

ORDINANCE NO. 2295

AN ORDINANCE amending provisions of the Camas Municipal Code relating to general provisions, definitions, zoning map and districts, use authorization, density and development, parking, signs, supplemental development standards, North Dwyer Creek residential overlay and planned industrial development overlays, light industrial/business park, row houses, accessory dwelling units, manufactured home parks, sensitive areas and open space, adult entertainment, and landscaping.

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

There is hereby added to Title 18 of the Camas Municipal Code a new Chapter to be entitled "General Provisions". Such Chapter shall be in the form attached hereto as Exhibit "A" and by this reference incorporated herein.

Section II

There is hereby added to Title 18 of the Camas Municipal Code a new Chapter to be entitled "Definitions". Such Chapter shall be in the form attached hereto as Exhibit "B" and by this reference incorporated herein.

Section III

There is hereby added to Title 18 of the Camas Municipal Code a new Chapter to be entitled "Zoning Map and Districts". Such Chapter shall be in the form attached hereto as Exhibit "C" and by this reference incorporated herein.

Section IV

There is hereby added to Title 18 of the Camas Municipal Code a new Chapter to be entitled "Use Authorization". Such Chapter shall be in the form attached hereto as Exhibit "D" and by this reference incorporated herein.

Section V

There is hereby added to Title 18 of the Camas Municipal Code a new Chapter to be entitled "Density and Development". Such Chapter shall be in the form attached hereto as Exhibit "E" and by this reference incorporated herein.

Section VI

There is hereby added to Title 18 of the Camas Municipal Code a new Chapter to be entitled "Parking". Such Chapter shall be in the form attached hereto as Exhibit "F" and by this reference incorporated herein.

Section VII

There is hereby added to Title 18 of the Camas Municipal Code a new Chapter to be entitled “Signs”. Such Chapter shall be in the form attached hereto as Exhibit “G” and by this reference incorporated herein.

Section VIII

There is hereby added to Title 18 of the Camas Municipal Code a new Chapter to be entitled “Supplemental Development Standards”. Such Chapter shall be in the form attached hereto as Exhibit “H” and by this reference incorporated herein.

Section IX

There is hereby added to Title 18 of the Camas Municipal Code a new Chapter to be entitled “North Dwyer Creek Residential Overlay and Planned Industrial Development Overlays”. Such Chapter shall be in the form attached hereto as Exhibit “I” and by this reference incorporated herein.

Section X

There is hereby added to Title 18 of the Camas Municipal Code a new Chapter to be entitled “Light Industrial/Business Park”. Such Chapter shall be in the form attached hereto as Exhibit “J” and by this reference incorporated herein.

Section XI

There is hereby added to Title 18 of the Camas Municipal Code a new Chapter to be entitled “Row Houses”. Such Chapter shall be in the form attached hereto as Exhibit “K” and by this reference incorporated herein.

Section XII

There is hereby added to Title 18 of the Camas Municipal Code a new Chapter to be entitled “Accessory Dwelling Units”. Such Chapter shall be in the form attached hereto as Exhibit “L” and by this reference incorporated herein.

Section XIII

There is hereby added to Title 18 of the Camas Municipal Code a new Chapter to be entitled “Manufactured Home Parks”. Such Chapter shall be in the form attached hereto as Exhibit “M” and by this reference incorporated herein.

Section XIV

There is hereby added to Title 18 of the Camas Municipal Code a new Chapter to be entitled “Sensitive Areas and Open Space”. Such Chapter shall be in the form attached hereto as Exhibit “N” and by this reference incorporated herein.

Section XV

There is hereby added to Title 18 of the Camas Municipal Code a new Chapter to be entitled “Adult Entertainment”. Such Chapter shall be in the form attached hereto as Exhibit “O” and by this reference incorporated herein.

Section XVI

There is hereby added to Title 18 of the Camas Municipal Code a new Chapter to be entitled “Landscaping”. Such Chapter shall be in the form attached hereto as Exhibit “P” and by this reference incorporated herein.

Section XVII

The following Chapters of the Camas Municipal Code are hereby repealed: 18.04 - General Provisions; 18.08 - Definitions, Standards and Interpretation; 18.12 - Administration; 18.16 - Zoning Map and Districts; 18.24 - R1 Single-Family District; 18.32 - MF Multi-Family Districts; 18.40 - C1 Commercial Districts; 18.44 - C2 Commercial Districts; 18.48 - C3 Commercial Districts; 18.52 - LI/CT Light Industrial/Commercial Districts; 18.54 - LI/BP Light Industrial/Business Park Districts; 18.56 - CC Core Commercial Districts; 18.60 - M1 Manufacturing Districts; 18.61 - Interim Regulations to Identify and Protect Environmentally Sensitive Areas; 18.62 - Overlay Zone Containing Interim Regulations to Identify and Protect Environmentally Sensitive Areas; 18.63 - Special Provisions and Uses; 18.64 - General Use Area and Bulk Regulations; 18.67 - Housing for People with Functional Disabilities; 18.68 - Off-Street Parking and Loading; 18.78 - Adult Entertainment Business Permitted Zones; 18.84 - Amendments; 18.80 - Enforcement; and 12.16 - Signs and Awnings.

Section XVIII

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 29th day of May, 2001.

SIGNED: _____

Mayor

ATTEST: _____

Clerk

APPROVED as to form:

City Attorney

Chapter 18.01 GENERAL PROVISIONS

Sections:

18.01.010	Title.
18.01.020	Purpose.
18.01.030	Standards designated.
18.01.040	Interpretation.
18.01.050	Severability.

18.01.010 Title.

The ordinance codified in this title shall be known and cited as the "Zoning Code of the City of Camas."

18.01.020 Purpose.

The purposes of this code are: to implement the Comprehensive Plan for the City; to encourage the most appropriate use of land; to conserve and stabilize the value of property; to aid in rendering of fire and police protection; to provide adequate open space for light and air; to lessen the congestion on streets; to give an orderly growth to the City; to prevent undue concentration of population; to improve the City's appearance; to facilitate adequate provisions for community utilities and facilities such as water, sewerage, and electrical distribution system, transportation, schools, parks, and other public requirements; and in general to promote public health safety and general welfare.

Since the public health, safety and general welfare is superior to the interests and pecuniary gains of the individual, this code may limit the use of property and prevent its most profitable gain. If some reasonable use of property is allowed by this code and the effect is not confiscatory, the City is exercising a proper use of police power.

18.01.030 Standards designated.

The standards established by this code are determined to be the minimum requirements in the interest of public health, safety and general welfare.

18.01.040 Interpretation.

Where the conditions imposed by any provision of this code upon the use of land or building or upon the size, location, coverage or height of buildings are either more restrictive or less restrictive than comparable conditions imposed by any other provisions of this code or of any ordinance, resolution or regulation, the provisions which are more restrictive shall govern.

18.01.050 Severability.

The provisions of this code are declared to be severable. If any section, sentence, clause or phrase of this code is adjudged by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this code.

Chapter 18.03 DEFINITIONS

Sections:

- 18.03.010 Purpose.
- 18.03.020 Interpretation of terms.
- 18.03.030 Definitions.

18.03.010 Purpose.

The purpose of the definitions chapter is to carry out the intent of the City's zoning regulations. The terms defined in this chapter are the minimum necessary to resolve questions of interpretation. Terms not defined shall hold their common and generally accepted meaning, unless specifically defined otherwise in this code.

18.03.020 Interpretation of terms.

- A. Terms in this Title that are not defined in this chapter hold their common and accepted meaning.
- B. The following Terms shall be interpreted as follows:
 - 1. Words used in the present tense include the future;
 - 2. The plural includes the singular and vice-versa;
 - 3. The words "will" and "shall" are mandatory;
 - 4. The word "may" indicates that discretion is allowed;
 - 5. The word "used" includes designed, intended, or arranged to be used;
 - 6. The masculine gender includes the feminine and vice-versa;
 - 7. The word "person" may be taken for persons;
 - 8. The word "building" includes a portion of a building or a portion of the lot on which it stands;
 - 9. Distances shall be measured horizontally unless otherwise specified;
 - 10. The word "occupied" includes designed or intended to be used.

Definitions Index:**I Land uses**

1. Adult entertainment facilities.
2. Adult family home.
3. Animal kennel.
4. Antique shop.
5. Appliance sales and service.
6. Assisted living.
7. Automobile repair (garage).
8. Automobile sales, new or used.
9. Automobile service station.
10. Automobile wrecking.
11. Bakery (wholesale).
12. Bakery (retail).
13. Bar.
14. Bed and breakfast inn.
15. Boat sales, repair, rental.
16. Book, stationary, art supply store.
17. Brew Pub.
18. Building, hardware and garden supply store.
19. Bus station.
20. Child care.
21. Church.
22. Clinic.
23. Community center.
24. Convenience store.
25. Convention center.
26. Day-care
27. Delicatessen (deli).
28. Drug store.
29. Fitness center/ sports club.
30. Florist shop.
31. Funeral home.
32. Furniture store.
33. Golf course.
34. Grocery, large scale.
35. Grocery, small scale.
36. Grocery, neighborhood.
37. Hardware store.
38. Hazardous waste storage.
39. Hazardous waste treatment and storage facility, off-site.
40. Hazardous waste treatment and storage facility, on-site.
41. Hazardous waste treatment.
42. Hazardous waste.

43. Home occupation.
44. Hospital.
45. Hotel.
46. Junkyard.
47. Kennel commercial/boarding.
48. Laundry, self serve.
49. Laundry/dry cleaning (commercial).
50. Laundry/dry cleaning (retail)
51. Meeting Facility.
52. Mini storage facility.
53. Motel.
54. Newspaper printing plant.
55. Nursery, plant
56. Nursing, rest or convalescent home.
57. Office supply store.
58. Pet shop.
59. Pharmacy.
60. Photographic and electronic stores.
61. Print shop.
62. Public agency.
63. Professional office(s).
64. Recreational vehicle (RV) park.
65. Recycling center.
66. Recycling collection point.
67. Recycling plant.
68. Residential care facility.
69. Restaurant, fast food.
70. Restaurant.
71. Roadside produce stand.
72. Second-hand/ consignment store.
73. Social Gathering Hall
74. Tavern.
75. Use.
76. Veterinarian clinic.
77. Veterinarian hospital.
78. Video rental store.
79. Warehouse, bulk retail.
80. Warehouse, wholesale and distribution.

II Buildings and associated terms.

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2. Accessory structure or use.
3. Accessory structure, attached.
4. Apartment house.
5. Basement.
6. Breezeway.

7. Building height.
8. Building line.
9. Building.
10. Driveway.
11. Dwelling unit.
12. Dwelling, accessory unit.
13. Dwelling, condominium.
14. Dwelling, duplex, or dwelling, two-family.
15. Dwelling, single family attached.
16. Dwelling, single family.
17. Floor area.
19. Garage, private.
20. Garage, public.
21. Guest house.
22. Height of building.
23. Nonconforming building or use.
24. Rowhouses.
25. Story, first.
26. Story, half.
27. Story.
28. Structural alteration.
29. Structure.
30. UBC

III Lot and yard definitions

1. Established grade.
2. Grade (adjacent ground elevation).
3. Gross area.
4. Lot area.
5. Lot line, front.
6. Lot line, rear.
7. Lot line, side.
8. Lot width.
9. Lot, corner.
10. Lot, coverage.
11. Lot, depth.
12. Lot, interior.
13. Lot, line.
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15. Lot.
16. Yard, front.
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18. Yard, side.
19. Yard.
20. Vision clearance area.

IV Public Facilities

1. Alley.
2. Facility, essential public.
3. Facility, public.
4. Street.
5. Utility facilities, minor.

V Manufactured homes

1. Designated manufactured home.
2. Factory built housing.
3. Manufactured home.
4. Manufactured home park.
5. Mobile home.
6. Modular home.

VI Titles and Terms

1. Adult family home.
2. Annexation.
3. City.
4. Commission.
5. Comprehensive Plan.
6. Council.
7. Court.
8. Family.
9. Homeowner's Association.
10. People with functional disabilities.
11. Supported living arrangement.

VII Planned Developments

For related definitions see Section 18.23.020 "Definitions" in Chapter 18.23 "Planned Residential Developments".

VII Sensitive Areas And Open Space

For related definitions see Section 18.31.040 "Definitions" in Chapter 18.31 "Sensitive Areas and Open Space".

IX Shorelines

For related definitions see Section 18.33.030 "Definitions" in Chapter 18.33 "Shorelines".

Signs

For related definitions see Section 18.15.030 “Definitions” in Chapter 18.15 “Signs”.

XI Telecommunications

For related definitions see Section 18.35.020 “Definitions” in Chapter 18.35 “Telecommunication Ordinance.”

XII Wireless

For related definitions see Section 18.36.020 “Definitions” in Chapter 18.35 “Telecommunication Ordinance”.

18.03.030 Definitions.

I Land Uses

Adult entertainment facility. Any adult bookstore, adult massage parlor, adult movie theater, adult retail store, adult sauna, adult video store, live adult entertainment establishment, or any combination of the above.

Adult family home. The regular family abode of a person or persons who are providing personal care, room and board to more than one but not more than four adults who are not related by blood or marriage to the person or persons providing the services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and the provider are capable of meeting standards and qualifications provided for by law. Adult family homes are a permitted use in all areas zoned for residential use.

Animal kennel. See "Kennel."

Antique shop. An establishment engaged in the sale of collectibles, relics or objects of an earlier period than the present.

Appliance sales and incidental service. An establishment engaged in the sale and repair of household or office tools or devices operated by gas or electric current. Such tools or devices may include stoves, fans, refrigerators, etc.

Assisted living. Any group residential program that provides personal care and support services to people who need help with daily living activities as a result of physical or cognitive disability. Assisted living communities usually offer help with bathing, dressing, meals, and housekeeping. The amount of help provided depends on individual needs, however, full time (24 hours a day) care is not needed. Assisted living communities go by a variety of names: adult homes, personal care homes, retirement residences, etc.

Automobile repair garage. A building designed and used for the storage, care repair, or refinishing of motor vehicles including both minor and major mechanical overhauling, paint, and body work.

Automobile sales, new or used. An establishment that provides for the sale of motorized vehicles as its primary use.

Automobile service station. Any premises used primarily for supplying motor fuel, oil, minor serving, excluding body and fender repair, and for sale of accessories as a secondary service for automobiles at retail direct to the customer.

Automobile wrecking. The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts when screened from view from a public roadway and adjoining properties.

Bakery (wholesale). An establishment where breads, cakes, pies, pastries, etc. are baked or produced primarily for wholesale rather than retail sale.

Bakery (retail). An establishment where the majority of retail sale is of products such as breads, cakes, pies, pastries, etc., which are baked or produced and for sale to the general public.

Bar. See "Tavern."

Bed and breakfast inn. A dwelling or portion thereof, where short-term lodging rooms and meals are provided. The operator of the inn shall live on the premises or in adjacent premises. A bed and breakfast which includes six or more guest rooms shall be classified and defined as a hotel.

Boat sales, repair, and rental. A business primarily engaged in sales, repair and/ or rental of new and used motorboats, sailboats, and other watercraft. Also includes businesses primarily engaged in the sale of supplies for boating.

Book, stationary, and art supply store. An establishment engaged in the retail sale of books and magazines, stationery, record and tapes, video and art supplies, including uses.

Brew Pub. See "Tavern".

Building and hardware and garden supply store. An establishment engaged in selling lumber and other building materials such as paint, glass, wallpaper, tools, seeds and fertilizer.

Bus station. An establishment for the storage, dispatching, repair and maintenance of coaches and vehicles of a transit system.

Child care. See "day care."

Church. A permanently located building commonly used for religious worship, fully enclosed with walls and roof. A memorial chapel is similar to a church, with the exception that no funeral home activities, such as embalming or casket display are permitted.

Clinic. A building or portion of a building containing offices and facilities for providing medical, dental and psychiatric services for outpatients only.

Community center. A facility owned and operated by a public agency or non-profit corporation; provided, that the principal use of the facility is for public assistance, recreation, community improvement, or public assembly.

Convenience store. See Grocery, neighborhood.

Convention center. An establishment developed primarily as a meeting facility; including facilities for recreation and related activities provided for convention participants, excluding overnight lodging.

Day-care center. A state licensed entity regularly providing care for 13 or more children for periods of less than 24 hours. A day-care center is not located in a private family residence unless the portion of the residence to which the children have access is used exclusively for the children during the hours the center is open or is separate from the usual quarters of the family.

Day-care, family home. An entity regularly providing care during part of the 24 hour day to six or fewer children in the family abode of the person(s) under whose direction the children are placed; or, A state licensed entity regularly providing care during part of the 24 hour day to between 6 and twelve children in the family abode of the person(s) under whose direction the children are placed.

Day-care, mini-center. A state licensed entity providing care during part of the 24 hour day period for 12 or fewer children in a facility other than the family abode of the person or persons under whose direct care the children are placed, or for the care of seven through twelve children in the family abode of such person or persons.

Delicatessen (Deli). Retail food stores selling ready-to-eat food products such as cooked meats, prepared salads or other specialty food items. This definition includes seafood, health food and other specialty foods.

Drug store. An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies.

Fitness center/sports club. An establishment engaged in operating physical fitness facilities, sports and recreation clubs.

Florist shop. Establishments engaged in the retail sale of flowers and plants.

Food delivery business. A business in which food is primarily prepared and sold from a vehicle rather than a site specific building. Restaurants or fast food restaurants with a fixed authorized location are not included in this definition.

Funeral home. Building where services and/or ceremonies are held in conjunction with human burial or cremation. Crematories may be an accessory use to a funeral home.

Furniture store. Establishments engaged in the retail sale of household furniture and furnishings for the home.

Golf course. A recreational facility, under public or private ownership, designed and developed for uses including, but not limited to, a golf course, driving range, putt putt golf, and other auxiliary facilities such as a pro shop, caddy shack building, restaurant, meeting rooms, and storage facilities.

Grocery, large scale. A retail business enclosed within a structure greater than 30,000 square feet with the majority of sales relating to food for the consumption off-premises.

Grocery, small scale. A retail business enclosed within a structure between 6,000 square feet and 30,000 square feet with the majority of sales relating to food for the consumption off-premises

Grocery, neighborhood. A retail business enclosed within a structure less than 6,000 square feet with the majority of sales relating to food and associated items. Limited outdoor storage may be permitted; provided it complies with screening requirements. Where outdoor storage occurs, the use shall be defined as a small scale grocery.

Hardware store. See "building, hardware and garden supply store."

Hazardous waste storage. The holding of dangerous waste for a temporary period, as regulated by state dangerous waste regulations, Chapter 173-303, Washington Administrative Code.

Hazardous waste treatment and storage facility, off site. Treatment and storage facilities of hazardous wastes generated on properties other than those on which the off-site facility is located.

Hazardous waste treatment and storage facility, on site. Treatment and storage of hazardous wastes generated on site.

Hazardous waste treatment. The physical, chemical or biological processing of dangerous waste to make waste non-dangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume.

Hazardous waste. All dangerous and extremely hazardous, as defined in RCW 70.105.010, except for moderate-risk waste.

Home occupation. Any occupation or profession conducted entirely within a dwelling unit by the inhabitants thereof which is clearly incidental and secondary to the use of the premises for dwelling purposes and does not change the residential character thereof.

Hospital. An establishment that provides sleeping and eating facilities to persons receiving medical, obstetrical or surgical care and nursing service on a continuous basis.

Hotel. A building in which lodging is provided for a fee to guests for up to 30 consecutive nights and may provide such things as restaurants, meeting rooms, and/or other auxiliary facilities and services.

Junkyard. See "wrecking yard."

Kennel commercial/boarding. Any premises or building in which four or more dogs or cats at least four months of age kept commercially for board, propagation or sale.

Laundry, self service. A business providing home type-washing, drying, and/or ironing is performed primarily by customers.

Laundry/dry cleaning (retail). A business providing drop off and pick up services of laundry and dry cleaning. On site laundry services is limited to spot cleaning.

Laundry/dry cleaning (commercial). A business providing commercial laundry or dry cleaning services.

Meeting facility. A primary or secondary use in which a room or series of rooms are available for businesses purposes on an hourly or daily rate.

Mini storage facility. A building consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods or contractors supplies.

Motel. A building or group of buildings in which lodging is provided for a fee to guests for up to 30 consecutive nights and typically do not provide such things as restaurants, meeting rooms, and/or other auxiliary facilities and services.

Newspaper printing plant. A building housing a business to include the writing, layout, editing, and publishing of a newspaper.

Nursery, plant. An enterprise, establishment, or portion thereof that conducts the retailing or wholesaling of plants grown on the site, as well as accessory items (but not farm implements). The accessory items normally sold include items such as clay pots, potting soil, fertilizers, insecticides, hanging baskets, rakes, and shovels.

Nursing, rest or convalescent home. An establishment which provides full time care for three (3) or more chronically ill or infirm persons. Such care shall not include surgical, obstetrical or acute illness services.

Office supply store. Stores selling office products such as stationary, legal forms, writing implements, typewriters, computers, copiers, office furniture, and the like.

Pet shop. Establishments engaged in the retail sale of pets, pet food, supplies and the grooming of pets and other small animals.

Pharmacy. See "Drug store."

Photographic and electronic stores. Establishments engaged in the retail sale of camera and photographic supplies and a variety of household electronic equipment.

Print shop. A retail establishment that provides duplicating services using photocopy, blueprint, and offset printing equipment, including collating of booklets and reports.

Public agency. Any agency office for the administration of any governmental activity or program.

Professional offices. An office containing activities such as those offered by a physician, surgeon, dentist, lawyer, architect, engineer, accountant, artist or teacher, real estate or insurance sales.

Recreational vehicle (RV) park. Any lot of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

Recycling center. A building in which used material is separated and processed prior to shipment to others who will use those materials to manufacture new products.

Recycling collection point. A collection point for recoverable resources, such as newspapers, glassware, and metal cans, with processing of items occurring off site. See figure 18.03 -1.

Recycling plant. A facility that is not a junkyard and in which recoverable resources, such as newspapers, glass, metal cans and other products are reprocessed and treated to return such products to a condition in which they may again be used for production.

Residential care facility.

Means a facility, licensed by the state of Washington, that cares for at least five but not more than fifteen people with functional disabilities, and that has not been licensed as an adult family home pursuant to RCW 70.128.175.

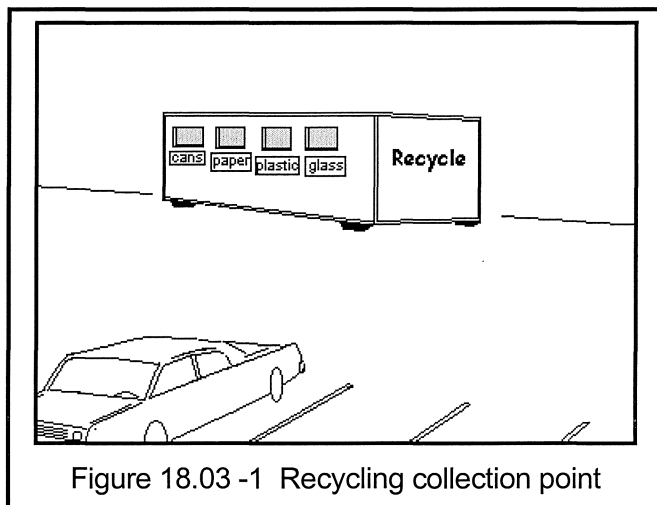


Figure 18.03 -1 Recycling collection point

Restaurant, fast food. An establishment that offers quick food service, which is accomplished through a limited menu of items already prepared and held for service, or prepared, fried, or grilled quickly, or heated in a device such as a microwave oven. Orders are not generally taken at the customer's table, and food is generally served in disposable wrapping of containers. The establishment may also offer drive-up or drive-through service.

Restaurant. An establishment that serves food and beverages primarily to persons seated within the building. This includes cafes, coffee shops, tearooms, and outdoor cafes.

Roadside produce stand. Establishment engaged in the retail sale of local fresh fruits and vegetables and having permanent or semi-permanent structures associated with such use.

Second-hand/ consignment store. An establishment engaged in the retail sale of used clothing, sports equipment, appliances and other merchandise.

Social gathering hall. A building used primarily by community groups and organizations for meetings, celebrations, bingo and other events.

Tavern. An establishment primarily serving alcoholic beverages for consumption on site. Secondary activities may include dining, music, bottling, and sale of bottled beverages prepared on site.

Use. An activity or a purpose for which land or a structure is designed, arranged, or intended, or for which it is occupied or maintained.

Veterinarian clinic. A facility established to provide examination, diagnostic, and health maintenance services for medical and services for medical and surgical treatment of companion animals on an outpatient basis. A veterinarian clinic operates during regular business hours and discharges all patient prior to closing time.

Veterinarian hospital. A facility established to provide examination, diagnostic and health maintenance services for medical and surgical treatment of companion animals and equipped to provide housing and nursing care for them during illness or convalescence.

Video rental store. An establishment engaged primarily in the business of renting video cassettes, DVD's, and games.

Warehouse, bulk retail. A building primarily used for the storage and retail sale of large quantities of goods and materials.

Warehouse, wholesale and distribution. A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, but excluding bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions.

II Buildings

Accessory dwelling unit. See Dwelling, accessory unit.

Accessory structure or use. A structure or use incidental and subordinate to the principal use or structure and located on the same lot or tract.

Accessory structure, attached. A structure that is attached to the principal structure by the wall or roof of the latter or by the roof of the breezeway connecting the accessory and principal structure.

Apartment house. A building containing three or more dwelling units on a lot or parcel. See figure 18.03-2.

Basement. Any floor level below the first story in a building except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein.

Breezeway. A structure for the principal purpose of connecting the main building or buildings on a property with other main buildings or accessory buildings.

