primary Area of Concern - Downtown



Approx. 75 Ash in
Downtown Core

Primary Area of Concern – Green Mtn



100 Ash along N Boxwood St
Only species along the road

DNR Recommendations

Department of Natural Resources Preparedness Recommendations:

- Inventory Urban Forest
- Establish a Tree Replacement Program
- Inject select Ash trees with EAB insecticide

City of Camas completed these recommendations from 2023-26 to prepare for EAB arrival



EAB Solutions & Costs

There are no known methods to deter EAB

Solutions & Costs (approximate):

- Inject trees with insecticide = \$500/tree (lasts two years)
- Remove Ash trees = \$1,800/tree
- Plant non-Ash trees = \$1,300/tree

Total cost to remove Ash trees = \$617,000

Total cost to replant = \$446,000



Next Steps

Visual inspections on Ash trees (downtown completed in Sept 2026)

Place beetle traps in spring

Begin Ash removal & tree replacement

Prioritize removal of weakened and damaged Ash

Funding strategy

Applied for DNR grant

Communications strategy

Prepare for Dutch Elm Disease





Staff Report

September 21, 2026, Council Workshop Meeting

Our Camas 2045 – Draft Development Code Amendments

Presenter: Alan Peters, Community Development Director

Time Estimate: 30 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

BACKGROUND: After over three years of development, the *Our Camas 2045* Comprehensive Plan Update entered the adoption phase this month, with a Planning Commission hearing on September 15. Over the past year, staff and the Planning Commission have developed zoning code and development regulation updates to implement the new plan.

SUMMARY: The Planning Commission held a public hearing on September 15 to consider a recommendation to Council on the proposed Comprehensive Plan, Downtown Subarea Plan, and zoning code updates. A special Planning Commission meeting is scheduled for September 29 for deliberations and development of a recommendation to the City Council. Following the Planning Commission's review, the City Council will hold a public hearing on October 19 to consider the proposal.

Development regulations are aligned with the draft plan's goals, policies, growth objectives, and changes to state law.

Proposed Development Code Amendments

As part of the *Our Camas 2045* update, the City is also reviewing and updating portions of the zoning code to ensure that development regulations are aligned with the updated plan's goals, policies, growth objectives and changes to state law. The Planning Commission has reviewed several proposed code updates in batches over the past several months. This report covers proposed updates related to the downtown subarea and design review requirements.

Chapter 18.07 — Use Authorization

Chapter 18.07 identifies the land uses that are permitted, conditionally permitted, temporarily permitted, or prohibited within all zoning districts. Council previously reviewed this chapter during the August 3 Workshop Meeting, however this report addresses allowed uses within the downtown subarea.

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

floor, upper floors, or both. Active retail uses are street-facing, ground-floor businesses that attract regular customer activity, support walkability, and help animate the sidewalk. Examples include shops, cafés, restaurants, bakeries, bars, fitness centers, theaters, hotels, and similar customer-oriented establishments. Passive retail uses are commercial or service uses that serve a smaller or more specialized customer base, generate less frequent foot traffic, or require less visibility from storefront windows. Examples include professional and real estate offices, banks, medical or dental clinics, public agencies, repair services, and other businesses that typically operate by appointment or do not depend on pedestrian customers.

Both types of uses would be allowed downtown; however certain uses would be prioritized in different areas and on specific street frontages. Within the Historic Main Street Core district, at least 70% of ground floor area and frontages on NE 4th Avenue must be occupied by active retail uses. On all other streets, at least 70% of the ground floor area and frontages must be occupied by active or passive retail uses. Other allowable uses could occupy up to 30% of these ground floor areas. Municipal uses may occupy 100% of ground floor area and frontages on any street type east of NE Everett St between NE 3rd Ave and NE 5th Ave.

Within the Downtown Mixed-Use Mid-Rise zone at least 70% of ground floor area and frontages on NE 4th Avenue must be occupied by active retail uses. On Mobility and Gateway Steets (Birch, Cedar, Dallas, Everett, Franklin, NE 2nd, NE 5th, and portions of NE 3rd and NW 6th), at least 70% of ground floor area and frontages must be occupied by active or passive retail uses. On all other street types, residential uses may not occupy more than 70% of ground floor area and frontages.

In the Downtown Mixed-Use Low-Rise zone, at least 70% of ground floor area and frontages must be occupied by active or passive retail uses on Mobility and Gateway Steets (2nd and portions of Dallas, 3rd, Joy, and 1st Ave). Residential uses may occupy 100% of ground floor area and frontages on any street, including Mobility and Gateway Streets.

Downtown Design Manual

The proposed Downtown Design Manual includes a combination of zoning regulations (including use and dimensional standards) and architectural design requirements. The manual organizes downtown into four design districts: the Historic Main Street Core, Downtown Mixed-Use Mid-Rise, Downtown Mixed-Use Low-Rise, and Downtown Residential districts. It also classifies streets into five street types, recognizing that appropriate building form and frontage design vary depending on a property's location and relationship to the public realm. Design standards include requirements for frontages, public realm areas, and general architectural standards.

The manual establishes step-by-step process for determining which standards apply to a particular development. Standards address building placement and orientation, ground-floor design, façade articulation, materials, windows and transparency, entrances, roof

forms, parking and service areas, landscaping, lighting, signage, and pedestrian connections. Additional requirements for active ground-floor uses are intended to support a walkable and visually engaging downtown. These are covered in more detail in the summary of Chapter 18.07 above.

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. The revised approach is intended to improve predictability, reduce duplication and delays, and ensure compliance with state requirements for consolidated permit review.

CMC Chapter 18.20 – Design Overlays

The proposed Design Overlay chapter replaces the existing Gateways and Corridors Overlay framework with a more comprehensive set of standards for prominent streets and community entryways. The overlays are intended to improve corridor appearance and walkability. The standards apply to various corridors regardless of their underlying zoning.

Overlay standards address streetscape improvements, pedestrian connections, sidewalks, bicycle facilities, landscaping, lighting, signage, building orientation, and the relationship of development to the street. Tier 1 corridors receive the highest level of design attention and may require enhanced public or private amenities, such as gateway signage or public art. Tier 2 standards provide a more moderate level of design standards.

Tier 1 corridors include sections of NE Ingle Rd, NE Goodwin Rd, North Shore Boulevard, NE Everett St, NW Lake Rd, NW Brady Rd, NW Parker St, NW 38th Ave, NW Pacific Rim Blvd, NW 6th Ave, and NE 3rd Avenue. Tier 2 corridors include portions of NE Ingle Road Corridor, N 92nd Ave/Boxwood St, NW Camas Meadows Dr, NW Friberg-Strunk St, NW Lake Rd, NW 38th Ave, NW Sierra St, NW McIntosh Rd, Division St, NE Dallas St, NE Garfield St, SE Crown Rd, and NE 43rd Ave.

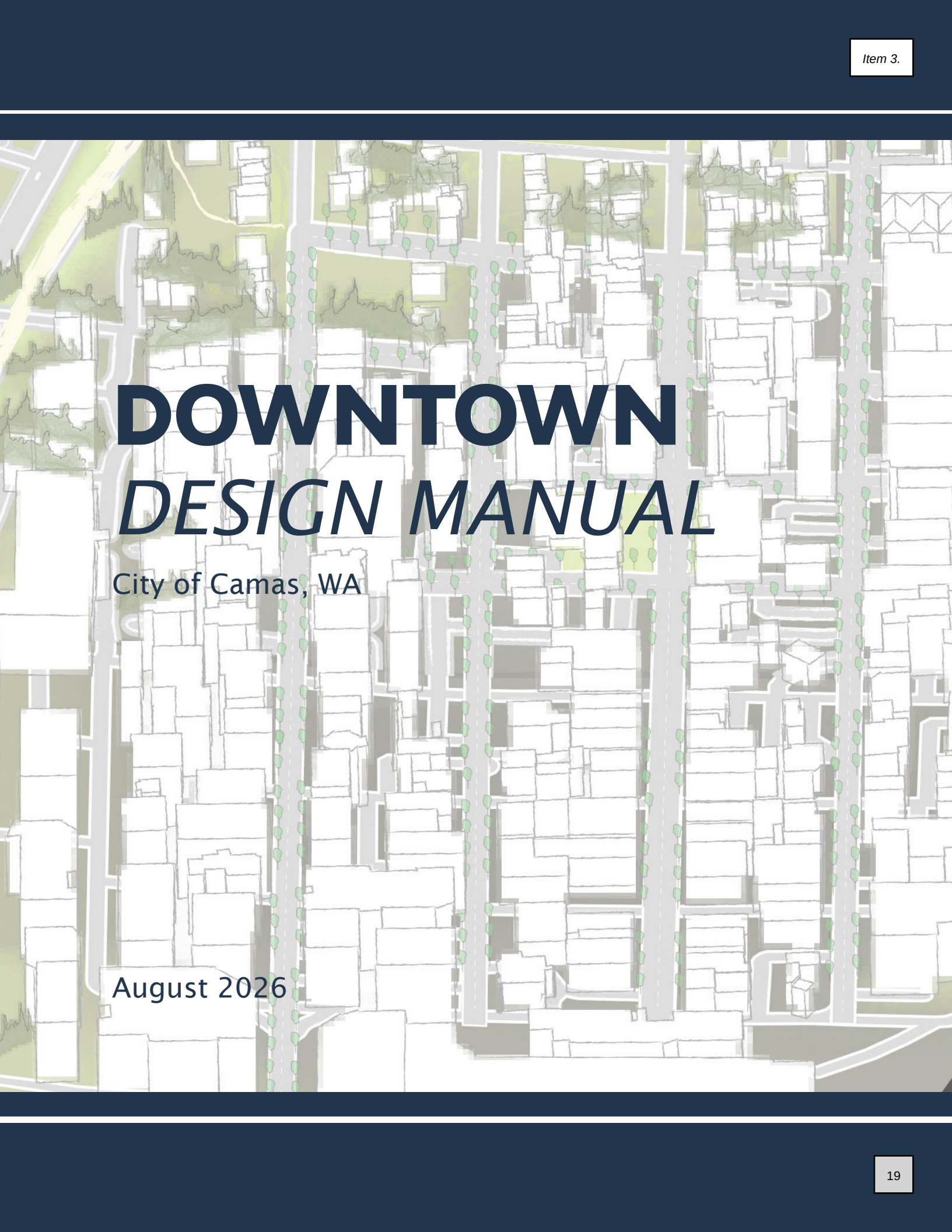
BENEFITS TO THE COMMUNITY: The proposed amendments would implement the Our Camas 2045 Comprehensive Plan and Our Downtown Camas 2045 Subarea Plan. The updates support context sensitive design and land use downtown and streamlined design review requirements citywide.

STRATEGIC PLAN: This item most directly supports the Strategic Plan’s “Economic Prosperity” priority by improving the clarity, consistency, and efficiency of the City’s development regulations and review processes.

POTENTIAL CHALLENGES: Some amendments may affect project design and costs, and allowable land uses, specifically new design and use requirements within the downtown subarea. City staff and the development community will need to adapt to new standards and procedural changes. Staff will continue to refine the amendments based on Planning Commission, Council, agency, and public input before adoption.

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

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



DOWNTOWN *DESIGN MANUAL*

City of Camas, WA

August 2026

Acknowledgments.

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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 <i>Preamble</i>	2.0 <i>The Regulating Plan</i>	3.0 <i>Base Zoning Districts</i>	4.0 <i>Use and Parking</i>	5.0 <i>The Street Network</i>	6.0 <i>Frontage Standards</i>	7.0 <i>Public Realm Standards</i>	8.0 <i>General Standards</i>	0.0 <i>Definitions & Measures</i>
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	<i>See Chapter 18.55 Administration and Procedures</i>								

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.



Figure 4. How to Use this Document Flow

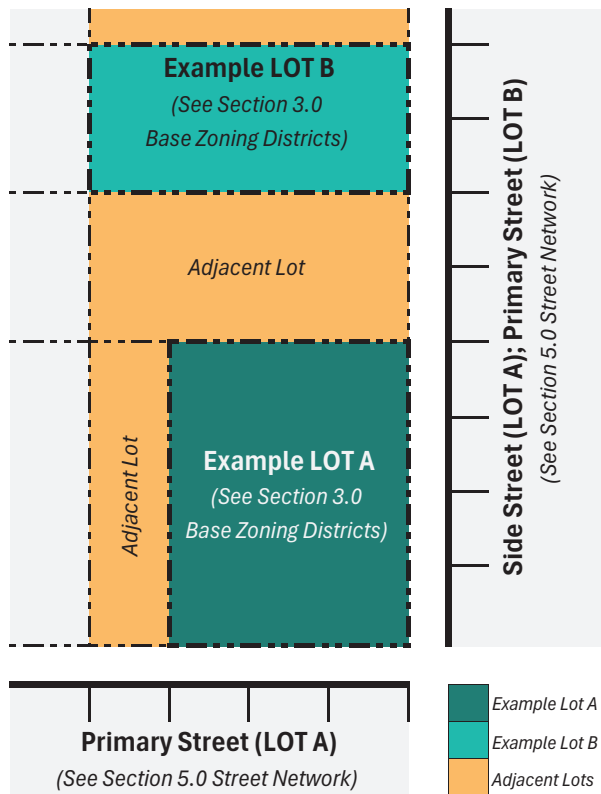


Figure 5. Typical Lot and Street Type Diagram

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.

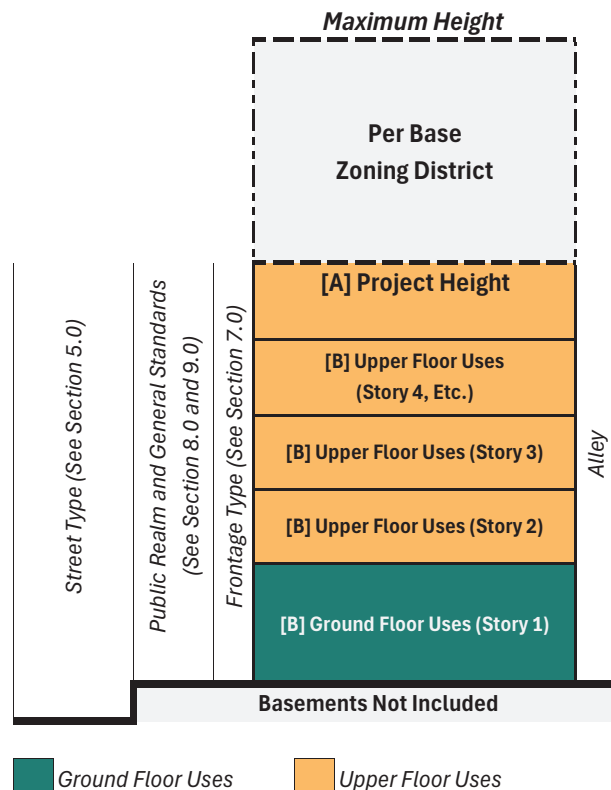


Figure 6. Typical General Standards: Height and Use

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 percentage allowable on ground floor areas, ground floor frontages, and upper floor areas.

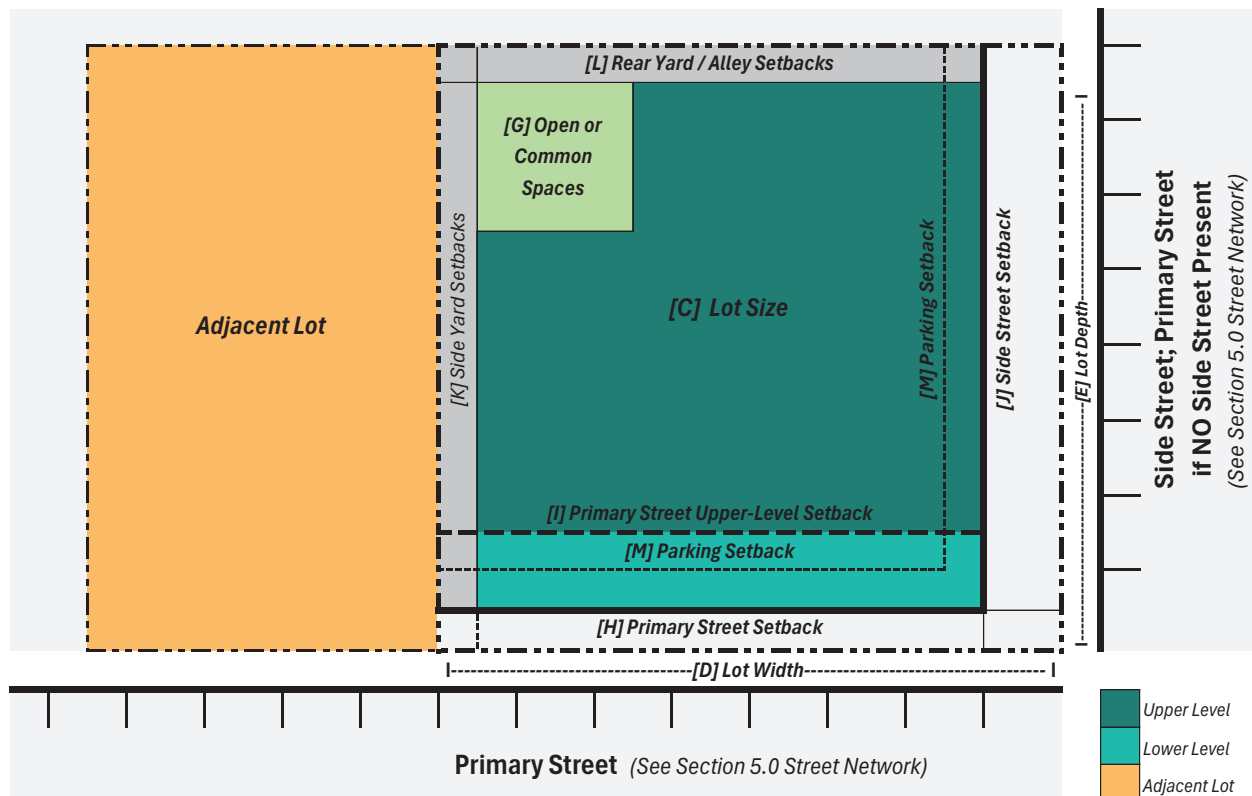


Figure 7. Typical Development Standards: Lot and Setback Requirements

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.

