

ORDINANCE NO. 2276

AN ORDINANCE amending Chapter 18.54 of the Camas Municipal Code by changing the Light Industrial/Country Tech zone to Light Industrial/Business Park, by revising the provisions for secondary uses within the LI/BP zone, and by modifying the provisions for planned industrial development overlays.

WHEREAS, Chapter 18.54 of the Camas Municipal Code was recently reviewed by a citizens advisory committee in conjunction with formulating a development plan for the North Dwyer Creek area, and

WHEREAS, the citizens advisory committee has recommended several changes to Chapter 18.54 of the Camas Municipal Code, and

WHEREAS, those changes have been considered at two public hearings before the Planning Commission held in April and June of 2000 and at a public hearing before the City Council held on August 14, 2000, and

WHEREAS, the Council desires to adopt those changes to Chapter 18.54 of the Camas Municipal Code,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

Section I

Section 18.54.010 of the Camas Municipal Code is amended to provide as follows:

18.54.010 - Purpose

The Light Industrial/Business Park (LI/BP) district is intended to provide for employment growth in the City of Camas by protecting industrial areas for future light industrial development. Design of light industrial facilities in this district will be "campus-style", with ample landscaping, effective buffers, and architectural features compatible with and not offensive to surrounding uses. Commercial development in the LI/BP district is limited to those uses necessary to primarily serve the needs of the surrounding industrial area and is restricted in size to discourage conversion of developable industrial land to commercial uses.

Section II

Section 18.54.030 of the Camas Municipal Code is amended to provide as follows:

18.54.030 - Secondary Permitted Uses

Commercial development that is clearly subordinate to industrial uses, and which primarily serves the daily retail and service needs of the surrounding industrial area is permitted in the LI/BP district as a secondary use. A list of permitted commercial uses is contained in Table 18.54.030A. Because the scale and intensity of the permitted commercial uses may change over time, commercial development is also limited in size, as shown in Table 18.54.031D. Only commercial uses supporting permitted industrial uses, and not stand-alone commercial uses, are allowed on parcels over five acres in size. Secondary commercial uses shall be permitted only upon proof of a demonstrable need for such use to

serve other existing uses within the LI/BP district. All permitted commercial uses shall be subject to the parking, design and other development standards contained in this chapter.

Section III

There is hereby added to Chapter 18.54 a new table designated as Table 18.54.030A as follows:

Table 18.54.030A

Commercial Uses			
Appliance sales & incidental service			Prohibited
ATM	Permitted		
Service station			Prohibited
Bakery	Permitted		
Banks	Permitted		
Barber/hair salon	Permitted		
Book store			Prohibited
Bowling alley			Prohibited
Building, hardware, and garden supply store			Prohibited
Bus station			Prohibited
Cabinet & carpentry shop [manufacturing only]	Permitted		
Candy and confectionary store	Permitted		
Card vendors		Conditional	
Clothing			Prohibited
Coffee shop	Permitted		
Convenience store (less than 10,000 square feet)	Permitted		
Convention center	Permitted		
Day-care center	Permitted		
Deli	Permitted		
Department store			Prohibited
Retail laundry/dry-cleaning store	Permitted		
Fitness center	Permitted		
Florist shop	Permitted		
Furniture store			Prohibited
Grocery, large scale (10,000 square feet or larger)			Prohibited
Hospital			Prohibited
Hotel, motel			Prohibited

Household appliance repair			Prohibited
Machine shop (as industrial support service)		Conditional	
Medical and dental clinics		Conditional	
Manufactured homes sales lot			Prohibited
Office supply store	Permitted		
Parcel freight depots		Conditional	
Pharmacy	Permitted		
Photographic supply store	Permitted		
Photocopy business	Permitted		
Postal services (private mail/packaging business)	Permitted		
Public agency	Permitted		
Real estate office			Prohibited, except for temporary office
Recycling collection point (on-site only)	Permitted		
Research facility	Permitted		
Restaurant	Permitted		
Shoe repair (no sales)	Permitted		
Taverns			Prohibited
Theater			Prohibited
Warehousing, in conjunction with a permitted use only	Permitted		
Warehousing, bulk retail			Prohibited
Manufacturing Uses			
Manufacturing and/or processing of cotton, wool, or other fibrous material	Permitted		
Manufacturing and/or processing of food production or treatment			Prohibited
Hazardous waste treatment off-site			Prohibited
Light/High Tech Industry: Electronic equipment	Permitted		
High-tech	Permitted		
Optical goods	Permitted		
Packaging of prepared materials	Permitted		
Scientific and precision instruments	Permitted		
Other Uses			
Auditorium			Prohibited
Community club			Prohibited

Church			Prohibited
Golf course/club house		Conditional	
Library			Prohibited
Museum			Prohibited
Open space	Permitted		
Park or playground	Permitted		
Sports fields			Prohibited
Trails	Permitted		
College/university			Prohibited
Elementary school			Prohibited
Junior or senior high school			Prohibited
Private, public or parochial school			Prohibited
Trade, technical or business college	Permitted		
Minor telecommunication facility	Permitted		
Wireless communications facility	Permitted		
Facilities and utilities, minor public	Permitted		
Facility, public (e.g., fire station; excludes schools)	Permitted		
Facility, essential public		Conditional	
Railroad tracks and facilities			Prohibited