Building height. The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the

average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater building height: a) The elevation of the highest adjoining sidewalk or ground surface within a 5 foot horizontal distance or the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above the lowest grade; b)



Figure 18.03 -2 Apartment house

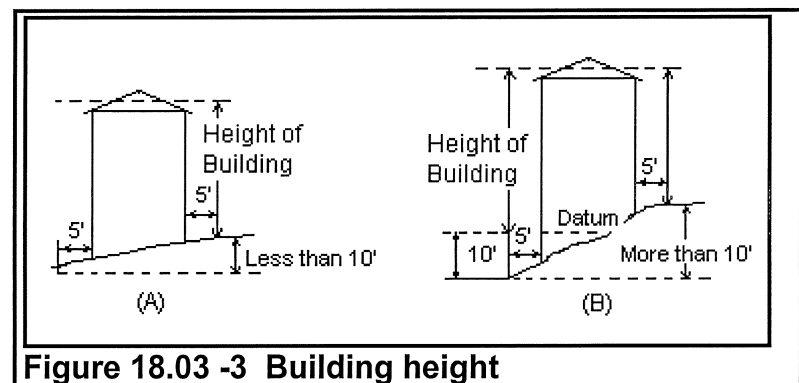
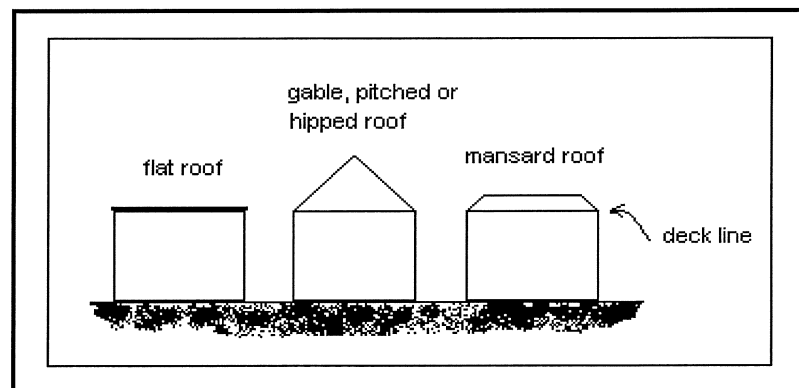


Figure 18.03 -3 Building height

An elevation 10 feet higher than the lowest grade when the side walk or ground surface described in subsection a) of this section is more than 10 feet above the lowest grade. The height of a stepped or terraced building is the maximum height of segment of the building. See figure 18.03 -3.

Building line. A line established by the code to govern the placement of a building with respect to the front lot line through the setback requirements of a minimum front yard. A building line is ordinarily parallel to the front lot line and at a distance in accordance with the setback requirement. For lots contained in an official subdivision plat record before the effective date of the code the building line may be taken as shown therein. See figure 18.03 -4.

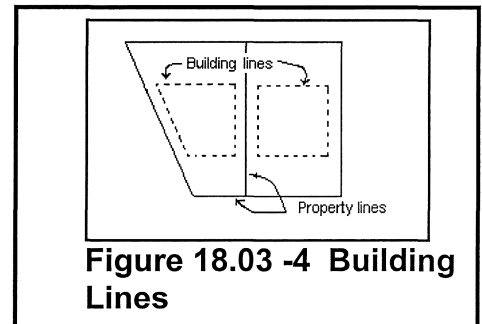


Figure 18.03 -4 Building Lines

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

Driveway. The required traveled path to or through a parking lot for three or more vehicles. A "driveway" also refers to the vehicular access for single family dwelling.

Dwelling unit. An independent living unit within a dwelling structure designed and intended for occupancy by not more than one family and having its own housekeeping and kitchen facilities. Hotel, motel, and bed and breakfast that are primarily for transient tenancy are not considered dwelling units.

Dwelling, accessory unit. An additional, smaller, subordinate dwelling unit on a lot or attached to an existing or new house.

Dwelling, condominium. Two or more units where the interior space of which are individually owned; but the balance of the property (both land and/or building) is owned in common by the collective owners of the individual units. The size of each unit is measure from the interior surfaces of the walls, floors, and ceiling. The balance of the property is called the common area.

Dwelling, duplex or two-family. A structure containing two dwelling units on one lot. See figure 18.03 -5.

Dwelling, single family attached (rowhouse). A single (1) household dwelling attached to another single household dwelling by a common vertical wall, and each dwelling is owned individually and located on a separate lot. These are more commonly referred to as townhouses or rowhouses.



Figure 18.03 -5 Two family dwelling or Duplex

Dwelling, single family. A detached building containing one dwelling unit.

Fence. A structure, other than a building, including landscape planting, designed and intended to serve as a barrier or as a means of enclosing a

yard or other structure; or to serve as a boundary feature separating two or more properties.

Fence, sight-obscuring. A fence or evergreen planting of such density and so arranged as to obstruct vision.

Floor area. The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

Garage, private. A building, in which motor vehicles used by the tenants of the building or buildings on the premises are stored or kept.

Garage, public. Any other garage other than a private garage.

Guest house. An accessory, detached dwelling without kitchen facilities, designed for and used to house transient visitors or guests of the occupants of the main building without compensation.

Height of building. See "building height."

Nonconforming building or use. Any lawful use or activity involving a building or land occupied or in existence on the effective date of the code, or any amendments thereto, which does not conform to the principal, accessory or conditional uses permitted in or to the density provisions of the zoning district in which located.

Rowhouses. See "Dwelling, single family attached."

Story, first. The lowest story in a building which qualifies as a story, as defined in this chapter, except that a floor level in a building having only one floor level shall be classified as a first story, provided such floor level is not more than eight feet below grade, as defined in this chapter, at any point.

Story, half. A space under a roof which has the line of intersection of roof decking and exterior wall face not more than four feet above the top floor level. A half-story containing one or more dwellings shall be counted as a full story.

Story. The space between two successive floors in a building. The top floor shall be the space between the floor surface and the underside of the roof framing. A basement shall be counted as a story if over 50% of its ceiling is over 6 feet above the average finished grade of the adjoining ground surface.

Structural alteration. Any change to the supporting members of a building including foundations, bearing walls or partitions, columns, beams or gliders, or any structural change in the roof.

Structure. That which is built or constructed. An edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner.

UBC. Means the Uniform Building Code as adopted by the City Council

III Lot and yard definitions

Established grade. Means the curb line grade established by the City.

Grade (adjacent ground elevation). The lowest point of elevation of the finished surface of the ground paving or sidewalk within the area between the

building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building.

Gross area. The total usable area including accessory and common space dedicated to such things as streets, easements and uses out of character with the principal use, but within a unit of area being measured.

Lot area. The total horizontal area within the lines of a lot.

Lot line, front. The case of an interior lot, the lot line separating the lot from the street other than an alley, and in the case of a corner lot, the shortest lot line along a street other than an alley. See Figure 18.03 -8.

Lot line, rear. A lot line which is opposite and most distant from the front lot line. In the case of a triangular or irregular shaped lot a line 10 feet in length within the lot parallel to and at the maximum distance from the front lot line. See Figure 18.03.06 and 18.03 -8.

Lot line, side. Any lot line not a front or rear lot line. See Figure 18.03 -8.

Lot width. The horizontal distance between the side lot lines at the building line.

Lot, corner. A lot abutting on two intersecting streets other than an alley provided that the streets do not intersect at an angle greater than 135 degrees. See Figures 8.04 -7.

Lot, coverage. The portion of a lot that is occupied by the principal and accessory buildings, including all projections except eaves, expressed as a percentage of the total lot area.

Lot, depth. The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line.

Lot, interior. A lot other than a corner lot. See Figure 18.03 -7.

Lot, line. The property line bounding a lot, or in the case of a lot located on a private street established by a street easement, the easement line of the private street.

Lot, through. A lot having frontage on two parallel or approximately parallel streets. See Figure 18.03 -7

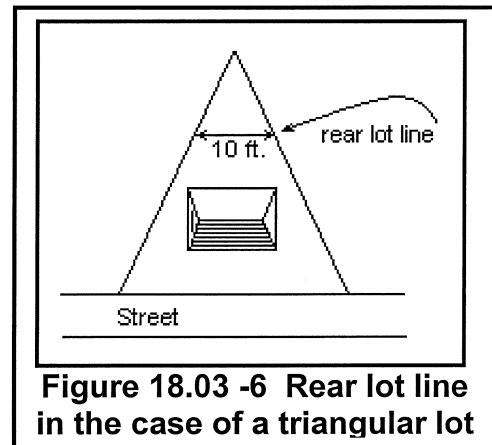


Figure 18.03 -6 Rear lot line in the case of a triangular lot

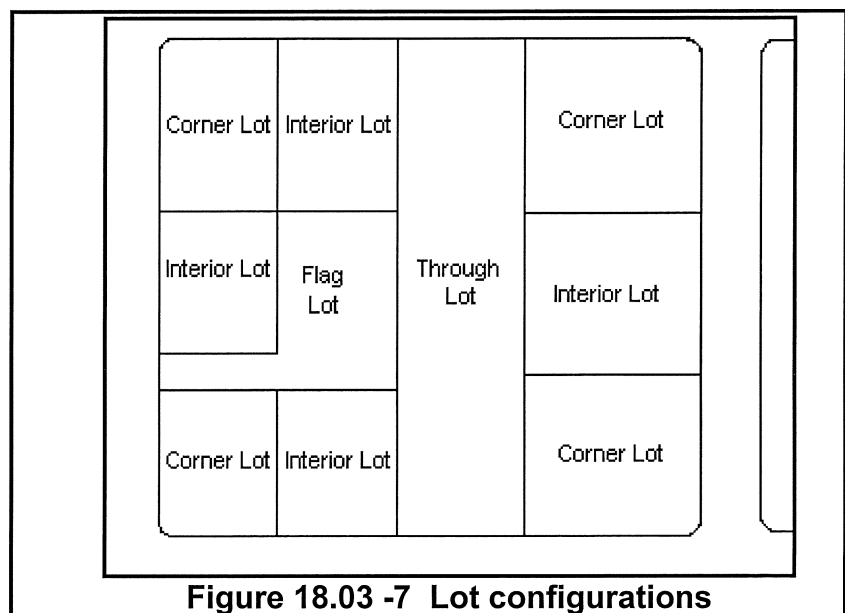


Figure 18.03 -7 Lot configurations

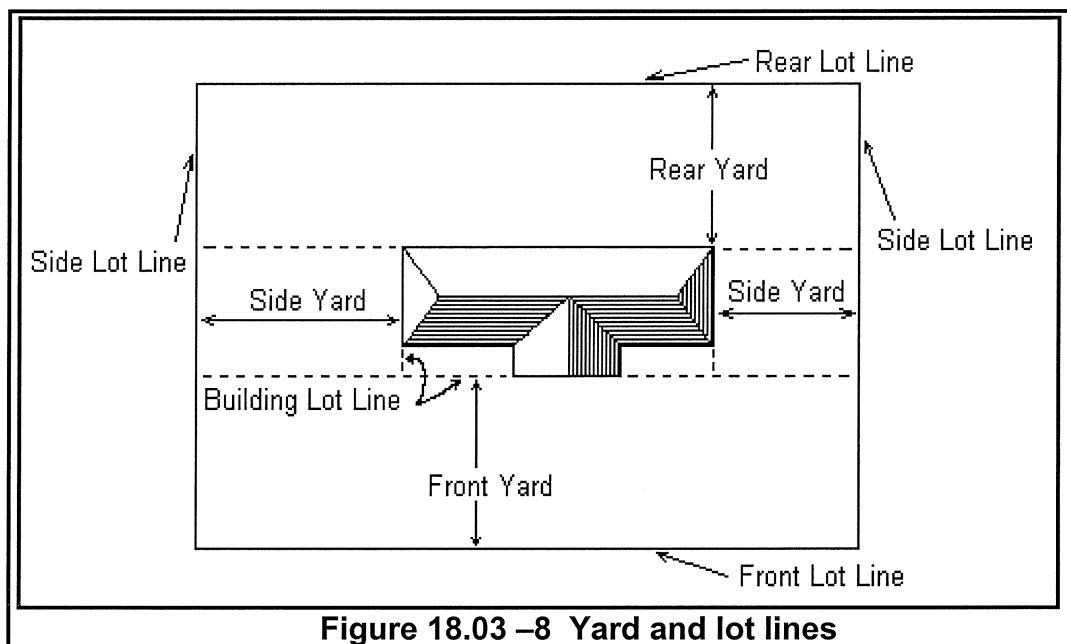
Lot. A parcel of land under one ownership used or capable of being used under the regulations of the code, including both the building site and all required yards and open spaces. A “lot” need not necessarily coincide with the “lot of record” which refers to land designated as a separate and distinct parcel on a legally recorded subdivided plat or in a legally recorded deed filed in the records of the county.

Yard, front. An open space between the side lot lines and measured horizontally from the front lot line at right angles to the front lot line to the nearest point of the building. See figure 18.03 -8.

Yard, rear. An open space between side lot lines and measured horizontally, at right angles from the rear lot line to the nearest point of the main building. See figure 18.03-8 and 18.03-6.

Yard, side. An open space between a building and the side lot line measured horizontally and at right angles from the side lot line to the nearest point of the main building. See figure 18.03 -8.

Yard. An open space, other than a court or accessory structure, unobstructed from the ground to the sky, except where specifically provided by this code, on the lot on which a building is situated. See figure 18.03 -8.



Vision clearance area. A triangular area on a lot at the intersection of two streets, or a street and an alley, or a street and a railroad, two sides of which are lot lines measured from their corner intersection for a distance specified in the code. The third side of the triangle is a line across the corner of the lot adjoining the ends of the other two sides. Where the lot lines at intersections have rounded corners, the lot lines will be extended in a straight line to a point of intersection. See section 18.17.030 “Vision clearance areas” along with figures 18.17. -1, and 18.17 -2.

IV Public Utilities/Facilities

Alley. A narrow street primarily for vehicular service access to the rear or side of properties otherwise abutting on another street.

Facility, essential public. Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and inpatient facilities including substance abuse facilities, mental health facilities, and group homes.

Facility, public. Streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, water towers, storm and sanitary sewer systems, parks and recreation facilities, and schools that are open to the general public and owned by or in trust for a government entity.

Street. Any thoroughfare or public space not less than 16 feet in width which has been dedicated or deeded to the public for use.

Utility facilities, minor. Those facilities which have a local impact on surrounding properties and are necessary to provide essential services such as: Substations (transmission and distribution);

1. Pump stations;
2. Outfalls;
3. Water towers and reservoirs;
4. Public wells;
5. Cable television receiver and transmission facilities, excluding wireless communications facilities as defined in CMC Section 18.35.020;
6. Catch basins, retention ponds, etc.;
7. Water treatment facilities.

V Manufactured homes

Designated manufactured home. a manufactured home which: (a) is comprised of at least two fully enclosed parallel sections each not less than 12 feet wide by 36 feet long; (b) was originally constructed with and now has composition or wood shake or shingle, coated metal, or similar roof or not less than 3:12 pitch; and (c) has exterior siding similar in appearance to siding materials commonly used on conventional site-built Uniform Building Code single family residences.

Factory built housing. A structure constructed in a factory, of factory-assembled parts and transported to the building site in whole or in units which meets the requirements of the Uniform Building Code. The completed structure is not a mobile/manufactured home; this definition includes prefabricated, panelized, and modular units shipped either pre-assembled or assembled at the site.

Manufactured home. A single family residence constructed after June 15, 1976, in accordance with the US Department of Housing and Urban Development (HUD) requirements for manufactured housing, and bearing the appropriate insignia indicating such compliance.

Manufactured home park. Any property meeting the minimum standards established in Chapter 18.29 "Manufactured Home Park," which would be divided into individual spaces for sale, lease or rent for the accommodation of occupied manufactured/mobile homes.

Mobile home. A single family residence transportable in one or more sections that are eight feet or more in width and 32 feet or more in length, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976. Such home shall be installed in accordance with applicable WAC rules and regulations.

Modular home. A structure constructed in a factory in accordance with the Uniform Building Code and bearing the appropriate insignia indicating such compliance. This definition includes "prefabricated," "panelized," and "factory built" units. Such home shall be installed in accordance with applicable WAC rules and regulations.

VI Titles and Terms

Annexation. The legal process in which a parcel or contiguous group of parcels in an unincorporated area become part of the City taking the action of incorporation.

City. The City of Camas.

Commission . The Planning Commission of the City of Camas.

Comprehensive Plan. The Comprehensive Plan for the City of Camas, comprising plans, maps or reports, or any combination thereof relating to the future economic and physical growth and development of the City.

Council. The Council of the City of Camas.

Court. A space open and unobstructed to the sky, located at or above grade level on a lot and bounded on three or more sides by walls of a building.

Family. And individual, or two or more persons related by blood or marriage, or two persons with functional disabilities as defined in this chapter, or a group of not more than five unrelated persons (excluding servants), living together in the same dwelling unit.

Homeowner's Association. An incorporated, nonprofit organization operating under recorded land agreements through which: a) Each lot owner is automatically a member; and b) each lot is automatically subject to a charge for a proportionate share of the expenses for the organization's activities, such as maintaining a common property.

People with functional disabilities. A person who, because of a recognized chronic physical or mental condition or disease, is functionally disabled to the extent of:

- a. Needing care, supervision or monitoring to perform activities of daily or instrumental activities of daily living, or
- b. Needing supports to ameliorate or compensate for the effects of the functional disability so as to lead as independent a life as possible, or
- c. Having a physical or mental impairment which substantially limits one or more of such person's major life activities, or

- d. Having a record of having such an impairment, but such term does not include current, illegal use of or active addiction to a controlled substance.

Supported living arrangement. A living unit owned or rented by one or more persons with functional disabilities who receive assistance with activities of daily living, instrumental activities of daily living, and/ or medical care from an individual or agency licensed and/or reimbursed by a public agency to provide such assistance.

VII Planned Developments. For related definitions see Section 18.23.020 "Definitions" in Chapter 18.23 "Planned Residential Developments."

VII Sensitive Areas And Open SpaceSpace. For related definitions see Section 18.31.040 "Definitions" in Chapter 18.31 "Sensitive Areas and Open Space."

IX Shorelines. For related definitions see Section 18.33.030 "Definitions" in Chapter 18.33 "Shorelines."

X Signs. For related definitions see Section 18.15.030 "Definitions" in Chapter 18.15 "Signs."

XI Telecommunications. For related definitions see Section 18.35.020 "Definitions" in Chapter 18.35 "Telecommunication Ordinance".

X Wireless. For related definitions see Section 18.36.020 "Definitions" in Chapter 18.35 "Telecommunication Ordinance."

Chapter 18.05 ZONING MAP, AND DISTRICTS

Sections:

- 18.05.010 Zoning maps adopted.
- 18.05.020 Districts designated.
- 18.05.030 Boundary determination.
- 18.05.040 Residential and Multifamily zones.
- 18.05.050 Commercial, Industrial and High Technology zones.
- 18.05.060 Overlay zones/special planning areas

18.05.010 Zoning maps adopted.

This code shall consist of the text titled, the "City of Camas Zoning Code," and that certain map or books of maps identified by the approving signatures of the Mayor and City Clerk, and marked and designated as "The Map(s) of the Zoning Ordinance of the City of Camas, Washington 2001 which map or book is placed on file in the offices of the City Clerk, County Auditor, and other City departments. The code, and each and all of its terms and map details, is to be and interpreted in light of the context of the book of maps in relationship to the comprehensive plan. In any conflict between the map(s) and the text of this code, the text of the code shall prevail.

Amendments to the zoning map may be made pursuant to CMC 18.53.

18.05.020 Districts designated.

For the purpose of the code, the City is divided into zoning districts designated as follows:

District	Symbol	Comprehensive Plan Designation
Residential -20,000	R-20	Single Family Low
Residential -15,000	R-15	Single Family Low
Residential -12,000	R-12	Single Family Medium
Residential -10,000	R-10	Single Family Medium
Residential -7,500	R-7.5	Single Family High
Residential -6,000	R-6	Single Family High
Multifamily Low	LMF	Multifamily-Low
Multifamily Medium	MMF	Multifamily - Medium
Multifamily High	HMF	Multifamily - High
Neighborhood Commercial	NC	Commercial
Community Commercial	CC	Commercial
Regional Commercial	RC	Commercial
Downtown Commercial	DC	Commercial
Light Industrial	LI	Light Industrial
Light Industrial/ Business Park	LI/BP	Light Industrial/Country Tech
Heavy Industrial	HI	Heavy Industrial

18.05.030 Boundary determination.

Unless otherwise specified or shown on the zoning map, district boundaries are lot lines or the centerlines of streets, alleys, railroad and other rights-of-way;

- A. Where boundaries are other than lot lines or centerlines of streets, alleys, railroad and other rights-of-way, they shall be determined by dimensions shown on the zoning map;
- B. Where actual streets or other features on the ground vary from those shown on the zoning map interpretations or adjustments shall be made by the Planning Commission;
- C. Where a district boundary line, as shown on the zoning map, divides a lot in single ownership at the time of passage of the code, the zoning district classification that has been applied to the greater than 50% of said lot shall apply.

18.05.040 Residential and Multifamily Zones.

Residential (R) and multifamily (MF) zones implement the goals and values expressed in the Comprehensive Plan. The goals for housing in Camas are to preserve the character of established residential neighborhoods and to provide an adequate supply of affordable and attainable housing for citizens in various economic and age groups.

R-20 Residential -20,000

This zone is intended to ensure that the rural character of certain portions of the City is maintained. Residential development is expected to consist of large custom single family dwellings on uniquely configured lots which are designed to be sensitive to topographic and environmental considerations. The minimum lot size is 20,000 square feet at densities of 1-2 dwellings per acre.

R-15 Residential -15,000

This zone is intended for single family dwellings with a minimum density of 2-3 dwellings per acre. This zone will permit the rural character of a number of existing neighborhoods to be maintained. The minimum lot size is 15,000 square feet.

R-12 Residential -12,000

This zone is intended for single family dwellings with densities of 3-4 dwelling units per acre. This zone is designated for areas with steep topography for greater flexibility in site layout, and where potential hazards do not exist. The minimum lot size is 12,000 square feet.

R-10 Residential -10,000

This zone is intended for single family dwellings with densities of 4-5 dwellings per acre. This zone is intended to be zoned near low density residential districts, and where potential natural hazards do not exist. The minimum lot size is 10,000 square feet.

R-7.5 Residential -7,500

This zone is intended for single family dwellings with densities of 5-6 dwellings per acre. This zone should have less slope than lower density zones and be adjacent to existing high density residential districts. The minimum lot size is 7,500 square feet.

R-6 Residential -6,000

This zone is intended for single family dwellings with densities of 6-7 dwellings per acre. The slope of property is less than other lower density residential zones. This zone serves a transition to multi-family or commercial zones. The minimum lot size is 6,000 square feet.

LMF Low Density Multi-family Residential

This zone provides for a diversity of attached dwellings such as duplexes, triplexes, fourplexes, rowhouses and apartment complexes with a density of up to 10 units per acre.

It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone can also serve as a transition between commercial and residential zones.

MMF Medium Density Multi-family Residential

This zone is intended to provide for attached dwellings such as duplexes, triplexes, fourplexes, rowhouses, and apartment complexes with a density of 18 units per acre. It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone also serves as a transition between commercial and residential zones.

HMF High Density Multi-family Residential

This zone is intended to provide for an attached dwellings such as duplexes, triplexes, fourplexes, rowhouses, and apartment complexes with a density of 24 units per acre. It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone also serves as transition between commercial and residential zones.

18.05.050 Commercial, Industrial and High Technology zones.

The purpose of the commercial, industrial and high technology zones are to provide services and employment primarily to residents. These areas are zoned according to the services they provide, as a result, each zone has different characteristics as summarized below.

NC Neighborhood Commercial

This zone provides for the day-to-day needs of the immediate neighborhood. This zone is intended to be small, but fairly numerous throughout the City. Convenience goods (e.g., food, drugs, and sundries), along with personal services (e.g., dry cleaning, barbershop or beauty shop), are common goods and services offered.

CC Community Commercial

This zone provides for the goods and services of longer-term consumption, and tend to be higher-priced items than the Neighborhood Commercial zone district. Typical goods include clothing, hardware, and appliance sales. Some professional services are offered, e.g., real estate office, or bank. Eating and drinking establishments may also be provided. This zone tends to vary in size, but is larger than the Neighborhood Commercial zone.

RC Regional Commercial

This zone provides apparel, home furnishings, and general merchandise in depth and variety, as well as providing services for food clusters and some recreational activities. Regional Commercial is the largest of the commercial zones and is designed to serve the region or a significant portion of the region's population.

DC Downtown Commercial

This zone is designated as a large Community Commercial area, providing a large range of goods and services. This area is designed to promote commercial diversification to serve the immediate residential and office uses in the surrounding areas. Compact development is encouraged that is supportive of transit and pedestrian travel, through higher building heights and floor area ratios than those found in other Commercial districts.

LI Light Industrial

This zone provides for uses that are more compatible with commercial, residential or multi-family uses. Typical uses in this zone include, assembly and manufacturing of electronic and precision instruments. More intensive industry, e.g., metal fabrication, is excluded.

LI/BP Light Industrial/Business Park

This zone provides for uses such as, offices related to industrial usage, research and development, limited commercial, and associated warehousing uses, including the provision of employee recreation opportunities. Development in campus-like setting with generous landscaping, well designed buildings and near major traffic corridors is anticipated.

HI Heavy Industrial

This zone provides for a wide range of industrial and manufacturing uses. Types of activities in this zone include, assembly, manufacturing, fabrication, processing, bulk handling and storage, research facilities, associated warehousing and heavy trucking.

18.05.060 Overlay zones/Special Planning Areas

Overlay zones implement the goals and values expressed in the Comprehensive Plan or Special Planning Areas such as the North Dwyer Creek Master Plan. Uses within this area may be subject to standards which deviate from those in the primary zone.

Chapter 18.07 USE AUTHORIZATION

Sections:

- 18.07.010 Establishment of uses.**
- 18.07.020 Interpretation of uses.**
- 18.07.030 Table –1 Commercial Industrial and High Technology land uses**
- 18.07.040 Table –2 Residential and Multifamily land uses.**

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 sixty 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 of Camas.

