

ORDINANCE NO. 2672

AN ORDINANCE amending Section 18.05.020 by revising the designation of zoning districts; amending Section 18.07.030 Table I by revising the commercial, industrial and high technology land uses table; amending Section 18.09.030 Table I by revising density and dimensions for commercial and industrial zones; and adding a new Chapter 18.37 establishing a business park zoning district and regulations pertaining thereto.

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

Section I

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

Section II

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

Section III

Section 18.09.030 Table I of the Camas Municipal Code is amended as set forth in Exhibit "C" attached hereto and by this reference incorporated herein.

Section IV

There is hereby added to the Camas Municipal Code a new Chapter 18.37 Business Park as is set forth in Exhibit "D" attached hereto and by this reference incorporated herein.

Section V

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 22 day of January, 2013.

SIGNED: _____

Mayor

ATTEST: _____

Clerk

APPROVED as to form:



City Attorney

CMC Chapter 18.05 Zoning Map and Districts

Section 18.05.020 Districts designated.

For the purposes 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 |
| Multi-family-10 | MF-10 | Multi-family Low |
| Multi-family-18 | MF-18 | Multi-family High |
| Multi-family-24 | MF-24 | Multi-family 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 |
| Heavy Industrial | HI | Industrial |
| Business Park | BP | Industrial |
| Light Industrial/Business Park | LI/BP | Light Industrial/Business Park |

CMC Chapter 18.07 Use Authorization

Section 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 | BP | LI/BP | LI | HI |
|---|----|----|----|----|----|----|----------------|----|----|
| Commercial Uses | | | | | | | | | |
| Animal kennel, commercial/boarding ⁶ | X | X | X | C | X | C | X | X | X |
| Animal shelter ⁶ | X | X | X | C | X | C | X | C | P |
| Antique shop ⁶ | P | P | P | P | P | C | X | X | P |
| Appliance sales and service ⁶ | X | P | P | P | P | P | X | C | P |
| Automatic teller machines (ATM) ⁶ | P | P | P | P | P | P | P ⁵ | P | P |
| Automobile repair (garage) ⁶ | X | P | C | P | X | P | X | P | P |
| Automobile sales, new or used ⁶ | X | P | X | P | X | P | X | P | P |
| Automobile service station ⁶ | X | P | C | P | X | P | X | P | P |
| Automobile wrecking ⁶ | X | X | X | X | X | X | X | X | C |
| Bakery (wholesale) ⁶ | X | X | X | P | X | P | P ⁵ | P | P |
| Bakery (retail) ⁶ | P | P | P | P | P | P | P ⁵ | P | P |
| Banks, savings and loan | X | P | P | P | P | P | P ⁵ | P | P |
| Barber and beauty shops ⁶ | P | P | P | P | P | P | P ⁵ | P | P |
| Boat building ⁶ | X | X | X | C | X | C | X | C | P |
| Boat repair and sales ⁶ | X | P | X | P | X | P | X | P | P |
| Book store ⁶ | C | P | P | P | P | P | P ⁵ | P | P |
| Bowling alley/billiards ⁶ | X | P | X | P | P | P | X | P | P |
| Building, hardware and garden supply store ⁶ | X | P | C | P | P | P | X | P | P |
| Bus station ⁶ | X | C | C | P | C | P | X | P | P |
| Cabinet and carpentry shop ⁶ | X | P | C | P | C | P | P ⁵ | P | P |
| Candy; confectionery store ⁶ | P | P | P | P | P | P | P ⁵ | P | P |
| Cart vendors ⁶ | C | P | C | P | C | P | P ⁵ | P | P |
| Cemetery ⁶ | X | X | X | C | X | X | X | C | P |
| Clothing store ⁶ | C | P | P | P | P | P | X | P | P |
| Coffee shop or cafe ⁶ | P | P | P | P | P | P | P ⁵ | P | P |
| Convention center ⁶ | X | P | X | C | C | P | P | C | X |
| Day care center ⁶ | C | P | P | C | P | C | P ⁵ | C | C |
| Day care, adult | P | P | P | P | P | P | P | P | P |
| Day care, family home ⁶ | P | P | P | P | P | X | P ⁵ | P | X |
| Day care, mini-center ⁶ | P | P | P | P | P | P | P ⁵ | P | X |
| Delicatessen (deli) ⁶ | P | P | P | P | P | P | P ⁵ | P | P |
| Department store ⁶ | X | P | C | P | P | P | X | P | X |

