

ORDINANCE NO. 2021

AN ORDINANCE amending Title 18 of the Camas Municipal Code by revising the City's zoning ordinance to incorporate changes resulting from the planning activities conducted pursuant to the Growth Management Act of the State of Washington, and to make the zoning code consistent with the recently revised Comprehensive Plan of the City of Camas.

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

Section I

Section 18.16.010 of the Camas Municipal Code is amended to provide as follows:

18.16.010 - Zoning Maps Adopted. This code shall consist of the text hereof 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, 1995" which map(s) or book is placed on file in the offices of the city clerk, county auditor, and other city departments. The map(s) has heretofore been examined and duly considered in detail by the City Council and is adopted as a part of this code. The code, and each and all of its terms and map details, is to read and be 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.

The location and boundaries of the zoning districts designated in Section 18.16.020 are established as shown on the aforescribed book of maps.

Section II

Section 18.16.020 of the Camas Municipal Code is amended to provide as follows:

18.16.020 - Districts Designated. For the purpose of the code, the city is divided into zoning districts designated as follows:

<u>District</u>	<u>Symbol</u>
Residential District 1	R1
Multi-Family District	MF
Commercial District 1	C1
Commercial District 2	C2
Commercial District 3	C3
Core Commercial District	CC
Light-Industrial/Commercial District	LI/C
Light-Industrial/Country Tech	LI/CT
Industrial District 1	M1

Section III

Chapter 18.20 of the Camas Municipal Code providing for a suburban residential single-family district is hereby repealed.

Section IV

There is hereby added to Section 18.24.030 of the Camas Municipal Code a new subsection to provide as follows:

18.24.030 - Conditional Uses.

- N. On land classified R1-20, private stables located not less than sixty (60) feet from the front, side or rear lot line and providing accommodation for not more than one (1) horse, mule or pony for the first 20,000 square feet, or more than one (1) additional such animal per each 10,000 additional square feet.

Section V

Section 18.24.040 of the Camas Municipal Code is amended to provide as follows:

18.24.040 - Density Provisions.

- A. Land in the R1 district shall be classified as R1-6, R1-7.5, R1-10, R1-12, R1-15, or R1-20.

- B. The density provisions for land classified as R1-6 are as follows:

- 1. Minimum lot area: Six thousand square feet.
- 2. Minimum lot width: Sixty feet.
- 3. Minimum lot depth: Ninety feet.
- 4. Minimum front yard: Twenty feet.
- 5. Minimum side yard: Five feet.
- 6. Minimum side yard along a flanking street of a corner lot: Twenty feet.
- 7. Minimum rear yard: Twenty-five feet.
- 8. Minimum rear yard of a corner lot: Five feet.
- 9. Maximum building height: Three stories and basement but not to exceed thirty-five feet.
- 10. Maximum lot coverage: Forty percent of lot area.
- 11. Minimum lot frontage for lots located on the bulb of a cul-de-sac or on a curve of a radius 100 feet or less: Thirty feet.

- C. The density provisions for land classified as R1-7.5 are as follows:

- 1. Minimum lot area: Seven thousand five hundred square feet.
- 2. Minimum lot width: Seventy feet.
- 3. Minimum lot depth: Ninety feet.
- 4. Minimum front yard: Twenty feet.
- 5. Minimum side yard: Five feet.
- 6. Minimum side yard along a flanking street of a corner lot: Twenty feet.
- 7. Minimum rear yard: Twenty-five feet.
- 8. Minimum rear yard of a corner lot: Five feet.
- 9. Maximum building height: Three stories and basement but not to exceed thirty-five feet.