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 Chapter 18.55, "Development Code Administration."
- 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 use 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 Table 2 and not an accessory or temporary use, then the use shall be governed by Chapter 18.49 "Unclassified Use Permits," and other applicable requirements, or whatever review process is deemed more applicable by the head of the Planning Department. (A use listed in one table but not the other shall be consider a prohibited use in the latter)

18.07.030 Table -1, Commercial, Industrial and High Technology land uses.

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

	NC	DC	CC	RC	LI/BP	LI	HI
Commercial							
Adult entertainment facility (1), (6)	X	X	X	X	X	X	C
Animal kennel, commercial/boarding (6)	X	X	X	C	X	X	X
Animal shelter (6)	X	X	X	C	X	C	P
Antique shop (6)	P	P	P	P	X	X	P
Appliance sales and service (6)	X	P	P	P	X	C	P
Automatic teller machines (ATM) (6)	P	P	P	P	P	P	P
Automobile repair (garage) (6)	X	C	C	P	X	P	P
Automobile sales, new or used (6)	X	C	X	P	X	P	P
Automobile service station (6)	X	C	C	P	X	P	P
Automobile wrecking (6)	X	X	X	X	X	X	C
Bakery (wholesale) (6)	X	X	X	P	C(5)	P	P
Bakery (retail) (6)	P	P	P	P	C(5)	P	P
Banks, savings and loan associations (6)	X	P	P	P	C(5)	P	P
Barber and beauty shops (6)	P	P	P	P	C(5)	P	P
Boat building (6)	X	X	X	C	X	C	P
Boat repair and sales (6)	X	C	X	P	X	P	P
Book store (6)	C	P	P	P	C(5)	P	P
Bowling alley/ billiards (6)	X	P	X	P	X	P	P
Building, hardware and garden supply store (6)	X	C	C	P	X	P	P
Bus station (6)	X	P	C	P	X	P	P
Cabinet and carpentry shop (6)	X	C	C	P	C(5)	P	P
Candy and confectionery store (6)	P	P	P	P	C(5)	P	P

Commercial - continued	NC	DC	CC	RC	LI/BP	LI	HI
Cart vendors (6)	C	P	C	P	C(5)	P	P
Cemetery (6)	X	X	X	C	X	C	P
Clothing store (6)	C	P	P	P	X	P	P
Coffee shop or cafe (6)	P	P	P	P	C(5)	P	P
Convention center (6)	X	C	X	C	C(5)	C	X
Day-care center (6)	C	P	P	C	C(5)	C	C
Day-care, family home (6)	P	P	P	P	C(5)	P	X
Day-care, mini-center (6)	P	P	P	P	C(5)	P	X
Delicatessen (deli) (6)	P	P	P	P	C(5)	P	P
Department store (6)	X	P	C	P	X	P	X
Equipment rental (6)	C	C	C	C	C(5)	P	P
Feed store (6)	X	X	X	P	X	P	P
Fitness center/sports club (6)	X	P	P	P	C(5)	P	P
Funeral home (6)	X	P	C	P	X	X	X
Florist shop (6)	P	P	P	P	C(5)	P	X
Food delivery business (6)	X	P	C	P	X	P	X
Furniture repair and upholstery (6)	X	P	C	P	X	P	P
Furniture store (6)	X	P	C	P	X	P	X
Grocery, large scale (6)	X	P	C	P	X	P	P
Grocery, small scale (6)	X	P	C	P	X	P	P
Grocery, neighborhood scale (6)	P	P	P	P	C(5)	P	X
Hospital, emergency care (6)	X	C	P	P	X	P	X
Hotel, motel (6)	X	C	C	P	X	P	X
Household appliance repair (6)	X	C	C	P	X	P	P
Industrial supplies store (6)	X	C	X	C	X	C	P
Laundry/dry cleaning (commercial)	X	X	X	P	X	P	P
Laundry/dry cleaning (retail) (6)	P	P	P	P	C(5)	P	P
Laundry (self serve)	P	P	P	P	X	P	P
Liquor store (6)	X	C	C	P	X	C	C
Machine shop (6)	X	X	X	C	C(5)	C	P
Medical or dental clinics (out patient) (6)	C	P	P	P	C(5)	P	P
Mini-storage/ vehicular storage (6)	X	X	C	C	X	P	P
Manufactured home sales lot (6)	X	X	X	P	X	P	P
Newspaper printing plant (6)	X	P	C	C	X	P	P
Nursery, plant (6)	X	C	C	C	X	C	P
Nursing, rest or convalescent home (6)	C	P	P	P	X	X	X
Office supply store (6)	X	P	P	P	C(5)	P	P
Parcel freight depots (6)	X	C	X	P	C(5)	P	P
Pet shops (6)	X	P	P	P	X	P	C

Commercial – continued	NC	DC	CC	RC	LI/BP	LI	HI
Pharmacy (6)	X	P	P	P	C(5)	P	P
Photographic/electronics store (6)	X	P	P	P	C(5)	P	P
Plumbing, or mechanical service (6)	X	X	X	P	X	P	P
Printing, binding, blue printing (6)	C	P	P	P	C(5)	P	P
Professional office(s) (6)	C	P	P	P	C	P	P
Public agency (6)	C	P	P	P	C(5)	P	P
Real estate office (6)	C	P	P	P	T	P	P
Recycling center (6)	X	X	X	X	X	P	P
Recycling collection point (6)	T or C	T or C	T or C	T or C	C(5)	P	P
Recycling plant (6)	X	X	X	X	X	C	P
Research facility (6)	X	C	C	C	C(5)	P	P
Restaurant (6)	C	P	P	P	C(5)	P	P
Restaurant, fast food (6)	X	P	C	P	C(5)	P	P
Roadside produce stand (6)	T	T	T	T	T	T	T
Sand, soil, gravel sales and storage (6)	X	X	X	X	X	C	P
Second-hand/ consignment store (6)	C	P	P	P	X	P	P
Shoe repair and sales (6)	P	P	P	P	X	P	P
Taverns (6)	X	C	C	P	X	P	P
Theater, except drive-in (6)	X	P	C	P	X	P	P
Truck terminals (6)	X	C	X	C	X	C	P
Veterinary clinic (6)	X	C	C	P	X	P	P
Video rental store (6)	P	P	P	P	X	P	X
Warehousing, wholesale and trade (6)	X	X	X	C	C(5)	P	P
Warehousing, bulk retail (6)	X	X	X	C	X	P	P
Manufacturing and/or processing of the following:							
Cotton, wool, or other fibrous material	X	X	X	X	P	P	P
Food production or treatment	X	X	X	C	X	P	C
Foundry	X	X	X	X	X	C	C
Furniture manufacturing	X	X	X	X	X	P	P
Gas, all kinds (natural, liquefied,...)	X	X	X	X	X	X	C
Gravel pits/ rock quarries	X	X	X	X	X	C	P
Hazardous waste treatment –off site	X	X	X	X	X	X	P
Hazardous waste treatment –on site	X	X	X	X	X	X	P
Junkyard/ wrecking yard	X	X	X	X	X	X	C
Metal fabrication and assembly	X	X	X	X	X	X	P
Paper, pulp or related products	X	X	X	X	X	X	P
Signs or other advertising structures	X	X	X	C	P	C	P
Electronic equipment	X	X	X	X	P	P	P

Heavy Industry	NC	DC	CC	RC	LI/BP	LI	HI
High-tech industry	X	X	X	X	C(2)(5)	X	X
Musical instruments, toys, novelties	X	X	X	X	X	C	P
Optical goods	X	C	C	C	C(5)	P	P
Packaging of prepared materials.	X	X	C	P	C(5)	C	P
Scientific and precision instruments	X	X	X	X	C(5)	P	P
Recreational/Religious/Cultural							
Auditorium (6)	C	P	P	P	X	P	P
Community club (6)	C	P	P	P	X	P	P
Church (6)	P	P	P	P	X	P	P
Golf course/ driving range (6)	P	X	P	P	C(5)	P	P
Library (6)	C	P	P	P	X	P	P
Museum (6)	C	P	P	P	X	P	P
Recreational vehicle park (6)	X	X	X	C	X	P	P
Open space (6)	P	P	P	P	C(5)	P	P
Park or playground (6)	P	C	P	P	C(5)	P	P
Sports fields (6)	C	X	P	P	X	P	P
Trails	P	P	P	P	C(5)	P	P
Educational							
College/ university (6)	P	P	P	P	X	P	P
Elementary school (6)	P	P	P	P	X	P	P
Junior or senior high school (6)	P	P	P	P	X	P	P
Private, public or parochial school (6)	P	P	P	P	X	P	P
Trade, technical or business college (6)	P	P	P	P	C(5)	P	P
Residential Uses							
Adult family home	C	P	P	P	X	P	X
Bed and breakfast	P	P	P	P	X	P	X
Boarding house	C	P	P	P	X	P	X
Designated manufactured home	X	X	C	C	X	X	X
Duplex or two-family dwelling	C	C	C	C	X	P	X
Group home	C	P	P	P	X	P	X
Home occupation	P	P	P	P	X	P	X
Housing for the disabled	P	P	P	P	X	X	X
Apartment	C	P	C	C	X	P	X
Nursing homes/ convalescent homes	X	P	P	P	X	P	X
Residence connected with a business	P	P	P	P	X	P	X

Residential Uses continued	NC	DC	CC	RC	LI/BP	LI	HI
Single family attached (eg. Rowhouses)	X	C	C	C	X	X	X
Single family dwelling	X	X	C	C	X	X	X
Communication, Utilities & Facilities							
Major telecommunication facility (6)	X	X	X	X	X	X	C
Minor telecommunication facility	P	P	P	P	C	C	P
Wireless communications facility (6)	(3)	(3)	(3)	(3)	(3)	(3)	(3)
Facilities, minor public	P	P	P	P	C	C	P
Facility, public (excludes schools) (6)	P	P	P	P	C	C	P
Facility, essential (6)	X	X	C	C	C	C	C
Railroad tracks and facilities (6)	C	C	C	C	X	C	C
Temporary Uses							
Residential structure used as a temporary sales office for a development (4)	T	T	T	T	T	T	T

1. See Chapter 18.37 "Adult Entertainment" for additional regulations for siting adult entertainment facilities.
2. Similar uses are permitted in the zone district only at the discretion of the City Planner.
3. See "Telecommunication Ordinance" for wireless communication uses permitted according to the zone district.
4. See Chapter 18.47 "Temporary Uses" for additional regulations.
5. See secondary use provisions of LI/BP zone.
6. See Chapter 18.19 Design Review for additional regulations. Chapter 18.19 is not applicable to development in the LI/BP zone.

18.07.040 Table - 2, Residential and Multi-family 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 homes	P	P
Boarding house	X	C
Designated manufactured homes	C	C
Duplex or two-family dwelling	C	P
Group homes	P	P
Manufactured home	X	X
Manufactured home park	X	C
Apartments	P(2)	P

Residential Uses continued	R	MF
Assisted Living (1)	C	P
Retirement center/ convalescent home (1)	C	P
Single family attached (eg. rowhouses)	P(2)	P
Single family dwelling (detached)	P	P
Adult family home; residential care facility; supported living arrangement; or housing for the disabled. (1)	P	P
Incidental Uses		
Accessory dwelling unit	P	P
Day-care center (1)	C	P
Day-care, family home	P	P
Day-care, mini-center (1)	C	P
Gardening and horticulture activities	P	P
Home occupation	P	P
Bed and breakfast (1)	C	C
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 (1)	C	C
Sports fields (1)	C	C
Trails	P	P
Educational Uses		
	R	MF
Private, public, or parochial school (1)	C	C
Trade, technical, business college (1)	X	X
College/ university (1)	X	X
Communication & Utilities		
Major communication facility (1)	X	X
Minor communication facility	C	C
Wireless communication facility (1)	C	C
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	C	C

1. See Chapter 18.19 Design Review for additional regulations.
2. Permitted in the R zones as part of a planned development only.

Chapter 18.09 DENSITY AND DIMENSIONS

Sections:

18.09.010	Purpose.
18.09.020	Interpretation of tables.
18.09.030	Density and dimensions- commercial and industrial zones.
18.09.040	Density and dimensions- single family residential zones.
18.09.050	Density and dimensions- multi-family residential zones.
18.09.060	Calculating maximum residential density with sensitive lands.
18.09.070	Table
18.09.080	Lot Sizes
18.09.090	Reduction prohibited.
18.09.100	Lot exception.
18.09.110.	Height exception.
18.09.120	Roof overhang exception.
18.09.130	Yard exception.
18.09.140	Front yard exception.
18.09.150	Side yard exception.
18.09.160	Side yard flanking street.
18.09.170	Rear yard exception.
18.09.180	Elevated decks -rear yard exception.

18.09.010 Purpose.

The purpose of this chapter is to establish requirements for development relative to basic dimensional standards, as well as specific rules for general application. The standards and rules are established to provide flexibility in project design, and maintain privacy between adjacent land uses, and promote public safety. Supplementary provisions are included to govern density calculations for residential districts and specific deviations from general rules.

18.09.020 Interpretation of tables.

- A. The Camas Municipal Code 18.09.030 and 18.09.040 (Tables) contain general density and dimension standards of the particular zone districts. Additional rules and exceptions are stated in sections 18.09.060 through 18.09.120.
- B. The density and dimension tables are arranged in a matrix format on three separate tables and are delineated into three general land use categories:
 1. Commercial and Industrial;
 2. Single Family Residential; and
 3. Multifamily Residential.
- C. Development standards are listed down the left side of both tables, and the zones are listed across the top. Each cell contains the minimum or maximum requirement of the zone. Footnote numbers identify specific requirements found in the notes immediately following the table. Additional dimensional and density exceptions are included in the sections 18.09.060 through 18.09.190 following the tables.

18.09.030 Table -1, Density and dimensions: Commercial and Industrial Zones

DENSITY AND DIMENSIONS: COMMERCIAL AND INDUSTRIAL ZONES							
	NC	DC	CC	RC	LI/BP (4)	LI	HI
Bulk regulations							
Minimum lot area (square feet)	5,000	(1)	(1)	(1)	10 (acres)	10,000	(1)
Minimum lot width (feet)	40	(1)	(1)	(1)	Not specified	100	(1)
Maximum lot depth	40	(1)	(1)	(1)	Not Specified	Not Specified	(1)
Setbacks							
Minimum front yard (feet) (3)	15	5	5	5	5' per 1foot of building height (200' minimum)	Not specified	(1)
Minimum side yard (feet)	(1); 10' (2)	(1)	(1)	(1)	100' for building; 25' for parking	15' 25' if abutting a residential area	(1)
Minimum rear yard (feet)	(1)	(1)	(1)	(1)	100' for building; 25' for parking area	25	(1)
Lot coverage							
Lot coverage (square feet)	85%	(1)	(1)	(1)	1 story (30%) 2 stories (40%) 3 stories (45%)	70%	(1)
Building height							
Maximum building height (feet)	2.5 stories; or 35	(1)	(1)	(1)	60	acre or less: 35 1 to 2 acres: 45 2 acres or more: 60	(1)

1. No Limitation.
2. If along a flanking street of corner lot.
3. On corner parcels, (parcels bordered by two or more streets), the setback requirements shall be the same for all street frontages. Front setback restrictions shall apply.
4. The densities and dimensions in the LI/BP zone may be reduced under a Planned Industrial Development. See Chapters 18.20 and 18.21.

18.09.040 Table-2, Density and Dimensions: Single family residential zones.

DENSITY AND DIMENSIONS : SINGLE FAMILY RESIDENTIAL ZONES (1)						
	R-6	R-7.5	R-10	R-12	R-15	R-20
Density						
Maximum density (dwelling units per net acre)	5.8	4.6	3.5	2.9	2.3	1.7
Standard New Lots						
Minimum lot area (standard)(feet)	6,000	7,500	10,000	12,000	15,000	20,000
Minimum lot width (feet)	60	70	80	90	100	100
Minimum lot depth (feet)	90	90	100	100	100	100
Open Space/ Sensitive Areas (1) & (2)						
Minimum lot area (feet)	4,200	5,250	7,000	8,400	10,500	14,000
Minimum lot width (feet)	50	60	60	70	80	90
Minimum lot depth (feet)	80	80	90	90	100	100
Setbacks (3)						
	R-6	R-7.5	R-10	R-12	R-15	R-20
Minimum front yard (feet)	20	20	20	25	30	30
Minimum side yard and corner lot rear yard (feet)	5	5	10	15	15 side; 20 rear	15
Minimum side yard, flanking a street (feet)	20	20	20	25	30	30
Minimum rear yard (feet)	25	25	25	30	35	50
Minimum lot frontage on a cul-de-sac or curve (feet) (4)	30	30	35	35	40	40
Lot coverage						
Maximum building lot coverage	40%	40%	35%	30%	30%	30%
Building height						
	A.	B.	C.	D.	E.	F.
Maximum height (feet) (4)	35	35	35	35	35	35

1. For additional density provisions, see Sections 18.09.060 through 18.09.190.
2. Land subject to open space allocation is governed by Chapter 18.31 "Sensitive Areas and Open Space." Also see Sections 18.09.060 through 18.09.090 in this Chapter.
3. Setbacks for properties with open space and/or sensitive areas may be reduced to be consistent with average lot sizes, pursuant to Planning Department review and Council approval.
4. Maximum building height: three stories and a basement but not to exceed the height listed above.

18.09.050 Table 3, Density and Dimensions: Multifamily residential zones

DENSITY AND DIMENSIONS: MULTI-FAMILY RESIDENTIAL ZONES (1)						
	MF-10	MF-10 (2)	MF-18	MF-18(2)	MF-24	MF-24(2)
Density						
Maximum density (dwelling units per acre)	10	10	18	18	24	24
Standard Lots						
Minimum lot area (square feet)	6,000	3,000	6,000	2,200	6,000	1,800
Minimum lot area per dwelling unit (square feet)	4,356	3,000	2,420	2,200	1,815	1,800
Minimum lot width (feet)	60	30	60	30	60	20
Minimum lot depth (feet)	90	75	90	70	90	65
Setbacks						
Minimum front yard (feet)	15	15	15	10	15	10
Minimum side yard (feet) (3)	10	5	10	5	10	5
Minimum side yard, flanking a street (feet)	15	15	15	15	15	15
Minimum rear yard (4)	10	10	10	10	10	10
Lot coverage						
Maximum building lot coverage	45%	55%	55%	65%	65%	75%
Building height						
Maximum building height (feet) (5)	35	35	45	35	45	45

1. For additional density provisions, see Sections 18.09.060 through 18.09.190.
2. For single family attached housing (i.e. rowhouses).
3. For single family attached housing, the setback for the non-attached side of a dwelling unit shall be 5 feet.
4. For single family attached housing, the R1 zone property setback for the non-attached rear of a dwelling unit shall be 10 feet, except abutting MF, where the rear yard may be no less than 90% of the adjacent zone.
5. Maximum building height: three stories and a basement but not to exceed height listed above.

18.09.060 Calculating maximum residential density with sensitive lands.

- A. Purpose. To achieve the density goals of the Comprehensive Plan with respect to the urban area, while preserving environmentally sensitive lands and the livability of the single family residential neighborhoods, while also maintaining compatibility with existing residences.
- B. Scope. This section shall apply to new development in all Residential zoning districts.
- C. Density Transfer. Property developed in residential zones may transfer density from areas on the site that are identified as sensitive lands or open space set aside. The maximum density of the site shall be calculated based on the net acreage. (The net acreage is the gross site area minus 20% to be dedicated for public rights-of-way). The following table identifies the percentage of density that may be transferred from sensitive lands and open space areas to the unencumbered portions of the site, subject to the lot size requirements in letter D of this section.

18.09.070 Table-1, Set Asides.

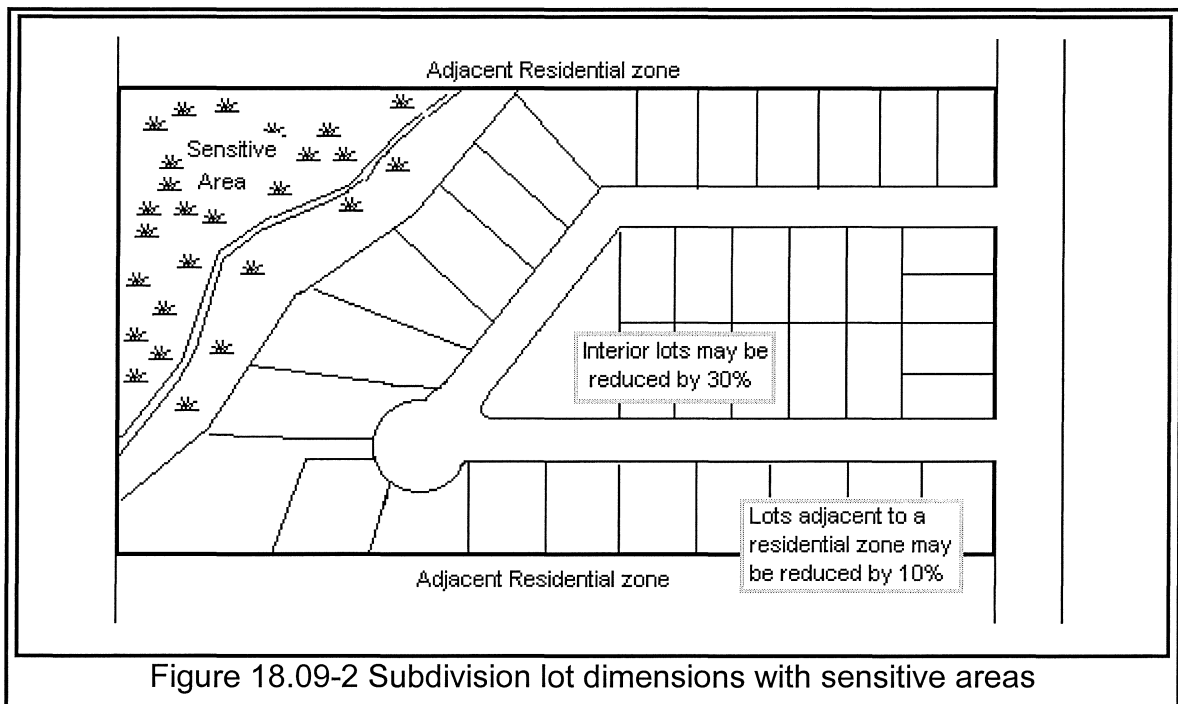
Type of land to be set aside	Percent of land that may be used to transfer density
Wetlands and wetland buffers	100%
Unstable slope	0%
Hillsides of 0-40% slope	100%
Hillsides of 40%+ slope	30%
<i>Streams and watercourses and buffers</i>	0%
Archeological or historical sites	100%
<i>Open Space Network</i>	100%, (if the open space network contains sensitive areas, then the density transfer shall be based on the percentages given for the sensitive areas).
Natural Open Space	100% (if the open space network contains sensitive areas, then the density transfer shall be based on the percentages given for the sensitive areas).
Recreational Open Space	A 20% density bonus is given for planned developments

18.09.080 Lot Sizes.

- A. In subdivision developments with sensitive lands or open space set aside, the density shall not exceed the density standards of the underlying zone. The lot

sizes and setbacks may be reduced by no more than 30% of the underlying zoning district standards to allow for higher density on the portion of the site that is not encumbered with sensitive or open space areas.

- B. In planned residential developments with sensitive lands and the required recreational open space set aside, a 20% density bonus on a unit count basis is permitted. Density may be transferred for sensitive areas but the total lot count shall never exceed the number of lots established in the density standards established in 18.23.040 "Density Standards."
- C. In subdivisions and planned developments, lots abutting single family residential zones of the same or lower density standards, lot sizes and setbacks may be reduced by no more than 10% of the underlying zoning standards. Interior lots may be reduced by no more than 30% of the underlying zoning district standards. (See Figure 18.09.-2)



18.09.090 Reduction Prohibited.

No lot area, yard, open space, off-street parking area, or loading area existing after the effective date of the code shall be reduced below the minimum standards required by the code, nor used as another use, except as provided in Chapter 18.41 "Nonconforming uses."

18.09.100 Lot exception.

If at the time of passage of the code, a lot has an area or dimension which does not conform with the density provisions of the zoning district in which it is located, the lot

may be occupied by any use permitted outright in the district, subject to the other requirements of the district. The person claiming benefits under this section shall submit documentary proof of the fact that the lot existed by title at the time of passage of the code. See section 18.41.040 "Buildable lot of record."

18.09.110 Height -Exception.

The following type of structures or structural parts are not subject to the building height limitations of the code: tanks, church spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, chimneys, flag poles, radio and television towers, masts, aerials, cooling towers, and other similar structures or facilities. The heights of telecommunication facilities are addressed in chapter 18.35.

18.09.120 Roof overhang permitted.

The maximum roof over hang may intrude into for yard setbacks shall be as follows:

Yard Setback	Maximum Roof Overhang
5 feet	2 feet
10 feet	3.5 feet
15 feet	5 feet
15 feet or greater	5 feet

18.09.130 Setback -Exception.

- A. Cornices, eaves, chimneys, belt courses, leaders, sills, pilasters or other similar architectural or ornamental features (not including bay windows or vertical projections) may extend or project into a required yard not more than two feet.
- B. Open balconies, unenclosed fire escapes or stairways, not covered by a roof or canopy, may extend or project into a required front yard, or a required rear yard along a flanking street of a corner lot, or into a required side yard not more than three feet.
- C. Open, unenclosed patios, terraces, roadways, courtyards, or similar surfaced areas, not covered by a roof or canopy and not more than 30 inches from the finished ground surface may occupy, extend or project into a required yard provided that such areas are not used for off-street parking or other purposes not in conformance with the requirements of this code.
- D. Cantilevered floors, bay windows or similar architectural projections not wider than 12 feet may extend or project into the required side yard along a flanking street of a corner lot not more than two feet. The total of all projections for each building elevation shall not exceed 50% of each building elevation.
- E. Detached accessory buildings or structures may be established in a side or rear yard provided such structure maintains a minimum setback of 5 feet from side and rear lot lines and a minimum 6 feet setback from any building. In no event shall an accessory building(s) occupy more than 30% of a rear yard requirement.

- F. On sloping lots greater than 50%, only uncovered stairways and wheelchair ramps that lead to the front door of a building may extend or project into the required front yard setback no more than five feet in any R1 or MF zone.

18.09.140 Front yard -exception.

Commercial and Industrial Districts. For a lot in a NC, CC, RC, LI, or HI district containing a use other than a dwelling structure and having its front line on a street any portion of the frontage on either side between intersecting streets is contained in any residential zoning district, the minimum front yard shall be 15 feet; provided, that if the frontage contained within the residential zoning districts is within an area designated in the Comprehensive Plan for future general commercial or industrial expansion, no minimum front yard setback shall be required.

Sloping Lot in any zone. If the natural gradient of a lot from front to rear along the lot depth line exceeds an average of 20%, the front yard may be reduced by one foot for each 2% gradient over 20%. In no case under the provisions of this subsection shall the setback be less than 10 feet.

18.09.150 Side yard –exception

For a lot in a NC, CC, or RC district containing a use other than a dwelling structure and adjoining a residential zoning district; minimum side yard along a side lot line adjoining a lot in a residential zoning district shall be 15 feet. In the case of a lot in a LI, or HI district the sideyard setbacks shall be 20 feet. If the adjoining residential district is within an area shown in the Comprehensive Plan for future commercial or industrial use or expansion, no minimum side yard shall be required.

18.09.160 Side yard -Flanking street.

For a corner lot in a NC, CC, RC, LI, or HI district containing a use other than a dwelling structure and having a side yard along a flanking street, any portion of the frontage of which on either side between intersecting streets is contained in a residential zoning district, minimum side yard along the flanking street shall be 15 feet; provided, that if the frontage contained within the residential district is within an area designated in the Comprehensive Plan for future commercial or industrial use or expansion, no minimum side yard along a flanking street shall be required.

18.09.170 Rear yard -exception.

For a lot in a NC, CC, or RC district containing a use other than a dwelling structure and adjoining a residential zoning district: minimum rear yard along a rear lot line adjoining a side or rear yard of a lot in a residential zoning district shall be 15 feet. In the case of a lot in a LI, or HI district, the rear yard setback shall be 20 feet. If the adjoining residential district is within an area shown in the Comprehensive Plan for future commercial or industrial use or expansion, no minimum rear yard shall be required.