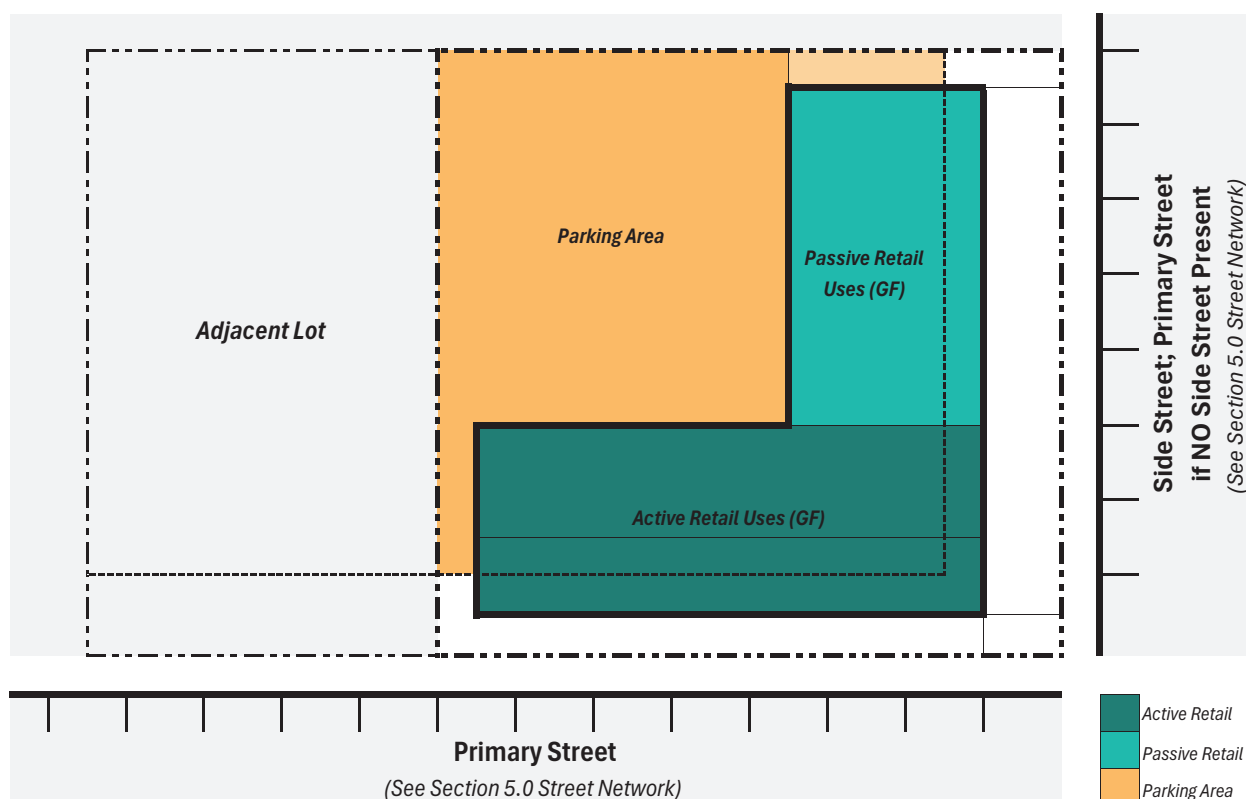


Figure 8. Typical Lot and Street Type Diagram

STEP 3: VERIFY ADHERENCE TO USES AND PARKING STANDARDS.

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

- Active retail uses.
- Communication, utilities, and facilities uses.
- Educational uses.
- Incidental uses.
- Industrial uses.
- Manufacturing and/or processing uses.
- Passive retail uses.
- Recreational, religious, and cultural uses.
- Residential uses.
- Temporary uses.

Active Retail Uses VS Passive Retail Uses

Commercial uses are organized into two (2) categories per Section 4.2: Active Retail Uses 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

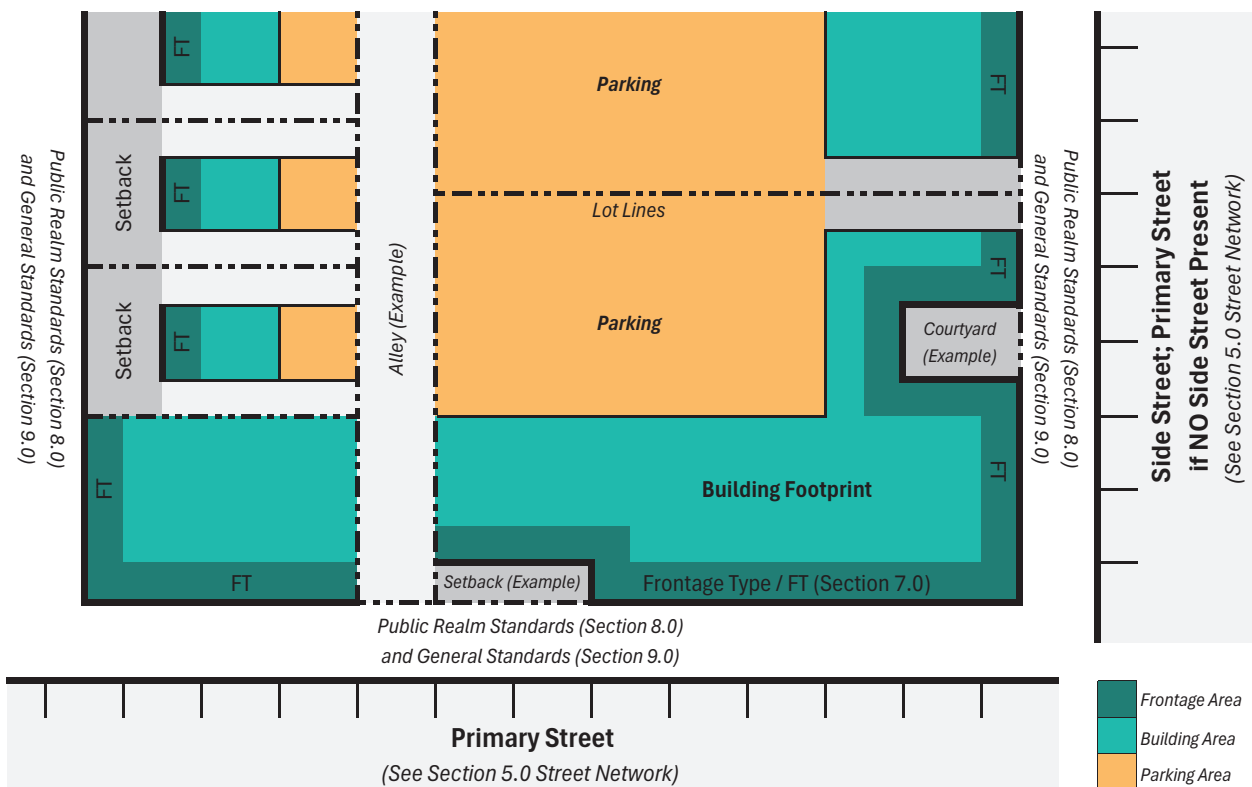


Figure 10. Typical Public Realm Diagram

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 each 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.

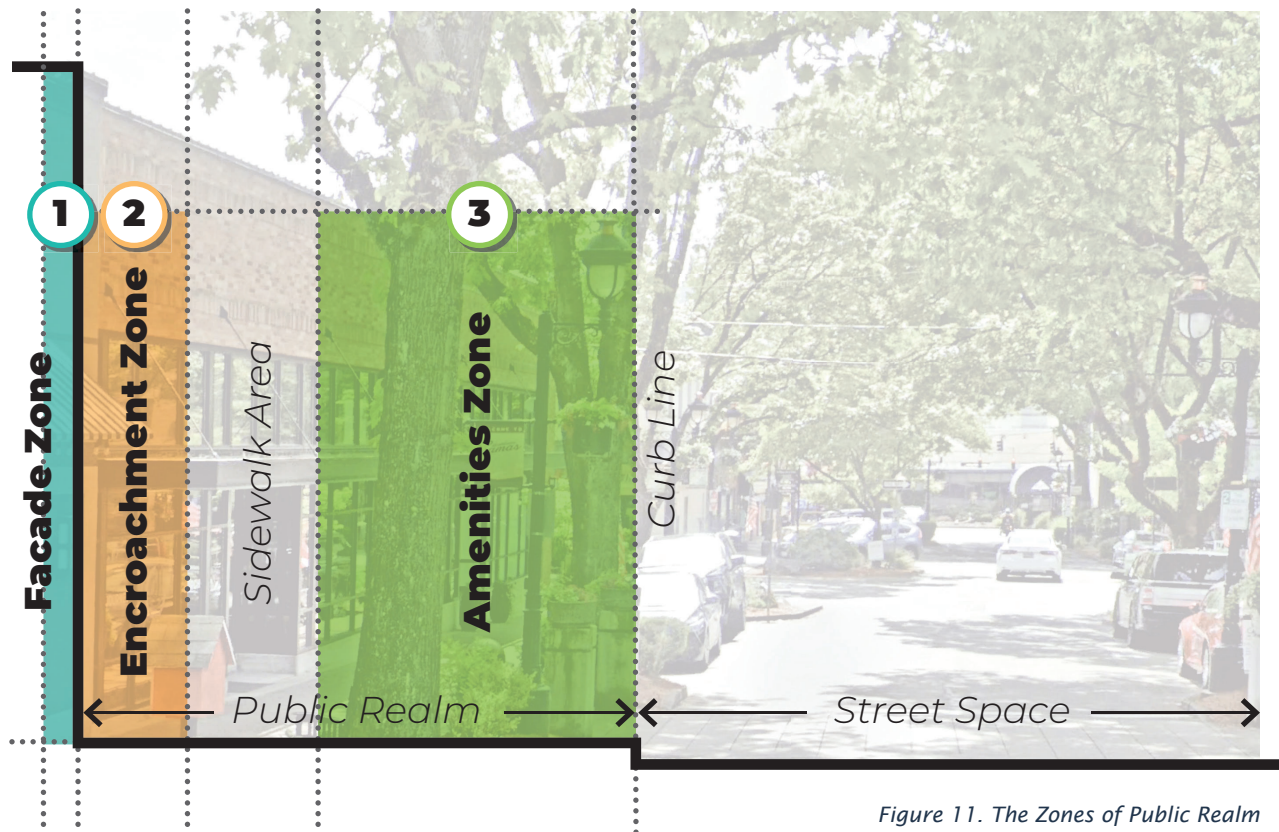


Figure 11. The Zones of Public Realm

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 Area: 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.

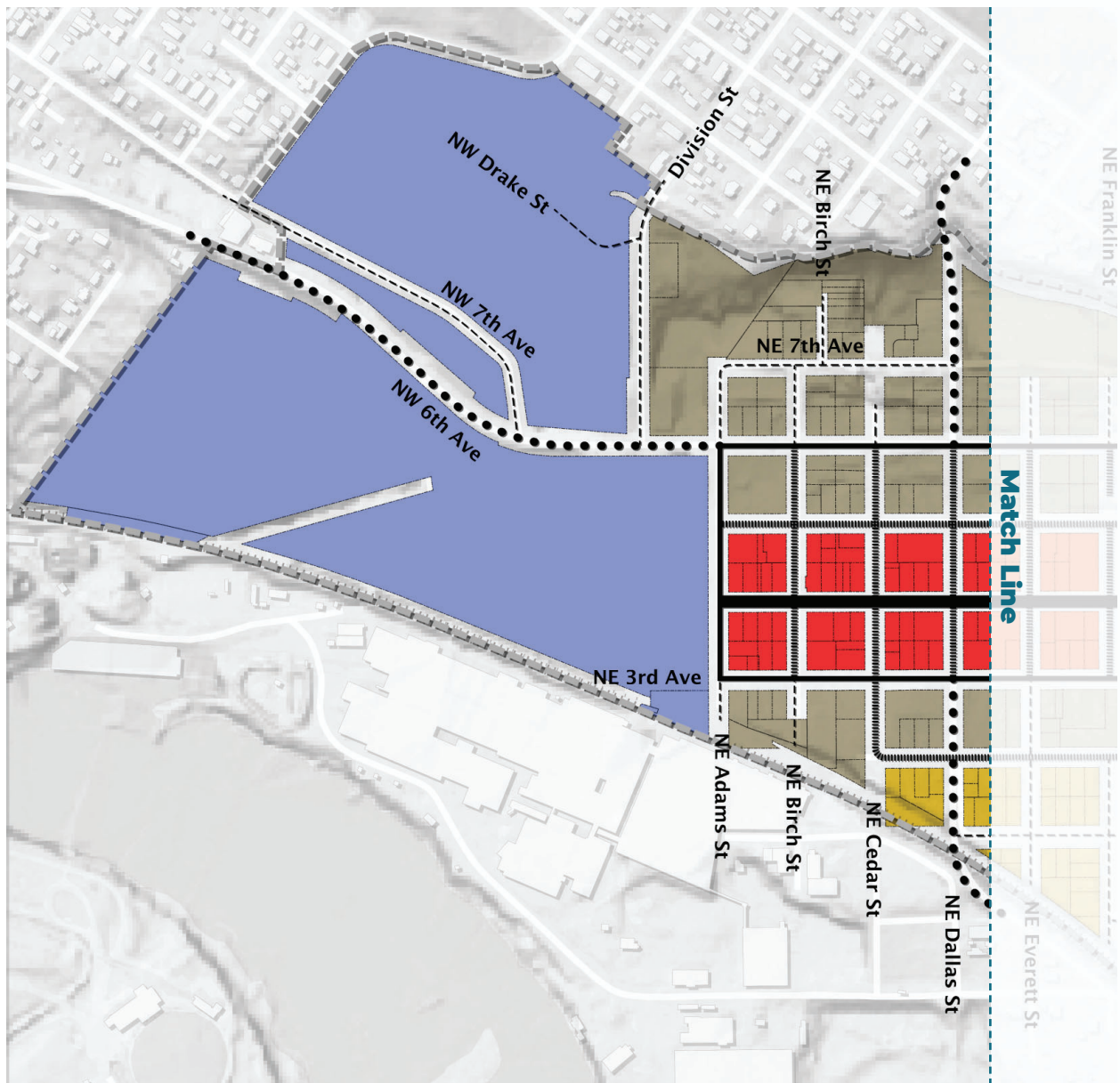
Figure 12. Overview of the Zones of the Public Realm





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.

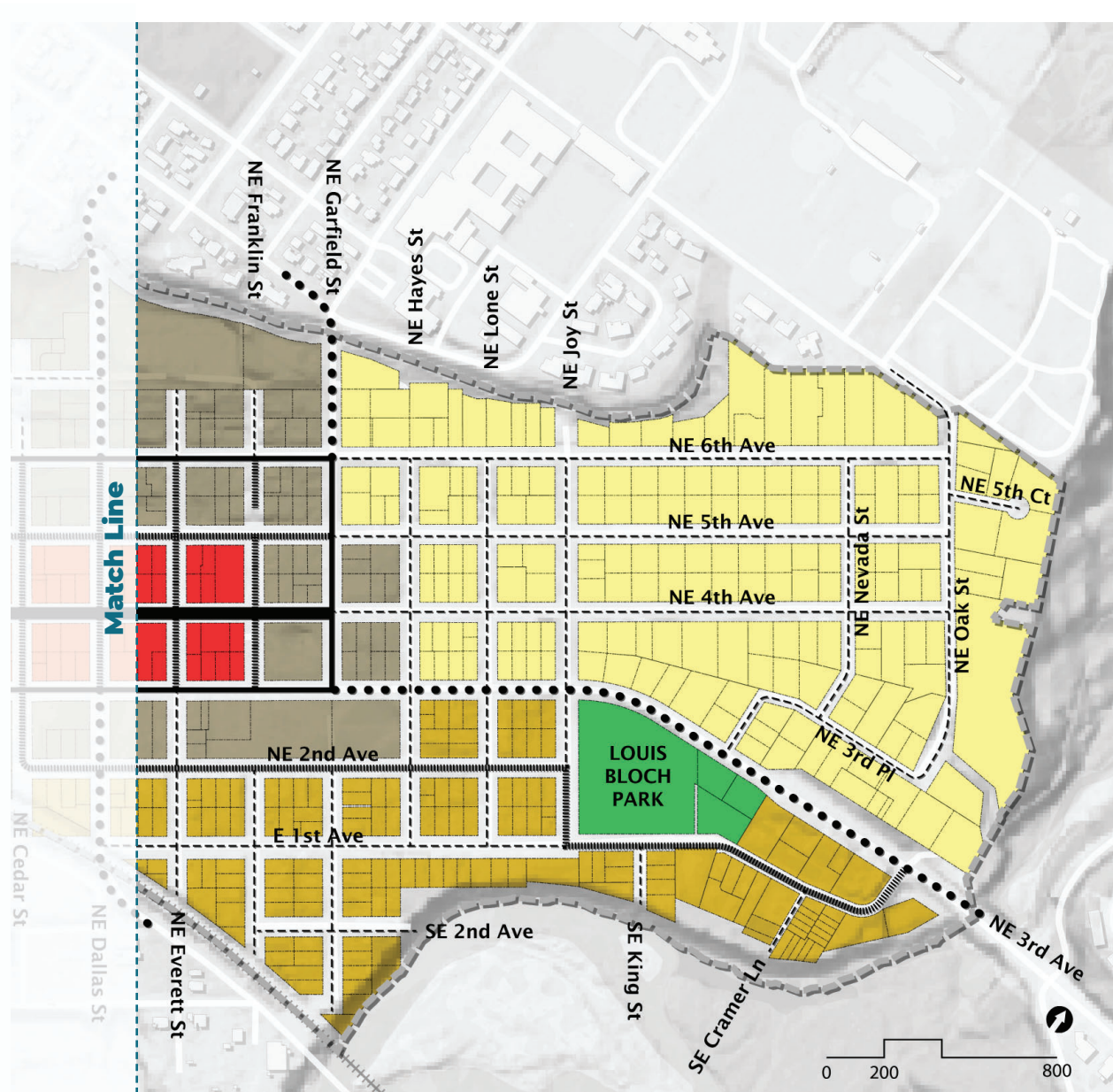


Figure 13. Map of the Regulating Plan

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)

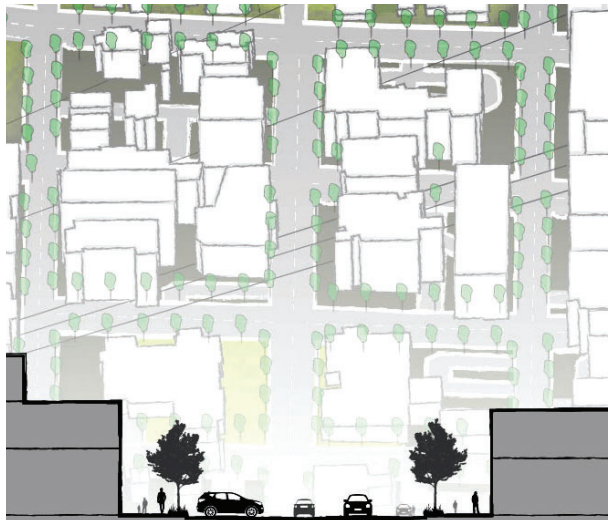
STREET TYPES.

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)

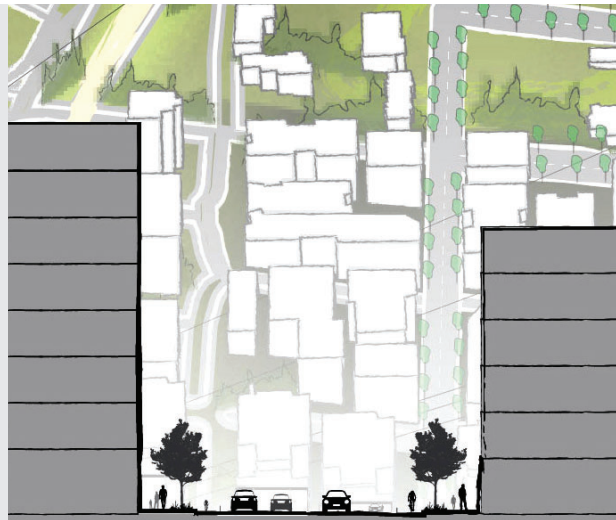
3.0 Base Zoning Districts

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.