| Zoning Districts | NC | DC | CC | RC | MX | BP | LI/BP | LI | HI |
|---|----|----|----|----|----|----------------|----------------|----|----|
| Equipment rental ⁶ | C | P | C | C | C | P | P ⁵ | P | P |
| Event center | X | P | C | P | C | P | P | P | P |
| Feed store ⁶ | X | X | X | P | X | C | X | P | P |
| Fitness center/sports club ⁶ | X | P | P | P | P | P | P ⁵ | P | P |
| Funeral home ⁶ | X | P | C | P | P | X | X | X | X |
| Florist shop ⁶ | P | P | P | P | P | P | P ⁵ | P | X |
| Food delivery business ⁶ | X | P | C | P | C | P | X | P | X |
| Furniture repair; upholstery ⁶ | X | P | C | P | P | P | X | P | P |
| Furniture store ⁶ | X | P | C | P | P | P | X | P | X |
| Gas/fuel station ⁶ | X | P | C | P | X | P | X | P | P |
| Gas/fuel station with mini market ⁶ | X | P | C | P | X | P | X | P | P |
| Grocery, large scale ⁶ | X | P | C | P | P | C ⁸ | X | P | P |
| Grocery, small scale ⁶ | P | P | C | P | P | P | X | P | P |
| Grocery, neighborhood scale ⁶ | P | P | P | P | P | P | P ⁵ | P | X |
| Hospital, emergency care ⁶ | X | C | P | P | P | P | X | P | X |
| Hotel, motel ⁶ | X | C | C | P | P | P | X | P | X |
| Household appliance repair ⁶ | X | P | C | P | P | P | X | P | P |
| Industrial supplies store ⁶ | X | P | X | C | C | C | X | C | P |
| Laundry/dry cleaning (industrial) | X | X | X | P | X | X | X | P | P |
| Laundry/dry cleaning (retail) ⁶ | P | P | P | P | P | P | P ⁵ | P | P |
| Laundry (self-serve) | P | P | P | P | P | P | X | P | P |
| Liquor store ⁶ | X | P | C | P | C | C | X | C | C |
| Machine shop ⁶ | X | X | C | C | C | C | P ⁵ | C | P |
| Medical or dental clinics (outpatient) ⁶ | C | P | P | P | P | P | P ⁵ | P | P |
| Mini-storage/vehicular storage ⁶ | X | X | C | C | X | P | X | P | P |
| Manufactured home sales lot ⁶ | X | X | X | P | X | X | X | P | P |
| Newspaper printing plant ⁶ | X | P | C | C | X | X | X | P | P |
| Nursery, plant ⁶ | X | P | C | C | C | C | X | C | P |
| Nursing, rest, convalescent, retirement home ⁶ | C | P | P | P | P | X | X | X | X |
| Office supply store ⁶ | X | P | P | P | P | X | P ⁵ | P | P |
| Pawnshop ⁶ | X | X | X | X | X | X | X | C | C |
| Parcel freight depots ⁶ | X | P | X | P | X | P | P ⁵ | P | P |
| Pet shops ⁶ | X | P | P | P | P | P | X | P | C |
| Pharmacy ⁶ | X | P | P | P | P | P | P ⁵ | P | P |
| Photographic/electronics store ⁶ | X | P | P | P | P | P | P ⁵ | P | P |
| Plumbing, or mechanical service ⁶ | X | X | X | P | C | P | X | P | P |
| Printing, binding, blue printing ⁶ | C | P | P | P | P | P | P ⁵ | P | P |