The rear yard of a double frontage lot shall conform to the setback requirements of a front yard of the district in which it is located.

18.09.180 Elevated decks

Rear yard setback. The rear yard setback for an elevated deck shall be fifteen feet. As used herein, an elevated deck shall mean a deck thirty inches or more above ground level that is physically attached to a residential structure. The areas covered by an elevated deck shall be counted when calculating the maximum lot coverage permitted under the applicable density provisions. (Ord. 2021)

Chapter 18.11 PARKING

Section:

18.11.010	Policy designated.
18.11.020	Design.
18.11.030	Location.
18.11.040	Units of measurement.
18.11.050	Change or expansion.
18.11.060	Unspecified use.
18.11.070	Joint use.
18.11.080	Plan submittal.
18.11.090	Landscaping.
18.11.100	Handicapped Parking.
18.11.110	Residential Parking.
18.11.110	Additional requirements.
18.11.130	Standards.
18.11.140	Loading standards.

18.11.010 Policy designated.

In all districts except for projects one-half block or less in size in the DC district there shall be provided minimum off-street parking spaces in accordance with the requirements of Section 18.11.020 "Design." Such off-street parking spaces shall be provided at the time of erecting new structures, or at the time of enlarging, moving or increasing the capacity of existing structures by creating or adding dwelling units, commercial or industrial floor space, or seating facilities. Under no circumstances shall off-street parking be permitted in the vision clearance area of any intersection. Off-street parking will only qualify if located entirely on the parcel in question and not on City-owned right-of-way or privately owned streets less than 20 feet in width. Covered parking structures shall not be permitted within the front yard setback or side yard setback along a flanking street.

18.11.020 Design.

The design of off-street parking shall be as follows:

- A. Ingress and egress. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the City engineer.
- B. Backout prohibited. In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.
- C. Parking spaces - access and dimensions. Adequate provisions shall be made for individual ingress and egress by vehicles to all parking stalls at all times by

means of unobstructed maneuvering aisles. The City Engineer is directed to promulgate and enforce standards for maneuvering aisles and parking stall dimensions, and to make such standards available to the public.

- D. **Small Car Parking Spaces.** A maximum of 30% of the total required parking spaces may be reduced in size for the use of small cars, provided these spaces shall be clearly identified with a sign permanently affixed immediately in front of each space containing the notation "compacts only." Spaces designed for small cars may be reduced in size to a minimum of seven and one-half feet in width and fifteen feet in length. Where feasible, all small car spaces shall be located in one or more contiguous areas and/or adjacent to ingress/egress points within parking facilities. Location of compact car parking spaces shall not create traffic congestion or impede traffic flows.

18.11.030 Location.

Off-street facilities shall be located as hereafter specified such distance shall be the maximum walking distance measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve:

- A. For single family or two-family dwelling and motels: On the same lot with the structure they are required to serve.
- B. For multiple dwelling, rooming or lodging house: 200 feet.
- C. For hospital, sanitarium, home for the aged, or building containing a club: 300 feet.
- D. For uses other than those specified above: 400 feet.

18.11.040 Units of measurement.

- A. In a stadium, sports arena, church, or other place of assembly, each 20 inches of bench seating shall be counted as one seat for the purpose of determining requirements for off-street parking facilities.
- B. For purposes of determining off-street parking as related to floor space of multi-level structures and building, the following formula shall be used to compute gross floor area for parking determination:

Main floor	100%
Basement and second floor	50%
Additional stories.....	25%

18.11.050 Change or expansion.

Except in a DC district, whenever a building is enlarged or altered, or whenever the use of a building or property is changed, off-street parking shall be provided for such expansion or change of use. The number of off street parking spaces required shall be determined for only the square footage of expansion not the total square footage of the building or use; However, no additional off-street parking space need be provided where the number of parking spaces required for such expansion, enlargement or change in use since the effective date of the code is less than 10% of the parking space specified in the code. Nothing in this provision shall be construed to require off-street parking spaces for the portion and/or use of such building existing at the time of passage of the code.

18.11.060 Unspecified use.

In case of a use not specifically mentioned in Section 18.11.130 "Standards," the requirements for off-street parking facilities shall be determined by the City Engineer or Planning Commission in accordance with a conditional use permit. Such determination shall be based upon the requirements for the most comparable use listed.

18.11.070 Joint use.

The Planning Commission may authorize the joint use of parking facilities for the following uses or activities under conditions specified:

- A. Up to 50% of the parking facilities required by the code for a theater, bowling alley, tavern, or restaurant may be supplied by the off-street parking facilities provided by certain types of buildings or uses herein referred to as "daytime" uses in subsection D of this section.
- B. Up to 50% of the off-street parking facilities required for any building or use specified in subsection D of this section, "daytime" uses, may be supplied by the parking facilities provided by uses herein referred to as "nighttime or Sunday" uses in subsection E of this section.
- C. Up to 100% of the parking facilities required for a church or for an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities provided by uses herein referred to as "daytime" uses in subsection D of this section.
- D. For the purpose of this section, the following and similar uses are considered as primary daytime uses: banks, offices, retail, personal service shops, household equipment or furniture stores, clothing or shoe repair shops, manufacturing or wholesale buildings and similar uses.
- E. For the purpose of this section, the following and similar uses are considered as primary nighttime or Sunday uses: auditorium incidental to a public or parochial school, churches, bowling alleys, theaters, taverns, or restaurants.

- F. Owners of two or more buildings or lots may agree to utilize jointly the same parking space, subject to such conditions as may be imposed by the Commission. Satisfactory legal evidence shall be presented to the Commission in the form of deeds, leases or contracts to establish the joint use. Evidence shall be required that there is no substantial conflict in the principal operating hours of the buildings or uses for which joint off-street parking is proposed.

18.11.080 Plan submittal.

Every tract or lot hereafter used as public or private parking area, having a capacity of five or more vehicles, shall be developed and maintained in accordance with the requirements and standards of this chapter.

The plan of the proposed parking area shall be submitted to the City engineer at the time of the application for the building for which the parking area is required. The plan shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping, and other features and appurtenances required. The parking facility shall be developed and completed to the required standards before an occupancy permit for the building may be issued.

18.11.090 Landscaping.

Landscaping requirements for parking areas shall be provided under Chapter 18.13 "Landscaping."

18.11.100 Residential Parking.

Residential off-street parking space shall consist of a parking strip, driveway, garage, or a combination thereof and shall be located on the lot they are intended to serve.

18.11.110 Parking for the Handicapped.

Off-street parking and access for the physically handicapped persons shall be provided in accordance with the uniform building code.

18.11.110 Additional requirements.

In addition to the basic standards and requirements established by other sections of this chapter, the Planning Commission or City Engineer may make such other requirements or restrictions as shall be deemed necessary in the interests of safety, health and general welfare of the City, including, but not limited to, lighting, jointly development of parking facilities, entrances and exits, accessory uses, and conditional exceptions. Further, performance bonds may be required in such cases where the Commission or council determines that such shall be necessary to guarantee proper completion of improvements within time periods specified.

18.11.130 Standards.

The minimum number of off-street parking spaces for the listed uses shall be shown in Table 18.11-1, Off-Street Parking Standards. The City Engineer shall have the authority to request a parking study when deemed necessary.

Table 18.11-1, Off-Street Parking Standards

Use	Required No. Off-Street Parking
Residential	
Single Family Dwelling	2
Studio Apt.	1
Apartment 1 bdrm/2+bdrm	1.5/2
Housing for elderly (apt.)/unassisted	.33 per unit
Retirement dwellings	2
Residential Care Facility/Assisted living	1 per 2 beds + 1 per day shift emp.
Home Occupation	none
Lodging	
Hotel or motel	1 space per unit plus additional for bars, restaurants, assembly rooms
Bed and breakfast	1 space per room
Recreation	
Marina	1 space per 2 slips
Miniature golf	1 space per hole
Golf course	6 spaces per hole and 1 per employee
Golf driving range	1 space per 15 feet of driving line
Theater, auditorium	1 space per 4 seats max. occ
Stadium, sports arena	1 space per 4 seats or 1 for each 8 feet of benches plus 1 space per 2 employees
Tennis, racquetball, handball, courts/club	3 spaces per court or lane, 1 space per 260 sq.ft of gross floor area (GFA) of related uses, and 1 space per employee
Basketball, volleyball court	9 spaces per court
Bowling, bocce ball center, billiard hall	5 spaces per alley/lane, and/or table.
Dance hall, bingo hall, electronic game rooms, and assembly halls without fixed seats	1 space per 75sq. ft. of gross floor area (GFA)
Sports club, health spa, karate club	1 space per 260 sq. ft. GFA plus 1 space per employee
Roller rink, ice-skating rink	1 space per 100 sq. ft. GFA
Swimming club	1 space per 40 sq. ft. GFA
Private club, lodge hall	1 space per 75 sq. ft. GFA
Institutional	
Church/chapel/synagogue/temple	1 space per 3 seats or 6 feet of pews
Elementary/middle/junior high school	1 space per employee, teacher, staff and 1 space per 15 students.
Senior high school	1 space per employee, teacher and staff member and 1 per 10 students
Technical college, trade school, business school	1 space per every 2 employees and staff members and 1 per every full-time student or 3 part-time students
University, college, seminary	1 per every 2 employees and staff members and either 1 per every 3 full-time students not on campus or 1 for every 3 part-time students, whichever is greater.
Multi-use community centers	1 per 4 seats max. occupancy

Use	Required No. Off-Street Parking
Museum, art gallery	1 space per 500 sq. ft. GFA
Library	1 per employee & 1 per 500 sqft GFA
Post office	1 per 500 sq. ft. GFA plus 1 space per each 2 employees
Medical Care Facilities	
Hospitals	1 per 2 beds
Veterinary clinic/hospital	1 space per 250 sq. ft. GFA
Medical/dental clinic/office	1 per employee+1 per 300 sqftGFA
Office	
General offices	1per employee, 1 per 400 sqft GFA
General Office no customer service	1 per 250 sq ft of gross floor area
Office park	1 space per 400 sq. ft. GFA
Meeting rooms	1 per 4 pers. occup. load, and 1 per 2 emp.
Commercial/Service	
Automobile sales new/used	1 per 400sq ft GFA
Auto repair accessory to auto sales	2 spaces per auto service stall
Automobile repair shop, automobile service station, automobile specialty store, automobile body shop	4 per bay
Gas Station	1 per 2 fuel pumps
Gas Station with Mini Market	1per nozzle + 1 per 250 sf GFA
Car wash or quick service lubrication facilities	2 spaces per stall and 1 space per 2 employees
Beauty parlor, barber shop	1 per 300 sq ft GFA
Massage parlor	1 per 300 sq ft GFA
Exhibition halls, showrooms, Contractor's shop	1 space per 900 sq. ft. GFA
Photographic studio	1 space per 800 sq. ft. GFA
Convenience market, supermarket	1 space per 250 sq. ft. GFA
Multi-use retail center	1 per 250 sq ft GFA
Finance, insurance, real estate office	1 per employee + 1 per 400 sqft GFA
Bank	1 per employee + 1 per 400 sqft GFA
Drug store	1st 5000 sqft=17spaces +1 per add 1500
Furniture/appliance store	1 per 500sq ft GFA
Clothing store	1 per 400sq ft GFA
Lumber yard, building materials center	1 space per 275 sq. ft. of indoor sales area plus 1 space per 5,000 sq. ft. of warehouse/storage
Hardware/paint store	1 per 400 sqft GFA
Restaurant	1 per 100 sqft GFA
Restaurant, carry-out	1 space per 225 sq. ft. GFA
Fast food restaurant	1 space per 110 sq. ft. GFA plus 6 stacking spaces for drive-through lane
Repair shop	1 per 400sq ft GFA
Laundromats, coin-operated dry cleaners	1 space per every 3 washing or cleaning machines
Mortuary	1 space per 150 sq. ft. GFA
Express delivery service	1 space per 500 sq. ft. GFA plus 1 space per employee
Retail stores in general	<5000=1per 300sq ft, >5000, 17+1per 1500
INDUSTRIAL	
Industrial, manufacturing	1 per 500 sq ft GFA

Use	Proposed
Warehousing, storage	1 per 1000 sq ft GFA
Public or private utility building	1 per 1000 sq ft GFA
Wholesaling	2 + 1 per 1000 sq ft GFA
Research and development	1 per 500 sq ft GFA
LI/BP General Office	1 per employee peak +15%
LI/BP Research	1 per employee peak +10%

18.11.140 Loading Standards.

In all districts except the DC districts, buildings or structures to be built or substantially altered which receive and distribute material and merchandise by trucks shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular case.

The following standards in Table 18.11-2 and 18.11-3, shall be used in establishing the minimum number of berths required:

Table 18.11-2, Berth Standards for Commercial and Industrial Buildings.

Number of Berths	Gross Floor Area of the Building in Square Feet
1	Up to 20,000
2	20,000- 50,000
3	50,000- 100,000
* One additional berth is required for each 50,000 in excess of 100,000	

Table 18.11-3, Berth Standards for Office Buildings, Hotels, Hospitals and other Institutions.

Number of Berths	Gross floor area of the building in square feet
1	Up to 100,000
2	100,000 to 300,000
3	300,000 to 600,000
* One additional berth is required for each 300,000 in excess of 600,000	

No loading berth shall be located closer than 50 feet to a lot in any residential zoning district unless wholly within a completely enclosed building or unless screened from such lot in the residential district by a wall, fence, or sight-obscuring evergreen hedge not less than six feet in height.

Chapter 18.15 SIGNS

Sections:

18.15.010	Purpose.
18.15.020	Scope.
18.15.030	Definitions.
18.15.040	Compliance with code required.
18.15.050	Permit required for signs.
18.15.060	Procedures.
18.15.070	Administration.
18.15.080	Compliance with Building Code.
18.15.090	Signs permitted in commercial and industrial zones.
18.15.100	Signs permitted and regulated in residential and multifamily zones.
18.15.110	Entrance structure sign standards.
18.15.120	Freestanding sign standards.
18.15.130	Wall sign standards.
18.15.140	Projecting and Monument Sign standards.
18.15.150	Signs prohibited.
18.15.160	Exempt signs.
18.15.170	Temporary signs-Permit exemptions.
18.15.180	Determination of number of signs.
18.15.190	Computation of sign area.
18.16.200	Sign Illumination.
18.16.210	Maintenance of signs.
18.15.220	Determination of legal nonconforming signs.
18.15.230	Loss of legal nonconforming status.
18.15.240	Maintenance and repair of nonconforming signs.

18.15.010 Purpose.

The City Council finds that: the manner of the construction location and maintenance of signs affects the public health, safety and welfare of the people; the safety of motorists, and other users of the public streets is affected by the number, size, location, lighting and movement of signs that divert attention of such users. Uncontrolled and unlimited signs may degrade the aesthetic attractiveness of the natural and man made attributes of the community that could undermine economic value of tourism, visitation, and economic growth. The regulations in this chapter are found to be the minimum necessary to achieve these purposes.

18.15.020 Scope.

This chapter shall not relate to building design. Nor shall this chapter regulate official traffic or government signs; the display of street numbers or any display or construction not defined herein as a sign. Thus, the primary intent of this chapter

shall be to regulate signs of a commercial nature intended to be viewed from any vehicular or pedestrian right-of-way.

18.15.030 Definitions

Abandoned Sign. A sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found.

Animated Sign. Any sign which uses movement or change of lighting to depict action or create a special effect or scene. An animated sign shall not mean an "electric message board sign."

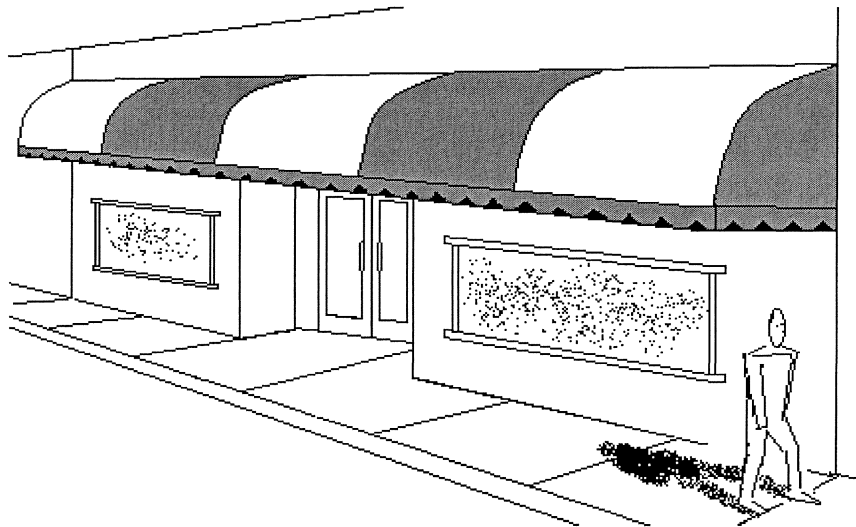


Figure 18.15 030 -1 Typical Awning

Awning. A shelter projecting from and supported by the exterior wall of a building, constructed of non-rigid materials on a supporting framework. See figure 18.15.030-1

Construction Sign. Means a temporary sign identifying an architect, contractor, subcontractor, and/or material supplier participation in construction on the property on which the sign is located.

Date of Adoption. The date this ordinance was originally adopted, or the effective date of an amendment to it if the amendment makes a sign nonconforming.

Electric message board sign. A sign that uses changing lights to form a sign message or messages in sequence, e.g., time, temperature, or written message. An "electronic message board sign shall not be confused with an "animated sign."

Incidental Sign. A small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises, e.g., a credit card sign or sign indicating hours of business.

Informational Sign. An on premises sign giving directions, instructions, or facility information and which may contain the name or logo of an establishment, e.g., parking or exit and entrance signs.

Internally Illuminated Signs. Signs where the source of the illumination is inside the sign and light emanates through the message of the sign, rather than being reflected off the surface of the sign from an external source. Neon signs are considered internally illuminated signs.

Multiple-Building Complex. Means a group of structures housing at least one retail business, office, commercial venture or independent or separate part of a business which shares the same lot.

Off Premise Sign. Any sign that draws attention to or communicates information about business establishment (or any other enterprise) that exists at a location other than the location of the establishment.

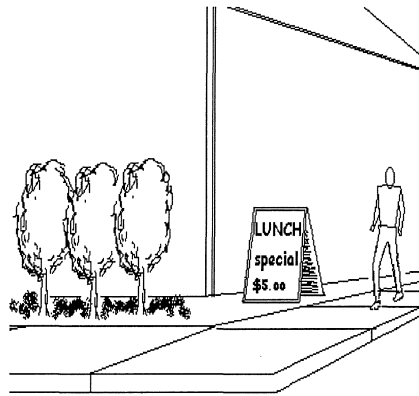


Figure 18.15.030-42 Typical Portable Sign.

Portable Sign. Any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building. See figure 18.15.030-2.

Real Estate Sign. A temporary sign advertising the real estate upon which the sign is located as being for rent, lease, or sale.

Roof Sign. Any sign erected over or on the roof of a building.

Sign. Any device, structure, or placard using graphics, logos, symbols, and/or written copy designed specifically for the purpose of advertising or identifying any establishment, product, goods, or services.

Temporary Sign. A sign that is: 1) used in connection with a circumstance, situation, or event that is designed, intended, or expected to take place or to be completed within a reasonably short or definite period after the erection of such sign, or 2) is intended to remain on the location where it is erected or placed for a period of not more than 15 days, or a shorter period of time if specified in section 18.15.170 "Temporary Signs-permit exemptions" If a sign display area is subject to periodic changes, that sign shall not be regarded as temporary.

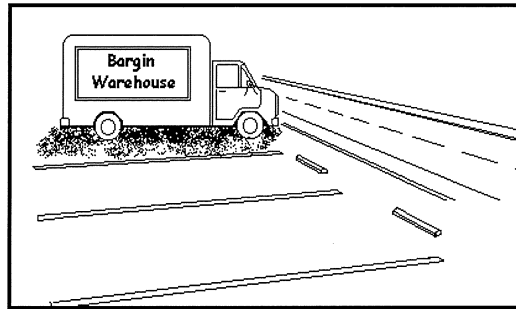


Figure 18.15.030-6 Vehicular sign

Vehicular sign. A vehicle parked along a vehicular right away for the principle purpose of displaying advertising. See figure 18.15.030-6.

18.15.040 Compliance with code required.

It is hereafter unlawful for any person to erect, place, or substantially alter a sign in the City except in accordance with the provisions in this chapter.

18.15.050 Permit required for signs.

Except as otherwise provided in this chapter, no sign may be erected, placed or substantially altered in the City without securing a permit as provided herein. No permit is required for mere repainting; changing the message of a sign, or routine maintenance shall not in and of itself be considered a substantial alteration.

18.15.060 Procedures.

The following procedures shall govern sign permit applications for all signs:

- A. Any person desiring to install, erect, or place a sign shall first submit to the Public Works Department a plan and profile for such sign. The plan and profile shall also contain a signature line for the applicant containing the promise of the applicant to construct the sign only in accordance with an approved plan and profile;
- B. The Public Works Department shall review all plans and profiles of this chapter. In granting approval of any sign application, the Public Works Department may impose such modifications and conditions as may be necessary to achieve the purposes of this section, and to satisfy the criteria set forth herein;
- C. Any person aggrieved by a denial of an application for a sign or seeking relief from the strict application of the requirement or the imposition of modifications and conditions by the Public Works Department may appeal such decision to the Zoning Board of Appeals;

- D. All variance requests shall be processed in accordance with the procedures of Chapter 18.45.

18.15.070 Administration.

If plans submitted for a Conditional Use Permit or Design Review include sign plans in sufficient detail to determine compliance with the provisions of this chapter, then issuance of such conditional use or design review may constitute approval of the proposed placement of sign or signs (other structural/mechanical permits may be required). Sign permit applications and sign permits shall be governed by the same provisions of this chapter applicable to Title 18, Zoning and Title 15, Building permits.

In case of a lot occupied or intended to be occupied by multiple-building complex (i.e., shopping center), sign permits shall be issued in the name of the lot owner or his agent rather than in the name of the individual business enterprise requesting a particular sign.

18.15.080 Compliance with Building Code.

All signs shall be constructed in accordance with the requirements of the Uniform Building Code, current adopted edition.

18.15.090 Signs permitted in commercial and industrial zones.

The following signs allowed in the NC, DC, CC, RC, LI/BP, LI, and HI zoning districts:

- A. Entrance structures subject to 18.15.110;
- B. Two (2) informational sign(s) per entrance/exit per lot, not to exceed six square feet in sign area;
- C. One (1) freestanding, projecting or monument sign is permitted per street frontage subject to the provision of 18.15.120 or 18.15.140, as applicable. In addition to the requirements of 18.15.120, freestanding signs shall have a setback of 5 feet from all property lines and shall not be located in the vision clearance area, a minimum clearance of 14 feet over any vehicular use area, and 8 feet over any pedestrian use area;
- D. No more than two wall signs are permitted per building face and not to exceed ten percent (10%) of wall area.
- E. Incidental signs. Total sign surface area shall not exceed five percent (5%) of the primary building face, nor shall the signs cover more than twenty-five percent (25%) of any window area. Where a wall is composed largely

of glass and is transparent, the total incidental sign surface area shall not exceed five percent (5%) of the primary building face.

- F. Each multi-building complex, shall be permitted one freestanding directory sign not to exceed 100 square feet. The directory sign shall identify two or more establishments and/or the complex as a whole. The directory sign shall be considered an additional permitted sign, allowed beyond the provided elsewhere in this chapter. If a tenant in a multi-building complex has a sign on the freestanding directory sign, then the tenant shall not have an individual freestanding sign;
- G. On a business or multi-building complex with total frontage on the main street of more than 300 feet, the business or multi-building complex shall be allowed one additional freestanding directional sign for each 300 feet of frontage, not to exceed 100 square feet. Each sign shall be placed not less than 150 feet apart;
- H. One nonelectric portable sign is permitted per business establishment, not to exceed 6 square feet in sign area. No permit is required for the placement of the portable sign, except if the sign is placed in the public-right-of way an encroachment permit is required and can be obtained at the public works department.
- I. In commercial and industrial zones roof signs shall be permitted, provided that the top of the signs do not exceed above the roof line or parapet wall and do not exceed the maximum building height for the zoning district in which the building is located.

18.15.100 Signs permitted and regulated in residential and multifamily zones.

The following signs area allowed in Residential (R) and Multifamily (MF) zones:

- A. Entrance structures as specified in section 18.15.110 "Entrance Structures".
- B. All freestanding signs for residential uses (e.g. single family home), shall have a maximum height limit of 6 feet, and maximum sign area of 6 square feet, and shall have a setback of 5 feet from any property line.
- C. For conditional uses permitted residential and multifamily districts such as churches, schools, and civic organizations etc., the standards for signs shall be the same as the standards for signs permitted in commercial and industrial zones.

18.15.110 Entrance structures sign standards.

An entrance structure is defined as a structure placed at the entrance of a subdivision, planned development, business park, housing complex, or commercial development that contains the name of the development.

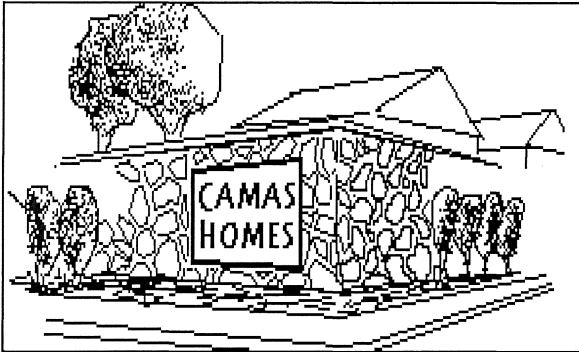


Figure 18.15.110 -1 Entrance Structures

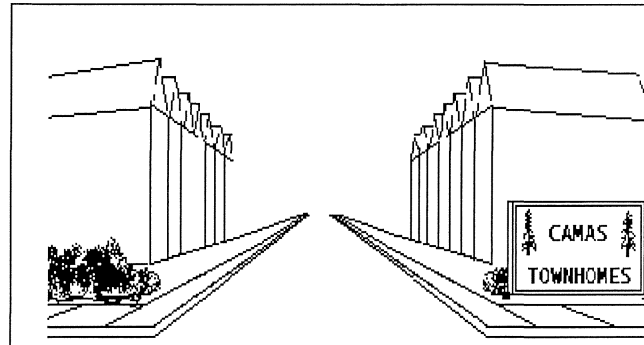


Figure 18.15.110-2 Entrance Structures

All entrance structures must conform to the following requirements:

- A. **Location.** An entrance structure may be located on one side or both sides of the entrance intersection. If located on both sides of the entrance intersection, each side of the entrance structure shall be proportionate in size and location to the other. No entrance structure or any portion thereof may be erected within any vision clearance area. All entrance structures shall be constructed so that the vision of motorists is not impaired or obstructed in any way.
- B. **Height and Size.** No entrance structure shall exceed six (6) feet in height or 15 feet in length, nor 32 square feet in area;
- C. **Permitted.** No residential development shall be allowed to have an entrance structure unless it consists of ten or more dwelling units. No commercial development or business park shall have an entrance structure unless it consists of five or more commercial lots or exceeds five acres in size;
- D. **Lighting.** An entrance structure shall be illuminated with ground-mounted indirect lighting with a maximum light fixture height of two feet;
- E. **Design.** All entrance structures must be designed so as to be compatible with adjacent architecture and landscaping, and must be constructed with materials conducive to abutting structures and the surrounding area;
- F. **Liability.** Adequate provisions must be made for ownership and maintenance of the entrance structure by a homeowners association, the

developer, the property owner, or some other person or entity acceptable to the City.