10. Maximum lot coverage: Forty percent of lot area.
 11. Minimum lot frontage for lots located on the bulb of a cul-de-sac or on a curve of a radius 100 feet or less: Thirty feet.
- D. The density provisions for land classified as R1-10 are as follows:
1. Minimum lot area: Ten thousand square feet.
 2. Minimum lot width: Eighty feet.
 3. Minimum lot depth: One hundred feet.
 4. Minimum front yard: Twenty feet.
 5. Minimum side yard: Ten feet.
 6. Minimum side yard along a flanking street of a corner lot: Twenty feet.
 7. Minimum rear yard: Twenty-five feet.
 8. Minimum rear yard of a corner lot: Ten feet.
 9. Maximum building height: Three stories and basement but not to exceed thirty-five feet.
 10. Maximum lot coverage: Thirty-five percent of lot area.
 11. Minimum lot frontage for lots located on the barb of a cul-de-sac or on a curve of a radius 100 feet or less: Thirty-five feet.
- E. The density provisions for land classified as R1-12 are as follows:
1. Minimum lot area: Twelve thousand square feet.
 2. Minimum lot width: Ninety feet.
 3. Minimum lot depth: One hundred feet.
 4. Minimum front yard: Twenty-five feet.
 5. Minimum side yard: Fifteen feet.
 6. Minimum side yard along a flanking street of a corner lot: Twenty-five feet.
 7. Minimum rear yard: Thirty feet.
 8. Minimum rear yard of a corner lot: Fifteen feet.
 9. Maximum building height: Three stories and basement but not to exceed thirty-five feet.
 10. Maximum lot coverage: Thirty percent of lot area.
 11. Minimum lot frontage for lots located on the barb of a cul-de-sac or on a curve of a radius 100 feet or less: Thirty-five feet.
- F. The density provisions for land classified as R1-15 are as follows:
1. Minimum lot area: Fifteen thousand square feet.
 2. Minimum lot width: One hundred feet.
 3. Minimum lot depth: One hundred twenty-five feet.
 4. Minimum front yard: Thirty feet.
 5. Minimum side yard: Twenty feet.
 6. Minimum side yard along a flanking street of a corner lot: Thirty feet.
 7. Minimum rear yard: Thirty-five feet.

- 8. Minimum rear yard of a corner lot: Twenty feet.
- 9. Maximum building height: Three stories and basement but not to exceed thirty-five feet.
- 10. Maximum lot coverage: Thirty percent of lot area.
- 11. Minimum lot frontage for lots located on the barb of a cul-de-sac or on a curve of a radius 100 feet or less: Forty feet.

G. The density provisions for land classified as R1-20 are as follows:

- 1. Minimum lot area: Twenty thousand square feet.
- 2. Minimum lot width: One hundred feet.
- 3. Minimum lot depth: One hundred feet.
- 4. Minimum front yard: Thirty feet.
- 5. Minimum side yard: Fifteen feet.
- 6. Minimum side yard along a flanking street of a corner lot: Thirty feet.
- 7. Minimum rear yard: Fifty feet.
- 8. Maximum building height: Three stories and basement but not to exceed thirty-five feet.
- 9. Maximum lot coverage: Thirty percent of lot area.
- 10. Minimum lot frontage for lots located on the barb of a cul-de-sac or on a curve of a radius 100 feet or less: Forty feet.

Section VI

Section 18.24.050 of the Camas Municipal Code providing density classifications for non-classified R1 properties are hereby repealed.

Section VII

Chapters 18.28, 18.32, and 18.36 of the Camas Municipal Code providing for the zoning in the R2, R3, and R4 districts are hereby repealed.

Section VIII

There is hereby added to the Camas Municipal Code a new section to provide as follows:

18.32.010 - Principal Uses. Principal uses permitted outright in the MF district are as follows:

- A. Principal use permitted outright in an R1 district;
- B. Duplex or two-family dwelling;
- C. Multi-family dwelling.

Section IX

There is hereby added to the Camas Municipal Code a new section to provide as follows:

18.32.020 - Accessory Uses. Accessory uses permitted outright in the MF district are as follows:

- A. Use customarily incidental and subordinate to a principal use permitted outright;
- B. Gardening and horticultural activities and related structures for non-commercial purposes;
- C. Signs. See Section 18.64.170;
- D. Parking. See Section 18.68.101.

Section X

There is hereby added to the Camas Municipal Code a new section to provide as follows:

18.32.030 - Conditional Uses. The following principal uses and their accessory uses may be permitted in a MF district when authorized in accordance with the provisions of Sections 18.76.010 through 18.76.060:

- A. Any conditional use permitted in an R1 district.
- B. Hospital, home for the aged, retirement home, or rest or convalescent home;
- C. Office for a doctor, dentist or other practitioner of the healing arts; attorney; architect; engineer; surveyor; accountant; or other professional service as deemed appropriate;
- D. Mobile home park (only within MF-18 and MF-24 zones);
- E. Motel or motel and restaurant in connection therewith (only within MF-18 and MF-24 zones);
- F. Boarding house.