| Zoning Districts | NC | DC | CC | RC | MX | BP | LI/BP | LI | HI |
|---|-----------|----|-----------|-----------|----|----|----------------|----|----|
| Professional office(s) ⁶ | C | P | P | P | P | P | P | P | P |
| Public agency ⁶ | C | P | P | P | P | P | P | P | P |
| Real estate office ⁶ | C | P | P | P | P | P | T | P | P |
| Recycling center ⁶ | X | X | X | X | X | X | X | P | P |
| Recycling collection point ⁶ | T or C | P | T or C | T or C | C | C | P ⁵ | P | P |
| Recycling plant ⁶ | X | X | X | X | X | X | X | C | P |
| Research facility ⁶ | X | P | C | C | X | P | P | P | P |
| Restaurant ⁶ | C | P | P | P | C | P | P ⁵ | P | P |
| Restaurant, fast food ⁶ | X | P | C | P | C | P | P ⁵ | P | P |
| Roadside produce stand ⁶ | T | T | T | T | C | X | T | T | T |
| Sand, soil, gravel sales and storage ⁶ | X | X | X | X | X | X | X | C | P |
| Second-hand/consignment store ⁶ | C | P | P | P | P | P | X | P | P |
| Sexually Oriented Business ^{1,5} | X | X | X | X | X | X | P | X | X |
| Shoe repair and sales ⁶ | P | P | P | P | P | P | X | P | P |
| Stock broker, brokerage firm | P | P | P | P | P | P | P | P | P |
| Specialty goods production (e.g. brew pub) | P | P | P | P | P | P | P | P | P |
| Taverns ⁶ | X | P | C | P | C | P | X | P | P |
| Theater, except drive-in ⁶ | X | P | C | P | P | P | X | P | P |
| Truck terminals ⁶ | X | C | X | C | X | X | X | C | P |
| Veterinary clinic ⁶ | X | P | C | P | P | P | X | P | P |
| Video rental store ⁶ | P | P | P | P | P | P | X | P | X |
| Warehousing, wholesale and trade ⁶ | X | X | X | C | C | P | P ⁵ | P | P |
| Warehousing, bulk retail ⁶ | X | X | X | C | C | X | X | P | P |
| Manufacturing and/or processing of the following: | | | | | | | | | |
| Cotton, wool, other fibrous material | X | X | X | X | X | P | X | P | P |
| Food production or treatment | X | X | X | C | C | P | X | P | C |
| Foundry | X | X | X | X | X | X | X | C | C |
| Furniture manufacturing | X | P | X | X | C | C | X | P | P |
| Gas, all kinds (natural, liquefied) | X | X | X | X | X | X | X | X | C |
| Gravel pits/rock quarries | X | X | X | X | X | X | X | C | P |
| Hazardous waste treatment—off-site | X | X | X | X | X | X | X | X | P |
| Hazardous waste treatment—on-site | X | X | X | X | X | X | X | X | P |
| Junkyard/wrecking yard | X | X | X | X | X | X | X | X | C |
| Metal fabrication and assembly | X | X | X | X | X | C | X | X | P |
| Hazardous waste treatment— | X | X | X | X | X | X | X | X | P |

| Zoning Districts | NC | DC | CC | RC | MX | BP | LI/BP | LI | HI |
|--|----|------------------|----|----|----|----|----------------|----|----|
| on-site | | | | | | | | | |
| Paper, pulp or related products | X | X | X | X | X | X | X | X | P |
| Signs or other advertising structures | X | X | X | C | C | C | P | C | P |
| Electronic equipment | X | P | X | X | X | X | P | P | P |
| Industrial Uses | | | | | | | | | |
| High-tech industry | X | P | X | X | P | P | P ² | X | X |
| Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts) | X | X | X | X | C | X | X | P | P |
| Optical goods | X | C | C | C | C | P | P ⁵ | P | P |
| Packaging of prepared materials | X | X | C | P | C | C | P ⁵ | C | P |
| Scientific and precision instruments | X | P | X | X | X | P | P | P | P |
| Recreational, Religious, Cultural Uses | | | | | | | | | |
| Auditorium ⁶ | C | P | P | P | P | P | X | P | P |
| Community club ⁶ | C | P | P | P | P | P | X | P | P |
| Church ⁶ | P | P | P | P | P | P | X | P | P |
| Golf course/driving range ⁶ | P | X | P | P | X | P | P ⁵ | P | P |
| Library ⁶ | C | P | P | P | P | P | X | P | P |
| Museum ⁶ | C | P | P | P | P | P | X | P | P |
| Recreational vehicle park ⁶ | X | X | X | C | X | X | X | P | P |
| Open space ⁶ | P | P | P | P | P | P | P | P | P |
| Park or playground | P | P | P | P | P | P | P | P | P |
| Sports fields ⁶ | C | X | P | P | P | P | X | P | P |
| Trails | P | P | P | P | P | P | P | P | P |
| Educational Uses | | | | | | | | | |
| College/university ⁶ | P | P | P | P | P | P | X | P | P |
| Elementary school ⁶ | P | P | P | P | P | P | X | P | P |
| Junior or senior high school ⁶ | P | P | P | P | P | P | X | P | P |
| Private, public or parochial school ⁶ | P | P | P | P | P | P | X | P | P |
| Trade, technical or business college ⁶ | P | P | P | P | P | P | P | P | P |
| Residential Uses | | | | | | | | | |
| Adult family home | C | P | P | X | P | X | X | P | X |
| Assisted living | C | P | P | X | P | X | X | X | X |
| Bed and breakfast | P | P | P | X | P | X | X | P | X |
| Designated manufactured home | X | X | X | X | P | X | X | X | X |
| Duplex or two-family dwelling | X | C/P ⁷ | X | X | P | X | X | P | X |