- G. **Review.** Entrance structures shall be reviewed in accordance with any landscaping plans or Design Review of the development.

18.15.120 Freestanding sign standards.

A freestanding sign that is attached to, erected on, or supported by some structure (such as a pole, mast, frame, or other structure) that is not itself an integral part of or attached to a building or other structure whose principal function is something other than the support of a sign. See figure 18.15.120-1.



Figure 18.15.120-1 Typical Freestanding Sign

Freestanding signs are subject to the following:

- A. **Number.** Only one freestanding sign shall be permitted per street frontage per entity with the exception of a multi-building complex with street frontage that exceeds 300 feet as addressed in section 18.15.090 "Signs permitted in commercial and industrial zones." A freestanding sign is not permitted in combination with a projecting or monument.
- B. **Size.** Freestanding sign surface area shall not exceed ten percent (10%) of the primary building face occupied by the entity. Window areas are to be included in calculating primary building face area.
- C. **Height.** Freestanding sign height shall not exceed 25 feet from the ground to the top of sign in any zone, except for billboard signs which are addressed in section 18.15.090 "Signs permitted in commercial and industrial zones".
- D. **Lighting.** A freestanding sign may be illuminated or indirectly illuminated.
- E. **Location.** A freestanding sign (all portions) shall be set back 5 feet from any property lines.

18.15.130 Wall sign standards.

A wall sign is any sign that is attached parallel to and extending not more than 6 inches from the wall of a building. This definition includes, painted, individual letter, and cabinet signs, and signs on a mansard roof. See figure 18.15.120-1.

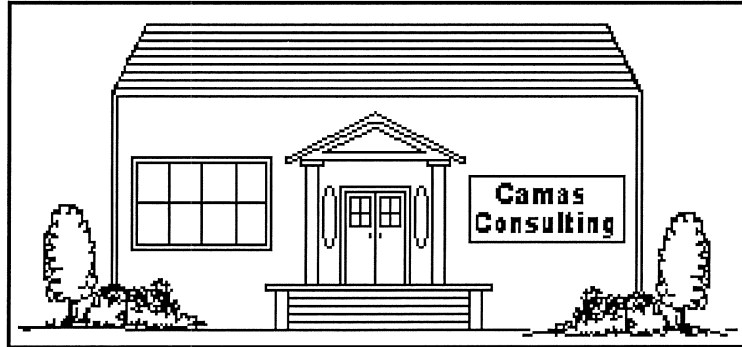


Figure 18.15.120-1 Wall sign

Wall signs are subject to the following:

- A. **Area.** The total area of signs located on the wall, or other side surface area such as a canopy, may not exceed ten percent (10%) of the area of the wall or other side surface on which the sign is located;
- B. **Number.** No more than two wall signs are permitted per building face. Two wall signs in combination shall not exceed 10% of building face area.
- C. **Location.** No sign shall extend above the parapet wall or be placed upon any roof surface except that the roof surfaces constructed at an angle of 75 degrees or more from horizontal shall be regarded as wall space;
- D. **Design.** No sign shall project more than 12 inches from the wall or structure surface.

18.15.140 Projecting and Monument Sign standards.

A projecting sign is a sign affixed to a building or wall in such a manner that its leading edge extends more than 6 inches beyond the surface of such building or wall. See figure 18.15.140-1. A monument sign is a freestanding sign not more than six feet in height, which is attached to the ground by means of a wide base of solid appearance. See figure 18.15.140-2.

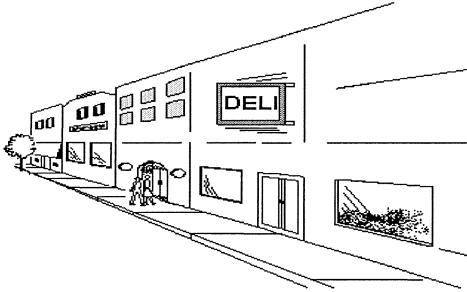


Figure 18.15.140-1 Projecting Sign

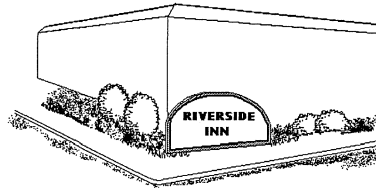


Figure 18.15.040-2 Typical Monument Sign

Projecting and monument signs are subject to the following:

- A. **Size.** Projecting and Monument sign surface area shall not exceed ten percent (10%) of the primary building face occupied by the entity.
- B. **Number.** Only one projecting or monument sign is permitted per street frontage (either one or the other) and neither is permitted in combination with a freestanding sign.
- C. **Safety.** A projecting or monument sign shall not be placed as to obstruct the vision or mobility of a motorist or pedestrian using the streets and sidewalks. No sign shall be placed in the vision clearance area.
- D. **Location.** No sign shall be hung so that the bottom is less than 10 feet above the sidewalk and all signs that come within three feet of vertical line with the outside edge of the curb shall be 14 feet above the sidewalk.

18.15.150 Signs prohibited.

The following signs are specifically prohibited in the City:

- A. Signs attached to any telephone, telegraph or electric light pole, or placed in a public right-of-way unless approved by the City Planner;
- B. Displays of Banners, clusters of flags, posters, pennants, ribbons, streamers, strings of lights, twirlers or propellers, flashing, rotating or blinking lights, flares or balloons or inflated signs over 24 inches in diameter, and similar devices of carnival nature; provided, that certain signs of this nature are permitted on a temporary or limited basis pursuant to section 18.15.170 "Temporary signs- Permit exemptions".
- C. Any sign that is dangerous because of insecure construction or fastening with resultant danger of falling as determined by the building official, or because it is an extreme fire hazard as determined by the fire Marshall.
- D. Abandoned sign;

- E. Roof sign;
- F. Animated sign;
- G. Vehicular sign;
- H. Signs located in such a manner as to substantially interfere with the view necessary for motorists to proceed safely through intersections or to enter onto or exit from public streets or private roads and driveways;
- I. Signs erected or placed so that by location, color, size, shape, nature would tend to obstruct the view or be confused with official traffic signage;

18.15.160 Exempt signs.

The following signs are exempt from regulation under this chapter:

- A. Signs not exceeding six (6) square feet in area that are customarily associated with residential use and that are not of a commercial nature, such as: signs giving property identification names or numbers or names of occupants; signs on mail boxes or newspaper tubes; and signs posted on private property, or warning the public against trespassing or danger from animals;
- B. Integral decorative or architectural features of buildings or works of art, so long as such features or works do not contain letters, trademarks, moving parts or lights;
- C. Bulletin boards, identification signs and directional signs associated with a Public use, School, Church, or other community based organization that does not exceed one per abutting street on any given lot and 16 square feet in area and that are not internally illuminated;
- D. Signs painted on or other wise permanently attached to currently licensed motor vehicles that are not primarily used as signs;
- E. Public service signs, not exceeding two square feet in area, placed in the interior of an establishment's building window or glass door, such as "open or closed," "vacancy," "will return," "no smoking," and other noncommercial messages;
- G. Signs that constitute an integral part of a vending machine, telephone booth or similar facilities, provided the sign does not interfere with the vision clearance area.

18.15.170 Temporary signs-Permit exemptions.

The following temporary signs shall not require a permit and, where erected, such temporary signs shall not be counted toward limitations in total sign area and numbers of signs as provided elsewhere in this chapter for permanent signs. However, these temporary signs shall be subject to the specific number, size and time limitation provisions in this section as well as any other specifically applicable requirements of this chapter:

- A. **One Political sign per candidate per street frontage.** Sign surface area shall not exceed six (6) square feet for residential zoning districts and shall not exceed 32 square feet for commercial, industrial, and high technology zones. Political signs may not be placed in public right-of-way, public easements, or any property without the permission of the property owner. Such signs shall be removed 14 days following such election or referendum;
- B. **One real estate sign**, as defined, per property frontage, not exceeding four square feet in area. Properties with frontage in excess of 400 feet along any public right-of-way may be permitted two real estate signs. Such signs must be removed seven days following sale rental or lease;
- C. **One construction sign**, as defined, per lot, not exceeding 32 square feet in area. Construction signs shall not be allowed or erected prior to the issuance of a preliminary plat or other approval, and must be removed within ten days after the issuance of the certificate of the occupancy for building or use on the lot;
- D. **Holiday lights, displays and decorations;**
- E. **Special event signs**, such as a grand opening, fair, carnival, circus, festival, or similar event is to take place on the lot where the sign is located. Such signs may be erected not sooner than two weeks before the event and must be removed not later than three days after the event;
- F. **Community event sign** on or off site.
- G. One temporary sign not otherwise specified in this section, per lot, not exceeding four square feet in area, and not displayed for more than three consecutive days nor more than ten days during any 365-day period.
- H. **On-premises garage sale signs.**

18.15.180 Determination of number of signs.

For the purpose of determining the number of signs permitted, a sign shall be considered to be a single display surface or display device containing elements organized, related and composed to form a unit. Where matter is displayed in a random manner without organized relationship of elements, each element shall be considered a single sign. A two-sided or multi-sided sign shall be regarded as one sign.

18.15.190 Computation of sign area.

The sign area is defined as the area of the surface or surfaces, which displays letters or symbols identifying the business or businesses occupying the parcel together with any allowable electronic message board. In calculating the sign area, the following apply:

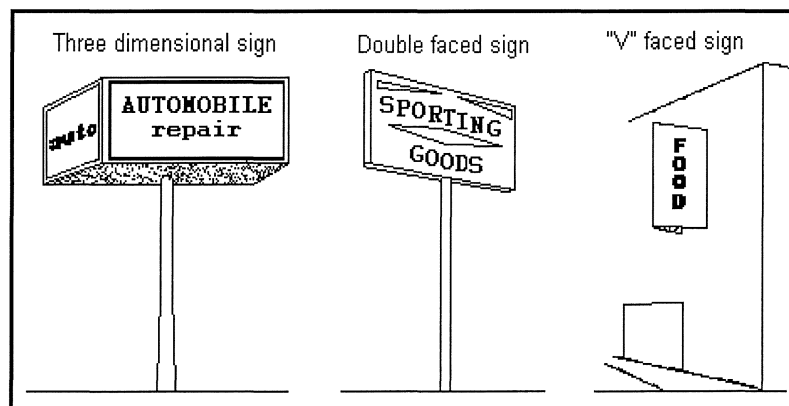


Figure 18.15.190-1 Sign surface areas

- A. The sign area shall not include the base or pedestal to which the sign is mounted.
- B. The sign surface area of a double-faced sign shall be calculated by using the area of only one side of such sign. See figure 18.15.190-1.
- C. The sign surface area of a double-faced sign constructed in a "V" shall be calculated by using the area of only one side of such sign. See figure 18.15.190-1.
- D. The sign surface area of three dimensional signs, shall be computed by including the total of all sides designed to attract attention or communicate information that can be seen at any one time by a person from one vantage point. See figure 18.15.190-1.

18.16.200 Sign Illumination.

Unless otherwise prohibited by this chapter, signs may be illuminated if such illumination is in accordance with this section.

- A. No sign within one hundred-fifty feet of a residential district may be illuminated between the hours of midnight and six a.m., unless the impact of such lighting beyond the boundaries of the lot where it is located is entirely inconsequential.
- B. Lighting directed toward a sign shall be hooded or shielded so that it illuminates only the face of the sign and does not shine directly onto a public right-of-way or a residential property.
- C. Except as herein provided, internally illuminated signs are not permitted in residential districts. Where permitted, internally illuminated signs may not be illuminated during hours that the business or enterprise advertised by such sign is not open for business or in operation.

18.16.210 Maintenance of signs.

- A. All signs and all components thereof, including supports, braces and anchors, shall be kept in a state of good repair. With respect to freestanding signs, components not bearing a message shall be constructed of materials that blend with the surrounding environment.
- B. Abandoned signs and all supporting structural components shall be removed by the sign owner, owner of the property where the sign is located, or other party having control over the sign. Each being individually and severally responsible for removing such sign within thirty days after abandonment, unless such sign is replaced with a conforming sign.

18.15.220 Determination of legal nonconforming signs.

Existing signs which do not conform to the specific provisions of the chapter may be eligible for the designation "legal nonconforming;" provided that:

- A. The building department determines that such signs are properly maintained and do not in any way endanger the public;
- B. The sign was covered by a permit deemed valid by the City of Camas or complied with all applicable laws on the date on which it was established.

18.15.230 Loss of legal nonconforming status.

A legal nonconforming sign may lose this designation if:

- A. The sign is relocated or replaced;
- B. The structure or size of the sign is altered in any way except toward compliance with this chapter. This does not refer to change of copy or normal message.
- C. The business, use, or product for which the sign is directed has been abandoned (has not occurred on the property for a period of 6 consecutive months). The burden of demonstrating non-abandonment shall be on the owner.

18.15.240 Maintenance and repair of nonconforming signs.

The legal nonconforming sign is subject to all requirements of this code regarding safety, maintenance, and repair. However, if the sign suffers more than 50% damage or deterioration as determined by the building official, it must be brought into conformance with this code or removed.

Chapter 18.17 SUPPLEMENTAL DEVELOPMENT STANDARDS.

- 18.17.010 Purpose.
- 18.17.020 Scope.
- 18.17.030 Vision clearance area.
- 18.17.040 Accessory structures.
- 18.17.050 Fences, walls and hedges.
- 18.17.060 Retaining walls.

18.17.010 Purpose.

It is the purpose of this chapter to establish development standards that supplement those established within various zone districts. These supplemental standards are intended to address certain unique situations that may cross district boundaries, and to implement related policies of the Camas Comprehensive Plan.

18.17.020 Scope.

The provisions contained in the following sections are of both general application to the zoning districts and supplemental to specific districts established by the Camas Municipal Code.

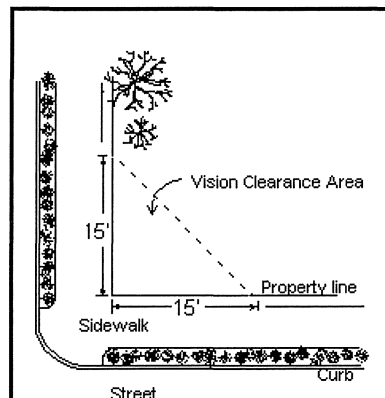


Figure 18.17.030 (1) Vision Clearance

18.17.030 Vision clearance area.

Vision clearance areas shall be maintained in all zoning districts except in the DC, CC, RC, and HI zoning districts. Within these zoning districts, vision clearance areas shall be maintained on the corners of all property adjacent to the intersection of two streets, a street and a railroad, or a private street entering a public street. Driveways and alleys are excluded from the provisions in this section.

- A. On all corner lots, no vehicle, fence, wall, hedge or other obstructive structure or planting shall impede visibility between a height of 42 inches and 10 feet above the existing grade. See figure 18.17.030 (2)

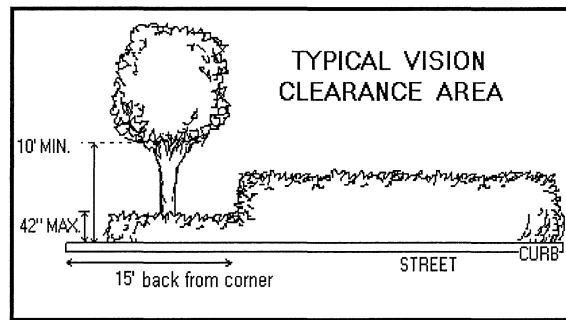


Figure 18.17.030 (2) Vision Clearance Area

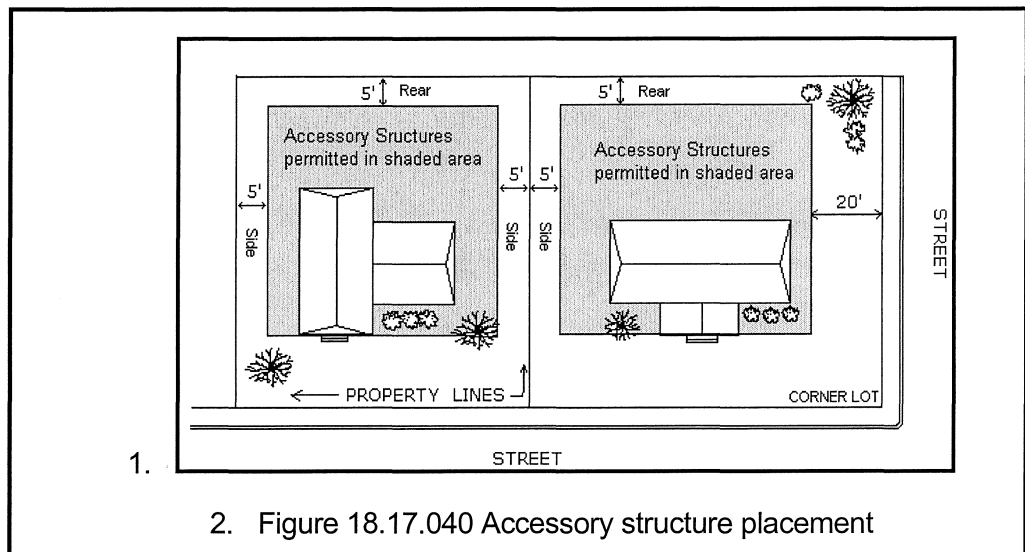
- B. The triangular area shall be formed by measuring 15 feet along both street property lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the end points of the first two sides of the triangle. (see figure 18.17.030 (1) and (2))

18.17.040 Accessory structures.

In an R or MF zones, accessory structures on each lot shall conform to the following requirements:

- A. Definition. An accessory structure is a subordinate structure detached from but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure;

- B. Height. Not exceed one story or 14 feet in height, except on a lot having a minimum area of one acre;



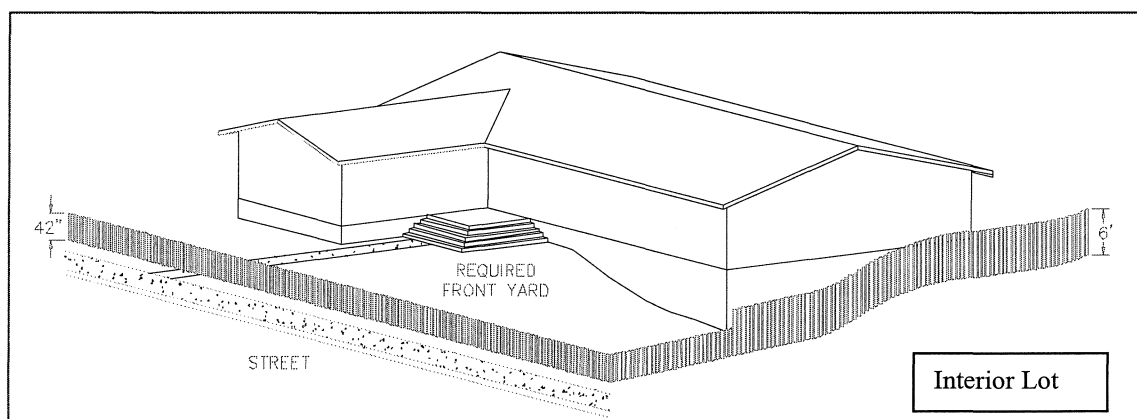
- C. Placement. Not project beyond the front building line;
- D. Coverage. Not occupy altogether more than 30% of the required rear yard,

provided that total lot coverage shall not be exceeded;

- E. Placement. Not be located closer than five feet to a side or rear lot line within a rear yard not closer than 20 feet to a side lot line within a rear yard along a flanking street of a corner lot; provided, that in case of a manufactured home park accessory structures shall not be located closer than 25 feet to a side lot line within a rear yard along a flanking street of a corner lot;
- F. Placement. Not be located closer than five feet to a rear lot line where such rear lot line coincides with the side lot line of an adjoining lot;
- G. Fire protection. Accessory structures placed less than 6 feet away from an existing building require fire protection of exterior walls according to the uniform building code.

18.17.050 Fences

- A. Purpose. The purpose of this section is to provide minimum regulations for fences, walls, hedges, and other similar sight obscuring installations; to provide for the desired objectives of, privacy and security for residents, and safety for motorists and pedestrians using the streets and sidewalks.
- B. Definition. "Fence" means an accessory structure, including landscape planting, designed and intended to serve as a barrier or as a means of enclosing a yard or other area, or other structure; or to serve as a boundary feature separating two or more properties. Fences defined under this chapter shall include, but are not limited to, masonry walls, hedges, arbors, ornamental constructions, and the commonly known, wire, board, metal, wood, wood picket or wood rail fences.



- C. Heights. Fences not more than 6 feet in height may be maintained along the side yard or rear lot lines; provided that such wall or fence does not extend into the required front yard area. The front yard area is the distance between the

front property line and the nearest point of the building specified in the zone districts under Title 18.

- D. A fence shall not exceed 3.5 feet in height in the front yard area, except as herein provided. The height may be increased to 4 feet for non-sight obscuring pipe or rail fencing.
- E. In the case of corner lots, a fence exceeding 3.5 feet (42 inches) in height along a flanking street shall satisfy the required yard setback requirements for the zone. Unless otherwise restricted, fences up to 3.5 feet in height may be constructed within a required side or rear yard.
- F. Access. No fence shall be constructed so as to 1) block or restrict vehicular access to a dedicated alley, access, or way, or 2) create a traffic hazard by impairing or obstructing vision clearance from any driveway, alley, or access. Fences over 3.5 feet shall not be placed in the vision clearance area on corner lots.
- G. Prohibited materials. Fiberglass sheeting, bamboo sheeting, barbed wire, razor ribbon or other similar temporary material shall not be permitted as a fencing material.
- H. Temporary Fences. Vacant property and property under construction may be fenced with a maximum six foot high, non-view obscuring fence.
- I. Measurement of fence and wall height. The height of a fence or wall shall be measured at the highest average ground level within three feet of either side of said wall or fence. In order to allow for variation in topography, the height of a required fence or wall may vary an amount not to exceed six inches; provided however, that in no event shall the average height of such wall or fence exceed the maximum height permitted for that location
- J. A/R Exception. Barbed wire and electric fences shall be permitted on land classified A/R. All electric fences in such instances shall be clearly identified. Maintenance, repair, and replacement of existing fences shall be governed by state law.

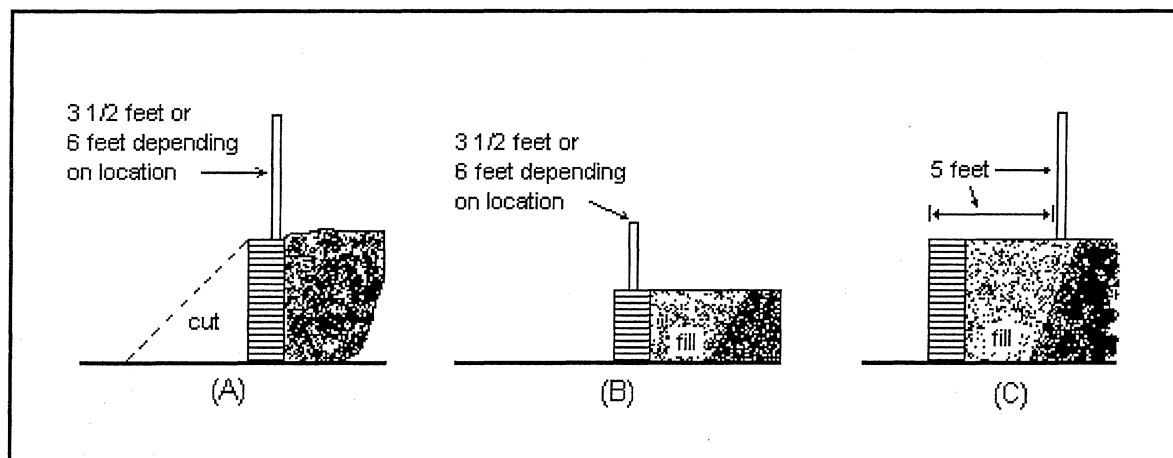


Figure 18.17.050 Retaining Walls

18.17.060 Retaining walls.

- A. Where a retaining wall protects a cut below the natural grade and is located within a required yard, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at that location if no retaining wall existed (see figure 18.17.050 (A) Retaining walls).
- B. Where a retaining wall contains a fill above the natural grade and is located within a required yard, the height of the retaining wall shall be considered as contributing to the permissible height of a fence or wall at that location. A non-sight obscuring fence up to 3.5 feet in height may be erected at the top of the retaining wall for safety (see figure 18.17.050 (B) Retaining walls).
- C. Where a wall or fence is located in a required yard adjacent to a retaining wall containing a fill, such wall shall be setback a distance of one foot for each one foot in height of such wall or fence. The area between the wall or fence and the retaining wall shall be landscaped and continuously maintained. (See figure 18.17.050 (C) Retaining walls).

Chapter 18.20 North Dwyer Creek Residential Overlay and Planned Industrial Development Overlays.

Sections:

- 18.20.010 North Dwyer Creek residential overlay - Purpose.
- 18.20.020 North Dwyer Creek residential overlay - Applicability.
- 18.20.030 North Dwyer Creek residential overlay - Standards.
- 18.20.040 Establishing a Planned Industrial Development (PID).
- 18.20.050 PID - Application requirements.
- 18.20.060 PID -Establishment of a design team.
- 18.20.070 Review of PID by design committee.
- 18.20.080 PID - Use Authorization.
- 18.20.090 PID - Use limitations.
- 18.20.100 Lot area and dimensional requirements.
- 18.20.110 Development plan - general requirements.
- 18.20.120 Criteria for preliminary development plan approval.

