

ORDINANCE NO. 2547

AN ORDINANCE adding a new Chapter to the Camas Municipal Code for a Mixed Use (MX) Zone, amending Section 18.05.020 and Section 18.05.050 to include the MX Zone, amending Section 18.07.030 Table 1 of the Camas Municipal Code to include the MX Zone and the Table of Uses in the Commercial, Industrial and High Technology Land Uses, amending Section 18.09.03 of the Camas Municipal Code by establishing bulk regulations, setbacks and lot coverage requirements for the MX Zone, amending Section 18.11.010 by establishing parking requirements in the MX district, amending Section 18.11.050 by exempting the MX district from off street parking requirements triggered by a change of use or modification to a structure, amending Section 18.17.030 by not requiring vision clearance areas in the MX Zone, and amending Chapter 18.22 by changing the name of the zone from Mixed Use to Mixed Use Planned Developments (MXPDP).

The Council of the City of Camas do ordain as follows:

Section I

There is hereby added to the Camas Municipal Code a new Chapter to be entitled Chapter 18.24 (Mixed Use). Such Chapter shall be as set forth in Exhibit "A" attached hereto and by this reference incorporated herein.

Section II

Section 18.05.020 of the Camas Municipal Code is amended to provide as set forth in Exhibit "B" attached hereto and by this reference incorporated herein.

Section III

Section 18.05.050 of the Camas Municipal Code is amended to provide as set forth in Exhibit "C" attached hereto and by this reference incorporated herein.

Section IV

Section 18.07.030 of the Camas Municipal Code is amended to provide as set forth in Exhibit "D" attached hereto and by this reference incorporated herein.

Section V

Section 18.09.030 Table 1 - Density and Dimensions for Commercial and Industrial Zones is amended to include the MX Zone as set forth in Exhibit "E" attached hereto and by this reference incorporated herein.

Section VI

Section 18.11.010 of the Camas Municipal Code is amended to provide as follows:

Section 18.11.010 Parking Policy Designated.

Except as hereafter provided for the MX District and DC District, in all Districts there shall be provided minimum off street parking spaces in accordance with the requirements of Section 18.11.020. 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 twenty feet in width. Covered parking structures shall not be permitted within the front yard set back or side yard set back along a flanking street.

For projects one-half block or less in size in the DC District and MX District, the Community Development Director may waive the off street parking requirements if the City Engineer finds that the anticipated parking needs of the project can be adequately met by existing off street parking on site, if any, and on street parking adjacent to the project. The Community Development Director may, as a condition of waiving the off street parking requirements of Section 18.11.020, require that on street parking be converted at the expense of the applicant to angle parking or another parking configuration approved by the City Engineer.

Section VII

Section 18.11.050 of the Camas Municipal Code is amended to provide as follows:

Section 18.11.050 Change or Expansion.

Except in a DC District or MX 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 and 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 this Code is less than 10% of the parking spaces 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.

Section VIII

The first paragraph of Section 18.17.030 of the Camas Municipal Code is amended to provide as follows:

Section 18.17.030 Vision Clearance Area.

Vision clearance area shall be maintained in all zoning districts except in the DC, CC, RC, H1, and MX 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 of this Section.

Section IX

Chapter 18.22 of the Camas Municipal Code is amended to be entitled Mixed Use Planned Developments (MXPDP) in the form attached hereto as Exhibit "F" and by this reference incorporated herein.

Section X

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 18th day of May, 2009.

SIGNED: Paul De
Mayor

ATTEST: John M. Sullivan
Clerk

APPROVED as to form:
[Signature]
City Attorney

EXHIBIT "A"

Chapter 18.24 Mixed Use

- 18.24.010 Purpose
 - 18.24.020 Applicability
 - 18.24.030 Incentives
 - 18.24.040 Exemption
-

18.24.10 Purpose

- A. To encourage new development and business opportunities;
- B. To foster the development of mixed use areas that are arranged, scaled, and designed to be compatible with surrounding land uses;
- C. To promote a compact growth pattern to efficiently use the remaining developable land and to help sustain neighborhood businesses; and
- D. To promote new construction of multi-story structures with commercial uses on the ground floor and residential uses on the upper stories.