| Zoning Districts | NC | DC | CC | RC | MX | BP | LI/BP | LI | HI |
|---|----|------------------|----|----|----|----|-------|----|----|
| Group home | C | P | P | X | P | X | X | P | X |
| Home occupation | P | P | P | X | P | X | X | P | X |
| Housing for the disabled | P | P | P | X | P | X | X | X | X |
| Apartment | X | P | X | X | P | X | X | P | X |
| Residence accessory to and connected with a business | P | P | P | X | P | X | X | P | X |
| Single-family attached (e.g. rowhouses) | X | C/P ⁷ | X | X | P | X | X | X | X |
| Single-family dwelling | X | X | X | X | P | X | X | X | X |
| Communication, Utilities and Facilities | | | | | | | | | |
| Major telecommunication facility ⁶ | X | X | X | X | X | X | X | X | C |
| Minor telecommunication facility | P | P | P | P | P | P | P | C | P |
| Wireless communications facility ^{3,6} | | | | | | | | | |
| Facilities, minor public | P | P | P | P | C | P | P | C | P |
| Facility, essential ⁶ | X | X | C | C | C | C | P | C | C |
| Railroad tracks and facilities ⁶ | C | X | C | C | C | X | X | C | C |
| Temporary Uses | | | | | | | | | |
| Temporary sales office for a development ⁴ | T | T | T | T | T | T | T | T | T |

Notes:

1. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
2. Similar uses are permitted in the zone district only at the discretion of the community development director or designee.
3. 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.
8. If grocery store is less than 100,000 square feet then use is outright permitted. If 100,000 square feet or over then a conditional use permit is required.

CMC Chapter 18.09 Density and Dimensions

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

| | NC | DC | CC | RC | MX | LI | BP | HI | LI/BP ^{Note 4} |
|---|--------------------------------|--------|--------|--------|--------|--|--------|--------|---|
| Bulk Regulations | | | | | | | | | |
| Minimum lot area (square feet) | 5,000 | Note 1 | Note 1 | Note 1 | 1,800 | 10,000 | ½ acre | Note 1 | 10 acres |
| Minimum lot width (feet) | 40 | Note 1 | Note 1 | Note 1 | Note 1 | 100 | 100 | Note 1 | Not specified |
| Maximum [±] Minimum lot depth (feet) | 40 | Note 1 | Note 1 | Note 1 | Note 1 | Note 1 | 100 | Note 1 | Not specified |
| Setbacks | | | | | | | | | |
| Minimum front yard (feet) ^{Note 3} | 15 | Note 5 | Note 5 | Note 5 | Note 6 | Not specified | 15 | Note 1 | 5' per 1 foot of building height (200' minimum) |
| Minimum side yard (feet) | Note 1 10 ^{Note 2} | Note 1 | Note 1 | Note 1 | Note 1 | 15' or 25' if abutting a residential area | 15 | Note 1 | 100' for building; 25' for parking |
| Minimum rear yard (feet) | Note 1 | Note 1 | Note 1 | Note 1 | Note 1 | 25' | 50 | Note 1 | 100' for building; 25' for parking area |
| Lot Coverage | | | | | | | | | |
| Lot coverage (percentage) | 85% | Note 1 | Note 1 | Note 1 | Note 1 | 70% | 50% | Note 1 | 1 story (30%) 2 stories (40%) 3 stories (45%) |
| Building Height | | | | | | | | | |
| Maximum building height (feet) | 2.5 stories ; or 35 | Note 1 | Note 1 | Note 1 | Note 1 | acre or less: 35' 1 to 2 acres: 45' 2 acres or more: 60' | Note 1 | Note 1 | 60 |

Notes:

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 North Dwyer Creek Residential Overlay and 18.21 Light Industrial/Business Park.
5. Residential 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.

* Note: This is a correction to a Scribner's error.