18.20.010 North Dwyer Creek residential overlay - Purpose.

The purpose of the North Dwyer Creek residential overlay is to encourage appropriate development of the residential portion of the North Dwyer Creek master plan area. The North Dwyer Creek master plan, a subarea plan of the City of Camas 1994 Comprehensive Plan, designates the residential portion of the planning area for single family residential medium, and the zoning as R-10 (one dwelling unit per ten thousand square feet). Without a special overlay, the existing small-lot configuration and critical areas constrain development at the targeted density of R-10. The overlay allows more flexible residential development through "clustering" smaller lots on constrained sites, leaving the constrained areas as open space. (Renumbered from 18.24.050)

18.20.020 North Dwyer Creek residential overlay - Applicability.

The residential overlay zone applies to the area zoned R-10 within the North Dwyer Creek subarea as shown on "The Map Of The Zoning Ordinance Of The City Of Camas 2001".

18.20.030 North Dwyer Creek residential overlay - Standards.

- A. Residential Subdivisions in the master plan area can only be approved in accordance with the following criteria:

1. Subdivisions in the overlay area that contain new lots under ten thousand square feet shall provide evidence of the existence of sensitive lands such as steep slopes, unstable land, historical or archaeological sites, wetlands, and wetland buffers on the parent parcel.
2. Permissible uses within the R-10 zone shall include single-family detached dwellings.
3. The maximum density will be determined by the following formula:
gross square footage of the site divided by ten thousand square feet.
4. The minimum lot size for new lots shall be five thousand square feet.
5. Where lots are ten thousand square feet or larger, lot dimensions are the same as for the R-10 district. For lots smaller than ten thousand square feet, the minimum width is fifty and the minimum depth is eighty feet.

18.20.040 Establishing a planned industrial development.

As provided in chapter 18.21.110, a planned industrial development (PID) may be established in the LI/BP zone subject to the establishment of a final development plan approved pursuant to the procedures for a binding site plan found in chapter 18.55 and consistent with the provisions of this chapter and other applicable section of the Camas Municipal code. The intent of the PID is to establish a development plan for the specific area that establishes:

1. The specific type of uses that may occur consistent with this chapter;
2. An overall landscape design for common areas and open spaces;
3. An architectural style for consistency of development within the PID and compatible with the surrounding uses;
4. Road and vehicular and pedestrian access improvements for the PID addressing connectivity and consistent with the comprehensive plan or other transportation plans;
5. Establishes minimum lot sizes for new lots with the PID, consistent with this chapter;
6. Establishes setbacks and site development limitations regarding bulk, lot area requirements and other standards.

18.20.050 PID - Application requirements

Application for a Planned Industrial Development shall be submitted on forms provided and in a manner set forth by the Planning Manager. The application shall include such drawings, sketches and narrative as to allow the Planning Commission and City Council review of the proposal on the merits of the applicable city code.

18.20.060 PID -Establishment of a design team.

Because of the special nature of a PID, the expertise of qualified and licensed professionals, working as a team, is required for the planning, development and construction of any PID to ensure fulfillment of the purposes and objectives of chapter 18.21 and this chapter.

- A. The design team shall include, at a minimum, an architect, and/or a landscape architect, and/or a civil engineer. The architect and civil engineer shall be registered to practice in the state.
- B. One of the above professionals shall be designated by the applicant to be responsible for submitting materials to and communicating with the public works department with respect to the concept and details of the development plan. This designated professional shall act as a liaison between the public works department, the design team and the applicant. The selection of this liaison shall not prevent the applicant or any member of the design team from conferring with the public works staff or presenting material to the Planning Commission and/or City Council. The Planning Commission or City Council may require that the expertise of other professionals be used in the planning and development of the PID if it is determined that the site merits special consideration due to particularly unusual or adverse features or conditions.

18.20.070 Review of PID by design committee.

A complete application for a preliminary PID and plan shall be submitted to a design committee, prior to Planning Commission, for review. Such committee shall include, at a minimum, one member from the Planning Commission, one member from the City Council, public works staff, and any other qualified professional(s) the committee deems necessary for each individual application. The committee shall review each application for compliance with the objectives and standards contained in this chapter and applicable sections of the Camas Municipal Code, and shall make recommendations to the Planning Commission for its consideration.

18.20.080 PID - Use Authorization

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

- A. Primary and secondary permitted uses in the LI/BP zone, as listed in section 18.07 subject to the conditions and performance standards as required. As part of the PID approval, the City Council may further specify what uses listed under section 18.07 (LI/BP) may be allowed outright, subject to additional review, or prohibited.

18.20.090 PID - Use limitations

Under no conditions shall the amount of the land designated for commercial use within the PID exceed 25% of the gross developed area within the PID, nor shall secondary uses be allowed to solely be established on parcels greater than five acres in size.

18.20.100 Lot area and dimensional requirements.

A. **Minimum Area.** The minimum area for a development within the PID overlay shall be two acres of contiguous land. The City Council may allow development in the PID overlay on a site smaller than two acres if findings can be made to satisfy the following criteria:

1. The size, configuration and physical characteristics of the site are suitable for the innovative, high quality design called for in a PID;
2. There is evidence that specific limitations or constraints of the site could hinder or prevent its development for industrial purposes in accordance with the LI/BP zone;

B. **Minimum Setback and Access Requirements.**

1. Discrete setback restrictions contained in Section 18.09.030 Table -1 may be reduced for a development in the PID overlay, provided that the intent and objectives of Section 18.21.010 are complied with in the total development plan as determined by the City Council. Building separation shall be maintained in accordance with requirements of the Uniform Fire Code and other safety codes of the city and in accordance with good design principles.
2. Every industrial or commercial building shall have access to a public and/or private street and/or walkway in compliance with ADA requirements.
3. Perimeter Requirements. If topographical or other barriers within the development do not provide reasonable privacy for existing nonindustrial uses adjacent to the development, the City Council shall impose either of the following requirements or both:
 - a. Structures located on the perimeter of the development must be set back in accordance with the provisions of the LI/BP zone; and/or
 - b. Structures located on the perimeter of the development must be screened in a manner approved by the City Council.

18.20.110 Development plan - general requirements

In addition to any requirements identified by the Planning Manager, a proposed development plan shall include the following:

- A. **Circulation Plan.** A comprehensive and detailed vehicular and pedestrian plan, including public transit services, shall be provided as part of the PID application and shall be approved by the City Council. The circulation plan shall include the following:
 - 1. Public and private vehicular access to and from adjacent streets;
 - 2. Methods of adequately separating vehicular and pedestrian circulation patterns;
 - 3. Pedestrian access patterns to various pedestrian-oriented areas of the development overlay from parking areas and public transit stops or terminals, if any; and
 - 4. Separation of service and delivery areas for customer and employee parking areas as well as from other vehicular and pedestrian circulation patterns.
- B. **Common Landscaped Areas.** For purposes of creating common areas, landscaped areas shall be configured, where possible, to be contiguous to adjacent landscaped areas. Such landscaped areas shall be clearly shown on the preliminary plan, shall be physically situated so as to be readily accessible, available to, and usable by all occupants of the development; and such landscaped areas shall be maintained by the occupants of the development in accordance with chapter 18.13 and section 18.21.070 .
- C. **Recycling and Trash Receptacle Areas.** All industries and businesses established within the city shall provide an adequately sized recycling and trash storage area designed to accommodate all recycling and trash generated by the same industry or business. All recycling and trash storage areas shall be screened from public view, using either a six-foot nontransparent wooden fence, masonry wall, or other appropriate means approved by the public works director or his designee, and shall be accessible to recycling and trash collection vehicles.
- D. **Architectural Design.** Within a PID overlay, all buildings, structures and other architectural features shall be of compatible architectural design, materials and appearance, including signing, throughout so as to give a unified appearance to the development therein. An application for a PID a shall specify the general architectural design, materials and appearance, and signage design which will be binding on future development within the PID.

- E. **Utilities.** A development within a PID overlay shall provide for underground installation of utilities, including electrical distribution lines, in public ways, private easements, and extensions thereof. Utility installation and maintenance of facilities shall be in accordance with requirements and regulations of the appropriate public and/or private utility and shown on the development plan.

18.20.120 Criteria for preliminary development plan approval.

A preliminary development plan for a PID may be authorized if findings are made that each of the following criteria is satisfied:

- A. Public facilities serving the proposed development, including but not limited to, sanitary sewers, water, streets, storm sewers, electrical power facilities, parks, public safety and schools shall be adequate and meet current city standards; or it is guaranteed that inadequate or nonexistent public facilities will be upgraded or constructed by the applicant prior to occupancy of the project.
- B. The impact of the proposed development on public facilities shall not exceed the impact anticipated for the site in the formulation of the public facilities master plans contained in the comprehensive plan.
- C. The proposal shall provide adequate open space, landscaping and design features to minimize significant adverse effects on adjacent properties and uses.
- D. The location, shape, size and character of common open space areas shall be suitable and appropriate to the scale and character of the project, considering its size, density, expected population, topography, and the number, type and location of buildings to be provided.
- E. The proposed development shall not result in creation of any nuisance, including but not limited to air, land or water degradation, noise, glare, heat, vibration or other conditions which may be injurious to public health, safety and welfare.
- F. The proposal shall meet the intent and objectives for a PID as expressed in Section 18.21.110.

Chapter 18.21 LIGHT INDUSTRIAL/BUSINESS PARK

Sections:

- 18.21.010 Purpose.
- 18.21.020 Primary uses.
- 18.21.030 Secondary uses.
- 18.21.040 Development application.
- 18.21.050 Development standards.
- 18.21.060 Site development criteria.
- 18.21.070 Landscaping standards.
- 18.21.080 Building and structure designs.
- 18.21.090 Variances.
- 18.21.100 Amendments and minor adjustments.
- 18.21.110 Planned industrial development overlay—Creation, purpose.
- 18.21.120 Process for establishing a planned industrial development.
- 18.21.130 Establishment of a design team.
- 18.21.140 Review of PID by design committee.
- 18.21.150 Standards and requirements.
- 18.21.160 Criteria for preliminary plan approval.
- 18.21.170 Uses authorized.

18.21.010 Purpose.

The LI/BP district is intended to provide for employment growth in the city 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.

18.21.020 Primary uses.

Primary uses in the LI/BP district are those listed as permitted or conditional uses under Chapter 18.07.030 and not identified as a secondary permitted use.

18.21.030 Secondary uses.

Commercial development listed as a secondary permitted use under 18.07.030 may be allowed subject to a conditional use permit and upon findings that the applicables provisions of this chapter are met.

18.21.040 Development application.

Any person desiring to establish or significantly modify a primary or secondary use on land zoned at LI/BP shall submit a conditional use permit application consistent with the requirements of chapter 18.43 and pursuant to the procedures of chapter 18.55. Such application shall be in the manner and form required by the City Planner and shall address the applicable provisions of this chapter.

18.21.050 Development standards.**A. Definitions.**

1. "Maximum floor area ratio" is the maximum permitted ratio of the gross square footage of a building or buildings on a parcel to the total parcel area. The gross square footage of a building or buildings shall be the sum of the area of each floor measured horizontally to the outside faces of the exterior walls. Parcels containing more than one building shall have a maximum floor area ratio based upon the average of all buildings.
2. "Minimum parking ratio" is the minimum permitted ratio of the number of parking spaces on a parcel to the gross square footage of a building or buildings on a parcel.
3. "Maximum building height" : includes roof screens shielding equipment or penthouse structures. Height is to be measured to the midpoint of the exterior wall having the greatest change in elevation, to the highest point of the roof or mechanical screen.

B. Maximum floor area ratios are applicable to the lot coverage requirement set forth in Table 18.09.030 Table-1.**C. Setbacks. Setbacks shall be as setforth in Chapter 18.09.030 Table-1.**

1. Setbacks may be reduced by city council based on site or development constraints, such as wetlands, topography, or the amount of cut and fill required.
2. On corner parcels (parcels bordered by two or more streets), there shall be one front yard established and the remaining sides shall be side yards. The minimum setbacks shall follow the front and side requirements.

D. Parking. Parking shall be provided as per Chapter 18.11.

- E. Signs. Signage shall be as provided in Chapter 18.15 or as provided in a development specific signage program proposed by an applicant and approved as part of the conditional use permit for the use.

18.21.060 Site Development criteria.

- A. Site improvements are to be designed to result in a natural appearance that will blend with surroundings and be compatible with neighboring developments.
- B. **Grading and Drainage:** Site grading and drainage are to be designed by a licensed civil engineer. Grading and slopes are to be compatible with landscaping materials, shall not permit erosion and shall minimize use of retaining walls to control slopes. Plans submitted for building permits shall include a construction phase mitigating procedure to control temporary siltation runoff, erosion, sedimentation or other objectionable effects.
- C. **Traffic and Parking:**
 - 1. All traffic and parking areas shall be paved with asphaltic concrete or portland cement concrete in conformance with approved design standards. The perimeter of all paving areas or landscaped areas shall have portland cement concrete curbs throughout.
 - 2. No public parking is to be allowed on public streets within this zone.
 - 3. All parking areas, loading areas shall be located to minimize viewing from adjacent properties and roadways. They shall be screened from horizontal view with the use of dense landscaping, mounds, view screen fencing or other approved means.
 - 4. Truck docks and loading areas are not permitted on the front elevation of the property and are to be screened from the front view if located within the side yards.
- D. **Refuse/Storage:** Refuse areas and service/storage areas are to be located under cover.
- E. **Utilities:** All utility service lines are to be located underground. All pad-mounted equipment and other visible utility and service equipment are to be carefully located to minimize appearance and shall be appropriately screened consistent with required access and safety requirements.
- F. **Fencing:** Perimeter fencing shall be so constructed as to minimize visual impact. Walls or fences separating adjoining parcels may be located at the property line. No wall or fence taller than three feet shall be placed within the

landscape setbacks along side or rear lot lines and no wall or fence exceeding three feet in height shall be located on the property except for security fencing. Security fencing shall blend into and be compatible with landscaping. Fencing shall have earth tone colors of brown, tan, gray or green. Walls shall be constructed of materials compatible with the building architecture.

- G. **Lighting:** Site and building lighting shall be designed to minimize glare or objectionable effects to the adjacent properties. Residential neighborhoods are of particular concern. Site lighting poles shall not exceed twenty feet in height and shall direct the light downward. Lighting sources viewed from above or below on adjacent property shall be shielded. Building lighting is to be concealed and indirect. Lighting in service areas is to be contained to conceal visibility of light sources from street and adjacent property. Site lighting is to be designed to provide uniform distribution and the light levels shall be adequate for reasonable security and safety on the premises.
- H. **Primary uses:** All primary uses permitted in the LI/BP district shall have no negative or undesirable atmospheric or environmental impacts. All such primary uses shall be developed in a campus-type setting featuring landscaping, off-street parking, architectural designs tending to minimize the industrial nature of the development, buffers between other uses, and such other amenities as are consistent with a campus setting.
- I. **Secondary uses:** All secondary commercial uses are subject to the following:
 - 1. The commercial use is demonstrated to be clearly subordinate to industrial uses in the vicinity, and will primarily serves the daily retail and service needs of the surrounding industrial area.
 - 2. On parcels over ten acres, secondary commercial uses shall be subordinate to a primary uses on the parcel, and the cumulative of all secondary commercial development on site has a maximum floor area equal to 25% of the gross floor area of the primary uses.
 - 3. Proof is provided, demonstrating the need for such use to serve other existing uses within the LI/BP district.
 - 4. The development satisfies the parking, design and other development standards identified in this chapter.

18.21.070 Landscaping standards

In addition to the landscaping requirements of chapter 18.13, all proposed development in this zone shall generally comply with the following standards. Variations may be authorized by the City Council where reasonable factors such as topography, other site constraints, or proposed improvements offset the need for strict compliance.

- A. The entire street frontage will receive street trees/landscaping that will create a unifying effect throughout the area. Tree groupings shall be located for interest

and variety. Plantings shall conform to the approved selection list available from the city, if available.

- B. Entry areas and driveways shall be landscaped to create a feeling of identification and continuity of plant materials related to the foundation plantings around the buildings and parking areas. The entry areas shall be landscaped for a minimum distance of 50 feet on either side of the curb breaks. Landscape a minimum of 25 feet of width on either side of drives for their full length. Long drives would benefit from landscaped divider islands ten to 15 feet wide.
- C. Temporary parking areas shall have 25 feet of landscaping at all perimeters. Permanent parking areas are to have horizontal sight screening from streets and adjacent properties and shall have 50 feet of landscaping on street sides and 25 feet of landscape otherwise.
- D. A fifty foot minimum landscaped planting strip shall be required adjacent to building facades facing any street and a 25 foot minimum planting strip shall be required elsewhere. Curvilinear design is encouraged to create interest and variety.
- E. Areas used for storage, loading, etc., which would make landscaping inappropriate or superfluous will not require landscaping. Those areas have their own requirements for screening. Walls and fences that extend out from the main structure for purposes of screening shall also have a minimum of 25 feet of landscape strip adjacent to the exterior facing side of the wall.
- F. Site development plans shall be submitted showing the final intended, maximum development. Areas reserved for future expansion beyond the foundation planting described above may be allowed to remain natural growth native to the area, but shall be maintained in conformance with local requirements for fire control. Areas between any wall of a building and any street may be landscaped or disced to create an appearance of a controlled natural state. Native species of plants should be maintained where possible.
- G. Large site areas that are intended to remain undeveloped shall be improved with landscape materials that relate to the natural environment and the particular site. Tree clusters, mounding and native undergrowth combined with employee recreational uses should result in an esthetically pleasing effect.
- H. Large, more mature plant materials are encouraged to ensure that some immediate effect on the project's appearance will be attained within two years of planting. The following minimum sizes and spacing are recommended for plant materials at time of installation. Exceptions can be made to these standards when areas are not visible to the general public and installation and maintenance specifications insure successful establishment of introduced plantings.

- I. Notwithstanding sections 18.13.050 (G) and (H), street trees shall have a minimum caliper size of two inches. Trees located along drives and in the street side of planting areas adjacent to parking areas or buildings shall have a minimum caliper size of one and one-half inches. Trees located elsewhere are to have a minimum caliper size of one inch and equivalent to a 15 gallon container size.
- J. Shrubs should be a minimum of five-gallon pot size and upright shrubs should have a minimum height of 18 inches with a minimum spread of 18 inches. Spreading shrubs should have a minimum of 18 to 24 inches (smaller shrub sizes may be approved where it is more appropriate within the particular landscape plan).
- K. Ground covers planted from flats should have a maximum spacing of 12 inches on center or, when planted from one gallon cans, a maximum spacing of 24 inches on center.
- L. Preservation of existing stands of mature, native and naturalized vegetation should be a primary goal in site plan development and site preparation. Special techniques, such as fencing, should be used to protect trees from grading and other construction period activities. A tree protection program should be submitted for projects in areas with substantial amounts of existing tree growth.
- M. Earth berms are convenient devices for providing variation in the ground plane and for screening interior portions of the site. Care must be taken in their construction to avoid creating an artificial appearing landscape. The bermed areas should be as long, as gradual and as graceful as space will allow, and should have a minimum height above surrounding grade of three feet. Maximum slopes for bermed areas should be 3:1 for turf areas and 2:1 for groundcover areas. Earth berms shall comply with vision clearance standards in chapter 18.17.
- N. All landscaped areas shall have an automated irrigation system to insure that plantings are adequately watered. Irrigation systems shall be designed to minimize water runoff onto sidewalks or streets.
- O. Large land parcels may be developed in phases over time resulting in large areas that will not justify final landscaping installation of portion(s) of the parcel, commensurate with the proposed development in the early phase(s).

18.21.080 Building design.

- A. All structures should be designed to be harmonious with the local setting and with neighboring developments, while contributing to the overall architectural character of the area. The building design should appear as an integrated part of

the design concept. All facilities should be designed by a licensed architect and reflect a high standard of architectural design. Buildings should be either reinforced concrete and steel, masonry or wood frame construction. Prefabricated metal buildings or sheet metal sided structures are not permitted, unless an exception is made by the staff review based upon meritorious design.

- B. Building design should consider existing views and vistas from the site and from adjacent roadways; solar orientation; orientation toward major streets and thoroughfares; vehicular and pedestrian flow patterns; the character of neighboring development; expression of the facilities functional organization and individual character; and the satisfaction of the physical, psychological, social and functional needs of facility users.
- C. Design features that can contribute to the design character of a project include entrance drives; enhanced visitor parking areas; highlighted visitor entrances and entry plazas; decorative pedestrian plazas and walkways; focal landscape treatments and site sculptures; employee lunch areas (with amenities such as outdoor seating, garden areas, etc.); atriums and interior courts; dynamic building and roof forms; distinctive window patterns; shade and shadow patterns; surface treatments; and accent lighting and landscaping.
- D. Long, straight building facades are generally uninviting and visually uninteresting. Building setbacks shall be varied and all facades articulated to add visual variety, distinctiveness and human scale. Space created by the varied setbacks of the building facades can accommodate landscaping and pedestrian/employee areas that contribute visual interest.
- E. Exterior building colors shall be compatible with the surrounding manmade and natural environments, and not in competition with surrounding elements for attention (i.e., building color should not, in any way, become signing for the site). Generally, building colors should be subdued. Primary colors or other bright colors should generally be used only as accents to enliven the architecture. Repetition and overuse of a single approach to the use of color, such as horizontal stripes/bands, can result in the treatment losing its effectiveness. Brighter, more distinctive color palettes may be approved by the city design review, based upon meritorious design.
- F. Reflective glass is not permitted for glazing.
- G. Roof-mounted equipment that is visible from adjacent, elevated property should be painted a compatible color with the roof screen.
- H. All rooftop or outdoor mechanical equipment shall be fully screened from public view in a manner which is architecturally integrated with the structure. Screening shall be constructed to a finished standard using materials and finishes

consistent with the rest of the building. Building designs should consider potential visibility of equipment from elevated rights-of-way or adjoining property.

- I. All vents, flues or other protrusions through the roof less than 16 inches in diameter need not be screened from view, but must be painted or treated to blend with the color of the background. All such vents, flues or other protrusions through the roof more than 16 inches in diameter shall be considered mechanical equipment and shall be screened from view.

18.21.090 Variances.

Whenever there are practical difficulties that result from peculiarities of specific property which make it difficult to implement the standards and requirements of the Light Industrial/Business Park zone, the City Council shall have the authority as part of the conditional use permit process to grant a variance from strict compliance with specific standards or requirements. Such variance may alter the literal enforcement of any standard, requirement, or regulation of the Light Industrial/Business Park zone so long as such variance is not inconsistent with the purpose of the Light Industrial/Business Park zone and does not adversely impact the public health, safety, and welfare. Any such variance so granted shall be specifically identified in the City Council's approval of a development application.

18.21.100 Amendments and minor adjustments.

Approval of the application for a development within the LI/BP district shall be binding on the applicant, his heirs, successors and assigns, and any changes in the approved application are subject to the following provisions relating to minor adjustments and amendment of the approved application:

- A. **Minor Adjustments.** Inherent in flexible zones is the need to provide for minor adjustment in the size, shape, location and elevation of structures, the patterns for traffic ingress and egress, the parking lot configurations, the landscaping and buffers, and the other matters approved in the developer's application. The city engineer may approve, in his discretion, those minor adjustments that do not significantly or materially alter the application as approved by the City Council. If the city engineer refuses to approve a proposed minor adjustment, then the applicant may seek a variance from the board of adjustment subject to the standards and procedures of Chapter 18.45 "Variances."
- B. **Amendment of Approved Application.** Any change in the approved application that would materially or significantly impact traffic patterns, water requirements, production of waste products, volumes and kinds of stored chemicals and gases, atmospheric emissions, solid waste volumes, expected employment levels, or other matters approved in the application must be reviewed by the Planning Commission and recorded in the minutes of the Planning Commission. The recommendation of the Planning Commission regarding the proposed

amendment in the approved application, together with its reasons therefor, shall be submitted to the City Council for its approval. Upon approval of such changes by the City Council, the approved application shall be considered amended to that extent.

- C. **Unauthorized Changes.** Unauthorized changes or substantial deviations from the approved application may be subject to a stop-work order by the city engineer. If not corrected, this will result in the refusal to issue any occupancy permits until the development is brought into conformance with the approved application.

18.21.110 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 to:

- A. Permit a PID to be established within the LI/BP zone after approval of final plans as set forth in chapter 18.20;
- 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.

A plan approved pursuant to the provisions of the PID overlay zone shall constitute a binding site plan, and shall allow for the division of land as an alternative to subdivision and short subdivision approval.

Chapter 18.25 ROWHOUSES

Sections:

18.25.010	Purpose.
18.25.020	Application.
18.25.030	Notification and Hearing.
18.25.040	Procedures.
18.25.050	Design Standards.
18.25.060	Dimensional Standards.

18.25.010 Purpose.

To provide opportunities for individual home ownership in the multifamily zoning districts and/or to provide for variety in housing opportunities within a PRD by allowing rowhouse developments consistent with density requirements of the base zones. This chapter provides alternative dimensional standards and additional requirements which allows for the division of land into small lots in conjunction with the construction of attached single family units commonly referred to as rowhouses or townhouses.

18.25.020 Application.

An application is required for rowhouse developments and shall be reviewed in accordance with Title 17 Subdivisions, of the Camas Municipal Code. If land is subdivided development proposals must receive approval of a site plan demonstrating how the proposal complies with this chapter and all other requirements identified on the application.

18.25.030 Notification and hearing.

Notification and hearing for rowhouse developments shall be administered under Chapter 18.55 "Development Administration."

18.25.040 Procedures.

- A. Preliminary plats may not be approved without approval of the submitted site plan. Both the site plan and preliminary plat must be fully consistent with standards of this and all other applicable ordinances.
- B. Preliminary plats may be approved only where conditions of approval are established to ensure that subsequent or existing development on the resultant parcels shall occur consistent with the approved site plan.
- C. Building permits may only be approved where fully consistent with the approved site plan and land division or all units with common walls.

18.25.050 Design Standards.

- A. No more than 40% of the total square footage of the front facade of each unit may be garage door area.
- B. One parking space is required per unit, and shall be provided either on the same lot as the dwelling, or in shared parking areas located primarily to the rear of or beneath the units. Parking is encouraged to be located behind the dwelling unit with access to the alley. If an alley is utilized, pedestrian access from the alley to the dwelling shall be provided for each lot. On-site and shared parking shall be the primary parking location, off-site parking may be used if approved by the City Engineer.
- C. Detached garages are allowed, provided, they are accessed from an alley or driveway and do not exceed 18 feet in height.
- D. Impact fees for rowhouses on individual lots shall be assessed at the multifamily rate.
- E. Only one dwelling unit may occupy an individual lot. Each attached dwelling may occupy no more than one lot.
- F. No more than 8 attached dwellings are permitted in a row or single group of structures.

18.25.060 Dimensional standards.

Dimensional standards shall be determined by Table 3 of section 18.09.050.