18.24.020 Applicability

- A. All new development within the Mixed Use (MX) zone shall submit a Site Plan Review application in accordance with Chapter 18.18 of this title unless otherwise exempt per this title.
- B. All new developments and uses shall be required to submit a Design Review application in accordance

with Chapter 18.19 of this title prior to applying for a building permit.

- C. Landscaping requirements shall be the same as landscaping standards in community commercial zones.

18.24.030 Incentives

- A. Traffic Impact Fee (TIF) Reduction. A reduction of the TIF may be granted pursuant to §18.22.100 CMC.
- B. Public Art. A five percent (5%) increase in lot coverage area may be granted upon Design Review Committee approval for providing public art within proposed project.
- C. Sustainability. Up to a 10% reduction in Building and/or Engineering review fees may be authorized at the discretion of the Director in proportion to a proposed low-impact development method.

18.24.040 Exemptions

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

EXHIBIT B”

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 Medium
Residential -- 6,000	R-6	Single-family High
Residential - 5,000	R-5	Single-family High
Multifamily -- 10	MF-10	Multifamily Low
Multifamily -- 18	MF-18	Multifamily High
Multifamily -- 24	MF-24	Multifamily High
Neighborhood Commercial	NC	Commercial
Community Commercial	CC	Commercial
Regional Commercial	RC	Commercial
Mixed Use	MX	Commercial
Downtown Commercial	DC	Commercial
Light Industrial	LI	Industrial
Light Industrial/ Business Park	LI/BP	Light Industrial/ Business Park
Heavy Industrial	HI	Industrial

EXHIBIT "C"

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:

A. 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.

B. 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.

C. 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.

D. 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.

E. LI Light Industrial. This zone provides for uses that are more compatible with commercial,

residential, or multifamily uses. Typical uses in this zone include assembly and manufacturing of electronic and precision instruments. More intensive industry, e.g., metal fabrication, is excluded.

F. 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.

G. 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.

H. MX Mixed Use. This zone provides for a wide range of commercial and residential uses. Compact development is encouraged that is supportive of transit and pedestrian travel

EXHIBIT "D"

Table 1 - CMC18.07.030

	NC	DC	CC	RC	MX	LI/BP	LI	HI
Commercial								
Adult entertainment facility ^{1, 6}	X	X	X	X	X	X	X	C
Animal kennel, commercial/boarding ⁶	X	X	X	C	X	X	X	X
Animal shelter ⁶	X	X	X	C	X	X	C	P
Antique shop ⁶	P	P	P	P	P	X	X	P
Appliance sales and service ⁶	X	P	P	P	P	X	C	P
Automatic teller machines (ATM) ⁶	P	P	P	P	P	P ⁵	P	P
Automobile repair (garage) ⁶	X	C	C	P	X	X	P	P
Automobile sales, new or used ⁶	X	C	X	P	X	X	P	P
Automobile service station ⁶	X	C	C	P	X	X	P	P
Automobile wrecking ⁶	X	X	X	X	X	X	X	C
Bakery (wholesale) ⁶	X	X	X	P	X	P ⁵	P	P
Bakery (retail) ⁶	P	P	P	P	P	P ⁵	P	P
Banks, savings and loan	X	P	P	P	P	P ⁵	P	P
Barber and beauty shops ⁶	P	P	P	P	P	P ⁵	P	P
Boat building ⁶	X	X	X	C	X	X	C	P
Boat repair and sales ⁶	X	C	X	P	X	X	P	P
Book store ⁶	C	P	P	P	P	P ⁵	P	P
Bowling alley/billiards ⁶	X	P	X	P	P	X	P	P
Building, hardware and garden supply store ⁶	X	C	C	P	P	X	P	P
Bus station ⁶	X	P	C	P	C	X	P	P
Cabinet and carpentry shop ⁶	X	C	C	P	C	P ⁵	P	P
Candy and confectionery store ⁶	P	P	P	P	P	P ⁵	P	P
Cart vendors ⁶	C	P	C	P	C	P ⁵	P	P
Cemetery ⁶	X	X	X	C	X	X	C	P
Clothing store ⁶	C	P	P	P	P	X	P	P
Coffee shop or cafe ⁶	P	P	P	P	P	P ⁵	P	P
Convention center ⁶	X	C	X	C	C	P	C	X
Day care center ⁶	C	P	P	C	P	P ⁵	C	C
Day care, family home ⁶	P	P	P	P	P	P ⁵	P	X
Day care, mini-center ⁶	P	P	P	P	P	P ⁵	P	X
Delicatessen (deli) ⁶	P	P	P	P	P	P ⁵	P	P
Commercial - continued								
Department store ⁶	X	P	C	P	P	X	P	X
Equipment rental ⁶	C	C	C	C	C	P ⁵	P	P
Feed store ⁶	X	X	X	P	X	X	P	P
Fitness center/sports club ⁶	X	P	P	P	P	P ⁵	P	P
Funeral home ⁶	X	P	C	P	P	X	X	X
Florist shop ⁶	P	P	P	P	P	P ⁵	P	X