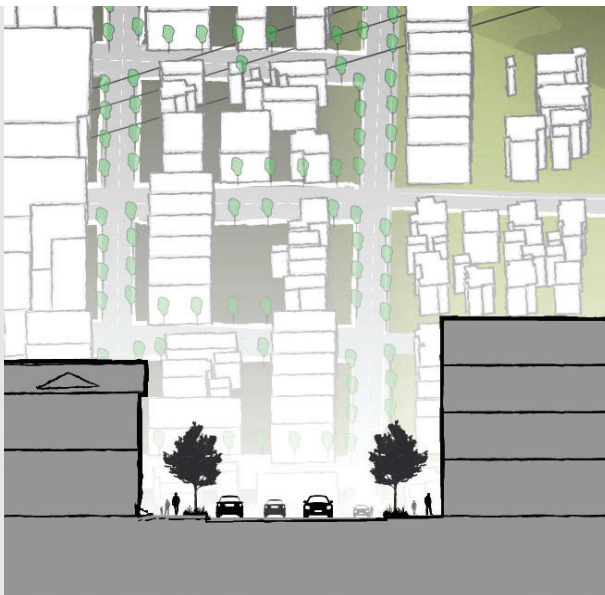
3.2 Downtown Mixed-Use: Mid Rise.

A vibrant, higher-density urban zone with buildings ranging in heights. 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 a range of building types 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

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.

¹ Main Streets require at least 70% of the Ground Floor (B1) to be Active Retail Uses.

² Upper-Level Setback (I) area must be used for common spaces or private outdoor spaces.

Fifty (50') feet and Four (4) Stories Maximum

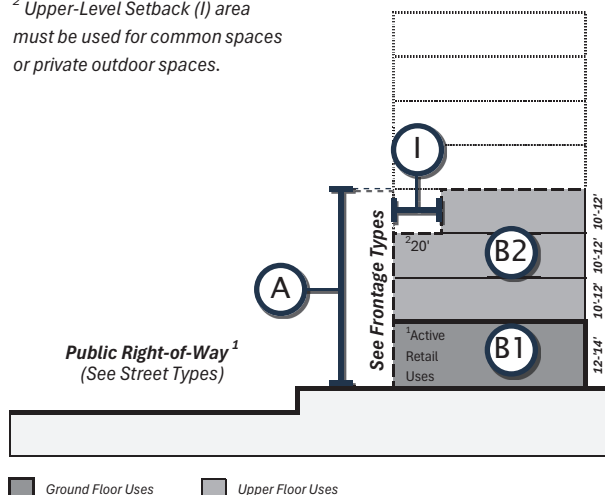


Figure 16. Height and Use Diagram (A-B)

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 occupy at least seventy (70%) percent ground floor area and frontages with active retail uses. All other street types must occupy at least seventy (70%) percent of ground floor area and frontages with active retail uses or passive retail uses. Municipal uses may occupy up to one hundred (100%) percent of the ground floor area and frontages on any street type between 3rd Avenue and 5th Avenue east of Everett Street. Other uses may occupy as pursuant to Section 4: Use and Parking of this document.
- **[B2] Upper Floor Uses:** May occupy up to one hundred (100%) of upper floor area on any street type with other uses permitted within this zone pursuant to Section 4: Use and Parking of this document. Municipal uses may occupy up to one hundred (100%) percent of the upper floor on any street type between 3rd Avenue and 5th Avenue east of Everett Street.

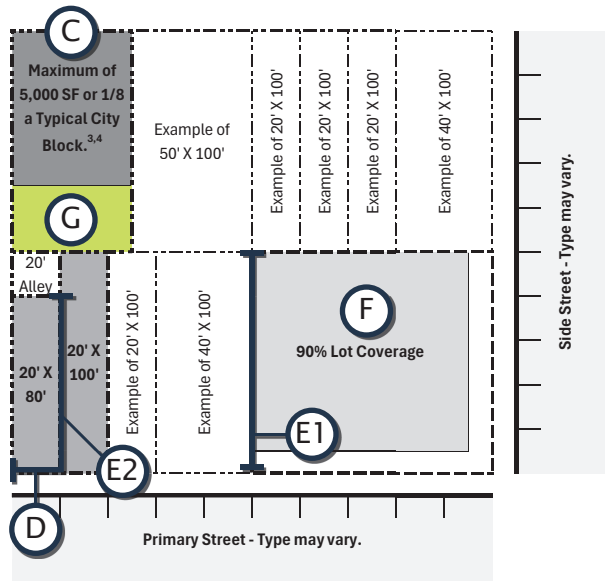


Figure 17. Lot Requirements Diagram (C-G)

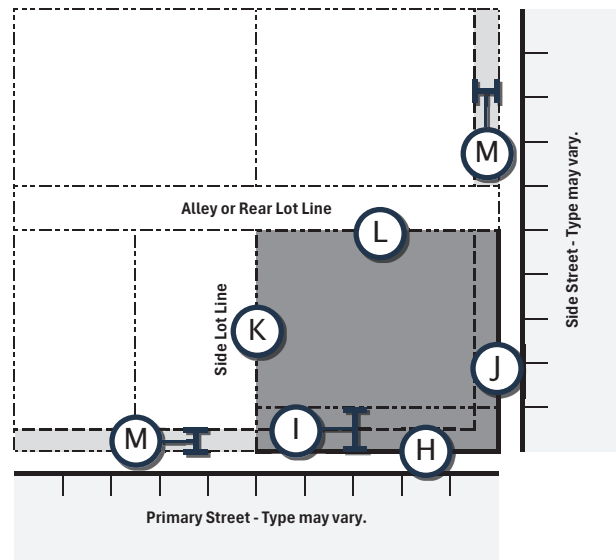


Figure 18. Setback Requirements Diagram (H-M)

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 when located west of NE Dallas St.
- Maximum ten thousand (10,000 SF) square feet or one-quarter (1/4) of a typical city block when located 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.

¹ Main Streets require at least 70% of the Ground Floor (B1) to be Active Retail Uses.

Seventy (75') feet and Six (6) Stories Maximum

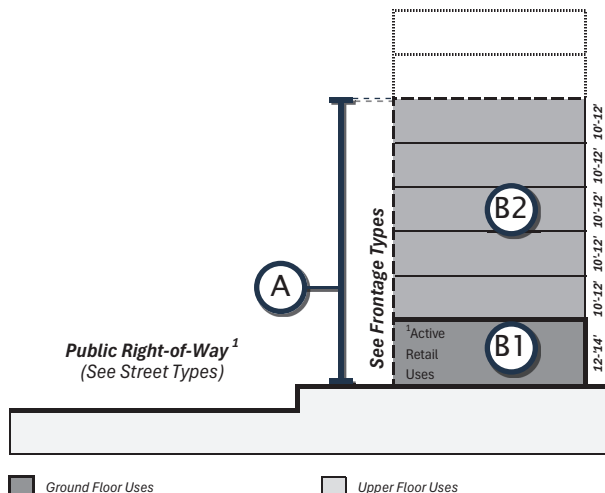


Figure 20. Height and Use Diagram (A-B)

GENERAL STANDARDS.

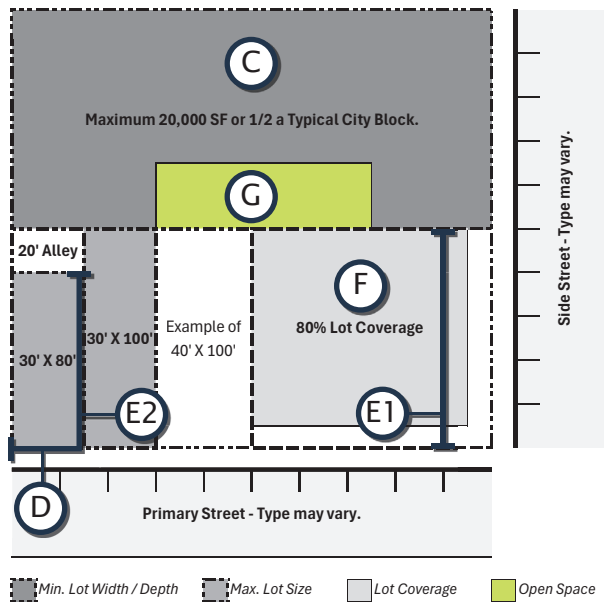
[A] Building Height.

- 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 the historic downtown is sensitive to historic buildings.

[B] Building Uses.

See Section 4.0 Use and Parking for further details.

- **[B1] Ground Floor Uses:** Main Streets must occupy at least seventy (70%) percent ground floor area and frontages with active retail uses. Mobility Streets and Gateway Streets must occupy at least seventy (70%) percent ground floor area and frontages with active retail uses or passive retail uses. All other streets may occupy a maximum of seventy (70%) percent ground floor area and frontages with residential uses. Other uses may occupy as pursuant to **Section 4: Use and Parking** of this document.
- **[B2] Upper Floor Uses:** May occupy up to one hundred (100%) of upper floor area on any street type with other uses permitted within this zone pursuant to **Section 4: Use and Parking** of this document.



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.

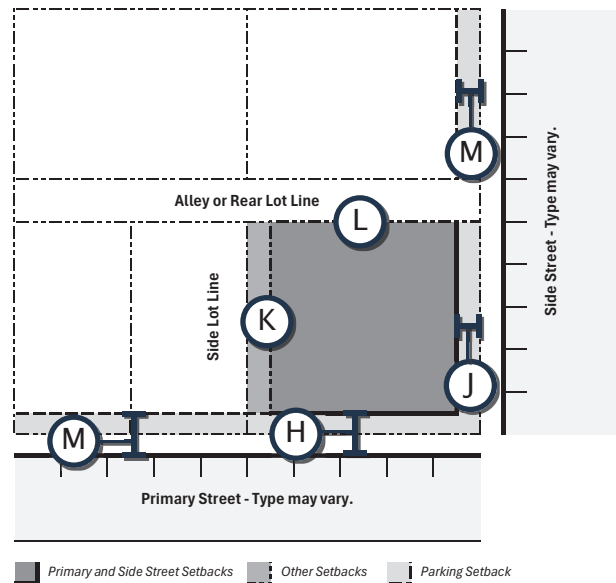
- [E1] Minimum one hundred (100') feet.
- [E2] Minimum eighty (80') feet with provision of alley.

[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.

¹ Residential Uses are only allowed on the Ground Floor (B1) of Neighborhood Streets.

² Upper-Level Setback (I) area must be used for common spaces or private outdoor spaces.

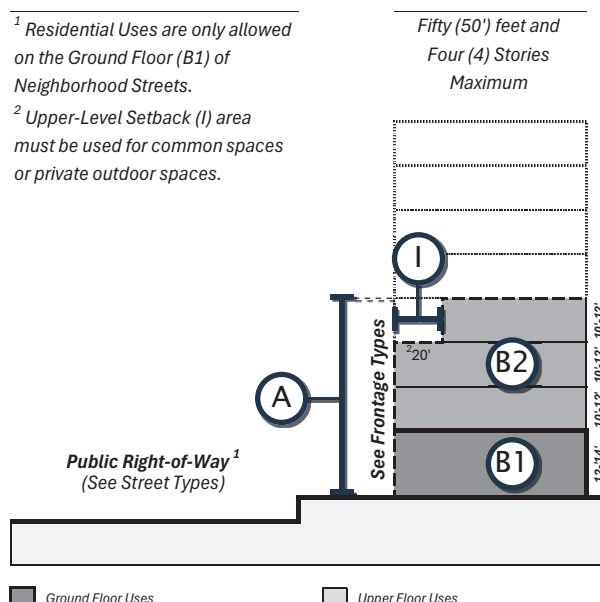


Figure 24. Height and Use Diagram (A-B)

GENERAL STANDARDS.

[A] Building Height.

- Maximum (50') feet and four (4) stories.
- An upper-level setback (See [I]) of twenty (20') feet along all street types 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 may occupy up to seventy (70%) of ground floor area and frontage on Gateway Streets and Mobility Streets. Residential uses may occupy up to one hundred (100%) percent of ground floor area and frontages on any street. Other uses may occupy as pursuant to **Section 4: Use and Parking** of this document.
- **[B2] Upper Floor Uses:** May occupy up to one hundred (100%) of upper floor area on any street type with other uses permitted within this zone pursuant to **Section 4: Use and Parking** of this document.

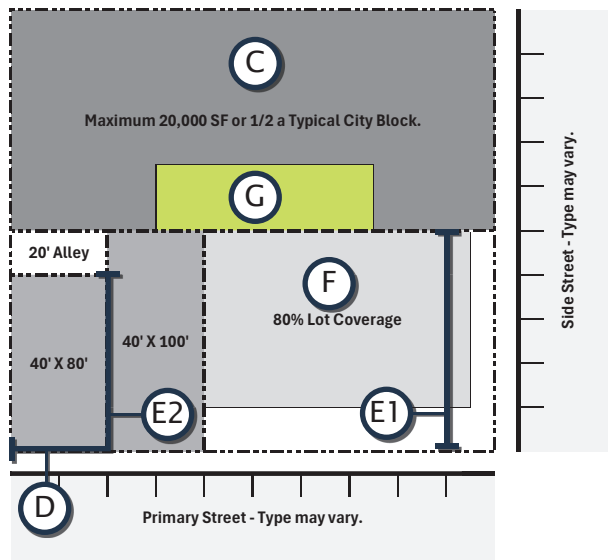


Figure 25. Lot Requirements Diagram (C-G)

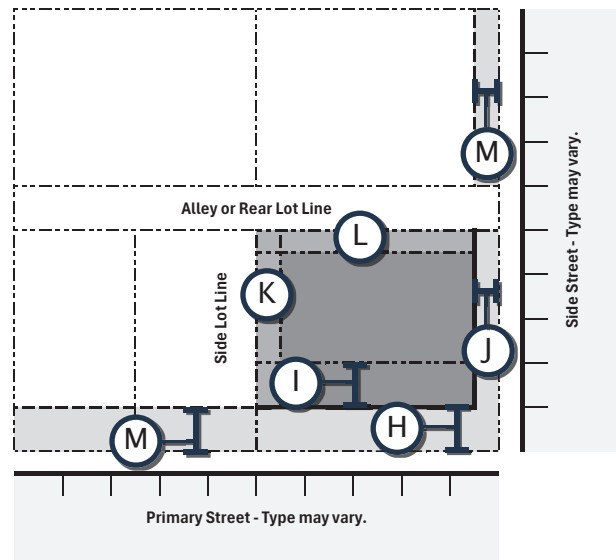


Figure 26. Setback Requirements Diagram (H-M)

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.

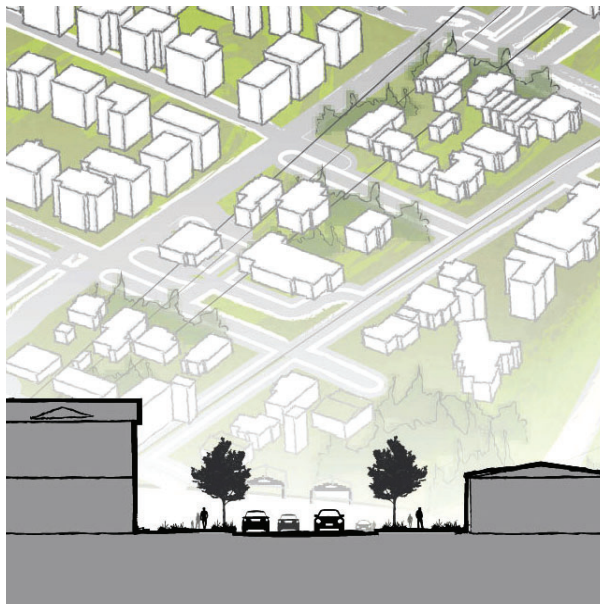


Figure 27. Sample Downtown Residential Character

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 consistent 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.

¹ Primary and Secondary Retail uses only allowed on the Ground Floor of Gateway Streets and Mobility Streets.

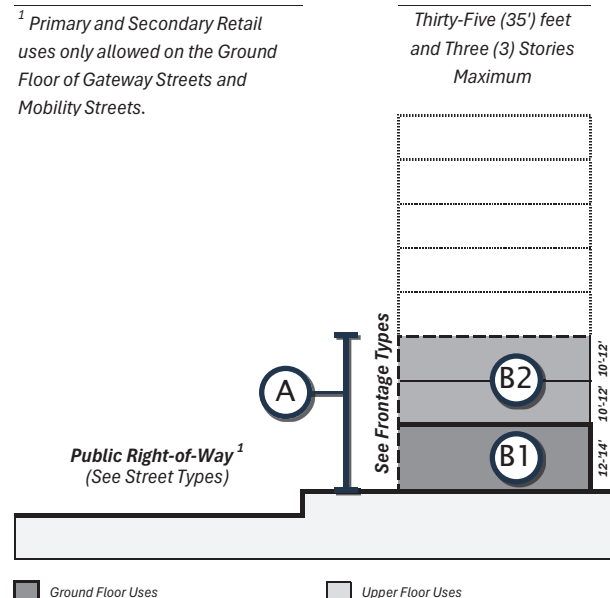


Figure 28. Height and Use Diagram (A-B)

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 may occupy up to seventy (70%) percent of ground floor area and frontages on Gateway Streets and Connector Streets. Residential uses may occupy up to one hundred (100%) percent of ground floor area and frontages on any street. Other uses may occupy as pursuant to **Section 4: Use and Parking** of this document.
- **[B2] Upper Floor Uses:** May occupy up to one hundred (100%) of upper floor area on any street type with other uses permitted within this zone pursuant **Section 4: Use and Parking** of this document.

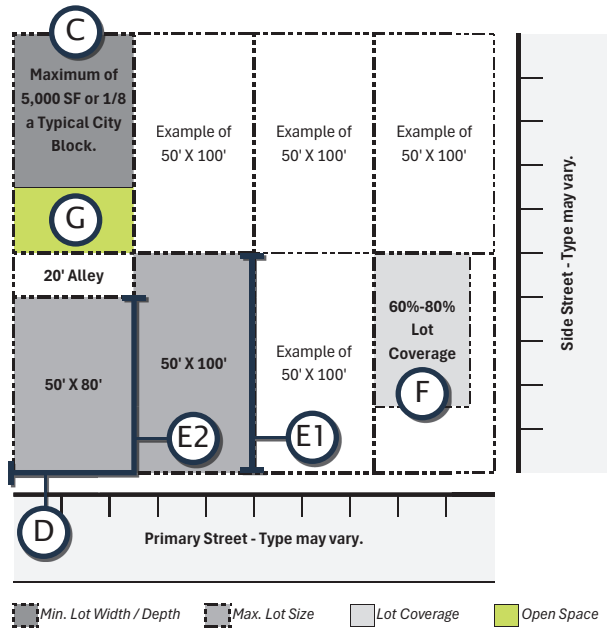


Figure 29. Lot Requirements Diagram (C-G)

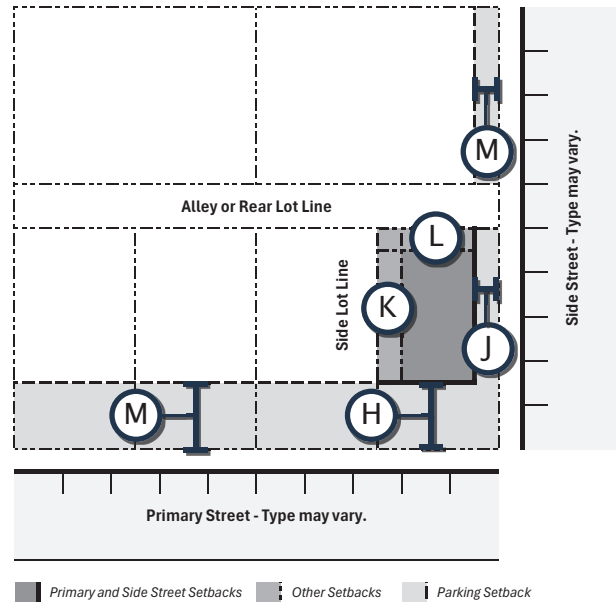


Figure 30. Setback Requirements Diagram (H-M)

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.