Chapter 18.27 ACCESSORY DWELLING UNITS

Sections:

- 18.27.010 Purpose.
- 18.27.020 Scope.
- 18.27.030 Definition.
- 18.27.040 Establishing an accessory dwelling unit.
- 18.27.050 Development Standard.
- 18.27.060 Design Guidelines.

18.27.010 Purpose.

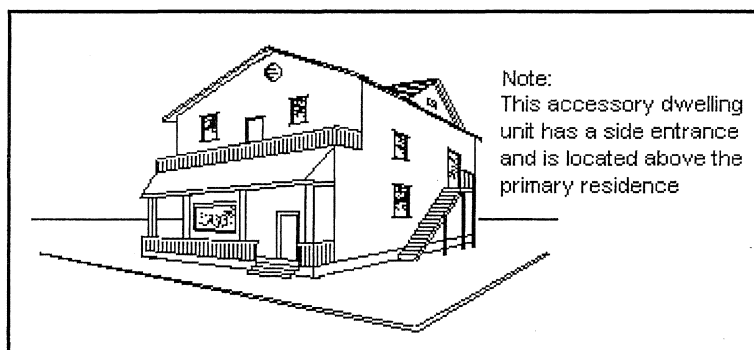
Accessory dwelling units are intended to:

- A. Provide for a range of choices of housing in the City;
- B. Provide additional dwelling units, thereby increasing densities with minimal cost an disruption to existing neighborhoods;
- C. Allow individuals and smaller households to retain large houses as residences; and
- D. Enhance options for families by providing opportunities for older or younger relatives to live in close proximity while maintaining a degree of privacy.

18.27.020 Scope.

Accessory dwelling units shall meet the requirement of this chapter and may be allowed in the residential (R) and multi-family (MF) zones.

18.27.030 Definition.



18.18 - 1 Typical Accessory Dwelling Unit

An accessory dwelling unit (ADU) is an additional smaller, subordinate dwelling unit on a lot with, or in an existing or new house. These units are intended to provide for a greater range of choices of housing types in single family and multi-family residential districts. An ADU is not a duplex because the intensity of use is less due to the limitations of size and number of bedrooms.

18.27.040 Establishing an accessory dwelling unit.

Accessory dwelling unit may be created through:

- A. Internal conversion within an existing dwelling;
- B. The addition of new square footage to the existing house or to a garage and any addition thereto is located at least 40 feet back from the front property line;
- C. Conversion of an existing garage if the garage is setback at least 40 feet back from the front property line;
- D. Inclusion in the development plans for, or as part of, the construction of a new single family detached dwelling unit; or
- E. A separate detached dwelling unit on the same lot as the primary dwelling unit when the accessory unit is located at least 10 feet behind the most distant back or side wall or other structural element of the primary dwelling unit structure;

Manufactured homes or recreational vehicles are not considered an accessory structure for the purposes of this chapter.

18.27.050 Development Standards.

- A. Number. No more than one accessory dwelling unit per legal lot is permitted and it must be accessory to a single family residence. A lot of record lawfully occupied by two or more single family residences shall not be permitted to have an accessory dwelling unit, unless the lot is short platted under Title 17 of this code. If a short plat is approved, an accessory dwelling unit for each dwelling unit is permitted only if all dimensional standards of the underlying zone and all other provisions of this chapter are met.
- B. Lot area. No accessory dwelling unit shall be permitted on a lot of less than 5,000 square feet.
- C. Compliance. The applicant must apply for a building permit for an accessory dwelling unit. An ADU shall comply with applicable building, fire, and health and safety codes. Addressing of the ADU shall be assigned by the building department with approval by the fire department. An ADU cannot be occupied until a certificate of occupancy is issued by the building department.
- D. Height. An accessory dwelling unit shall conform to existing requirements for the primary residence, including, but not limited to lot coverage, front, side and rear yard setbacks. Building height is limited to 25 feet for a detached ADU. Building

height requirements of the underlying zone do apply to the ADU for internal conversion or structural addition to the existing primary dwelling.

- E. Conformance to zoning. The addition of an accessory dwelling unit shall not make any lot, structure or use nonconforming within the development site. All setbacks, including height limitations for the zone shall be met except as allowed in Chapter 18.45 "Variances."
- F. Outbuilding size. For purposes of this section, an accessory structure (such as a garage or other outbuilding, but not a detached accessory dwelling unit) which contains an accessory dwelling unit may not cover more than 10% of the total site area.
- G. Total floor area. The total gross floor area of an accessory dwelling unit shall not exceed 40% of the area of the primary dwelling's living area. The living area of the primary unit excludes uninhabitable floor area and garage or other out building square footage whether attached or detached.
- H. Number of bedrooms. An accessory dwelling unit shall not contain more than one bedroom.
- I. Parking. An accessory dwelling unit shall have a minimum of one on-site parking space, in addition to the primary dwelling unit's designated parking spaces.
- J. Architectural design. The exterior appearance of an addition or detached accessory dwelling unit shall be architecturally compatible with the primary residence. Compatibility includes coordination of architectural style, exterior building materials and color, roof material, form and pitch, window style and placement, other architectural features and landscaping. (See section 18.27.050 "Development standards" of this chapter).
- K. Entrances. For an accessory dwelling unit created by internal conversion or by an addition to an existing primary dwelling, only one entrance may be located on the front of the house, unless the house contained additional front doors before the conversion. Secondary entrances should be located on the side or rear of the primary residence to the extent possible.
- L. Utilities. An accessory dwelling unit shall connect to public sewer and water. A home or lot not connected to public sewer and water, which adds an accessory dwelling unit shall connect to public sewer and water.
- M. Nonconformity. A home or lot which has an accessory dwelling unit which was established prior to adoption of this chapter may be approved for a building permit subject to the provisions of Chapter 18.41 "Nonconforming Uses."
- N. Impact fees. Accessory dwelling units shall be subject to impact fees at the following rates: Impact fees shall be 25% of the single family rate for internal conversions and 35% for external conversions.

- O. Owner Occupancy. Prior to the issuance of a building permit establishing and accessory dwelling unit, the applicant shall record the ADU as a deed restriction with the Clark County auditor's office. Forms shall be provided by the City stating that one of the dwelling units is and will continue to be occupied by the owner of the property as the owner's principal and permanent residence for as long as the other unit is being rented or other wise occupied. The owner shall show proof of ownership and shall maintain residency for at least 6 months out of the year, and at no time receive rent for, the owner occupied unit. Falsely certifying owner occupancy shall be considered a violation of the zoning ordinance and is subject to the enforcement actions.

18.27.060 Design Guidelines.

- A. Exterior Finish Materials. Exterior finish materials must duplicate or reflect the exterior finish material on the primary dwelling unit.
- B. Roof Slopes. For buildings over 15 feet in height, the slope of the accessory dwelling unit roof must be the same as that of the predominate slope of the primary dwelling structure.
- C. Historic Structures. If an accessory dwelling unit is on the same lot as or within an historic structure which has been designated on the national, state or local historic register, the following design guidelines are applicable:
1. Exterior materials shall be of the same type, size and placement as those of the primary dwelling structure.
 2. Trim on edges of elements of an ADU shall be the same as those of the primary structure in type, size and placement.
 3. Windows in any elevation which faces a street shall match those in the primary structure in proportion, i.e. same height, width, and orientation (horizontal or vertical).
 4. Pediment and Dormers. Each accessory dwelling unit over 20 feet in height shall have either a roof pediment or dormer if one or the other of these architectural features are present on the primary dwelling.

Chapter 18.29 MANUFACTURED HOME PARKS.

Section:

18.29.010	Purpose.
18.29.020	Procedures.
18.29.030	Notification and hearing.
18.29.040	Application requirements.
18.29.050	Dimensional standards.
18.29.060	Park development standards.
18.29.070	Manufactured home site standards.
18.29.080	Operations and maintenance.

18.29.010 Purpose.

The purpose of this chapter is to establish procedure to accommodate manufactured home park developments where individual spaces are leased or rented and not sold to the occupants; to provide performance standards for such a park; to provide standards for diverse and affordable housing as a goal expressed in the Comprehensive Plan.

18.29.020 Procedures.

Where manufactured home parks are required to receive conditional use approval, the Planning Commission and City Council shall be guided by the following criteria in addition to the criteria in Section 18.43.050 "Criteria" of the Conditional Use Permits chapter in making a decision:

- A. The park design, including site layout, street configuration, landscaping, and community space, are compatible with the surroundings and the community character goals of the Comprehensive Plan; and
- B. The park is consistent with the Comprehensive Plan; and
- C. The park makes adequate provision for sanitary sewers, drainage, water, streets, parks and open space.

18.29.030 Notification and hearing.

Notification and hearing for manufactured home parks in accordance with a conditional use permit shall be administered under Chapter 18.55 "Development Administration."

18.29.040 Application Requirements.

All applications submitted for approval of a manufactured home park shall consist of a development plan, including:

- A. Name of the person who prepared the plan;
- B. Names of all persons owning and managing the land proposed for the development;
- C. Name and address of the proposed manufactured home park;
- D. Scale of the plan and north arrow;
- E. Boundaries and dimensions of the manufactured home park, and number of acres included;
- F. Vicinity map showing uses on adjacent properties and the relationship of the development to such uses;
- G. Location and dimensions of each space, with each space designated by number or other designation;
- H. Location and dimensions of each existing or proposed building;
- I. Location, width and design standards of streets and pedestrian ways;
- J. Location, size and design details of all utilities serving the site, if the manufactured park is permitted outright in the underlying zoning designation;
- K. Location of lighting fixtures for exterior lighting;
- L. Location of recreational and other common areas;
- M. Location and type of landscaping, fences, walls, and other screening structures;
- N. Location, arrangement, and design of all parking facilities;
- O. Location of fire hydrants;
- P. Enlarged plot plan of a typical space, showing location of foundation base, storage space, parking, setbacks to property lines, utility connections, and other improvements;
- Q. Topography of the park site with contour intervals of not more than two feet, and a drainage plan.
- R. A survey plat of the property, plans of structures to be constructed, public water systems and sewage approved by appropriate governmental agencies, and garbage disposal provisions;
- S. Any additional information relevant to determining if the proposal meets the application approval criteria.

18.29.050 Dimensional Standards.

Minimum density provisions for manufactured home parks and park spaces are shown in Table 18.29-2.

Table 18.29-1

Manufactured Home Park	Standards
Minimum lot area:	5 acres
Minimum lot width:	200 feet
Minimum lot depth:	200 feet
Minimum landscape buffer	20 feet (along a public street or residential (R) zone) 10 feet (along any other boundary)
Manufactured Home Space Within Park	Standards
Minimum individual space size	4,800 square feet.
Maximum building height:	1 story
Maximum lot coverage:	50%
Minimum internal setbacks:	
-from another home or accessory building:	10 feet
-from another home space line:	5 feet
-from a roadway lot line	10 feet
-from the exterior site boundary:	10 feet
-from any exterior landscaping	5 feet
-from the exterior site boundary abutting a public street:	20 feet

18.29.060 Park Development Standards.

The following standards apply to all manufactured home parks.

- A. Size. The minimum lot size for a manufactured home park shall be five acres.
- B. Minimum right-of-way. A manufactured home park shall front an improved collector or arterial street.
- C. Density. Spaces within manufactured home parks shall be a minimum of 4,800 square feet.
- D. Buffers. A manufactured home park shall provide and maintain a minimum landscaped buffer of 20 feet along any property line abutting upon a public street or residential (R) zone and at least a 10-foot landscaped buffer from any other boundary line defining the outside limits of the park. In addition, manufactured home parks shall submit a landscaping plan in compliance with the provisions in the Chapter 18.13 "Landscaping." For buffer widths, see figure 18.29-1 Landscape buffer widths.

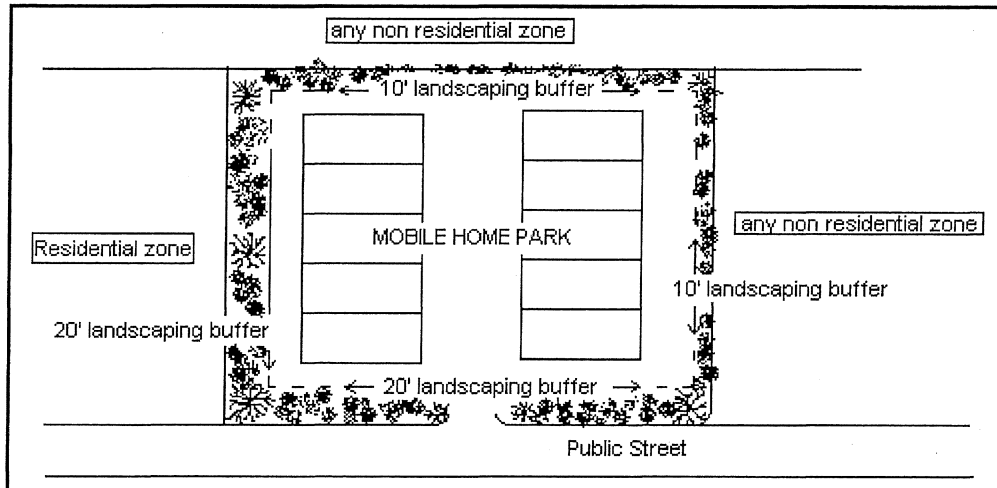


Figure 18.29-1 Landscape buffer widths

- E. Street lighting. Street lighting shall be provided according to City standard.
- F. Underground Utilities. All utilities shall be installed underground.
- G. Swimming pools. Community swimming pools shall meet the standards of the Clark County Health District and Uniform Building Code.
- H. Signs. Signs identifying the manufactured home park shall comply with regulations in Section 18.16.130 "Entrance structures."
- I. Streets. Within manufactured home parks all streets shall be constructed to City of Camas standards for private streets (or public streets as determined by the City Engineer), including width, sidewalks, paving depth and base, curve radii and curbs; except sidewalks may be a minimum of four feet wide. The width of right-of-way required of public streets and planting strips are not required. The responsibility of maintenance for private roads shall be with the park management.
- J. Recreational vehicle storage. Common storage areas for recreational vehicles, boats or trailers shall be provided as part of the manufactured home park design at the rate of 50 square feet for each site in the park. Said storage shall be interior to the park and shall be screened by a six foot-high sight-obscuring fence with a lockable gate. Parking of recreational vehicles shall not be allowed other than in approved storage areas.

18.29.070 Manufactured home space standards.

- A. The following standard shall be satisfied for manufactured home sites within manufactured home parks.

- B. One home per space. Notwithstanding chapter 18.07-Use authorization, one manufactured home or one designated manufactured home shall be allowed on a manufactured home space within a manufacture home park.
- C. Internal setback. A manufactured home or attached accessory building shall not be located closer than 10 feet from any other manufactured home or attached accessory building; closer than 10 feet from any road way lot line or five feet from any other manufactured home space line; 10 feet from any exterior boundary of the site; and 20 feet if abutting a public street. Manufactured home accessory structures, when not attached to the manufactured home, shall not be closer than six feet from such home and shall not be closer than five feet to a manufactured home space line and 10 feet to a roadway lot line. Detached accessory structures, when less than 120 square feet may disregard setbacks from manufactured home space lines provided the structure is separated from the manufactured home and all other structures by six feet. No structures are allowed in park buffers.
- D. Lot coverage. A manufactured home and all accessory structures shall not cover more than 50% of the area of a manufactured home space.
- E. Parking. Two off-street parking spaces shall be provided for each manufactured home space. In addition guest parking shall be provided in every manufactured home park, based on a ratio of one parking space for each four manufactured home spaces.
- F. Trailers and recreational vehicles. No travel trailer or recreational vehicle shall be utilized except as temporary living quarters and accessory to an existing manufactured home, which use shall not exceed a maximum of 10 days per year.
- G. Height. Structures within manufactured home parks shall be no greater than 1 story in height.

18.29.080 Operation and maintenance.

The owner or a designated agent shall be available and responsible for the direct management of the manufactured home park and responsible for any penalties for the violations in this chapter and other applicable sections of the Camas Municipal Code.

Chapter 18.31 SENSITIVE AREAS AND OPEN SPACE

Sections:

18.31.010	Purpose.
18.31.020	Scope.
18.31.030	Administration.
18.31.040	Definitions.
18.31.050	Wetland standards.
18.31.060	Steep slopes and potentially unstable soils.
18.31.070	Streams and watercourses.
18.31.080	Tree retention.
18.31.090	Wildlife habitat.
18.31.100	Mandatory preservation.
18.31.110	Negotiated preservation.

18.31.010 Purpose.

The guidelines, criteria, standards, special studies, and open space requirements in this chapter are intended to identify, protect, and preserve lands and areas within the City which are characterized by the presence of environmentally sensitive or valuable features and resources. These areas may include: steep slopes and areas of unstable soils; wetlands; and streams and watercourses. Certain activities within these areas, unless regulated by the City, pose a potential threat to life, property and public health and welfare. Unregulated activities also pose a significant threat to important environmental features and communities, and to the functions and values they perform.

This chapter is also intended to implement the goals and policies of the Comprehensive Plan; to protect critical areas within the City as required by state policies, guidelines and rules; to provide property owners and members of the public with notice as to the location and distribution of sensitive areas within the City; and to require special studies to help identify environmentally sensitive and valuable areas within the City. Such plans and studies shall be prepared by qualified professionals.

18.31.020 Scope.

Land proposals below are subject to the criteria, guidelines, conditions, performance standards and procedural requirements contained in this chapter.

- A. Rezone;
- B. Conditional use permit;
- C. Variance;
- D. Shoreline substantial development permit;
- E. Planned development;
- F. Subdivision;
- G. Short subdivision;

- H. Commercial development;
- I. Business park development; or
- J. Any grading, filling or clearing of land or logging or removal of timber on land characterized by or adjacent to (within three hundred feet of) an environmentally sensitive area.
- K. Open space designation standards and requirements shall apply to any application proposals involving a subdivision or planned development.
- L. The standards and requirements of this chapter shall apply in addition to any other regulations of the City applicable to the underlying zone . In case of any conflict between these and any other regulation(s), the stricter regulations(s) shall apply.

18.31.030 Administration.

The City Planner shall determine, based on the City's sensitive area overlay maps, environmental information provided by the applicant, and field reconnaissance as necessary, whether a property for which development approval is requested, contains the types of lands or areas subject to this chapter. If property for which development approval is requested does contain sensitive lands, a development application must be accompanied by wetland studies, detailed geotechnical studies, tree retention and vegetation removal plans and wildlife habitat assessments. The City Planner may waive or modify the study and reporting requirements of this section if it is determined that the subject property does not contain substantial amounts of such lands or areas.

18.31.040 Definitions.

- A. "Buffer" is either: 1) an area adjacent to hillsides which provides the margin of safety through protection of slope stability, attenuation of surface water flows and landslide, seismic, and erosion hazards reasonably necessary to minimize risk to the public from loss of life, well-being or property damage resulting from natural disasters; or 2) an area adjacent to a stream or wetland which is an integral part of the stream or wetland ecosystem, providing shade; input of organic debris and coarse sediments; room for variation in stream or wetland boundaries; habitat for wildlife; impeding the volume and rate of runoff; reducing the amount of sediment, nutrients, and toxic materials entering the stream or wetland; and protection from harmful intrusion to protect the public from losses suffered when the functions and values of stream and wetland resources are degraded.
- B. "Department" means the City Planning Department.
- C. "Drainage facility" means the system of collecting and storing surface and stormwater runoff. Drainage facilities shall include but not be limited to all surface and storm water runoff conveyance and containment facilities including streams, pipelines, channels, ditches, wetlands, closed depressions, infiltration

facilities, retention/detention facilities, and other drainage structures and appurtenances, both natural and man-made.

- D. “Environmentally sensitive area(s)” or “sensitive areas(s)” means areas within the City are characterized by or support unique, fragile or valuable natural resources, or that are subject to natural hazards. Sensitive areas include wetlands and wetland buffers, streams and watercourses, steep slopes, and areas with potentially unstable soils, as those areas are defined and identified pursuant to this chapter.
- E. “Hillsides” are geological features of the landscape having slopes of 15% or greater. To differentiate between levels of hillside protection and the application of development standards, the City categorizes hillsides into four groups: hillsides of at least 15% but less than 40%; hillsides with unstable slopes; hillsides of 40% percent slope and greater; hillsides which are ravine sidewalls or bluffs.
- F. “Mitigation” is the use of any combination or all of the following actions:
 1. Avoid impacts to environmentally sensitive areas by not taking a certain action or parts of an action;
 2. Minimize impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
 3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environmentally sensitive area;
 4. Reducing or eliminating the impact over time by reservation and maintenance operations during the life of the development proposal;
 5. Compensating for the impact by replacing or enhancing environmentally sensitive areas, or providing substitute resources.
- G. “Open Space” means land set aside and maintained in a natural state, providing air, light, and habitat for wildlife, and/or containing significant trees and vegetation. Open space may contain environmentally sensitive lands, which include but are not limited to steep slopes and areas with unstable soils, wetlands, and streams and watercourses. Open space may also provide for active and passive recreation use. There are two general categories of open space, which are as follows:
 1. “Natural Open Space” means land devoted to protecting environmentally sensitive lands as defined in this code. Natural open space generally has no developed areas, with the exception of trails as identified in the

Comprehensive Parks, Recreation, Open Space Plan or by a condition of development approval.

2. "Recreational Open Space" means land set aside and includes development for recreational opportunities, which may contain trails, sports fields, playgrounds, swimming pools, tennis courts, and picnic areas. Recreational open space is generally limited in size and intensity, proportionate to the development, and is intended for the enjoyment of the residents of the development.
- H. "Open Space Connectors" are tracts of land with typically no sensitive lands that are connect parcels of land to form th Open Space Network.
 - I. "Open Space Network" is a network of open space composed of mostly wooded areas, steep slopes, ravines, streams and waterways, as areas identified in the Comprehensive Parks, Recreation, & Open Space Plan.
 - J. "Protective Mechanism" is a means of providing permanent protection to open space, and shall include conservation easements, dedication to the City, conveyance to a public or private land trust, conveyance to a homeowners association, restrictive covenants, or any combination of such mechanisms.
 - K. "Ravine Sidewall" is a steep slope which abuts and rises from the valley floor of a stream and which was created by the wearing action of the stream. Ravine sidewalls contain slopes predominantly in excess of 40%, although portions may be less than 40%. The toe of a ravine sidewall is the steam valley floor. The top of a ravine sidewall is typically a distinct line where the slope abruptly levels out. Where there is no distinct break in slope, the top is where the slope diminishes to less than 15%. Minor natural or man-made breaks in the slope of ravine sidewalls shall not be considered as the top. Benches with slopes less than 15% and containing developable areas shall be considered as the top.
 - L. "Sensitive Areas(s)" see environmentally sensitive areas.
 - M. "Sensitive Areas(s) Map(s)" means those maps adopted and/or incorporated by reference by the City to identify the general location of environmentally sensitive or valuable areas. In case of questions as to map boundaries or mapping errors, the presence or absence of a sensitive area shall be determined in field by a qualified professional, experienced in a discipline appropriate to evaluation of the appropriate feature, and shall determine the applicability of this chapter.
 - N. "Significant Trees" shall mean evergreen trees eight inches (8") in diameter or greater, as measured four feet (4') above existing grade, and deciduous trees, other than red alder or cottonwood, twelve inches (12") in diameter or greater, measured one foot (1') above the root crown.

- O. “Steep slopes” or “area with potentially unstable soils” means any land potentially subject to landslides, severe erosion or seismic activity (earthquake faults). Steep slopes are generally characterized by slopes of 15% or greater, impermeable subsurface material (sometimes interbedded with permeable subsurface material), and/or springs or seeping groundwater during the wet season. Seismic areas are those lying along or adjacent to identified earthquakes faults.
- P. “Stream” or “watercourse” means those areas where surface waters produce a defined channel or bed. The channel or bed need not contain water year-round. This definition does not include irrigation ditches, canals, storm or surface water conveyance devices or other entirely artificial watercourses. Streams or further categorized as Class 1 through 5 in accordance with the classifications used by WAC 222-16-030.
- Q. “Wetland(s)” means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands include those artificial wetlands intentionally created to mitigate conversions of wetlands.
- R. “Wetland buffer” means a naturally vegetated and undisturbed, enhanced or revegetated area surrounding wetland that is part of a wetland ecosystem and protect a wetland from adverse impacts to its function, integrity and value. Wetland buffers serve to moderate runoff volume and flow rates; reduce sediment, chemical nutrient and toxic pollutants; provide shading to maintain desirable water temperatures; provide habitat for wildlife; and protect wetland resources from human activities.
- S. “Wildlife habitat” shall be defined to mean areas that provide food, protective cover, nesting, breeding, or movement for threatened, endangered, sensitive, monitor or priority species of wildlife, or other wildlife species of special concern. Wildlife habitat shall also mean areas that are the location of threatened, endangered, sensitive, monitor or priority species of plants, or other plant species of special concern

18.31.050 Wetland standards.

- A. Intent. It is the intent of these regulations that adverse impacts to wetlands and wetland buffers shall be avoided except where it can be demonstrated that such

impacts are unavoidable and necessary or that all reasonable economic uses of the property would be denied.

B. Regulated Activities/Development Limitations.

The following activities within a wetland and its associated buffer shall be avoided to the extent practicable:

1. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter or materials of any kind;
2. Dumping, flooding, or disturbing the water level or water table;
3. Draining, flooding, or disturbing the water level or water table;
4. Driving piling or placing obstructions;
5. Constructing, reconstructing, demolishing or altering the size of any structure or infrastructure;
6. Destroying or altering vegetation through clearing, harvesting, shading or planting vegetation that would alter the character of a wetland; or
7. Activities that result in significant changes in water temperature, physical or chemical characteristics of wetland water sources, including quantity and pollutants.

C. Wetland Report.

Prior to the issuance of a SEPA threshold determination for any proposal within identified wetland areas, a wetland identification and delineation report must be submitted to the City for review. The purpose of the report is to determine the presence, extent and function of wetlands on a site that could be affected by a proposed action. The report, and supporting field investigation, shall be performed by a qualified biologist with experience in performing wetland identification, delineation and evaluation in accordance with the requirements of this section.