Chapter 18.37 Business Park

Sections:

- 18.37.010 Purpose
- 18.37.020 Permit Process
- 18.37.030 Architectural design standards
- 18.37.040 Landscaping standards
- 18.37.050 Subsequent permits and minor adjustments
- 18.37.060 Expiration of business park approval

18.37.010 Purpose

The Business Park (BP) district is intended to provide for employment growth in the city by protecting industrial areas for future employment. Design of business park facilities in this district will be "campus-style," with landscaped buffers, and architectural features compatible with, and not offensive to, surrounding uses.

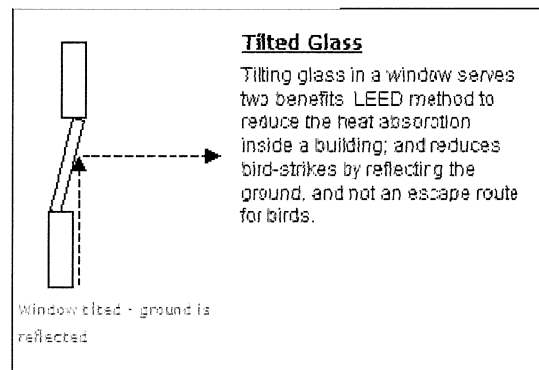
18.37.020 Permit Process

- A. In addition to the Site Plan permit requirements of Chapter 18.18 Site Plan, any person desiring to establish or significantly modify a use on land zoned BP shall also address the applicable provisions of this chapter.
- B. Design Review is required pursuant to CMC Chapter 18.19 Design Review. The design review committee recommendations shall be based on the architectural design standards specific to this chapter.

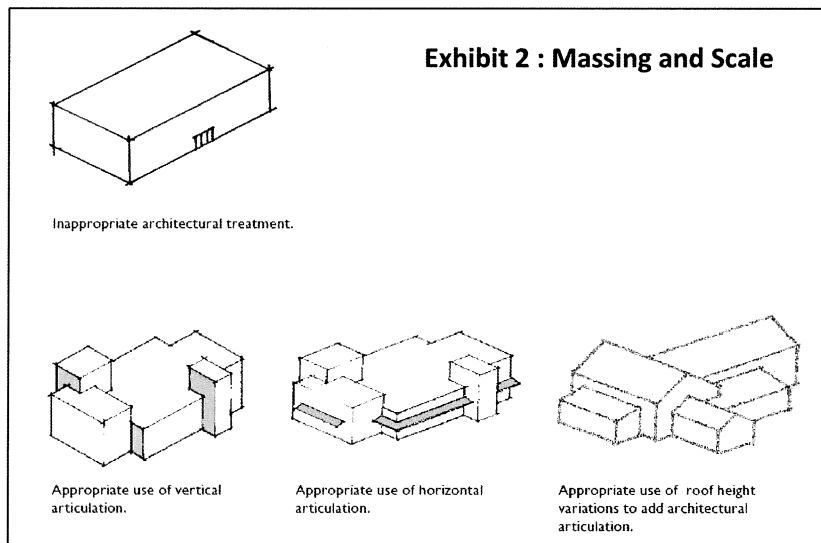
18.37.030 Architectural design standards

- A. Building height, setbacks and lot coverage shall be as set forth in Section 18.09.030 Table 1.
- B. Parking. Parking shall be provided as per CMC Chapter 18.11 Parking of this title.
- C. Building materials
 - a. A minimum of 75% of the walls visible to the right-of-way (excluding glass) shall be indigenous such as cedar, wood logs, brick, stone, rusticated block or comparable modular masonry are preferred. New materials that convey the texture, scale, color and finish similar to these natural products will be considered where appropriate. Large blank walls facing the right of way are prohibited.
 - b. Secondary materials such as metal siding may be used as accents and may compose 25% of the walls visible from the right-of-way (excluding glass).
 - c. Prefabricated metal buildings or structures are not permitted.
 - d. Glare Reduction. All glazing must be low-reflective. Given the city's location near airports and within the Pacific Flyway, the use of tinted glass, tilted glass or other bird-friendly glazing methods (See Exhibit 1) are preferred.
 - e. Use muted earth tone colors for building and roof materials.
 - i. Bright colors are only appropriate for accents.
 - ii. A minimum of 75% of the exterior walls seen from the public right of way shall have muted tones.