4.0 Use and Parking.

PRIMARY USE TYPES ¹	UF/GF	Historic Main Street	Downtown Mixed-Use (Mid Rise)	Downtown Mixed-Use (Low Rise)	Downtown Residential
Active Retail Uses	UF	 ²			
	GF				 ³
Communication, Utilities, and Facilities Uses	UF	 ⁴	 ⁴	 ⁴	 ⁴
	GF				
Educational Uses	UF				
	GF				
Incidental Uses	UF	Varies widely, see CMC Chapter 18.07.060.			
	GF				
Industrial Uses	UF				
	GF				
Manufacturing and/or Processing Uses	UF				
	GF				
Passive Retail Uses	UF	 ¹	 ¹	 ¹	
	GF	 ¹			 ³
Recreational, Religious, and Cultural Uses	UF	Varies widely, see CMC Chapter 18.07.060.			
	GF				
Residential Uses	UF	 ¹			
	GF				
Temporary Uses	UF				
	GF				

 PERMITTED  PROHIBITED  TEMPORARY

Figure 31. Allowable Use by Floor for all Base Zoning Districts

4.1 Use Table.

The following use table provides use authorization for the ground floor (GF) and upper floors (UF) for each base zoning district. Please see **CMC Chapter 18.07.060 Downtown Zoning Districts** for all individual land uses. Please see **CMC 18.11 Parking** for all parking requirements. In the event of a conflict, the zoning code shall supersede this manual.

NOTES:

(1) Verify all individual land uses per CMC Chapter 18.07.060 Downtown Zoning Districts. Verify all percentages allowable per district in Section 3.0 Base Zoning Districts.

(2) Active Retail Uses are required on Ground Floor (GF) of Main Streets.

(3) Active Retail and Passive Retail Uses only permitted on Ground Floor (GF) when located on Gateway Streets or Connector Streets.

(4) Refer to CMC Chapter 18.35 for Wireless Communication Facilities.

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 per **CMC Chapter 18.07.060 Downtown Zoning Districts**. These uses are as follows:

[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
- Artisanal/craft/makers
- 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 kiosk
- Day care, mini-center
- Delicatessen (deli)
- Department store
- Event center
- Feed store
- Fitness center/sports club
- Florist shop
- Food cart/food truck/food delivery business
- Furniture store
- Grocery, neighborhood scale
- Grocery, small scale
- Hotel, motel
- Laundry/dry cleaning (retail)
- Liquor store
- Nursery, plant
- Office supply store
- Pet shops
- Pharmacy
- Photographic/electronics store
- 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
- 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



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)

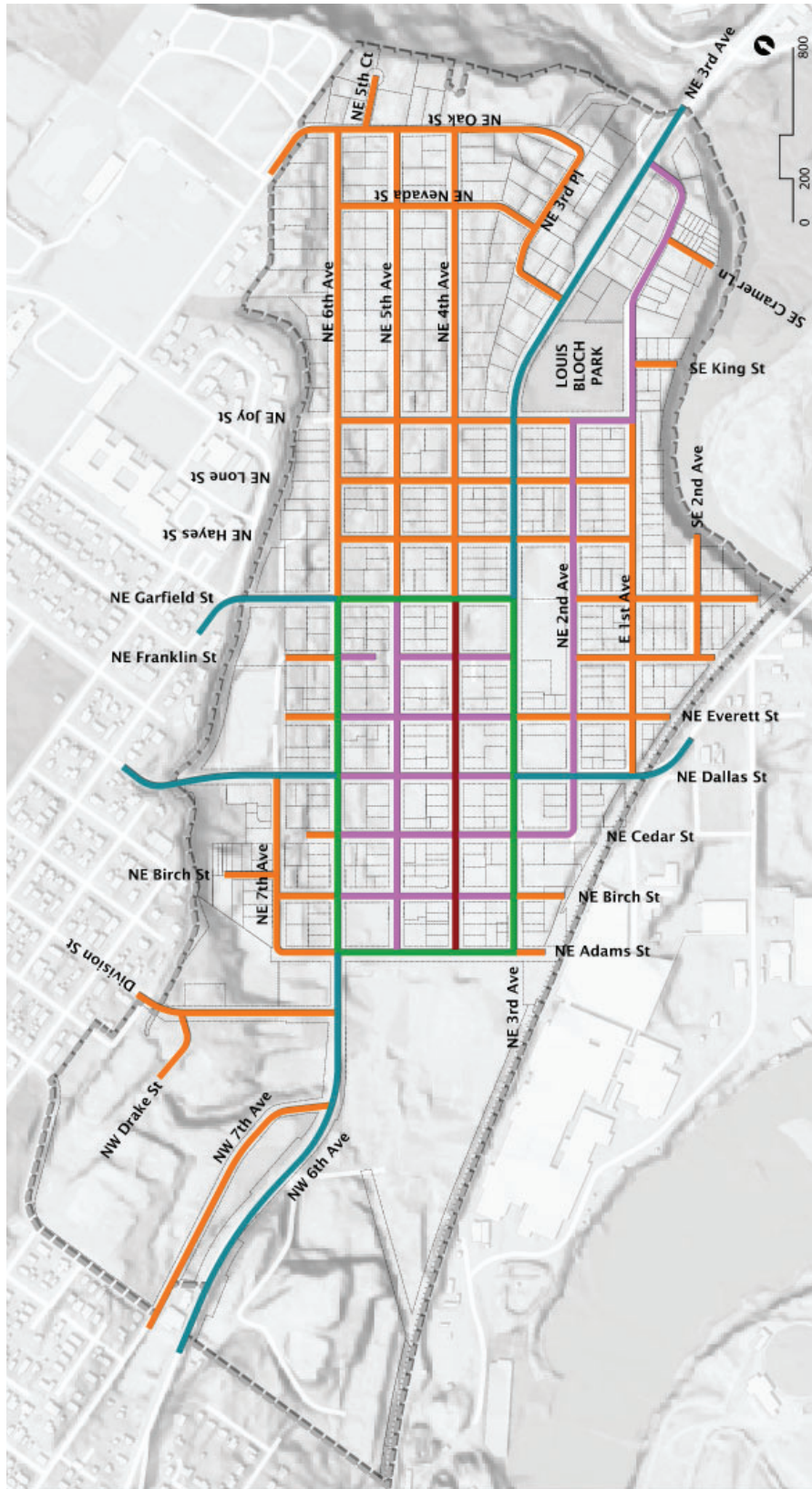


Figure 33. Map of the Street Network

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)





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.

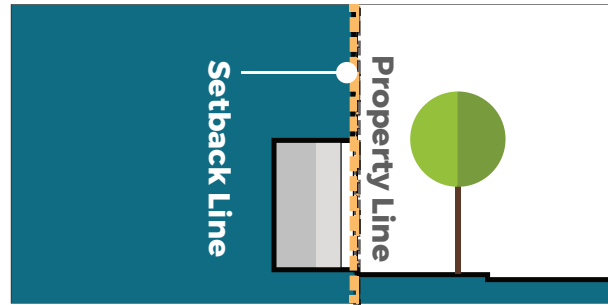


Figure 37. Typical Cross Section

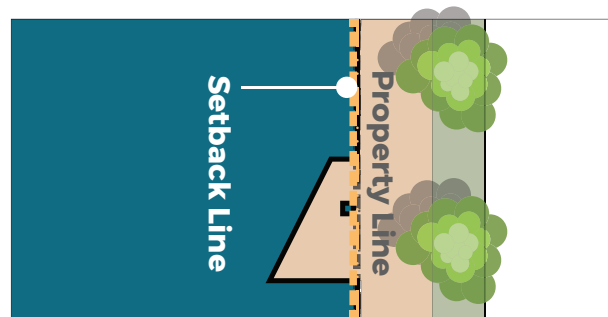


Figure 38. Typical Plan Diagram

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.

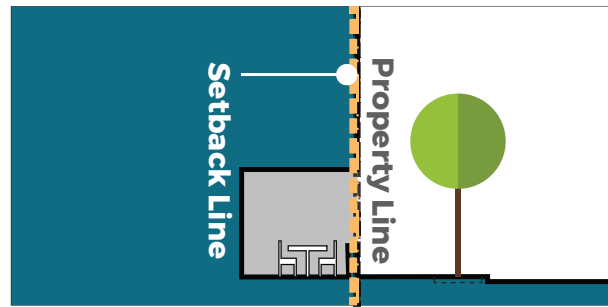


Figure 41. Typical Cross Section

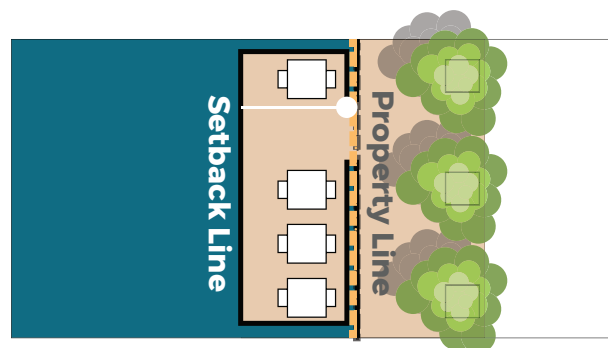


Figure 42. Typical Plan Diagram

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.).

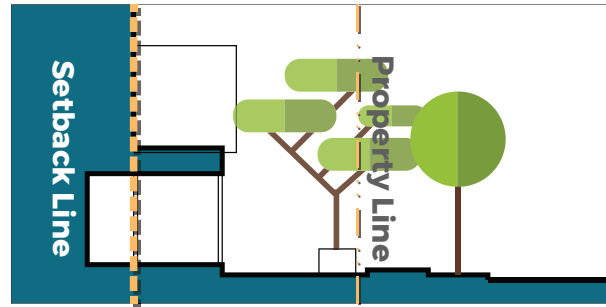


Figure 45. Typical Cross Section

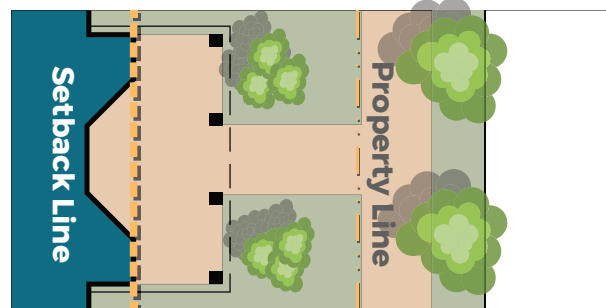


Figure 46. Typical Plan Diagram

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.

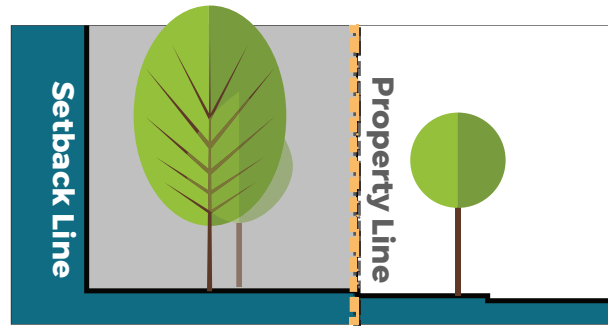


Figure 49. Typical Cross Section

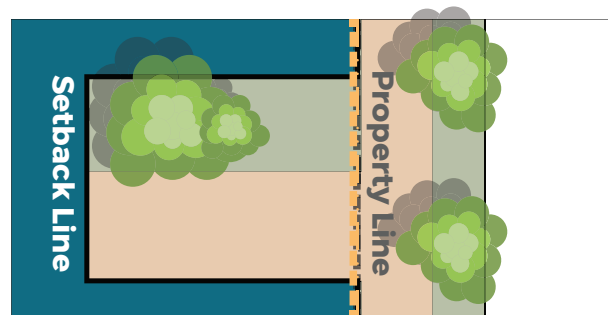


Figure 50. Typical Plan Diagram

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.

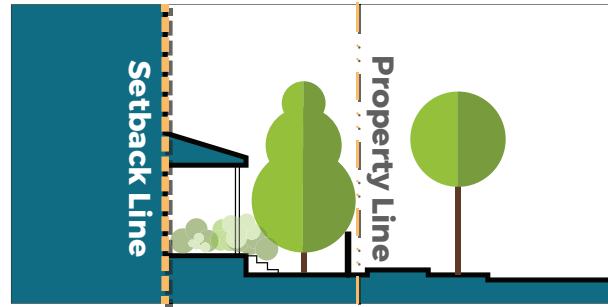


Figure 53. Typical Cross Section

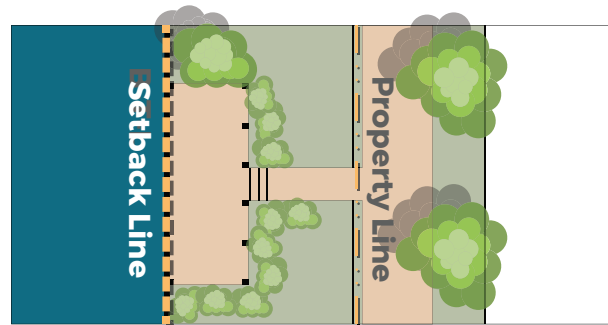


Figure 54. Typical Plan Diagram

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 facade, 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.

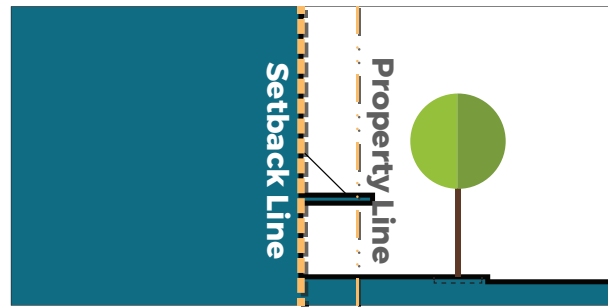


Figure 57. Typical Cross Section

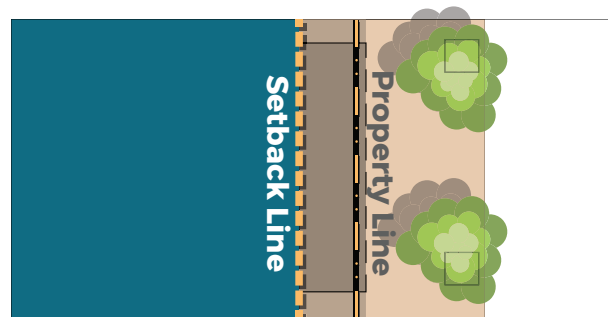


Figure 58. Typical Plan Diagram

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.

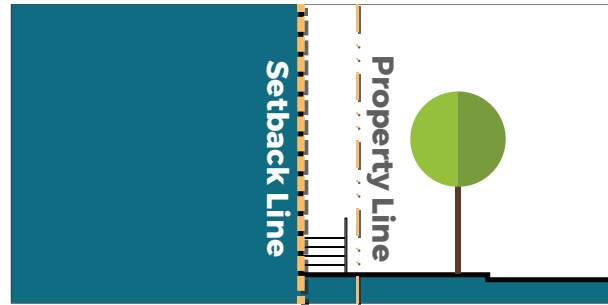


Figure 61. Typical Cross Section

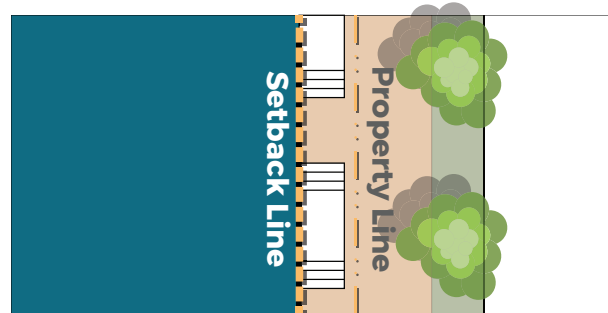


Figure 62. Typical Plan Diagram

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.

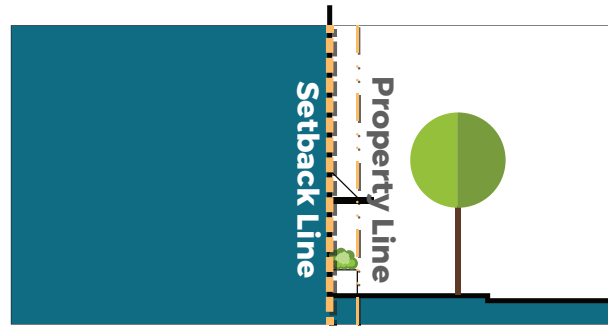


Figure 65. Typical Cross Section



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

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.