	NC	DC	CC	RC	MX	LI/BP	LI	HI
Food delivery business ⁶	X	P	C	P	C	X	P	X
Furniture repair and upholstery ⁶	X	P	C	P	P	X	P	P
Furniture store ⁶	X	P	C	P	P	X	P	X
Gas/fuel station ⁶	X	C	C	P	X	X	P	P
Gas/fuel station with mini market ⁶	X	C	C	P	X	X	P	P
Grocery, large scale ⁶	X	P	C	P	P	X	P	P
Grocery, small scale ⁶	X	P	C	P	P	X	P	P
Grocery, neighborhood scale ⁶	P	P	P	P	P	P ⁵	P	X
Hospital, emergency care ⁶	X	C	P	P	P	X	P	X
Hotel, motel ⁶	X	C	C	P	P	X	P	X
Household appliance repair ⁶	X	C	C	P	P	X	P	P
Industrial supplies store ⁶	X	C	X	C	C	X	C	P
Laundry/dry cleaning (commercial)	X	X	X	P	X	X	P	P
Laundry/dry cleaning (retail) ⁶	P	P	P	P	P	P ⁵	P	P
Laundry (self-serve)	P	P	P	P	P	X	P	P
Liquor store ⁶	X	C	C	P	C	X	C	C
Machine shop ⁶	X	X	X	C	C	P ⁵	C	P
Medical or dental clinics (outpatient) ⁶	C	P	P	P	P	P ⁵	P	P
Mini-storage/vehicular storage ⁶	X	X	C	C	X	X	P	P
Manufactured home sales lot ⁶	X	X	X	P	X	X	P	P
Newspaper printing plant ⁶	X	P	C	C	X	X	P	P
Nursery, plant ⁶	X	C	C	C	C	X	C	P
Nursing, rest, convalescent, retirement home ⁶	C	P	P	P	P	X	X	X
Office supply store ⁶	X	P	P	P	P	P ⁵	P	P
Pawnshop ⁶	X	X	X	X	X	X	C	C
Parcel freight depots ⁶	X	C	X	P	X	P ⁵	P	P
Pet shops ⁶	X	P	P	P	P	X	P	C
Pharmacy ⁶	X	P	P	P	P	P ⁵	P	P
Photographic/electronics store ⁶	X	P	P	P	P	P ⁵	P	P
Plumbing, or mechanical service ⁶	X	X	X	P	C	X	P	P
Printing, binding, blue printing ⁶	C	P	P	P	P	P ⁵	P	P
Commercial - continued								
Professional office(s) ⁶	C	P	P	P	P	P	P	P
Public agency ⁶	C	P	P	P	P	P	P	P
Real estate office ⁶	C	P	P	P	P	T	P	P
Recycling center ⁶	X	X	X	X	X	X	P	P
Recycling collection point ⁶	T or C	T or C	T or C	T or C	C	P ⁵	P	P
Recycling plant ⁶	X	X	X	X	X	X	C	P
Research facility ⁶	X	C	C	C	X	P	P	P
Restaurant ⁶	C	P	P	P	C	P ⁵	P	P