Section IV

Table 18.54.031C of the Camas Municipal Code is revised as follows:

Maximum Floor Area Ratios and Minimum Parking Ratios		
Use	Maximum Ratio of Building Area to Lot Area	Minimum Parking Ratio
General office		
1 story	0.3:1	One space per employee at peak hour plus 15%
2 stories	0.4:1	
3 stories	0.45:1	
Research and development laboratories, light manufacturing		
1 story	0.3:1	One space per employee at peak hour plus 10%
2 stories	0.4:1	
3 stories	0.45:1	

Section V

There is hereby added to Chapter 18.54 a new table designated as Table 18.54.031D as follows:

Maximum Floor Areas for Secondary Uses (Allowed uses listed in Table 18.54.030A)		
	Percent of Gross Floor Area	
1 story	20%*	Parking for secondary uses is subject to the standards of Chapter 18.68, Off-Street Parking and Loading
2 stories	25%*	
3 stories	30%*	

*To a maximum of 30,000 square feet.

Section VI

Section 18.54.100 of the Camas Municipal Code is amended to provide as follows:

18.54.100 - Planned Industrial Development Overlay - Creation Purpose

There is created under this chapter the planned industrial development (PID) overlay. The PID overlay is intended to accommodate creative and imaginative small industrial development based on an approved comprehensive development plan for the site which is designed to insure compatibility between the industrial operations therein and the existing conditions of the surrounding area. In order to accomplish this purpose, it is the intent of these overlay regulations: (A) to permit a PID to be established within the LI/BP zone after approval of final plans as set forth below; (B) to allow the use of those innovations in the technology of land development which are in the best interest of the city, and (C) to encourage industrial development on existing smaller industrial lots in areas "B" and "C" in the North Dwyer Creek area as identified in the North Dwyer Creek Master Plan. Unless otherwise provided for in Sections 18.54.105, 18.54.100, and 18.54.115, a development in the PID overlay shall comply with all the provisions contained in this chapter.

Section VII

Section 18.54.105 of the Camas Municipal Code is amended to provide as follows:

18.54.105 - Principal Uses

Based upon the development plan approved by the city, the following uses shall be permitted in the PID overlay:

- A. Primary permitted uses as listed in Section 18.54.020, subject to the conditions and performance standards as required, except as provided in Sections 18.54.160 through 18.54.190;
- B. Secondary, commercial uses as allowed under Section 18.54.030 and in Table 1 of this section, and subject to maximum sizes as shown in Table 18.54.105A.

Table 18.54.105A

Size of lot	Maximum amount of primary uses	Maximum amount of secondary uses
0-2 acres	Depends on applicant's proposal	25% of gross floor area of approved development to a maximum of 10,000 square feet. On lots smaller than two acres and created prior to August X, 2006 ^{SEPTEMBER 11, 2006} , secondary uses may be built as a first phase, to be followed by development of primary use(s) as subsequent phases.
2-10 acres	1 story - 0.3:1 2 stories - 0.4:1 3 stories - 0.45:1	25% of gross floor area of building to a maximum of 10,000 square feet. Secondary use must be built concurrently with primary use or as a subsequent phase. Secondary use(s) shall not be constructed and occupied prior to primary uses.

Section VIII

There is hereby added to Section 18.54.110(a) of the Camas Municipal Code a new subsection to provide as follows:

18.54.110 - Area, Lot and Height Requirements

A. Minimum Area.

4. The site is within the small-lot areas in the North Dwyer Creek area, indicated as Areas B and C on the North Dwyer Creek Master Plan Map and there is evidence that the standards of the ordinance codified in Sections 18.54.100 through 18.54.130 and relevant goals and policies of the comprehensive plan would be satisfied in the development of a PID on the site.

Section IX

There is hereby added to Section 18.54.110(c) of the Camas Municipal Code a new subsection to provide as follows:

18.54.110 - Area, Lot and Height Requirements

C. Perimeter Requirements.

2. Structures located on the perimeter of the development must be screened in a manner approved by the city council. If the lot directly abuts a residential zone, more intensive buffering and screening will be expected, including walls or berms and intensive plantings.

Section X

There is hereby added to Section 18.20.115 of the Camas Municipal Code a new subsection to provide as follows:

18.20.115 - Additional Requirements

E. Small-Lot Development Adjacent to Residential. In the North Dwyer Creek Area and

in other similar areas of the city, small industrial lots that abut residential zones must have landscaping and buffering to mitigate negative impacts from industrial uses. Potential impacts that must be addressed in the design include, but are not limited to, those from odor, light and glare, noise, vibration, hours of operation, and traffic.

Section XI

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 11th day of September, 2000.

SIGNED: _____

Mayor

ATTEST: _____

Clerk

APPROVED as to form:

City Attorney