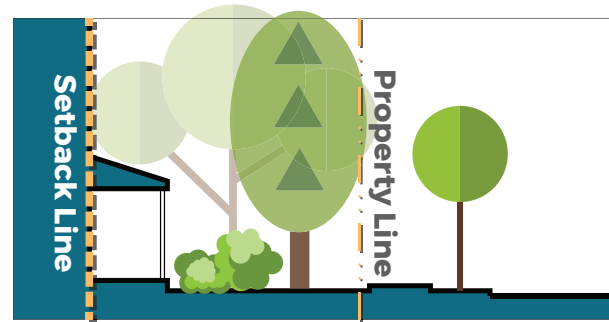


Figure 69. Typical Cross Section for a Yard

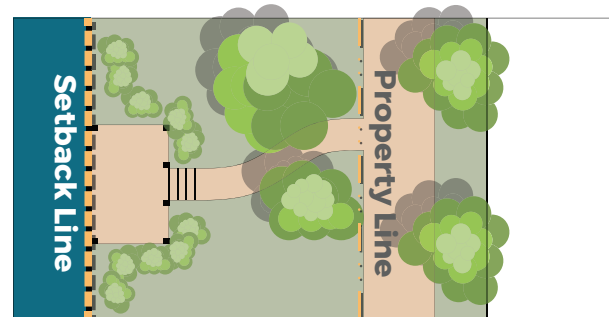


Figure 70. Yard Typical Plan Diagram for a Yard

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

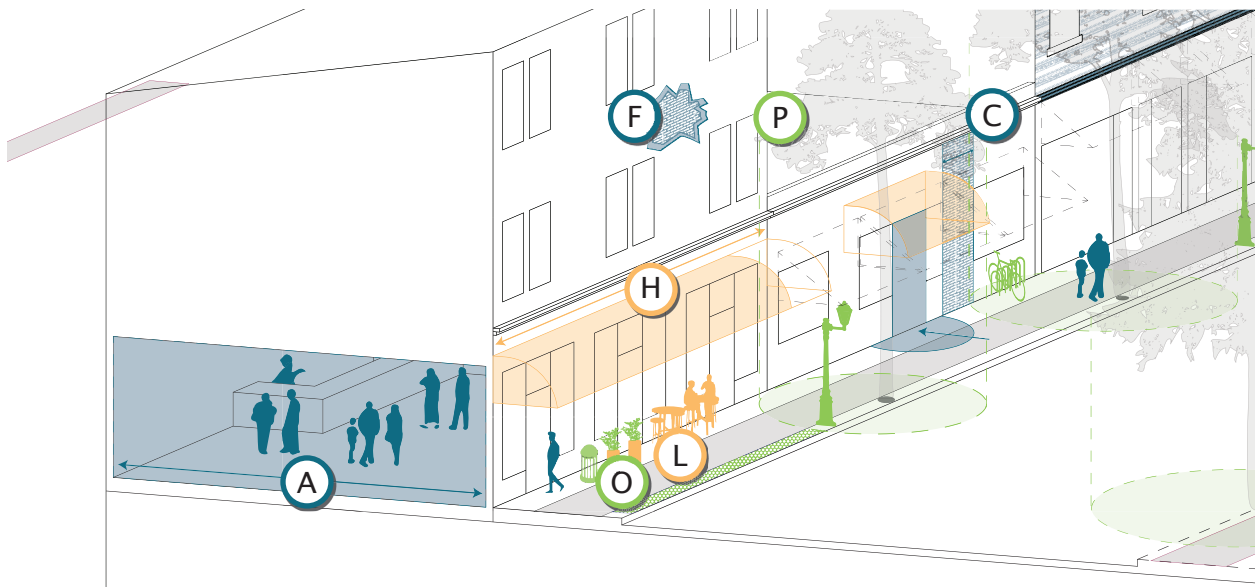


Figure 76. Typical Main Street Segment Diagram

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

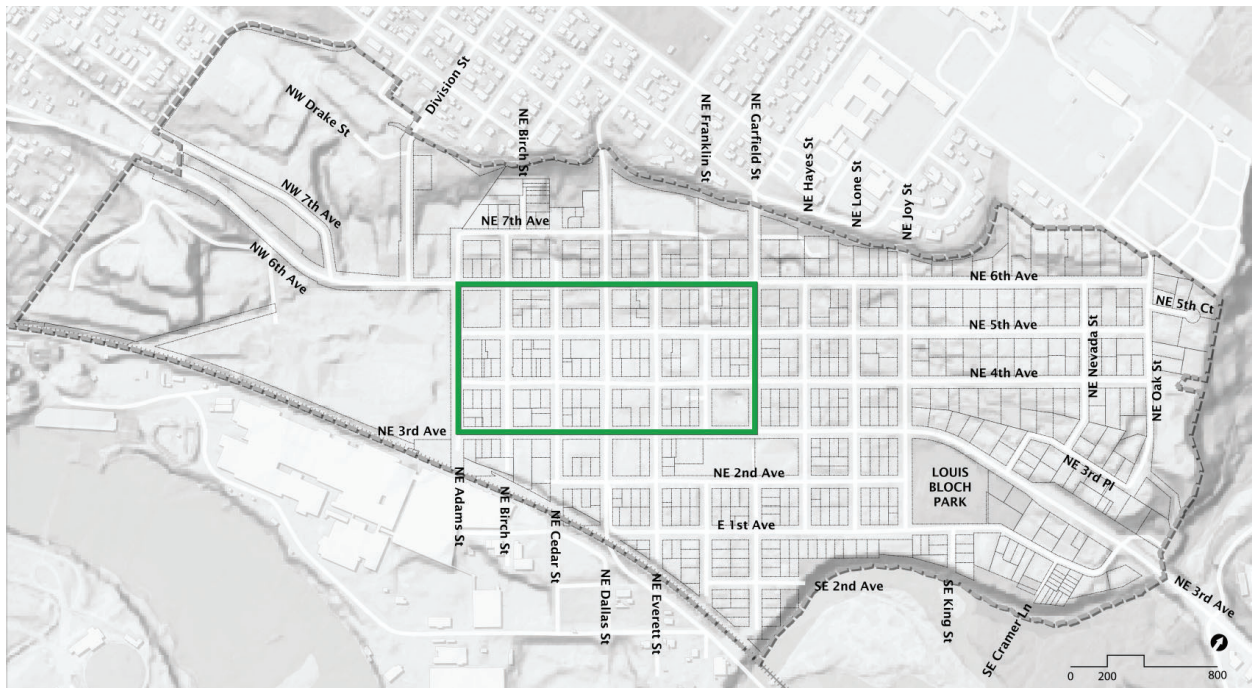


Figure 77. Map of Connector Streets in Downtown Camas

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	<i>Up to fourteen (14') feet maximum (both sides) > May include larger extended curb areas at intersections or mid-blocks.</i>
Sidewalk Width	<i>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.</i>



Figure 78. Public Realm Areas on Connector Streets

7.2 Connector Streets (CNS) Public Realm

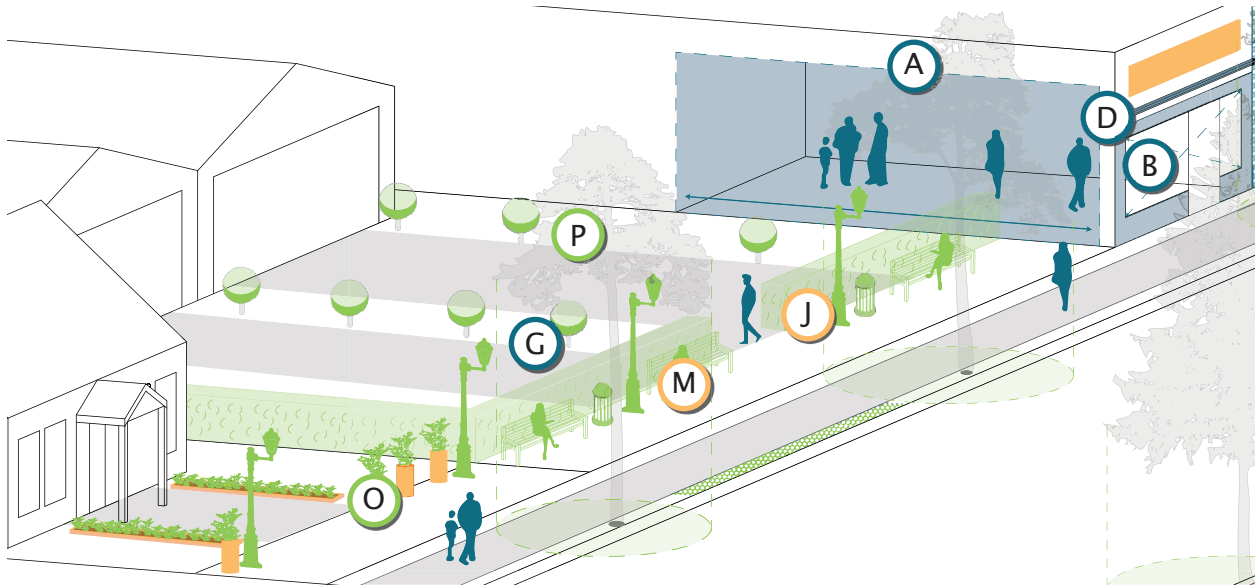


Figure 79. Typical Connector Street Segment Diagram

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.

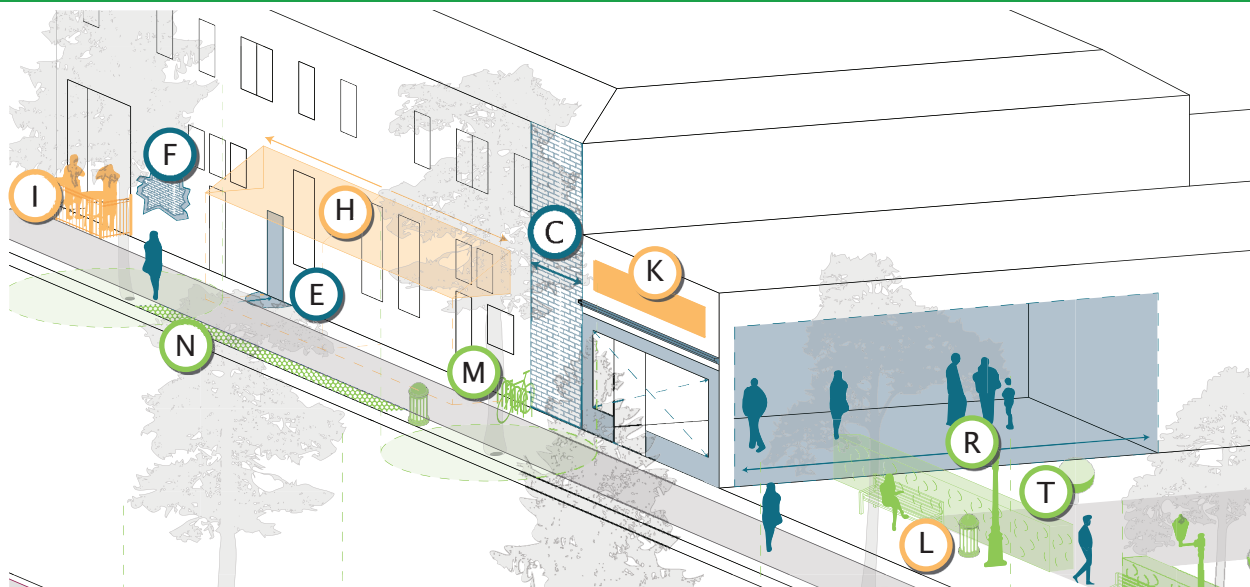
7.2.2 Encroachment Zone.

[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

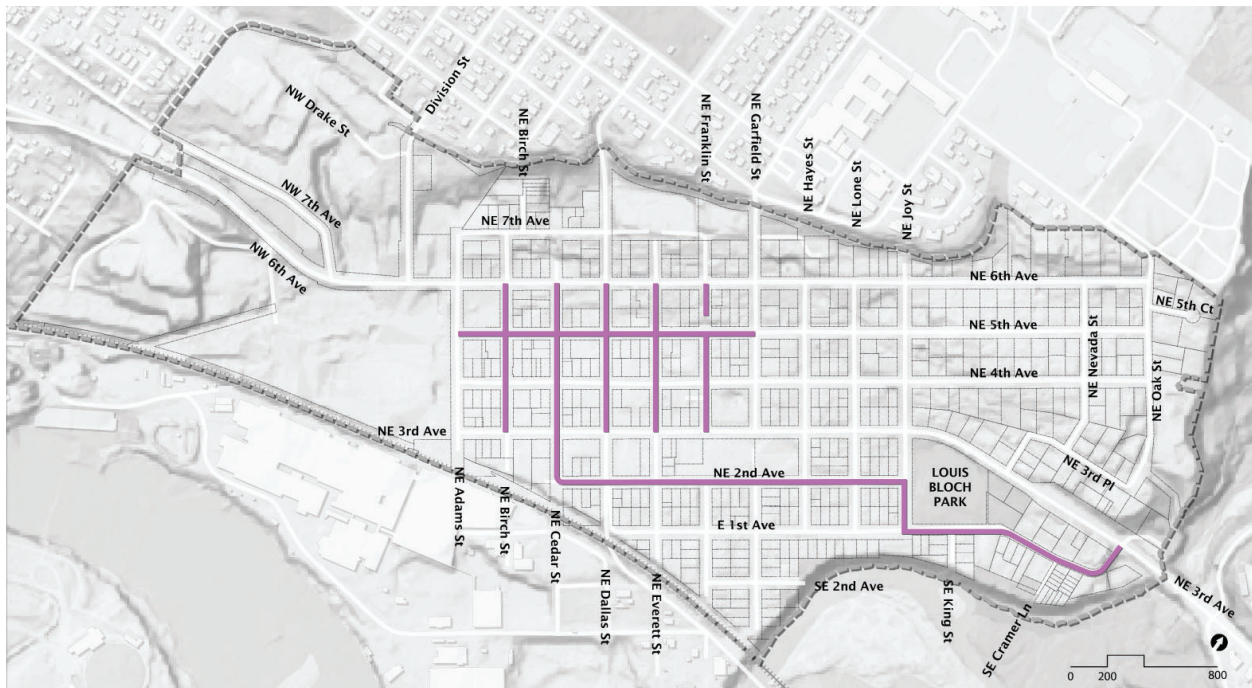


Figure 80. Map of Mobility Streets in Downtown Camas

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

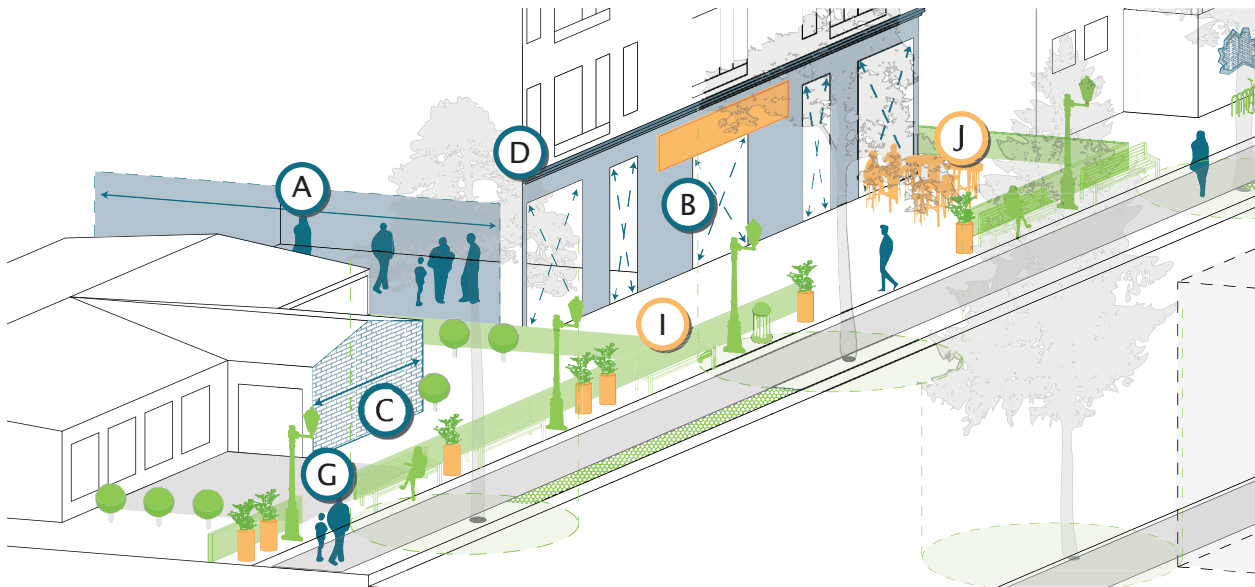


Figure 82. Typical Mobility Street Segment Diagram

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.

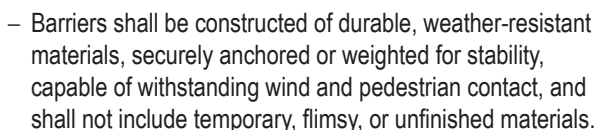
7.3.2 Encroachment Zone.

[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.



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

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

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

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

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

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

- 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.

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

- 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.

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

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

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7.4 Gateway Streets (GWS) Public Realm

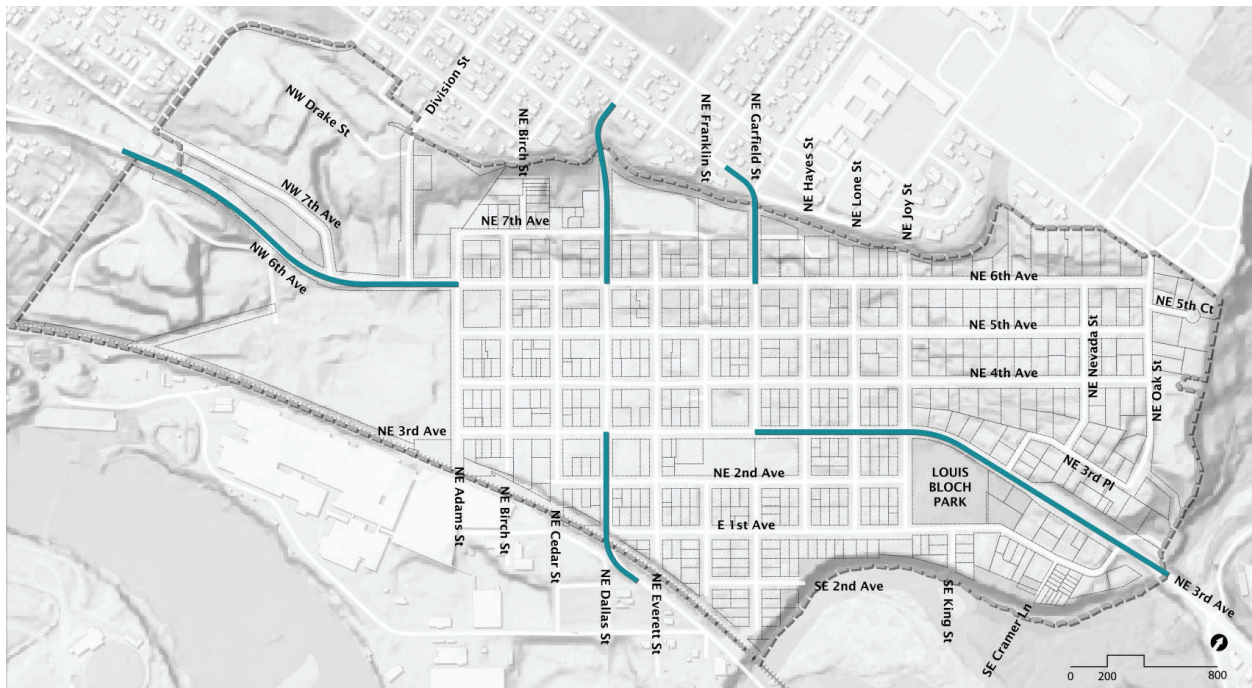


Figure 83. Map of Gateway Streets in Downtown Camas

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

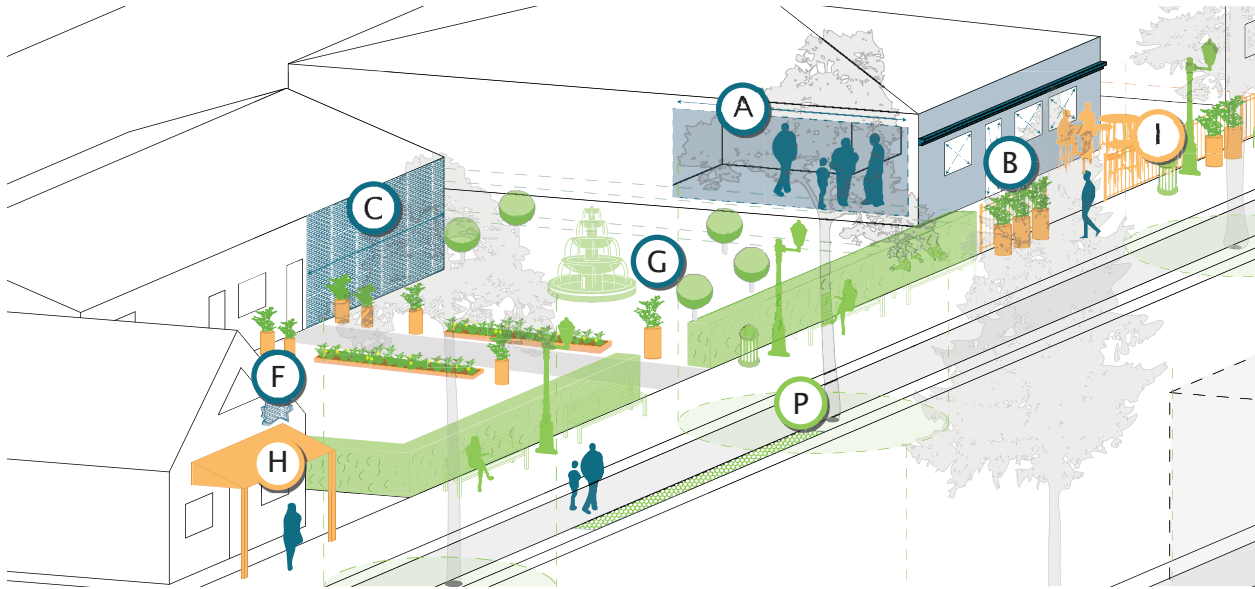


Figure 85. Typical Gateway Street Segment Diagram

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.