	NC	DC	CC	RC	MX	LI/BP	LI	HI
Restaurant, fast food ⁶	X	P	C	P	C	P ⁵	P	P
Roadside produce stand ⁶	T	T	T	T	C	T	T	T
Sand, soil, gravel sales and storage ⁶	X	X	X	X	X	X	C	P
Second-hand/consignment store ⁶	C	P	P	P	P	X	P	P
Shoe repair and sales ⁵	P	P	P	P	P	X	P	P
Stock broker, brokerage firm	P	P	P	P	P	P	P	P
Taverns ⁵	X	C	C	P	C	X	P	P
Theater, except drive-in ⁶	X	P	C	P	P	X	P	P
Truck terminals ⁶	X	C	X	C	X	X	C	P
Veterinary clinic ⁵	X	C	C	P	P	X	P	P
Video rental store ⁶	P	P	P	P	P	X	P	X
Warehousing, wholesale and trade ⁶	X	X	X	C	C	P ⁵	P	P
Warehousing, bulk retail ⁶	X	X	X	C	C	X	P	P
Manufacturing and/or processing of the following:								
Cotton, wool, other fibrous material	X	X	X	X	X	X	P	P
Food production or treatment	X	X	X	C	C	X	P	C
Foundry	X	X	X	X	X	X	C	C
Furniture manufacturing	X	X	X	X	C	X	P	P
Gas, all kinds (natural, liquefied,...)	X	X	X	X	X	X	X	C
Gravel pits/rock quarries	X	X	X	X	X	X	C	P
Hazardous waste treatment—off-site	X	X	X	X	X	X	X	P
Hazardous waste treatment—on-site	X	X	X	X	X	X	X	P
Junkyard/wrecking yard	X	X	X	X	X	X	X	C
Metal fabrication and assembly	X	X	X	X	X	X	X	P
Hazardous waste treatment—on-site	X	X	X	X	X	X	X	P
Paper, pulp or related products	X	X	X	X	X	X	X	P
Signs or other advertising structures	X	X	X	C	C	P	C	P
Electronic equipment	X	X	X	X	X	P	P	P
Paper, pulp or related products	X	X	X	X	X	X	X	P
Heavy Industry								
High-tech industry	X	X	X	X	P	P ²	X	X
Musical instruments, toys, novelties	X	X	X	X	C	X	C	P
Optical goods	X	C	C	C	C	P ⁵	P	P
Packaging of prepared materials	X	X	C	P	C	P ⁵	C	P
Scientific and precision instruments	X	X	X	X	X	P	P	P

	NC	DC	CC	RC	MX	LI/BP	LI	HI
Recreational, Religious, Cultural								
Auditorium ⁶	C	P	P	P	P	X	P	P
Community club ⁶	C	P	P	P	P	X	P	P
Church ⁶	P	P	P	P	P	X	P	P
Golf course/driving range ⁶	P	X	P	P	X	P ⁵	P	P
Library ⁶	C	P	P	P	P	X	P	P
Museum ⁶	C	P	P	P	P	X	P	P
Recreational vehicle park ⁶	X	X	X	C	X	X	P	P
Open space ⁶	P	P	P	P	P	P	P	P
Park or playground	P	P	P	P	P	P	P	P
Sports fields ⁶	C	X	P	P	P	X	P	P
Trails	P	P	P	P	P	P	P	P
Educational								
College/university ⁶	P	P	P	P	P	X	P	P
Elementary school ⁶	P	P	P	P	P	X	P	P
Junior or senior high school ⁶	P	P	P	P	P	X	P	P
Private, public or parochial school ⁶	P	P	P	P	P	X	P	P
Trade, technical or business college ⁶	P	P	P	P	P	P	P	P
Residential Uses								
Adult family home	C	P	P	X	P	X	P	X
Assisted living	C	P	P	X	P	X	X	X
Bed and breakfast	P	P	P	X	P	X	P	X
Boarding house	C	P	P	X	P	X	P	X
Designated manufactured home	X	X	X	X	P	X	X	X
Duplex or two-family dwelling	X	C	X	X	P	X	P	X
Group home	C	P	P	X	P	X	P	X
Home occupation	P	P	P	X	P	X	P	X
Housing for the disabled	P	P	P	X	P	X	X	X
Apartment	X	P	X	X	P	X	P	X
Residence accessory to and connected with a business	P	P	P	X	P	X	P	X
Single-family attached (e.g., rowhouses)	X	C	X	X	P	X	X	X
Single-family dwelling	X	X	X	X	P	X	X	X
Communication, Utilities and Facilities								
Major telecommunication facility ⁶	X	X	X	X	X	X	X	C
Minor telecommunication facility	P	P	P	P	P	P	C	P
Wireless communications facility ^{3, 6}								
Facilities, minor public	P	P	P	P	C	P	C	P