Exhibit 1: Tilted glass



- D. Building massing and scale (See Exhibit 2)
- Provide a human scale to the primary entrance.
 - Express the position of each floor in the external design of the building by changing materials between floors, or use an expression line, or articulate structural elements.
 - Avoid large panelized products or extensive featureless surfaces.
- E. Roof form. Incorporate at least two of the following features to add architectural articulation:
- A flat roof with a parapet that screens rooftop equipment from view;
 - A cornice or molding to define the top of a parapet;
 - Overhanging eaves;
 - Sloping roofs with a minimum pitch of 4:12; and/or
 - Multiple roof planes
- F. All vents, flues, or other protrusions through the roof, less than sixteen 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 sixteen inches in diameter shall be considered mechanical equipment and shall be screened from view.
- G. Refuse/Storage. Refuse areas and service/storage areas are to be located under cover, and/or not visible from the public right-of-way or adjacent properties.
- H. Fencing heights may exceed those specified at CMC Chapter 18.18 - Supplemental Development Standards as follows. A wrought-iron fence, vinyl-coated chain link, masonry, stone or a combination, may be up to six feet high along the front property line or within the front yard setback.
- I. Security fencing shall be compatible with landscaping of the entire site. Evergreen plant material will be located adjacent to security fencing, and shall provide a vegetative screen when mature.
- J. Lighting. Lighting shall be directed to the interior of the site, and shielded from adjacent properties. Building lighting is to be concealed and indirect.



18.37.040 Landscaping standards

In addition to the landscaping requirements of CMC Chapter 18.13 Landscaping of this title, all proposed development in this zone shall generally comply with the following standards. Variations may be considered by the Design Review Committee and authorized by the approval authority where reasonable factors such as topography or other site constraints will make strict compliance unreasonable.

- The entire street frontage will receive landscaping of trees, shrubs, and ground cover plants that will create a unifying effect throughout the area. Tree groupings shall be located for interest and variety. Generally, landscape frontage shall be a minimum of 15-feet deep. Landscaping buffers shall also be placed along both sides of driveways for their full length.
- Curvilinear design is encouraged to create interest and variety.

- C. Native species of plants should be maintained where possible. Landscaping that includes features to attract native wildlife (birds, chipmunks, bees, butterflies, etc.) is encouraged and may offset other landscaping requirements of this chapter. **(Refer to the Washington State Department of Fish and Wildlife for guidance at <http://wdfw.wa.gov/living/landscaping/>)**
- D. Foundation Planting. Landscaped areas shall be planted and maintained within 10-feet of the building, excluding loading dock areas and those areas not within view of the public right of way.
- E. Stormwater management facilities may be incorporated into the required landscape buffers if they are designed in compliance with Chapter 14.02 Stormwater Management.
- F. Permeable paving (where feasible) may count toward a portion of the required landscaping.
- G. Lawns are discouraged in the BP district given that they require a lot of water to stay green and healthy. Lawns, if proposed, must consist of drought-tolerant grasses.
- H. 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 ten feet of landscape strip adjacent to the exterior facing side of the wall.
- I. 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.

18.37.050 Subsequent permits and minor amendments

- A. Applications for subsequent permits or minor amendments shall be approved only when substantially in conformance with the approved development plan.
- B. The subsequent application shall be considered substantially in conformance with the approved final plan when the proposal:
 - 1. Is within the scope and intent of the final plan;
 - 2. Is of a similar size and scale and does not increase environmental impacts from those identified during the initial site plan review decision;
 - 3. Does not reduce overall acreage identified as dedicated public areas, open space or buffering areas;
 - 4. Does not propose to modify any development standard of Titles 17 and 18.
- C. A decision as to whether the subsequent application is substantially in conformance with the approved site plan shall be processed as a Type I permit pursuant to Chapter 18.55.
- D. A determination of consistency with the final plan shall not exempt the subsequent application from the necessity of obtaining any other required local, state, federal permits, or compliance with any other applicable requirements.

18.37.060 Expiration of business park approval

Site plan approval within the business park zone shall expire and become void unless substantial construction is commenced within five (5) years of the date of approval of the final plan, or within a longer period if specifically authorized in a phasing plan; provided, such time periods shall be tolled during the pendency of any litigation related to the project that prevents the applicant from commencing or completing such construction; and further provided, that prior to the expiration of the approval, an applicant may apply directly to the Community Development Director (director) for one or more extensions not to exceed one year each. The director shall approve such extension or extensions upon a finding of good cause.