

ORDINANCE NO. 2656

AN ORDINANCE amending Table 1 of Camas
Municipal Code Section 18.07.030 relating to commercial,
industrial, and high technology land uses.

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

Section I

Table 1 within Section 18.07.030 of the Camas Municipal Code is hereby amended as set
forth in Exhibit "A" attached hereto and by this reference incorporated herein.

Section II

This Ordinance shall take force and be in effect five days from and after its publication
according to law.

PASSED BY the Council and APPROVED by the Mayor this 16 day of July, 2012.

SIGNED: _____

Mayor

ATTEST: _____

Clerk

APPROVED as to form:

City Attorney

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

Zoning Districts	NC	DC	CC	RC	MX	LI/BP	LI	HI
Commercial Uses								
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	P	C	P	X	X	P	P
Automobile sales, new or used ⁶	X	P	X	P	X	X	P	P
Automobile service station ⁶	X	P	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	P	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	P	C	P	P	X	P	P
Bus station ⁶	X	C	C	P	C	X	P	P
Cabinet and carpentry shop ⁶	X	P	C	P	C	P ⁵	P	P
Candy, 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	P	X	C	C	P	C	X
Day care center ⁶	C	P	P	C	P	P ⁵	C	C
Day care, adult	P	P	P	P	P	P	P	P
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
Department store ⁶	X	P	C	P	P	X	P	X
Equipment rental ⁶	C	P	C	C	C	P ⁵	P	P
Event center	X	P	C	P	C	P	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
Food delivery business ⁶	X	P	C	P	C	X	P	X
Furniture repair; upholstery ⁶	X	P	C	P	P	X	P	P
Furniture store ⁶	X	P	C	P	P	X	P	X

Zoning Districts	NC	DC	CC	RC	MX	LI/BP	LI	HI
Gas/fuel station ⁶	X	P	C	P	X	X	P	P
Gas/fuel station with mini market ⁶	X	P	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	P	C	P	P	X	P	P
Industrial supplies store ⁶	X	P	X	C	C	X	C	P
Laundry/dry cleaning (industrial)	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	P	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	P	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	P	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
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	P	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	P	C	C	X	P	P	P
Restaurant ⁶	C	P	P	P	C	P ⁵	P	P
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
Sexually Oriented Business ^{1, 5}	X	X	X	X	X	P	X	X
Shoe repair and sales ⁶	P	P	P	P	P	X	P	P
Stock broker, brokerage firm	P	P	P	P	P	P	P	P
Specialty goods production (e.g. brew pub)	P	P	P	P	P	P	P	P
Taverns ⁶	X	P	C	P	C	X	P	P

Zoning Districts	NC	DC	CC	RC	MX	LI/BP	LI	HI
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 ⁶	X	P	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	P	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	P	X	X	X	P	P	P
Industrial Uses								
High-tech industry	X	P	X	X	P	P ²	X	X
Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts)	X	X	X	X	C	X	P	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	P	X	X	X	P	P	P
Recreational, Religious, Cultural Uses								
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 Uses								
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								

Zoning Districts	NC	DC	CC	RC	MX	LI/BP	LI	HI
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
Designated manufactured home	X	X	X	X	P	X	X	X
Duplex or two-family dwelling	X	C/P ⁷	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/P ⁷	X	X	P	X	X	X
Single-family dwelling	X	X	X	X	P	X	X	X
Communication, Utilities and Facilities								
Major telecommunication facility ⁵	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
Facility, essential ⁶	X	X	C	C	C	P	C	C
Railroad tracks and facilities ⁶	C	X	C	C	C	X	C	C
Temporary Uses								
Temporary sales office for a development ⁴	T	T	T	T	T	T	T	T

Notes:

1. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
2. Similar uses are permitted in the zone district only at the discretion of the community development director or designee.
3. 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.
7. Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.