	NC	DC	CC	RC	MX	LI/BP	LI	HI
Facility, essential ⁶	X	X	C	C	C	P	C	C
Railroad tracks and facilities ⁶	C	C	C	C	C	X	C	C
Temporary Uses								
Temporary sales office for a development ⁴	T	T	T	T	T	T	T	T

1. See CMC 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 community development director or designee.
3. See CMC Chapter 18.35 "Telecommunication Ordinance" for wireless communication uses permitted according to the zone district.
4. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.
5. See secondary use provisions of LI/BP zone.
6. See CMC Chapter 18.19 "Design Review" for additional regulations. CMC Chapter 18.19 is not applicable to development in the LI/BP zone.

EXHIBIT "E"

18.09.030 Table 1—Density and dimensions for commercial and industrial zones.

	NC	DC	CC	RC	LI/BP ⁴	LI	HI	MX
Bulk regulations								
Minimum lot area (square feet)	5,000	1	1	1	10 acres	10,000	1	1,800
Minimum lot width (feet)	40	1	1	1	Not specified	100	1	1
Maximum lot depth (feet)	40	1	1	1	Not specified	1		1
Setbacks								
Minimum front yard (feet) ³	15	5	5	5	5' per 1 foot of building height (200' minimum)	Not specified	1	6
Minimum side yard (feet)	10' ²	1	1	1	100' for building; 25' for parking	15' or 25' if abutting a residential area	1	1
Minimum rear yard (feet)	1	1	1	1	100' for building; 25' for parking area	25'	1	1
Lot coverage								
Lot coverage (percentage)	85%	1	1	1	1 story (30%) 2 stories (40%) 3 stories (45%)	70%	1	85%
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

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.
5. Single-family dwellings, single-family attached, and two-family dwelling units shall satisfy the setbacks of CMC Section 18.09.040 Table 2, based on comparable lot size.
6. Maximum setback at front building line is ten feet.

EXHIBIT "F"

Chapter 18.22

MIXED USE PLANNED DEVELOPMENTS

Sections:

18.22.010 Purpose.

18.22.020 Applicability.

18.22.030 Definitions.

18.22.040 Allowed uses.

18.22.050 Required mix of uses.

18.22.060 Process.

18.22.070 Criteria for master plan approval.

18.22.080 Landscape Requirements and buffering standards.

18.22.090 Transition design criteria.

18.22.100 Incentives.

18.22.010 Purpose.

The city recognizes that opportunities for employment may be increased through the development of master-planned, mixed-use areas. Consistent with this, the city has created the mixed-use planned development zone (MXPD) to provide for a mix of compatible light industrial, service, office, retail, and residential uses. Standards for development in the mixed-use planned development zone are intended to achieve a pedestrian friendly, active, and interconnected environment with a diversity of uses.

18.22.020 Applicability.

The provisions of this chapter shall apply to parcels designated with MXPD zoning.

18.22.030 Definitions.

As used in this chapter:

"Development agreement" means a binding agreement between the city and a developer relative to a specific project and piece of property. The agreement may specify and further delineate, and may include, but is not limited to, development standards; vesting; development timelines; uses and use restrictions; integration within or outside of the subject development; construction of transportation, sewer and water facilities; and

allocation of capacity for transportation, sewer and water facilities. The agreement shall clearly indicate the mix of uses and shall provide a general phasing schedule, as reviewed and approved by city council, so as to ensure that the commencement of construction of the commercial, industrial, and/or office uses occur within a reasonable time frame of the construction of the overall project.

Amendments to an approved development agreement may only occur with the approval of the city council and the developer or its successor(s).