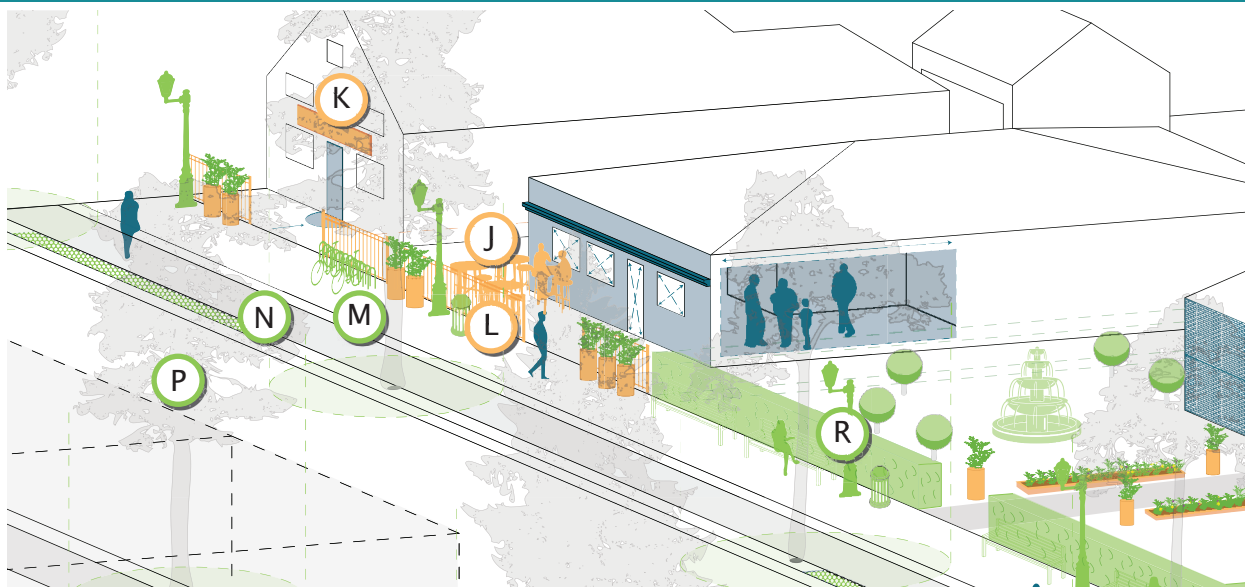
7.4.2 Encroachment Zone.

[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

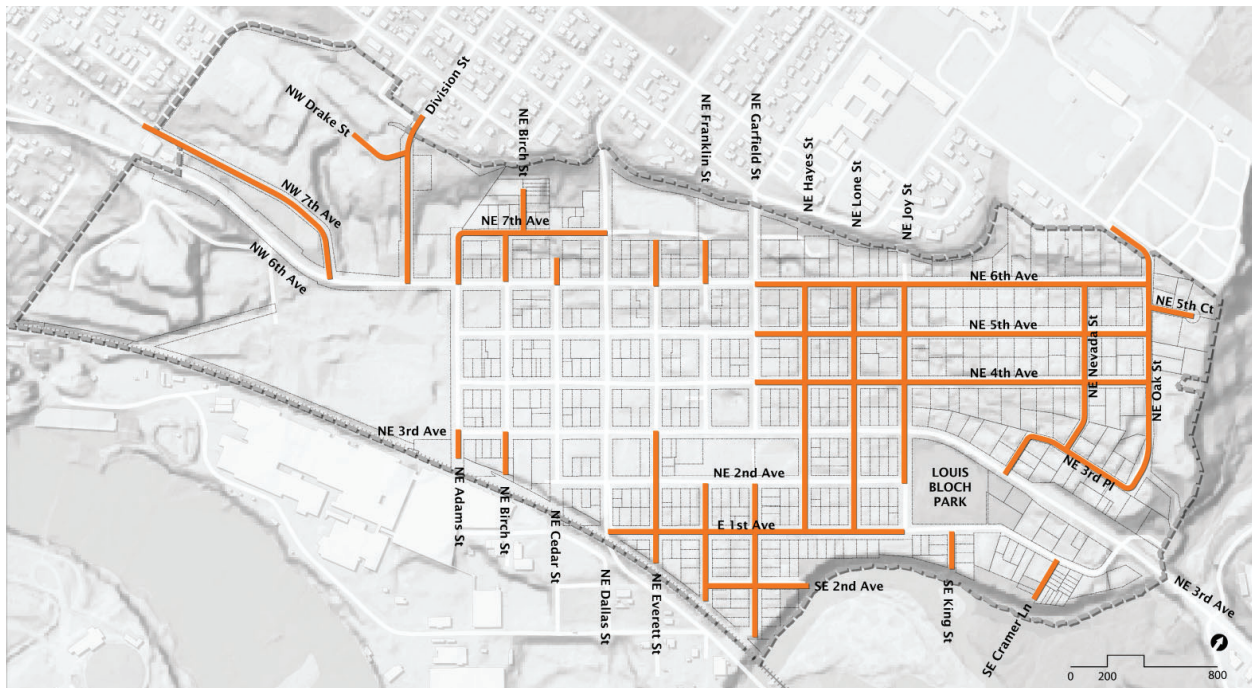


Figure 86. Map of Neighborhood Streets in Downtown Camas

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

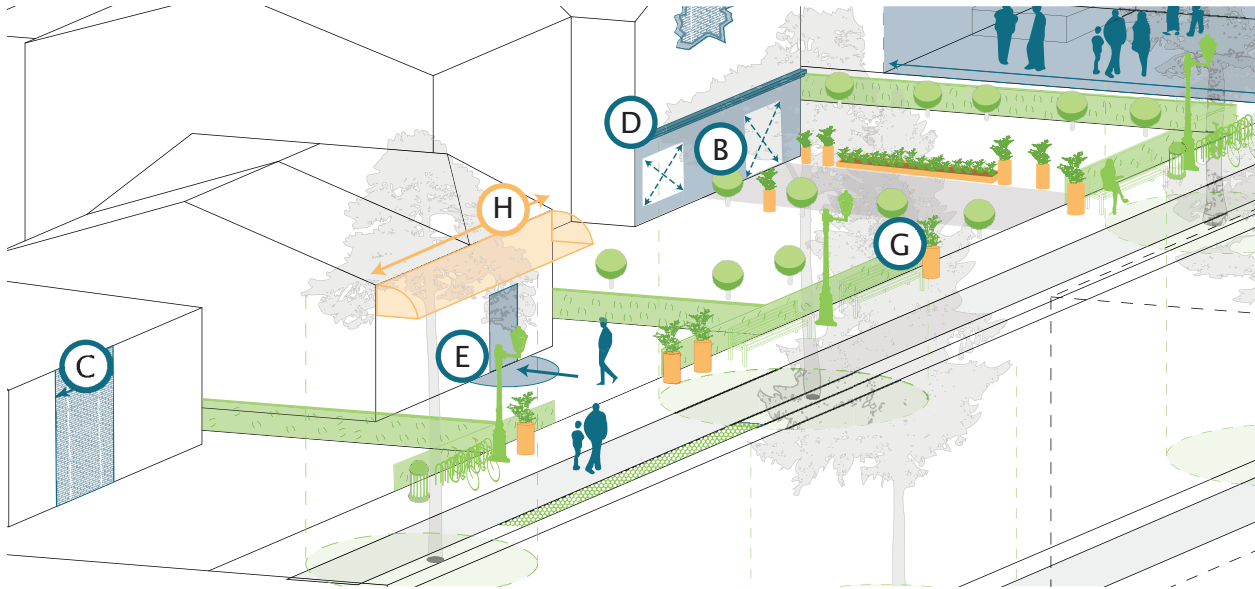


Figure 88. Typical Neighborhood Street Segment Diagram

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.



- ## [K] Building Signage.

- ## [L] Movable Elements.

- ## [O] Planters.

- [P] Street Tree Canopy.**

- ### [Q] Hardscaping.

- [R] Lighting.**

- [S] Screening.**

- [M] Multimodal Features.**

- ### [N] Pervious Surfaces.

- [T] Public Art.**

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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.



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, Landscaping, 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

Facade 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.

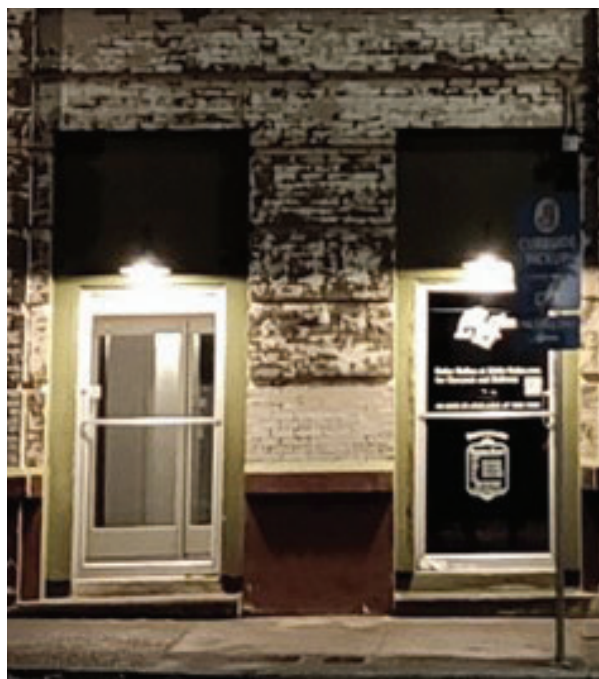


Figure 107. Example of entrance lights over doorways (front or back) that are pedestrian scale and shield the viewer from light bulb in Vancouver, WA [Photo credit: Seanette Corkill]



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]

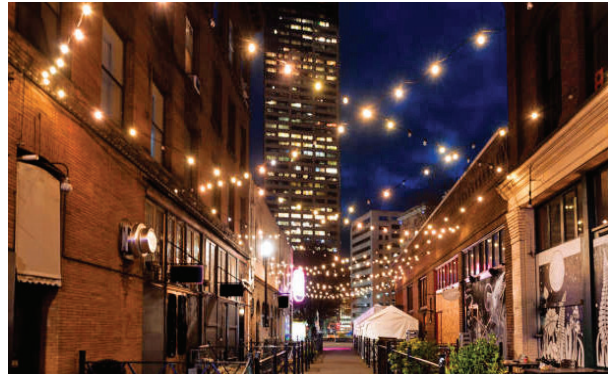


Figure 110. Example of decorative overhead lighting in an alley in Portland, OR.

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 size 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
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Chapter 18.07 USE AUTHORIZATION

18.07.010 Establishment of uses.

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

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

18.07.020 Interpretation of land use tables.

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

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

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

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

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

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 17-013, § I(Exh. A), 10-2-2017)

18.07.030 Table 1—Commercial and industrial land uses.

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

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

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Coffee shop, cafe ⁶ or kiosk	P	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Convention center ⁶	X	P	X	C	C	C	P	P	C	X	X	C	C
Data center	X	X	X	X	X	X	X	X	X	X	X	X	X
Day care center ⁶	C	P	P	C	P	C	C	P ⁵	C	C	P	P	C
Day care, adult	P	P	P	P	P	P	P	P	P	P	P	P	P
Day care, family home ⁶	P	P	P	P	P	P	X	P ⁵	P	C	P	P	P
Day care, mini-center ⁶	P	P	P	P	P	P	P	P ⁵	P	C	P	P	P
Delicatessen (deli) ⁶	P	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Department store ⁶	X	P	C	P	P	P	P	X	P	X	C	C	P
Electric vehicle battery charging station and rapid charging stations	P	P	P	P	P	P	P	P	P	P	P	P	P
Equipment rental ⁶	C	P	C	C	C	C	P	P ⁵	P	P	C	P	C
Event center	X	P	C	P	C	P	P	P	P	P	P	P	P
Feed store ⁶	X	X	X	P	X	P	C	X	P	P	X	X	P
Fitness center/sports club ⁶	X	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Florist shop ⁶	P	P	P	P	P	P	P	P ⁵	P	X	P	P	P
Food cart/food truck/food delivery business ⁶	C	P	C	P	C	P	P	C	P	X	C	C	P
Furniture repair; upholstery ⁶	X	P	C	P	P	P	P	X	P	P	C	P	P
Furniture store ⁶	X	P	C	P	P	P	P	X	P	X	C	P	P
Funeral home ⁶	X	P	C	P	P	P	X	X	X	X	C	C	P
Gas/fuel station ⁶	X	P	C	P	X	P	P	X	P	P	C	X	P
Gas/fuel station with mini market ⁶	X	P	C	P	X	P	P	X	P	P	C	X	P
Gas/fuel station with large scale grocery	X		C	P	P	P				P	C	C	P
Grocery, large scale ⁶	X	P	C	P	P	P	C ⁸	X	P	P	C	C	P
Grocery, small scale ⁶	P	P	C	P	P	P	P	X	P	P	P	P	P
Grocery, neighborhood scale ⁶	P	P	P	P	P	P	P	P ⁵	P	X	P	P	P
Hospital, emergency care ⁶	X	C	P	P	P	P	P	X	P	X	C	C	P
Hotel, motel ⁶	X	C	C	P	P	C	P	X	P	X	C	C	C
Household appliance repair ⁶	X	P	C	P	P	P	P	X	P	P	C	P	P
Industrial supplies store ⁶	X	P	X	C	C	C	C	X	C	P	X	C	C
Laundry/dry cleaning (industrial)	X	X	X	P	X	P	X	X	P	P	X	X	P
Laundry/dry cleaning (retail) ⁶	P	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Laundry (self-serve)	P	P	P	P	P	P	P	X	P	P	P	P	P

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

Sexually oriented business ^{1,5}	X	✗	X	X	X	<u>X</u>	✗	Ⓟ	✗	X	X	X	X
Shoe repair and sales ⁶	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✗	Ⓟ	P	P	P	P
Smoke shop/head shop ^{9,3}	X	✗	P	P	X	<u>C</u>	✗	✗	✗	X	P	X	P
Stock broker, brokerage firm	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	Ⓟ	Ⓟ	P	P	P	P
Specialty goods production (e.g. brew pub)	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	Ⓟ	Ⓟ	P	P	P	P
Taverns ⁶	X	Ⓟ	C	P	C	<u>P</u>	Ⓟ	✗	Ⓟ	P	C	C	P
Theater, except drive-in ⁶	X	Ⓟ	C	P	P	<u>P</u>	Ⓟ	✗	Ⓟ	P	P	P	P
Truck terminals ⁶	X	€	X	C	X	<u>C</u>	✗	✗	€	P	X	X	C
Veterinary clinic ⁶	X	Ⓟ	C	P	P	<u>P</u>	Ⓟ	✗	Ⓟ	P	P	P	P
Warehousing, wholesale and trade ⁶	X	✗	X	C	C	<u>P</u>	Ⓟ	Ⓟ ⁵	Ⓟ	P	X	X	P
Warehousing, bulk retail ⁶	X	✗	X	C	C	<u>P</u>	✗	✗	Ⓟ	P	X	X	P
Manufacturing and/or processing of the following:													
Cotton, wool, other fibrous material	X	✗	X	X	X	<u>X</u>	Ⓟ	✗	Ⓟ	P	X	X	X
Food production or treatment	X	✗	X	C	C	<u>C</u>	Ⓟ	✗	Ⓟ	C	X	C	C
Foundry	X	✗	X	X	X	<u>X</u>	✗	✗	€	C	X	X	X
Furniture manufacturing	X	Ⓟ	X	X	C	<u>P</u>	€	✗	Ⓟ	P	X	C	X
Gas, all kinds (natural, liquefied)	X	✗	X	X	X	<u>X</u>	✗	✗	✗	C	X	X	X
Gravel pits/rock quarries	X	✗	X	X	X	<u>X</u>	✗	✗	€	P	X	X	X
Hazardous waste treatment—Off-site	X	✗	X	X	X	<u>X</u>	✗	✗	✗	P	X	X	X
Hazardous waste treatment—On-site	X	✗	X	X	X	<u>X</u>	✗	✗	✗	P	X	X	X
Junkyard/wrecking yard	X	✗	X	X	X	<u>X</u>	✗	✗	✗	C	X	X	X
Metal fabrication and assembly	X	✗	X	X	X	<u>C</u>	€	✗	✗	P	X	X	C
Hazardous waste treatment—On-site	X	✗	X	X	X	<u>X</u>	✗	✗	✗	P	X	X	X
Paper, pulp or related products	X	✗	X	X	X	<u>X</u>	✗	✗	✗	P	X	X	X
Signs or other advertising structures	X	✗	X	C	C	<u>P</u>	€	Ⓟ	€	P	X	C	C
Electronic equipment	X	Ⓟ	X	X	X	<u>X</u>	✗	Ⓟ	Ⓟ	P	X	X	X
Industrial Uses													
High-tech industry	X	Ⓟ	X	X	P	<u>P</u>	Ⓟ	Ⓟ ²	✗	X	X	P	P
Manufacturing of miscellaneous goods (e.g. musical	X	✗	X	X	C	<u>P</u>	✗	✗	Ⓟ	P	X	C	P

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

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

Notes:

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

- C. No smoke shop/head shop subject to this note shall be located within five miles of an existing lawfully established smoke shop/head shop. All measurements under (A) and (C) shall be measured from the nearest property line of the property on which the use is proposed to the nearest property line of an existing business utilizing Clark County GIS.
- ~~144.~~ On tracts ten acres or more, subject to approval by city council of a master plan and development agreement, a mixed use development may be approved provided no less than fifty-one percent of the net developable acreage is committed to commercial uses.
- ~~145.~~ Conditional use permit is required if facilities for kennels are proposed outdoors.
- ~~126.~~ 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.
- ~~137.~~ Permitted only on sites where automobile repair was previously established and where the existing site or building design, configuration, layout, or access makes it particularly suited for this use.
8. West of Lacamas Creek/Washougal River, residential uses may be allowed as a conditional use only when part of a mixed-use development project. Heavy industrial uses must have ceased on the portion of the site proposed for residential development and the applicant must demonstrate that the proposed residential development will not interfere with any continuing industrial operations on adjoining properties in a manner that cannot be reasonably mitigated through conditions of approval.