Wetland boundaries shall be staked and flagged in the field; field flagging must be distinguishable from other survey flagging on site. The field flagging must be accompanied by a wetland delineation report including the following information:

1. Site designated on a National Wetland Inventory (NWI) Map by the U.S. Fish and Wildlife Service;
2. Vicinity map, to include;

- a. The wetland boundary must be accurately drawn at an appropriate engineering scale such that information shown is not cramped or illegible. Generally, a scale of one inch equals four hundred feet (1" = 400') or larger should be used. Existing features must be distinguished from proposed features;
 - b. Site boundary property lines and roads;
 - c. Internal property lines, rights-of-way, easements, etc.;
 - d. Existing physical features of the site including buildings, fences, and other structures, roads, parking lots, utilities, water bodies, etc.;
 - e. Contours at the smallest readily available intervals, preferably at two-foot intervals;
 - f. Delineated wetland boundary, as identified using the Corps of Engineers Wetland Delineation Manual, Environmental Laboratory, 1987;
 - g. Hydrologic mapping showing patterns of surface water movement into, through, and out of the site area; and
 - h. Location of all test holes and vegetation sample sites, numbers to correspond with flagging in the field and field data sheets.
 - i. For large and/or complex projects, an aerial photo with overlays displaying the site boundaries and wetland delineation may be required. Generally, an ortho-photograph at a scale of one inch equals four hundred feet (1" = 400') or greater, such as one inch equals two hundred feet (1" = 200') should be used. If an ortho-photograph is not available, the center of a small scale (e.g., one inch equals forty thousand feet (1" = 40,000') to one inch equals sixty thousand feet (1" = 60,000') aerial photograph enlarged to one inch equals four hundred feet (1" = 400') may be used.
3. The wetland report shall describe the following:
- a. Location information including legal description and address;
 - b. Delineation methodology, with special emphasis on whether the approach used was routine, intermediate, or comprehensive, as described in the Corps of Engineers Wetland Delineation Manual, Environmental Laboratory, 1987, or most recent edition.
 - c. General site conditions, including topography, acreage, and surface areas of wetlands and water bodies;
 - d. Specific description of plant communities, soils, and hydrology; and
 - e. Field data sheets from the Federal Manual, numbered to correspond with sample site locations staked and flagged in the field.
 - f. The report shall include a summary of significant adverse impacts to the wetland or buffer. Potential impacts may include (but are not limited to) loss of flood storage potential, loss of wildlife habitat, any expected

decrease in species diversity or quantity, changes in water quality, any increase in human intrusion, and impacts on associated wetland or water resources.

- g. The report shall contain an analysis of recommended measures to avoid significant adverse impacts to wetlands and their associated buffers and an identification of impacts that cannot be avoided or reduced. Such measures to avoid or reduce impacts may include but are not limited to:
 - i. Limiting the degree or magnitude of the proposed activity;
 - ii. Limiting the implementation of the proposed activity;
 - iii. Using appropriate and best available technology;
 - iv. Taking affirmative steps to avoid or minimize impacts; and
 - v. Design, siting, or construction of proposed activities so as to avoid potential impacts to wetlands and their associated buffers.

D. Wetland Buffers.

Wetland buffer zones shall be required for all development proposals and activities adjacent to wetlands to protect the integrity, function and value of the wetland. All buffers shall be measured from the wetland edge as marked in the field and shall consist of an undisturbed area of native vegetation which shall be protected from human intrusion.

The width of the required buffer shall be established by the City Planner based on the wetland report and other available information. Buffer width shall reflect the sensitivity of the wetland, and the type and intensity of human activity proposed to be conducted near the wetland. Required buffer width shall generally be 50 feet; the buffer may be reduced to 25 feet for wetlands determined to be of generally low quality in terms of function and value. A 100 foot buffer shall be applied to wetlands determined to be of generally high quality as measured by function and value.

Identified wetlands and their associated buffers shall be protected and preserved through a permanent protective mechanism acceptable to the City. This may include placing the wetland/buffer in separate tract; execution of a protective easement; dedication to a public agency or public or private land trust. The mechanism or agreement shall provide for maintenance of the wetland/buffer.

The establishment of required buffers shall not deprive a property owner of all reasonable use of his/her property. A variance from buffer width requirements may be granted by the City Council upon the following showing by the applicant:

1. That there are special circumstances applicable to the subject property or to the intended use such as shape, topography, location or surrounding that do not apply generally to other properties and which support the granting of a variance from the width requirements;

2. That such buffer width variance is necessary for the preservation and enjoyment of substantial property right or use possessed by other similarly situated property but which because of special circumstances is denied to the property in questions;
 3. That the granting of such buffer width variance will not be materially detrimental to the public welfare or injurious to the property or improvement; and
 4. That the granting of the buffer width variance will not materially affect the subject wetland.
- E. Coordination with Affected Agencies. To the extent possible, the applicant shall coordinate implementation of these standards and regulations with any required review and approval processes required by state and/or federal agencies with jurisdiction.
- F. Savings Provision. The regulations of this section shall not be construed or applied to prevent all reasonable use of property. Any relief granted in an individual case shall constitute the minimum necessary to allow reasonable use of and to avoid a taking of the affected property.

18.31.060 Steep slopes and potentially unstable soils.

- A. Geotechnical Report. In areas designated as environmentally sensitive due to the presence of steep slopes, or potentially unstable soils subject to landslides, severe erosion or seismic hazard, a geotechnical study shall be submitted to the City engineer. The study shall be prepared by a licensed professional engineer, with experience in performing such studies and shall contain such geotechnical and hydrological information as required by the City engineer. This study shall not be required for applications that do not propose development within sensitive areas or the buffers required by this section.
- B. Development Limitations.
Development shall be restricted on slopes of 40% or greater such that not more than 30% of the area shall be disturbed by development activity. The remaining 70% shall not be used for the purpose of determining permitted densities.
- On sites characterized by slopes greater than 15% but less than 40%, and in areas of potential instability, slide or seismic activity, a geotechnical report shall be submitted by the applicant, included with the development application, and used by the City to help determine appropriate site planning, design, drainage controls, and construction techniques to mitigate potential adverse environmental impacts and to ensure protection of life and property.

- C. **Buffer Areas.** A buffer area of at least 50 feet shall be established from the edge of areas characterized by steep slopes, potentially unstable soils, erosion potential, or seismic activity. The buffer may be extended at the determination of the City Planner if a larger buffer is necessary to mitigate adverse impacts and to protect life and property. Existing native vegetation within the buffer area shall be maintained. The buffer may be reduced if the applicant demonstrates to the satisfaction of the City Planner that such reduction will adequately protect the public health, safety and welfare.

18.31.070 Streams and watercourses

- A. All proposals adjacent to streams or watercourses shall provide a buffer/setback area sufficient to protect stream water quality, wildlife and habitat.
- B. Buffers/setbacks shall be measured from the top of bank or high water mark, whichever is discernible in the field and shall be as follows:

Stream Class*	Buffer
Class I	100 feet
Class II	50 feet
Class III	25 feet
Class IV	25 feet
Class V	25 feet

*As determined by WAC 222-16-030

- C. The stream buffer shall be protected by execution of a protective easement or by another mechanism available to the City.
- D. Degraded streams or water courses shall be revegetated with appropriate native plantings.
- E. The applicant shall submit a report prepared by a qualified biologist identifying the stream classification(s) consistent with the definitions of WAC 222-16-030.
- F. The City will develop appropriate conditions to mitigate potential impacts to streams based in the report submitted in subsection -- of this section.

18.31.080 Tree retention.

A tree survey, conducted by a qualified biologist, shall be conducted for all lands proposed to be developed and listed under section 18.31.020 "Scope." A survey shall not be required for lands proposed to be retained as undeveloped open space.

"Significant trees" shall mean evergreen trees eight inches (8") in diameter or greater,

as measured four feet (4') above existing grade, and deciduous trees, other than red alder or cottonwood, twelve inches (12") in diameter or greater, measured one foot (1') above the root crown.

To the extent possible, existing healthy significant trees shall be retained. Preservation of groups of significant trees rather than individual trees shall be preferred. All grading shall take place outside the drip line of those significant trees to be retained except that the City Engineer may approve grading within the drip line if it can be demonstrated that such grading can occur without damaging the tree or trees.

18.31.090 Wildlife habitat.

Report required. Applicants for proposals listed under section 18.31.020 "Scope" shall submit a study, prepared by a qualified biologist, to determine the presence or absence of unique, sensitive, or valuable wildlife and habitat. The presence or absence of such species shall be determined by the field studies required by this section and shall be defined with reference to lists, categories and definitions of species promulgated by the appropriate federal and state agencies; or as designated by the City. Such studies shall contain:

- A. An inventory and mapping of plants and animals species/communities on and in the immediate area of the site proposed for development, including a cover type map based on cover type classifications established by the City;
- B. A list of plant and animal species found or that could be expected to be found on and in the immediate area of the site, including identification of any species listed or identified as threatened, endangered, sensitive, monitor, priority or of special concern;
- C. An analysis of potential adverse impacts from proposed development of the subject property including those resulting from fragmentation of habitat and potential cumulative impacts;
- D. A management plan identifying measures designed to mitigate identified impacts.
- E. The required study may be submitted in conjunction with an environmental checklist for the proposal, as required by Chapter 16.12, and shall be used by the City's responsible official to help make the appropriate threshold determination. In making its determination, and in evaluating the required study, the City shall consult with state and federal agencies with expertise.
- F. After review of the required studies, the City Planner shall propose conditions of approval designed to preserve identified wildlife and habitat to the extent possible.

18.31.100 Mandatory Preservation

- A. As a condition of development approval for any development application set forth in Section 18.31.020(A), the applicant shall set aside and preserve all sensitive areas, except as otherwise permitted by this chapter. To insure that such areas are adequately protected, the applicant shall cause a protective mechanism acceptable to the City to be put in place.
- B. For property zoned single family residential or multifamily residential, the applicant shall receive a density transfer to the remainder parcel that is equal to the density lost due to the property set aside, except that the density transfer shall not exceed thirty percent of the allowable density for the entire development if it were not encumbered with sensitive lands.

18.31.110 Negotiated Preservation

- A. The City and a landowner may negotiate an agreement whereby property is set aside and preserved with a protective mechanism. A negotiated preservation may be done incidental to a development proposal or may be done independently of any development proposal.
- B. To be eligible for a negotiated preservation, the property to be set aside must be 1) part of the Open Space Network, 2) an Open Space Connector identified in the Parks, Recreation and Open Space Comprehensive Plan, 3) land satisfying the open space criteria of Section 4.4 of the Parks, Recreation and Open Space Comprehensive Plan, or 4) a park site identified in the Parks, Recreation, and Open Space Comprehensive Plan.
- C. The City may as part of any negotiated preservation provide the landowner with:
 - 1. density transfer;
 - 2. a density bonus;
 - 3. a credit against park and open space impact fees;
 - 4. cash from the parks and open space impact fee fund or the general fund; or
 - 5. any combination of the above.

Chapter 18.37 Adult Entertainment

Sections:

- 18.37.010 Definitions.
- 18.37.030 Location requirements.
- 18.37.040 Enforcement.

18.37.010 Definitions.

For definitions not included below, see Ordinance No. 1950.

Sensitive land uses as used in this chapter means those land uses which are incompatible with the effects of adult entertainment uses, and shall include churches or other religious facilities or institutions, playgrounds, public private parks, public and private schools including day care institutions, and all lands zoned for single-family residential use.

18.37.030 Location requirements.

Adult entertainment facilities may be authorized as provided in Chapter 18.07 Use Authorization. No adult entertainment use shall be permitted within 600 feet of any sensitive land use. Such distance shall be measured by following a straight line between the nearest point on a boundary line upon which there is located any adult entertainment use to the nearest point of the property classified as a sensitive land use.

18.37.040 Enforcement.

Notwithstanding any other provisions of the zoning code, any violation of any of the provisions of this chapter is declared to be a public nuisance per se, and shall be abated by way of civil abatement procedures only, and not by criminal prosecution.

Chapter 18.13 LANDSCAPING

Sections:

18.13.010	Purpose.
18.13.020	Scope.
18.13.030	Expansion.
18.13.040	Procedure.
18.13.050	Landscaping Standards.
18.13.060	Parking areas
18.13.070	Assurance Device

18.13.010 Purpose.

The purpose of this chapter is to establish minimum standards for landscaping in order to provide screening between incompatible land uses, minimize the visual impact of parking areas, provide for shade, minimize erosion, and to implement the Comprehensive Plan goal of preserving natural beauty in the City.

18.13.020 Scope.

Landscaping standards shall apply to all new multifamily, commercial, industrial and governmental uses, including change of use, and parking lots of 4 spaces or more.

18.13.030 Expansion.

In a case where a site expands, landscaping shall be provided only for the percentage of expansion.

18.13.040 Procedure.

Detailed plans for landscaping shall be submitted with plans for building and site improvements. Included in the plans shall be type and location of plants and materials.

18.13.050 Landscaping Standards.

- A. The property owner shall be responsible for any future damage to a street, curb or sidewalk caused by landscaping.
- B. Landscaping shall be selected and located to deter sound, filter air contaminants, curtail erosion, minimize storm water 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.
- C. Plants that minimize upkeep and maintenance shall be selected.
- D. Plants shall complement or supplement surrounding natural vegetation.
- E. Plants chosen shall be in scale with building development.

F. Minimum landscaping as a percent of gross site area shall be as follows:

Zone	Percent of landscaping required:
HI	20%
RC, LI	15%
CC	10%
NC	5% on lots less than 10,000 sq. ft.; 10% on lots greater than 10,000 sq. ft.
LI/BP	(see section 18.20.070 "Landscaping.")
Parking lots	(see section 18.13.060 of this chapter)

- G. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of 1-1/2 inches, be equivalent to a 15 gallon container size, and be adequately staked for planting.
- H. Evergreen trees shall be a minimum of five feet in height, fully branched and adequately staked for planting.
- I. Shrubs shall be a minimum of five-gallon pot size. Upright shrubs shall have a minimum height at planting of 18 inches. Spreading shrubs at planting shall have a minimum width of 18 inches (smaller shrub sizes may be approved where it is more appropriate within a particular landscape plan).
- J. Ground cover, defined as living material and not including bark chips or other mulch, shall at planting, have a maximum spacing of 12 inches on center for flats and a maximum 24 inches on center between mature plants from containers of one gallon or larger.
- K. Appropriate measures shall be taken, e.g., installations of watering systems, to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.
- L. Trees shall not be planted closer than 25 feet from the curb line of the intersections of streets or alleys, and not closer than 10 feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.
- M. Street trees shall not be planted closer than 20 feet to light standards. Except for public safety, no new light standard location should be positioned closer than 10 feet to any existing street tree, and preferably such locations will be at least 20 feet distant.
- N. Trees shall not be planted closer than 2-1/2 feet from the face of the curb except at intersections, where it should be 5 feet from the curb in a curb return area.
- O. Where there are overhead power lines, tree species that will not interfere with those lines shall be chosen.

- P. Trees shall not be planted within 2 feet of any permanent hard surface paving or walkway. Sidewalk cuts in concrete for trees shall be at least 4 feet by 4 feet; however, larger cuts are encouraged because they allow additional area and water into the root system and add to the health of the tree. Space between the tree and such hard surface may be covered by permeable non-permanent hard surfaces such as grates, bricks on sand, paved blocks, cobblestones, or ground cover.
- Q. Trees, as they grow, shall be pruned to their natural form to provide at least 8 feet of clearance above sidewalks and 12 feet above street roadway surfaces.
- R. Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the City Engineer.
- S. Vision clearance hazards shall be avoided.

18.13.060 Parking areas.

- A. Parking areas are to be landscaped at all perimeters.
- B. All parking areas shall provide interior landscaping for shade and visual relief.
- C. Parking lots shall have a minimum ratio of one tree per six double-loaded stalls or one tree per three single-loaded stalls (See figure 18.13-1 Parking Lot Planting Islands).
- D. Planter strips (medians) and tree wells shall be used within parking areas and around the perimeter to accommodate trees, shrubs and groundcover.
- E. Planter areas shall provide a five-foot minimum width of clear planting space.
- F. Wheel stops should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs.
- G. Curbed planting areas shall be provided at the end of each parking aisle to protect parked vehicles.
- H. No more than fifteen parking spaces shall be located in a row without a landscaped divider strip (see figure 18.13-2).

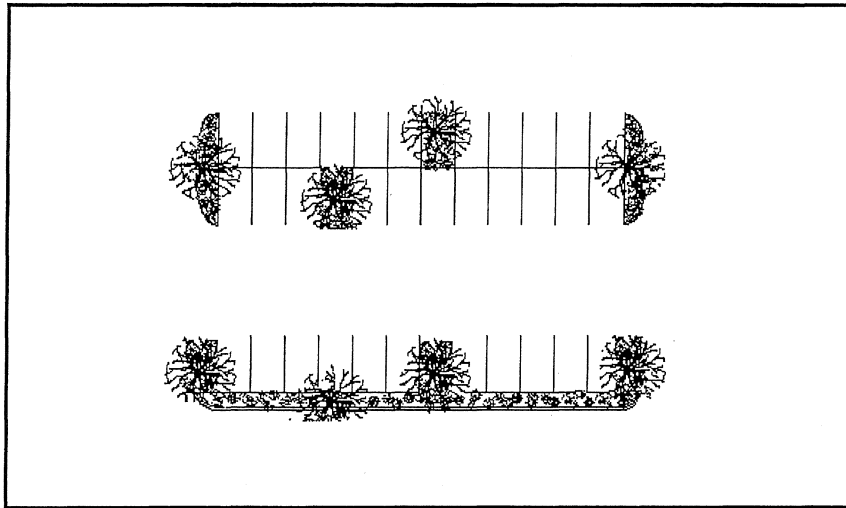


Figure 18.13-1 Parking Lot Planting Islands.

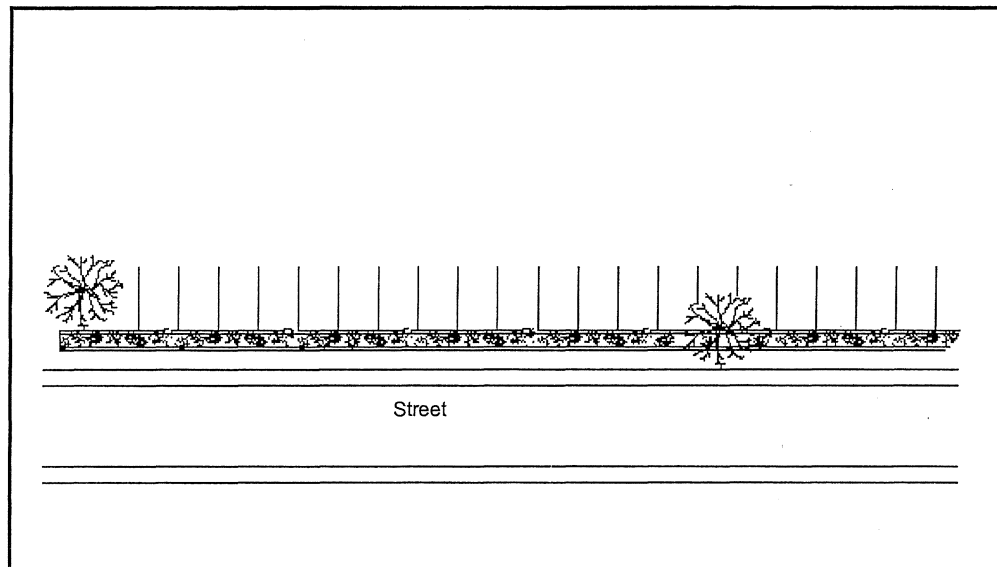


Figure 18.13-2, Parking Lot Landscape divider strip

18.13.070 Assurance device.

In appropriate circumstances, the City Planner may require a reasonable performance of maintenance assurance device, in a form acceptable to the Finance Department, to assure compliance with the provisions of this chapter and the approved landscaping plan.

18.78.010

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Chapter 18.78

ADULT ENTERTAINMENT BUSINESSES PERMITTED ZONES

Sections:

- 18.78.010 Permitted zones.
- 18.78.020 Locational requirements.
- 18.78.030 Enforcement.

18.78.010 Permitted zones.

Subject to the locational requirements of the succeeding section, adult entertainment uses shall be principal uses in the light industrial commercial district and in the manufacturing district. (Ord. 1950 § 2, 1993)

18.78.020 Locational requirements.

No adult entertainment use shall be permitted within six hundred feet of any sensitive land use. Such distance shall be measured by following a straight line between the nearest point on a boundary line upon which there is located any adult entertainment use to the nearest point of the property classified as a sensitive land use. (Ord. 1950 § 3, 1993)

18.78.030 Enforcement.

Notwithstanding any other provision of the zoning code, any violation of any of the provisions of this chapter is declared to be a public nuisance per se, and shall be abated by way of civil abatement procedures only, and not by criminal prosecution. (Ord. 1950 § 4, 1993)

PER ORDINANCE
2295 - ONLY these
3 sections are
repealed. The definitions
in Ord. 1950 still stand
as good, and should be
referred to in the updated
section in May 2001.

ORDINANCE NO. 1950

AN ORDINANCE relating to the zoning of adult entertainment uses and adding a new chapter to Title 18 of the Camas Municipal Code.

WHEREAS, under the case law of the courts of this state and the United States, the City of Camas is entitled to regulate the location of adult entertainment uses in order to protect and preserve the quality of its neighborhoods and the quality of its urban life through effective land use planning; and

WHEREAS, the City desires to regulate such uses; and

WHEREAS, many cities have experienced negative secondary impacts from adult entertainment uses; and

WHEREAS, the City of Camas may rely upon the experiences of other cities in assessing the need for regulation of adult entertainment uses and the type of regulation selected; and

WHEREAS, the City of Camas Comprehensive Plan strongly supports that adjacent land uses be compatible; and

WHEREAS, adult entertainment land uses are incompatible with certain sensitive land uses such as residences, religious facilities, parks, day care facilities, youth centers and schools; and

WHEREAS, adjacency of residential uses to adult entertainment land uses reduces the value of residential property; and

WHEREAS, adult entertainment land uses are perceived to negatively impact the character of established neighborhoods; and

WHEREAS, experience in other cities has shown that concentration of adult entertainment land uses degrades the quality of the areas of the city in which they are concentrated and causes a decline in property value; and

WHEREAS, increased levels of criminal activities occur in the vicinity of adult entertainment land uses; and

WHEREAS, utilizing 600 feet as the requisite spacing between each adult entertainment land use and other adult entertainment land uses, and between adult entertainment land uses and residential land use districts, churches, parks, day care facilities, youth centers and schools will provide adequate separation; and

WHEREAS, the City Council finds that land use regulations providing for separation of adult entertainment land uses from sensitive land uses is the least restrictive alternative available to accomplish the substantial governmental interest in protecting and preserving the quality of the City's neighborhoods and urban life through effective land use planning, now, therefore,

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

DEFINITIONS

Unless otherwise specifically defined, the terms used in this chapter shall have the following meanings:

A. "Adult bookstore" shall mean a retail establishment in which ten (10%) percent or more of the stock in trade consists of books, magazines, posters, pictures, periodicals, or other printed material distinguished or characterized by a predominant emphasis on pictorial matter depicting, describing or relating to specified sexual activities or specified anatomical areas.

B. "Adult entertainment use" means any adult bookstore, adult massage parlor, adult movie theater, adult retail store, adult sauna, adult video store, live adult entertainment establishment, or any combination of the above.

C. "Adult massage parlor" is a commercial establishment in which massage or other touching of the human body is provided for a fee and which excludes any person by virtue of age from all or any portion of the premises in which such services are provided. An adult massage parlor shall not include premises occupied by persons licensed by the State of Washington as massage practioners, doctors, surgeons, physicians, osteopaths, chiropractors, podiatrists, naturopaths, dentists, nurses, physical therapists, or other persons practicing healing arts of the human body.

D. "Adult movie theater" means an enclosed building used for presenting for commercial purposes motion picture films, video cassettes, cable television, or any other such visual media, dis-

DEFINITIONS
ARE STILL IN
EFFECT - ORD. 2295
ONLY REPEALS
THE 3 SECTIONS
ON PREVIOUS PAGE.

tinguished or characterized by a predominate emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas for observation by patrons therein.

E. "Adult retail store" means a retail establishment in which ten (10%) percent or more of the stock in trade consists of items, products, or equipment distinguished or characterized by a predominant emphasis or simulation of specified sexual activities or specified anatomical areas.

F. "Adult sauna parlor" shall mean a commercial sauna parlor which excludes any person by virtue of age from all or any portion of the premises.

G. "Adult video store" shall mean a retail establishment in which ten (10%) percent or more of the stock in trade consists of pre-recorded video tapes, discs, or similar material distinguished or characterized by a predominant emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.

H. "Live adult entertainment establishment" means premises which contain any exhibition or dance wherein any person is unclothed or in such attire, clothing, or costume, so as to expose to view any portion of the female breast below a point directly above the areola, or male or female genitals, vulva, anus, and/or buttocks, or any portion of the pubic hair, and which exhibition or dance is open to members of the adult public and is conducted, operated and maintained for profit, direct or indirect.

I. "Sensitive land uses" means those land uses which are incompatible with the effects of adult entertainment uses, and shall include churches or other religious facilities or institutions, playgrounds and public parks, public and private schools including day care institutions, and all lands zoned for single-family residential use.

J. "Specified anatomical areas" shall mean

1. Less than completely and/or opaquely covered human genitals, pubic region, buttock or female breast below a point immediately above the top of the areola, and

2. Human male genitals in a discernibly turgid state, even if completely or opaquely covered.

K. "Specified sexual activities" shall mean

1. Acts of human masturbation, sexual intercourse or sodomy;

2. Fondling or other erotic touching of human genitals, pubic region, buttock or female breast, and

3. Human genitals in a state of sexual stimulation or arousal.

L. "Stock in trade" shall mean all books, equipment, magazines, periodicals, pictures, posters, printed material, products (including pre-recorded videotapes, discs, or similar material), or other items readily available for purchase, rental, viewing or use by patrons of the establishment excluding any material located in any storeroom or other portion of the premises not open to the public.

Section II

PERMITTED ZONES

Subject to the locational requirements of the succeeding section, adult entertainment uses shall be principal uses in the Light Industrial Commercial District and in the Manufacturing District.

Section III

LOCATIONAL REQUIREMENTS

No adult entertainment use shall be permitted within 600 feet of any sensitive land use. Such distance shall be measured by following a straight line between the nearest point on a boundary line upon which there is located any adult entertainment use to the nearest point of the property classified as a sensitive land use.

Section IV

ENFORCEMENT

Notwithstanding any other provision of the zoning code, any

*This section repealed
on 5/29/01
ORD. 2295*

*This section
repealed
on 5/29/01
ORD. 2295*

*This section repealed
on 5/29/01
ORD. 2295*

violation of any of the provisions of this ordinance is declared to be a public nuisance per se, and shall be abated by way of civil abatement procedures only, and not by criminal prosecution.

Section V

SEVERABILITY

If any section, sub-section, sentence, clause, phrase or any portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section VI

EFFECTIVE DATE

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 13 day of Sept, 1993.

SIGNED: _____

Mayor

ATTEST: _____

Clerk

APPROVED as to form:

City Attorney