"Master plan" as used in this chapter a master plan means a proposal for development that describes and illustrates the proposed project's physical layout; its uses; the conceptual location, size and capacity of the urban service infrastructure necessary to serve it; its provision for open spaces, landscaping, trails or other public or common amenities; its proposed building orientation; its internal transportation and pedestrian circulation plan; and the integration of utility, transportation, and pedestrian aspects of the project with surrounding properties.

"Site plan" means a detailed drawing to scale, accurately depicting all proposed buildings, parking, landscaping, streets, sidewalks, utility easement, stormwater facilities, wetlands or streams and their buffers, and open space areas.

18.22.040 Allowed uses.

A. The mix of uses may include residential, commercial, retail, office, light industrial, public facilities, open space, wetland banks, parks, and schools, in stand alone or in multi-use buildings.

B. Residential uses are allowed either:

1. In buildings with ground floor retail shops or offices below the residential units; or
2. As single-family attached units, as provided for in Section 18.22.070(A) of this chapter.

C. Commercial and retail uses are permitted, but not required, on the ground floor of multi-use buildings throughout this district.

D. Uses as authorized under CMC Section 18.07.030 for Community Commercial.

18.22.050 Required mix of uses.

The master plan must provide a mix of uses. No single use shall comprise less than twenty-five percent of the development area (i.e., residential, commercial, industrial), and no more than fifty percent of the net acreage of the master plan shall be residential; that is not otherwise contained within a mixed-use building. The remaining master plan may be a mix of employment uses as allowed in Section 18.22.040 of this chapter. The minimum use percentage shall not apply to public facilities, schools, parks, wetland banks, or open space.

18.22.060 Process.

A. General. The applicant for a development in the MXP zone shall be required to submit a proposed master plan, as defined in Section 18.22.030 of this chapter, and a proposed development agreement as authorized under RCW Chapter 36.70B.

B. Contents. The proposed master plan shall include the following information:

1. Boundaries. A legal description of the total site proposed for development is required.
2. Uses and Functions. The master plan must include a description of present uses, affiliated uses, and proposed uses. The description must include information about the general amount and type of functions of the use, the hours of operation, and the approximate number of member employees, visitors, and special events. For projects that include residential units, densities, number of units, and building heights must be indicated.
3. Critical Areas. All critical areas shall be identified on the master plan (that is available per Clark County GIS mapping and any other known sources, i.e. professional studies performed on the site, prior applications, etc.). Critical areas shall include, but are not limited to, wetlands, floodplains, fish and wildlife habitat areas, geologically hazardous areas, and aquifer recharge areas.
4. Transportation. The master plan shall include information on projected transportation impacts for each phase of the development. This includes the expected number of trips (peak and daily), an analysis of the impact of those trips on the adjacent street system, and the proposed mitigation measures to limit any projected negative impacts. Mitigation

measures may include improvements to the street system, or specific programs to reduce traffic impacts, such as encouraging the use of public transit, carpool. A transportation impact study may be substituted for these requirements.

5. Circulation. The master plan shall address on-site and integration with off-site circulation of pedestrians, bicycles, and vehicles. All types of circulation on and off the site shall be depicted in their various connections throughout the project, and their linkages to the project and adjacent properties.

6. Phases. The master plan shall identify proposed development phases, probable sequence of future phases, estimated dates, and interim uses of the property awaiting development. In addition, the plan shall identify any proposed temporary uses, or locations of uses during construction periods.

7. Density. The master plan shall calculate the proposed residential density for the development, which shall include the number and types of dwelling units.

8. Conceptual Utility Plans. Utility plans should generally address stormwater treatment and detention areas on the site, existing utilities, proposed utilities, and where connections are being made to existing utilities.

C. Approval. The master plan and development agreement must be approved by the city council after a public hearing. Once approved, the applicant may submit individual site plans for various portions or phases of the master plan which will provide engineering and design detail, and which will demonstrate consistency with the originally approved master plan and other applicable engineering standards. Site plans shall comply with design review requirements in Chapter 18.19 of this code. It is the intent of this section that site plans shall not be required to reanalyze the environmental and other impacts of the site plan, which were previously analyzed in the master plan and development agreement processes.