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

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

18.07.040 Table 2—Residential and multifamily land uses.

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

Authorized Uses in Residential and Multifamily Zones

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

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

Notes:

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

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

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

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2481 § 1 (Exh. A (part)), 2007; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 21-004, § II(Exh. A), 3-15-2021; Ord. No. 21-005, § I(Exh. A), 3-15-2021; Ord. No. 22-007, § I, 5-16-2022; Ord. No. 23-010, Exh. A, 8-7-2023; Ord. No. 25-025, § I (Exh. A), 12-15-2025)

18.07.050 Table 3 - Park and open space land uses.

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

Authorized Uses in Park and Open Space Zones

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

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

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

18.07.060 Table 4 - Downtown Zoning Districts

KEY: P = Permitted Use

C = Conditional Use

X = Prohibited Use

T = Temporary Use

Authorized Uses in Downtown Zoning Districts

Zoning Districts	DT-HMSC	DT-MXM	DT-MXL	DT-R
Active Retail Uses				
<u>Antique shop</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Appliance sales and service</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Artisanal/craft/makers</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Bakery (retail)</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Barber and beauty shops</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Book store</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Bowling alley/billiards</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Building, hardware and garden supply store</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Candy; confectionery store</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Clothing store</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Coffee shop, cafe or kiosk</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Day care, mini-center</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Delicatessen (deli)</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Department store</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Feed store</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Event center</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Fitness center/sports club</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Florist shop</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Food cart/food truck/food delivery business</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Furniture store</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Grocery, neighborhood scale</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Grocery, small scale</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Hotel, motel</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Laundry/dry cleaning (retail)</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Liquor store</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Nursery, plant</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Office supply store</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Pet shops</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Pharmacy</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Photographic / electronics store</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Restaurant</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Restaurant, fast food</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Second-hand/consignment store</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Specialty goods production (e.g. brew pub)</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Taverns</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
<u>Theater, except drive-in</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P⁴</u>
Communication, Utilities, and Facilities Uses				

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<u>Zoning Districts</u>	<u>DT-HMSC</u>	<u>DT-MXM</u>	<u>DT-MXL</u>	<u>DT-R</u>
<u>Electrical vehicle infrastructure</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Wireless communications facility</u>	<u>(Refer to Ch. 18.35)</u>			
<u>Facilities, minor public</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Facility, essential</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Railroad tracks and facilities</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Educational Uses</u>				
<u>College/university</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>X</u>
<u>Elementary school</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>X</u>
<u>Junior or senior high school</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>X</u>
<u>Private, public or parochial school</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>X</u>
<u>Trade, technical or business college</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>X</u>
<u>Incidental Uses⁹</u>				
<u>Accessory Dwelling Unit</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Animal Training, Kennel, Boarding</u>	<u>X</u>	<u>C²</u>	<u>C³</u>	<u>X</u>
<u>Day care center</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>C</u>
<u>Day care, family home</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Day care, minicenter</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Electric vehicle battery charging station and rapid charging stations</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Gardening and horticulture activities</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Home occupation</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Bed and breakfast</u>	<u>p¹</u>	<u>C²</u>	<u>C³</u>	<u>C</u>
<u>Limited neighborhood commercial¹⁰</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Industrial Uses</u>				
<u>High-tech industry</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Optical goods</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Packaging of prepared materials</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Scientific and precision instruments</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Manufacturing and/or Processing Uses</u>				
<u>Cotton, wool, other fibrous material</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Food production or treatment</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Foundry</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Furniture manufacturing</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Gas, all kinds (natural, liquefied)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Gravel pits/rock quarries</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Hazardous waste treatment—Off-site</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Hazardous waste treatment—On-site</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Junkyard/wrecking yard</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Metal fabrication and assembly</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Hazardous waste treatment—On-site</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Paper, pulp or related products</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Signs or other advertising structures</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Electronic equipment</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Passive Retail Uses</u>				
<u>Animal kennel, commercial Boarding</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>X</u>
<u>Animal shelter</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>X</u>
<u>Automobile repair (garage)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Automobile sales, new or used</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Automobile service station</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Automobile wrecking</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Bakery (wholesale)</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Banks, savings and loan</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Boat building</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Boat repair and sales</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Bus station</u>	<u>C¹</u>	<u>C²</u>	<u>C³</u>	<u>C⁴</u>

<u>Zoning Districts</u>	<u>DT-HMSC</u>	<u>DT-MXM</u>	<u>DT-MXL</u>	<u>DT-R</u>
<u>Cabinet and carpentry shop</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Convention center</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Day care center</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Day care, adult</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Day care, family home</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Equipment rental</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Funeral home</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Furniture repair; upholstery</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Gas/fuel station</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Gas/fuel station with mini market</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Grocery, large scale</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Hospital, emergency care</u>	<u>C¹</u>	<u>C²</u>	<u>C³</u>	<u>p⁴</u>
<u>Household appliance repair</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Industrial supplies store</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Laundry (self-serve)</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Laundry/dry cleaning (industrial)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Machine shop</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Marijuana processor</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Marijuana producer</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Marijuana retailer</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Manufactured home sales lot</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Medical or dental clinics (outpatient)</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Mini-storage/vehicular storage</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Newspaper printing plant</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Nursing, rest, convalescent, retirement home</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Parcel freight depots</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Pawnshop</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Permanent supportive housing</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Plumbing, or mechanical service</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Printing, binding, blue printing</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Professional office(s)</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Public agency</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Real estate office</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Recycling center</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Recycling collection point</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Recycling plant</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Research facility</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Roadside produce stand</u>	<u>X</u>	<u>p²</u>	<u>p³</u>	<u>X</u>
<u>Sand, soil, gravel sales and storage</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Sexually oriented business</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Shoe repair and sales</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Smoke shop/head shop⁵</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>X</u>
<u>Stock broker, brokerage firm</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Truck terminals</u>	<u>X</u>	<u>C²</u>	<u>C³</u>	<u>C⁴</u>
<u>Veterinary clinic</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>p⁴</u>
<u>Warehousing, wholesale and trade</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Warehousing, bulk retail</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Recreational, Religious, and Cultural Uses</u>				
<u>Auditorium</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>X</u>
<u>Cemetery</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Community club</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>C</u>
<u>Church</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>C</u>
<u>Golf course/driving range</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Library</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>C</u>
<u>Municipal</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>X</u>
<u>Museum</u>	<u>p¹</u>	<u>p²</u>	<u>p³</u>	<u>C</u>
<u>Recreational vehicle park</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Open space</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

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<u>Zoning Districts</u>	<u>DT-HMSC</u>	<u>DT-MXM</u>	<u>DT-MXL</u>	<u>DT-R</u>
<u>Park or playground</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Sports fields</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C</u>
<u>Trails</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Residential Uses</u>				
<u>Adult family home</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P</u>
<u>Apartments</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P¹¹</u>
<u>Assisted living / retirement homes</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P</u>
<u>Bed and breakfast</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>C</u>
<u>Cottage housing</u>	<u>X</u>	<u>P¹¹</u>	<u>P¹¹</u>	<u>P¹¹</u>
<u>Designated manufactured home</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P</u>
<u>Duplex</u>	<u>P^{1,11}</u>	<u>P^{2,11}</u>	<u>P¹¹</u>	<u>P¹¹</u>
<u>Group home</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>C</u>
<u>Housing for the disabled</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P</u>
<u>Residence accessory to and connected with a business</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>C</u>
<u>Residential Care Facility⁶</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P</u>
<u>Residential Treatment Facility⁶</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>X</u>
<u>Single-family dwelling (detached)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>
<u>Sober Living Homes</u>	<u>P¹</u>	<u>P²</u>	<u>P³</u>	<u>P</u>
<u>Stacked flat</u>	<u>P^{1,11}</u>	<u>P^{2,11}</u>	<u>P^{3,11}</u>	<u>P¹¹</u>
<u>Townhouses</u>	<u>P^{1,11}</u>	<u>P^{2,11}</u>	<u>P^{3,11}</u>	<u>P¹¹</u>
<u>Transitional Housing</u>	<u>P^{1,11}</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Triplex</u>	<u>P^{1,11}</u>	<u>P^{2,11}</u>	<u>P^{3,11}</u>	<u>P¹¹</u>
<u>Temporary Uses</u>				
<u>Sales office for a development⁷</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>
<u>Sales office for a development in a dwelling⁸</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>
<u>Sales office for a development in a trailer⁸</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>

Notes:

1. Pursuant to Section 3.1 of the Downtown Design Manual, at least 70% of ground floor area and frontages on Main Streets must be occupied by active retail uses. On all other street types, at least 70% of ground floor area and frontages must be occupied by active or passive retail uses. Municipal uses may occupy 100% of ground floor area and frontages on any street type east of NE Everett St between NE 3rd Ave and NE 5th Ave.
2. Pursuant to Section 3.2 of the Downtown Design Manual, at least 70% of ground floor area and frontages on Main Streets must be occupied by active retail uses. On Mobility and Gateway Steets, at least 70% of ground floor area and frontages must be occupied by active or passive retail uses. On all other street types, residential uses may not occupy more than 70% of ground floor area and frontages.
3. Pursuant to Section 3.3 of the Downtown Design Manual, at least 70% of ground floor area and frontages must be occupied by active or passive retail uses on Mobility and Gateway Steets. Residential uses may occupy 100% of ground floor area and frontages on any street, including Mobility and Gateway Streets.
4. Pursuant to Section 3.4 of the Downtown Design Manual, active or passive retail uses may occupy up to 70% of ground floor area and frontages on Gateway and Connector Steets. Residential uses may occupy 100% of ground floor area and frontages on any street.
5. 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.
6. 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.
7. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.

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8. Notwithstanding the time limitations of a temporary use, a sales office proposed and approved through a Type III application may be approved with a longer time frame than one hundred eighty days
9. Incidental uses are only allowed as incidental to a residential use, with exception of electric vehicle battery charging station and rapid charging stations.
10. Those Neighborhood Commercial uses listed as permitted (P) are allowed residential zones along design overlay corridors on corner lots at intersections with collector or arterial streets, pursuant to Chapter 18.20. The neighborhood commercial use must be pedestrian oriented with access to a public sidewalk or walkway and may have a maximum building footprint of 2,500 square feet and no more than five (5) off-street parking spaces, which can be satisfied by on-street parking provided they are within 500 feet of the subject parcel. See Chapter 18.20, Design Overlays, for additional provisions.
11. Permitted pursuant to Chapter 18.25, Middle Housing.

Chapter 18.19 DESIGN REVIEW¹

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.

A. 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 18.20 Design Overlaysthe design review manual. Design review is also required for all development within the North Shore subarea, consistent with the North Shore design manual.

B. 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 subareacommercial 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)

¹Prior 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 18.20 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 deviation 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 18.20 Design Overlays

18.20.010 Purpose and Applicability.

18.20.020 Permitted Uses.

18.20.030 Downtown Design Overlays

18.20.040 General Overlay Design Standards.

18.20.050 Tier 1 and Tier 2 Corridors Design Overlays

18.20.060 Incentives.

18.20.010 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 result in developments 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 within 200 feet of the frontage 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 that have frontage along corridors in the Downtown Subarea shall comply with the standards found in the Downtown Design Manual.
5. To demonstrate arrival into the community, entry points along Tier 1 corridors shall feature public and private amenities in the form of public art and entry signage.

18.20.020 Permitted Uses.

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

18.20.030 Downtown Design Overlays

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

18.20.040 General Overlay Design Standards.

Before any approval of a design review application is granted, all new development and redevelopment (including change in use, e.g., residential to commercial) within each design overlay shall comply with the general overlay design standards.

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 street segments of the Downtown Subarea and adjacent areas shall be consistent. Development/redevelopment within a design overlay must adhere to the applicable Design Overlay goals and policies in the Land Use element of the Comprehensive Plan. Development/redevelopment must also adhere to the applicable goals and policies in the Community Character, Land Use, Housing, Transportation, and Economic Development elements, as well as applicable development regulations and other design review standards.

1. Entry points 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 (exterior changes requiring a building permit) on the site. Exemptions include approved directional or community information signage as allowed by the approval authority.
2. Placement, size, and type of signs will be controlled by the zoning district and Chapter 18.15 Signs.
3. 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. Permanent signage within entry points shall be standardized in terms of size, color, and materials.
4. 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.
5. Bike lanes shall be incorporated into the public right of way where feasible, as determined by the City Engineer and approval authority.
6. A consistent iconic streetscape lighting scheme shall be used that portrays the primary development period, architecture characteristics, or predetermined theme as identified in a concept plan, sub-area plan, or master plan recognized by the City.
7. 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.
8. 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.
9. 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 as defined by the City's Plant Materials document if they are removed due to a hazardous condition or other reasons that are first verified by a certified arborist.

18.20.050 Tier 1 and Tier 2 Corridors Design Overlays

As shown on the Design Overlays map, Tier 1 and Tier 2 corridors extend along intersections and identified routes throughout the city. Tier 1 corridors are located along arterial roadway functional classifications. Tier 2

corridors primarily extend from Tier 1 corridors and include arterial and collector roadway functional classifications. Specific overlay design standards apply to Tier 1 and Tier 2 corridors. All development and redevelopment within the corridors shall comply with the special design standards outlined below.

- A. The following list of streets and street segments are referred to as Tier 1 corridors to which other standards below apply.
- NE Ingle Road Corridor: Just north of N 92nd Avenue to NE Goodwin Road.
 - NE Goodwin Road Corridor: NW Camas Meadows Drive to N Boxwood Street.
 - North Shore Boulevard Corridor: SR-500 to NE 232nd Ave
 - NE Everett Street Corridor: NE 15th Avenue to the northern Urban Growth Boundary and from SR-14 to E 1st Avenue.
 - NW Lake Road Corridor: NW Friberg-Strunk Street to NW Leadbetter Drive.
 - NW Brady Road/NW Parker Street Corridor: City Limits to NW Lake Road.
 - NW 38th Avenue Corridor: City Limits to NW Parker Street.
 - NW Pacific Rim Blvd Corridor: City Limits to NW Parker Street.
 - NW 6th Avenue Corridor: NW 6th Ave/Hwy 14 roundabout to NW Drake Street.
 - NE 3rd Avenue Corridor: 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.
- NE Ingle Road Corridor: The northern Urban Growth Boundary to N 92nd Avenue.
 - Green Mountain Corridor: NE 92 Avenue to N Boxwood Street.
 - NW Camas Meadows Drive Corridor: NE Goodwin Road to NW Lake Road.
 - NW Friberg-Strunk Street Corridor: NE Goodwin Road to and NW Lake Road.
 - NW Lake Road Corridor: NW Leadbetter Drive to NE Everett Street.
 - NW 38th Avenue Corridor: NW 38th Avenue to NW Lake Road.
 - NW Sierra Street Corridor: NW Brady Road to NW 43rd Avenue.
 - NW McIntosh Road Corridor: NW Brady Road to NW 18th Avenue.
 - Division Street Corridor: NE 6th Avenue to NW Sierra Street.
 - NE Dallas Street Segment: NE 13th Avenue and NE 15th Avenue.
 - NE Garfield Street Segment: NE Ione Street and NE 15th Avenue.
 - SE Crown Road Corridor: NE 3rd Avenue to SE 15th Street.
 - NE 43rd Avenue/SE 15th Street Corridor: NE Everett Street and SE 283rd Avenue.

Table 18.20-1. Design Overlay Specific Standards

<u>Design Standards</u>	<u>Tier 1 Design Overlay</u>	<u>Tier 2 Design Overlay</u>
<u>18.20-010 Landscaping and Screening Standards</u>		
A. <u>Landscaping adjacent to the public right-of-way shall provide multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover.</u>	<u>S</u>	<u>S</u>

<u>Design Standards</u>	<u>Tier 1 Design Overlay</u>	<u>Tier 2 Design Overlay</u>
B. <u>Hanging baskets shall 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.</u>	<u>S</u>	<u>N/A</u>
C. <u>Median planting design/plant selection shall create a unique and cohesive streetscape design.</u>	<u>S</u>	<u>S</u>
<u>18.20-020 Use Standards</u>		
A. <u>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.</u>	<u>S/C (if allowed in underlying zone, see Chapter 18.07 Use Authorization)</u>	<u>N/A</u>
B. <u>Those Neighborhood Commercial uses listed as permitted (P) are allowed within residential zones on corner lots at intersections with collector or arterial streets. The neighborhood commercial use must be pedestrian oriented with access to a public sidewalk or walkway and may have a maximum building footprint of 2,500 square feet and no more than five (5) off-street parking spaces, which can be satisfied by on-street parking provided they are along the frontage of the subject parcel.</u>	<u>S</u>	<u>S</u>
<u>18.20-030 Architecture Standards</u>		
A. <u>Permanent signage within Design Overlays shall be standardized in terms of size, color, and materials.</u>	<u>S</u>	<u>N/A</u>
<u>18.20-040 Massing and Setback Standards</u>		
A. <u>New construction shall include a maximum setback of 20 feet. Main entrances to the buildings must be oriented to the street.</u>	<u>S</u>	<u>N/A</u>
B. <u>On-site parking areas shall be located to the rear or the side of a building.</u>	<u>S</u>	<u>N/A</u>
C. <u>Setbacks shall include landscaping, hardscaping, and public art to enhance the pedestrian experience.</u>	<u>S</u>	<u>N/A</u>
<u>18.20-050 Historic and Heritage Preservation Standards</u>		
A. <u>The use of historic markers, information kiosks, project names, architectural features, or other elements of the project shall promote the historic heritage of the site or surrounding area, where appropriate.</u>	<u>S</u>	<u>N/A</u>
<u>18.20-060 Circulation and Connections Standards</u>		
A. <u>Orient the main public entrance toward the public right-of-way. Pedestrian walkways shall connect each building's front entry with the sidewalk, without conflicting with accessways on the site.</u>	<u>S</u>	<u>S</u>
B. <u>New developments shall include plans for alternative transportation, such as providing attractive and convenient bus stop shelters, bicycle parking, etc.</u>	<u>S</u>	<u>S</u>

<u>Design Standards</u>	<u>Tier 1 Design Overlay</u>	<u>Tier 2 Design Overlay</u>
C. <u>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.</u>	<u>S</u>	<u>S</u>
<u>18.20-070 Public Realm Standards</u>		
A. <u>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.</u>	<u>S/C (see Chapter 18.07 Use Authorization)</u>	<u>S/C (see Chapter 18.07 Use Authorization)</u>

NA – Not Applicable

S – Standard

S/C – Standard with certain conditions

C. Design Overlay Features

Specific design standards in Table 18.20-1 apply to Tier 1 and Tier 2 corridors. Additional design features are recommended to be included along Tier 1 and Tier 2 corridors that represent the character and style desired for a particular design overlay area. Development/redevelopment proposals within Tier 1 and Tier 2 Design Overlays should include public and private design features listed in Table 20-2 to demonstrate arrival into the community.

- Tier 1 Design Overlay areas should include two additional design features from Table 20- 2.
- Tier 2 Design Overlay areas should include one additional design feature from Table 20- 2.

Table 20-2. List of unique design overlay features.

<u>Sidewalks</u>	<u>Wide sidewalk (minimum of 8 feet)</u> <u>Bus stop improvements (shelter, lighting, bench) – develop consistent bus stop standards to be implemented throughout the city</u>
<u>Roadway Right-of-way</u>	<u>Roundabouts at entry point intersections</u> <u>Public art in center of roundabout</u> <u>Protected or buffered bike lanes to provide a horizontal separation of 1 to 3 feet between the bike lane and motor vehicle lane</u>
<u>Other Public Realm amenities and features</u>	<u>Install posts/poles for community pride/event banners (less than 16 square feet), such as school pendants and community events</u> <u>Identify and develop locations for public green spaces and pedestrian access through campus style development</u> <u>Iconic guardrails (e.g., Columbia River Highway)</u> <u>Limit lighting to allow for views of the night sky (motion sensors, or other technology to limit excessive light)</u> <u>Deep/wide frontage landscaping areas should match the natural areas along the DNR property that is west of Ingle Road.</u>

18.20.060 Incentives.

- A. Public Art. A five percent increase in lot coverage area may be granted upon staff approval for providing public art, equal in value to 1% of a project's construction cost, within a proposed project.