D. Building Permits Required. Approval of a master plan and development agreement does not constitute approval to obtain building permits or begin construction of the project. Building permits shall be issued only after a site plan has been submitted demonstrating

compliance with the master plan, development agreement and other applicable city standards, and has been approved by the city.

18.22.070 Criteria for master plan approval.

The following criteria shall be utilized in reviewing a proposed master plan:

A. Residential Densities and Employment Targets. Unless otherwise provided for in a transition area to mitigate impacts of increasing density, the minimum average density of eight dwelling units per net acre of residentially developed area is required. The maximum average density shall be twenty-four dwelling units per net acre. For employment generating uses, the master plan shall provide an analysis of how many jobs will be produced, the timing of those jobs, and the phasing of the employment and non-employment portions of the proposal. For estimate purposes, the target employment figures shall generally be consistent to the number of jobs produced that would otherwise occur in commercial and industrial zoning districts. The minimum number of jobs should be no less than six jobs per developable acre for the nonresidential portion of the project. The city may authorize a development with less than six jobs per developable acre based upon a finding that appropriate measures have been taken to achieve six jobs per developable acre to the extent practicable. "Appropriate measures" may be demonstrated based upon the following:

1. The six jobs per developable acre cannot be achieved due to special circumstances relating to the size, shape, topography, location, or surroundings of the subject property;
2. The likely resultant jobs per developed acres ratio would not adversely affect the implementation of the comprehensive plan;
3. The proposed development would not commit or clearly trend the zoning district away from job creation.

B. Setback and Height Requirements. Building setbacks shall be established as part of the master planning process. Setbacks in all future site plans shall be consistent with those established in the master plan. Landscape and setback standards for areas adjacent to

residentially zoned property shall meet or exceed those provided for in Table 18.22.080A. The applicant may propose standards that will control development of the future uses that are in addition to or substitute for the requirements of this chapter. These may be such things as height limits, setbacks, landscaping requirements, parking requirements, or signage.

C. Off-Street Parking and Loading. Off-street parking and loading shall be provided in accordance with Chapter 18.11, Table 18.11-1, Table 18.11-2 and Table 18.11-3 of this code.

D. Utilities. Utilities and other public services sufficient to serve the needs of the proposed development shall be made available, including open spaces, drainage ways, streets, alleys, other public ways, potable water, transit facilities, sanitary sewers, parks, playgrounds, sidewalks and other improvements that assure safe walking conditions for students who walk to and from school.

E. Environmental Impacts. The probable adverse environmental impacts of the proposed development, together with any practical means of mitigating adverse impacts, have been considered such that the proposal shall not have a probable significant adverse environmental impact upon the quality of the environment, in accordance with CMC Title 16 and RCW Chapter 43.21C.

F. Access. The proposed development shall provide at least two access points (where a mixed-use planned development does not have access to a primary or secondary arterial) that distribute the traffic impacts to adjacent streets in an acceptable manner.

G. Professional Preparation. All plans and specifications required for the development shall be prepared and designed by engineers and/or architects licensed in the state of Washington.

H. Engineering Standards. The proposed development satisfies the standards and criteria as set forth in this chapter and all engineering design standards that are not proposed for modification.

I. Design Review. The proposed development satisfies the standards and criteria as set forth in the Building Design from Camas Design Review Manual: Gateways, Commercial,

Mixed Use and Multi-Family Uses, unless otherwise proposed for modification.

18.13 of this code. 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.

18.22.080 Landscape Requirements and buffering standards.

A. Minimum landscaping or open space, as a percent of gross site area, shall be fifteen percent. All landscaping shall comply with the applicable landscape provisions in Chapter

B. Landscape buffers shall be in compliance with the below referenced table:

**18.22.080 Table 1
Landscaping Buffering Standards
Zoning of Land Abutting Development Site**

Proposed Mix of Uses on Development Site	Single-Family		Multi-Family		Commercial		Office/Campus		Industrial	
	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Residential Single-Family	5' L1	5' L1	5' L2	10' L1	10' L3	10' L2	10' L2	10' L2	10' L2 w/ F2 Fence	10' L3
Residential Multi-Family	5' L2	5' L1	10' L1	5' L1	10' L3	5' L2	5' L2	10' L2	10' L2 w/ F2 Fence	10' L3
Commercial	10' L3	5' L2	10' L3	5' L1	5' L1	5' L2	5' L2	5' L2	10' L3	10' L2
Industrial	10' L2 w/ F2 Fence	L2	10' L2 w/ F2 Fence	L2	L3	L2	10' L3	L2	5' L2	5' L1

C. Landscaping and Screening Design Standards.

1. L1, General Landscaping.

a. Intent. The L1 standard is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.

b. Required Materials. There are two ways to provide trees and shrubs to comply with an L1 standard. Shrubs and trees may be grouped. Groundcover plants, grass lawn, or approved flowers must fully cover the landscaped area not in shrubs and trees.

2. L2, Low Screen.

a. The standard is applied where a low level of screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.

b. Required Materials. The L2 standard requires enough low shrubs to form a continuous screen three feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A three-foot high masonry wall or fence at an F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required.

3. L3, High Screen.

a. The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.

b. Required Materials. The L3 standard requires enough high shrubs to form a screen six feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six-foot high wall or fence that complies with an F1 or F2 standard may be substituted for shrubs, but the trees and groundcover plants are

still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

4. Fences.

a. F1, Partially Sight-Obscuring Fence.

i. Intent. The F1 fence standard provides partial visual separation. The standard is applied where a proposed use or development has little impact, or where visibility between areas is more important than a total visual screen.

ii. Required Materials. A fence or wall that complies with the F1 standard shall be six feet high, and at least fifty percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials.

b. F2, Fully Sight-Obscuring Fence.

i. Intent. The F2 fence standard provides visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.

ii. Required Materials. A fence or wall that complies with the F2 standard shall be six feet high, and one hundred percent sight obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.

5. The applicant may provide landscaping and screening that exceeds the standards in this chapter provided:

a. A fence or wall (or a combination of a berm and fence or wall), may not exceed a height of six feet above the finished grade at the base of the fence or wall (or at the base of a berm, if combined with one), unless the approval authority finds additional height is necessary to mitigate potential adverse effects of the proposed use, or other uses in the vicinity; and landscaping and screening shall not create vision clearance hazards as provided in Chapter 18.13 of this code.

b. The Community Development Director may approve use of existing vegetation to fulfill landscaping and screening requirements of this chapter, if that existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.

c. Landscaped areas required for stormwater management purposes may be used to satisfy the landscaping area requirements of this chapter, even though those areas may be inundated by surface water.

d. Required landscaping and screening shall be

located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right-of-way or private street easement.

18.22.090 Transition design criteria.

In addition to the design standards in this chapter, all developments and uses shall comply with the following transitional design standards:

- A. Vehicular accesses should be designed and located so that traffic is not exclusively directed through a nearby neighborhood area;
- B. Loading and refuse collection areas should

be located away from bordering protected zones. Loading and refuse collection areas shall not be located within a front yard setback; C. Landscape buffers on proposed projects should comply with those identified in Section 18.22.080 of this chapter.

18.22.100 Incentives.

A. Traffic Impact Fee (TIF) Reduction. A reduction of the TIF may be granted pursuant to this section with the implementation and maintenance of the corresponding action in 18.22.100 Table 2 upon approval of the director.

**18.22.100 Table 1
Incentives**

Action	TIF Reduction
Construction of direct walkway connection to the nearest arterial	1%
Installation of on-site sheltered bus-stop (with current or planned service), or bus stop within 1/4 mile of site with adequate walkways, if approved by C-TRAN	1%
Installation of bike lockers	1%
Connection to existing or future regional bike trail	1%
Direct walk/bikeway connection to destination activity (such as a commercial/retail facility, park, school, etc.) if residential development, or to origin activity (such as a residential area) if commercial/retail facility	1% if existing, 2% if constructed
Installation of parking spaces which will become paid parking (by resident or employee) ¹	3%
Installation of preferential carpool/vanpool parking facilities ¹	1%
Total, if all strategies were implemented	10%

¹Automatic reduction for developing within the mixed-use planned development overlay or mixed use zone.