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

Our Camas 2045 Code Amendments

SEPTEMBER 21, 2026

CITY COUNCIL WORKSHOP

Proposed Code Amendments

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

Chapter 18.07 – Downtown Zone Use Table

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

Authorized Uses in Downtown Zoning Districts

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

Active and Passive Retail Uses

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

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

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

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

Historic Main Street Core

• Main Streets

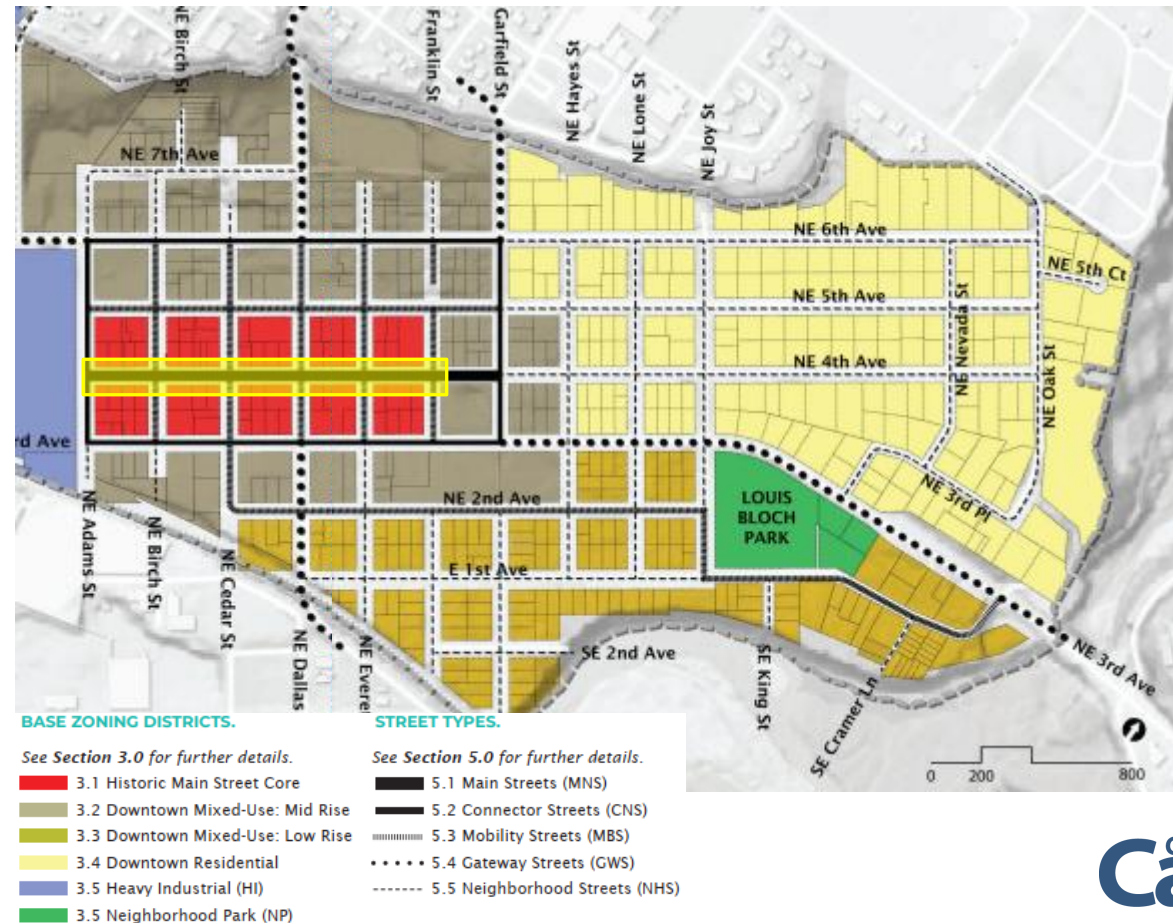
- Active Retail for at least 70% of ground floor area and frontages.
- Other allowable uses could occupy up to 30% of ground floor and any upper floors.

• Other Streets

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

• Municipal Uses

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



Downtown Mixed-Use Mid-Rise

• Main Streets

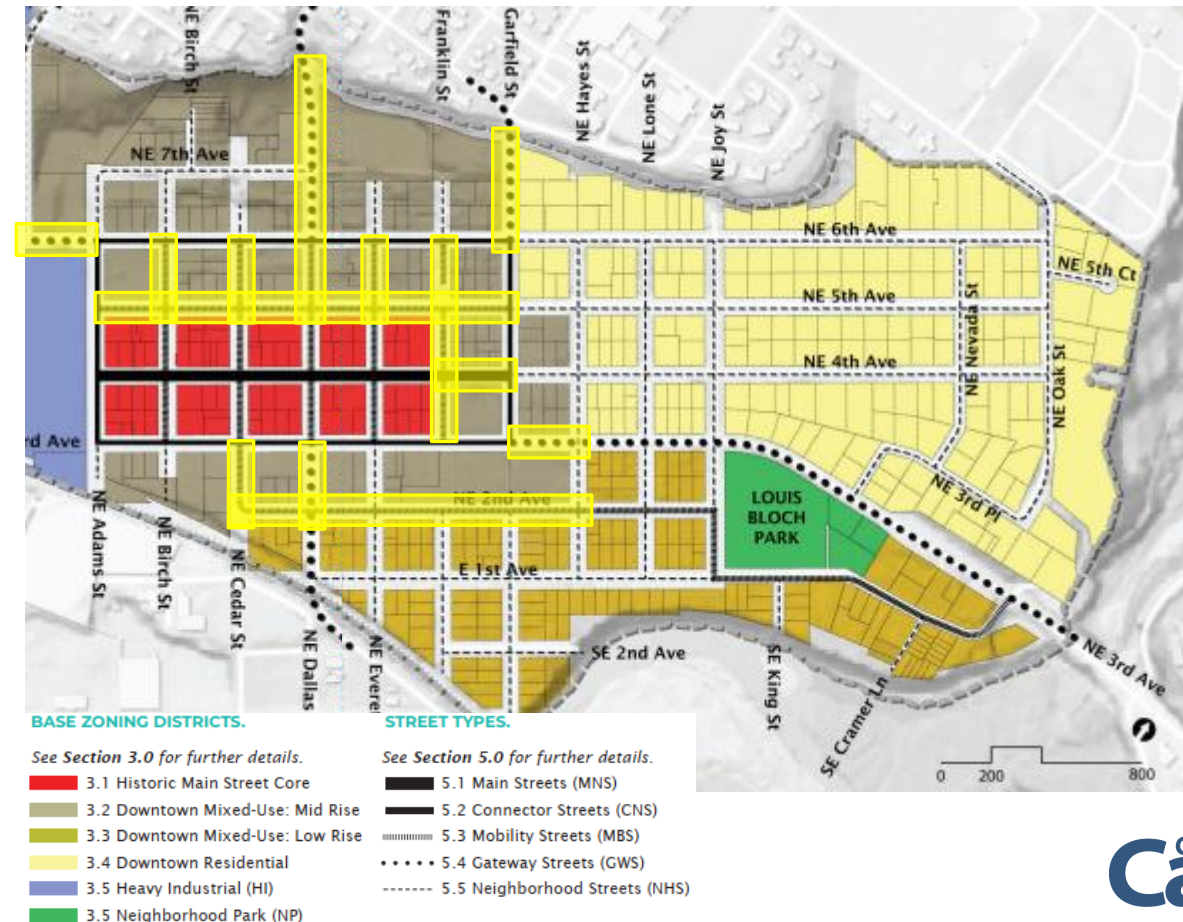
- Active Retail for at least 70% of ground floor area and frontages.
- Other allowable uses could occupy up to 30% of ground floor and any upper floors.

• Mobility & Gateway Streets

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

• Other Streets

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



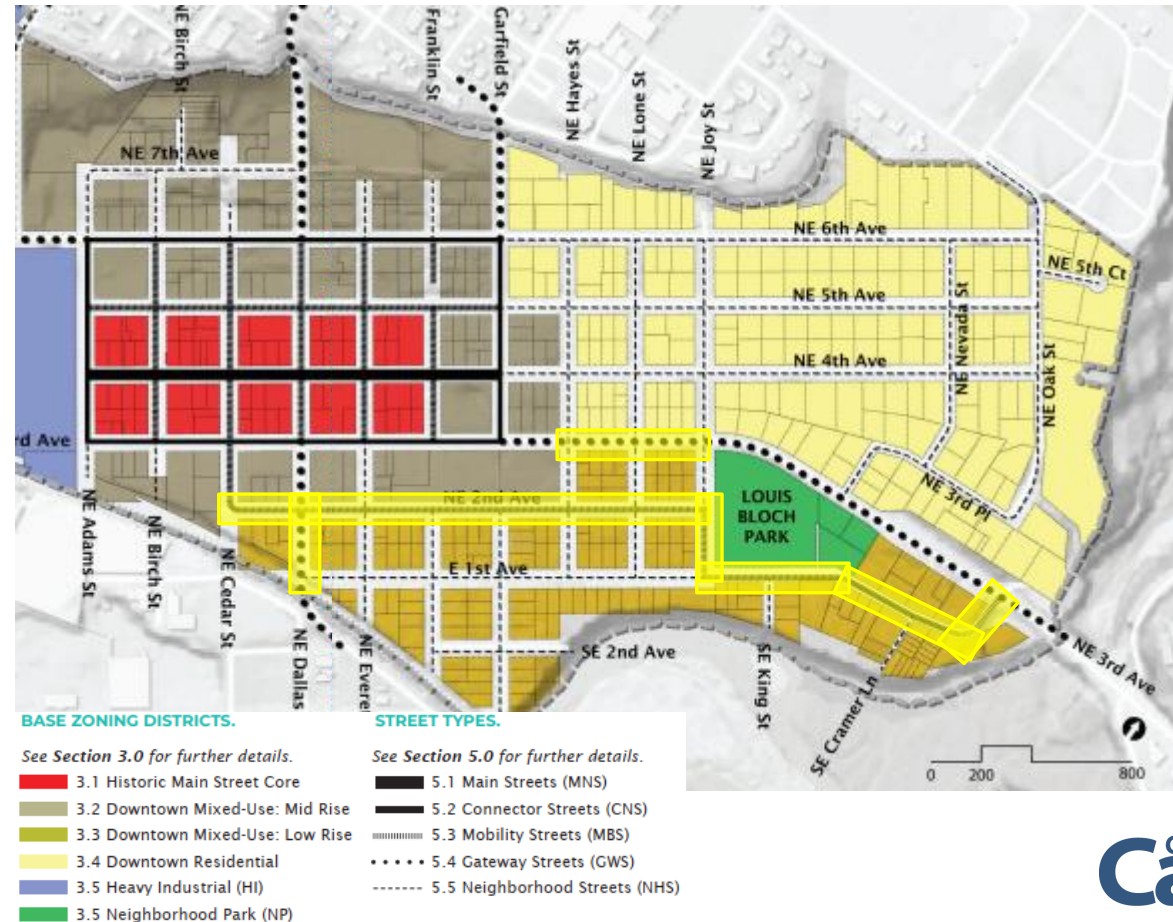
Downtown Mixed-Use Low-Rise

- **Mobility & Gateway Streets**

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

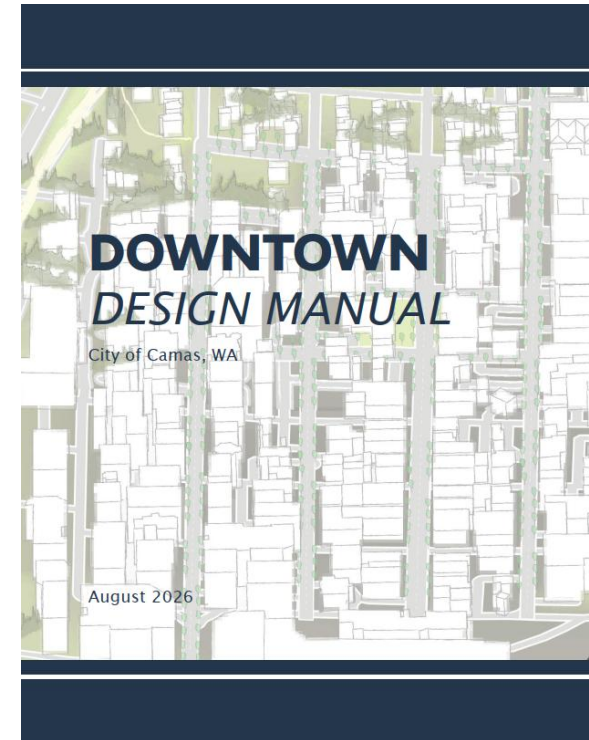
• Residential Uses

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



Downtown Design Manual

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

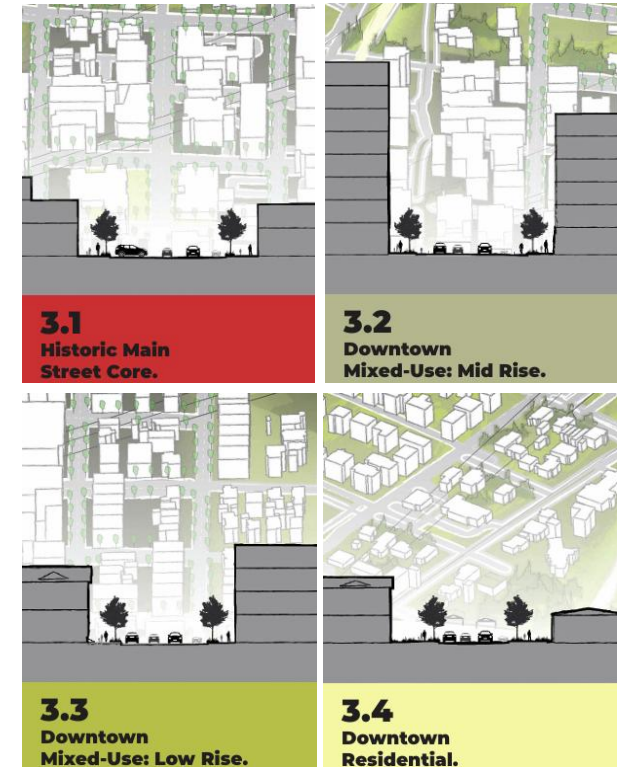


Downtown Design Manual

Regulating Plan (zoning map)

Character Districts (zones)

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



Street Network

Assigns the street types to all streets within downtown

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

DOWNTOWN CAMAS [31]

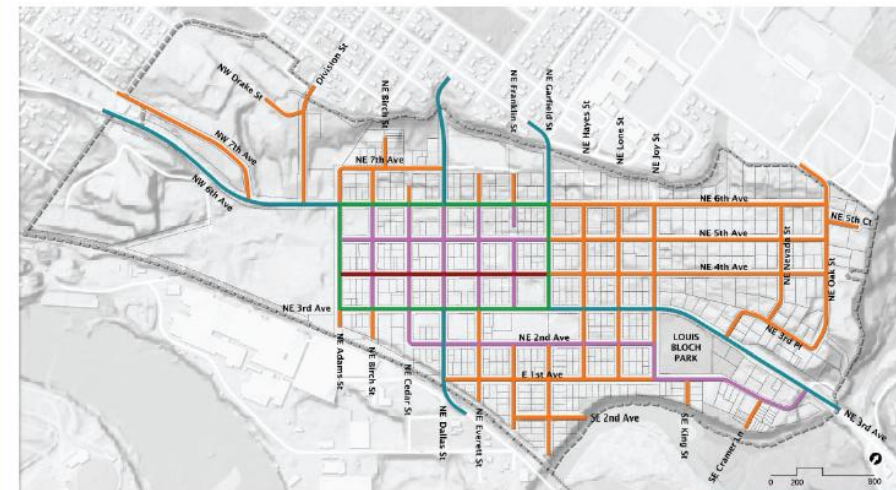


Figure 33. Map of the Street Network

STREET TYPES.

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

|||

Downtown Design Manual

Uses

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

Street Network

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

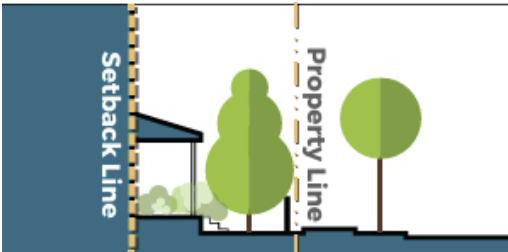


Figure 11. The Zones of Public Realm

Downtown Design Manual

Frontage Standards

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



Public Realm Standards for each Street Type

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



General Standards

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



CMC Chapter 18.19 – Design Review

• Proposed changes include:

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

18.19.020 Scope.

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

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

(Ord. 2518 § 1 (Exh. A (part)), 2008)

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

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

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

(Ord. 2518 § 1 (Exh. A (part)), 2008)

CMC Chapter 18.20 - Design Overlays

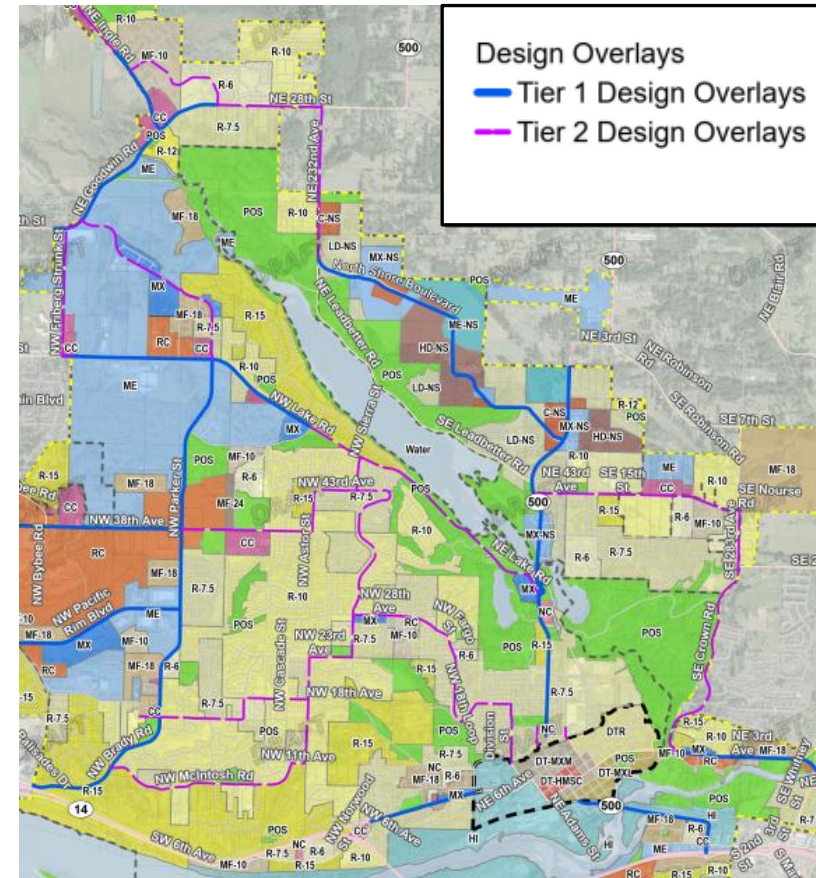
- New chapter applying the gateways and corridors design concept (now referred to as “Design Overlays”) to properties fronting Tier 1 and Tier 2 corridors.

Tier 1

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

Tier 2

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



Design Standards

- **General standards**

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

- **Tier 1 and Tier 2 standards**

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

- **Additional Tier 1 standards**

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

Limited Neighborhood Commercial

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



Next Steps

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