Section XI

There is hereby added to the Camas Municipal Code a new section to provide as follows:

18.32.040 - Density Provisions.

- A. Land within a MF district shall be classified as MF-10, MF-18 or MF-24.
- B. The density provisions for land classified as MF-10 are as follows:
 - 1. Minimum lot area: Six thousand square feet.
 - 2. Minimum lot width: Sixty feet.
 - 3. Minimum lot depth: Ninety feet.
 - 4. Minimum front yard: Fifteen feet.
 - 5. Minimum side yard: Ten feet.
 - 6. Minimum side yard along a flanking street of a corner lot: Fifteen feet.
 - 7. Minimum rear yard: Ten feet.
 - 8. Maximum building height: Three stories and basement but not to exceed thirty-five feet.
 - 9. Maximum lot coverage: Forty-five percent of lot area.
 - 10. For additional density provisions see Section 18.64.030 through 18.64.130.
 - 11. Minimum lot square footage per dwelling unit: Four thousand three hundred fifty-six square feet per dwelling unit, except for existing lots of Nine thousand square feet or less which shall be permitted a maximum of two dwelling units.

- C. The density provisions for land classified as MF-18 are as follows:
1. Minimum lot area: Six thousand square feet.
 2. Minimum lot width: Sixty feet.
 3. Minimum lot depth: Ninety feet.
 4. Minimum front yard: Fifteen feet.
 5. Minimum side yard: Ten feet.
 6. Minimum side yard along a flanking street of a corner lot: Fifteen feet.
 7. Minimum rear yard: Ten feet.
 8. Maximum building height: Four stories and basement but not to exceed Forty-five feet.
 9. Maximum lot coverage: Fifty-five percent of lot area.
 10. For additional density provisions see Section 18.64.030 through 18.64.130.
 11. Minimum lot square footage per dwelling unit: Two thousand four hundred twenty square feet per dwelling unit, except for existing lots of Nine thousand square feet or less which shall be permitted a maximum of three dwelling units.
- D. The density provisions for land classified as MF-24 are as follows:
1. Minimum lot area: Six thousand square feet.
 2. Minimum lot width: Sixty feet.
 3. Minimum lot depth: Ninety feet.
 4. Minimum front yard: Fifteen feet.
 5. Minimum side yard: Ten feet.
 6. Minimum side yard along a flanking street of a corner lot: Fifteen feet.
 7. Minimum rear yard: Ten feet.
 8. Maximum building height: Four stories and basement but not to exceed Forty-five feet.
 9. Maximum lot coverage: Sixty-five percent of lot area.
 10. For additional density provisions see Section 18.64.030 through 18.64.130.
 11. Minimum lot square footage per dwelling unit: One thousand eight hundred fifteen square feet per dwelling unit.

Section XII

Sections 18.61.070, 18.62.060, and 18.62.080 of the Camas Municipal Code are hereby repealed.

Section XIII

Section 18.62.010(A) of the Camas Municipal Code is amended to provide as follows:

18.62.010 - Site Plan Review.

- A. Areas zoned for single-family or multi-family residential use are subject to the criteria, guidelines, conditions, performance standards and procedural requirements contained in this chapter. In addition, the standards and requirements of this chapter shall apply to any site where a portion of the site is designated as part of the open space network on the Comprehensive Plans of the city.

Section XIV

Section 18.62.020(A) of the Camas Municipal Code is amended to provide as follows:

18.62.020 - Open Space Required.

- A. Proposals for lands within the city that are zoned for single-family or multi-family residential use shall retain a minimum of thirty (30%) percent of the site as open space.

Section XV

Section 18.62.020(G) of the Camas Municipal Code is amended to provide as follows:

18.62.020 - Open Space Required.

- G. Where open space areas in lands zoned for single-family residential use are allowed to be used for purposes of calculating density, the minimum lot size in the use classification may be reduced to seventy (70%) percent of that otherwise required, but in no case less than the following by zoning district:

<u>Zoning Classification</u>	<u>Subdivision Minimum Lot Area</u>	<u>PUD Minimum Lot Area</u>
R1-20	14,000 sq. ft.	12,000 sq. ft.
R1-15	10,500 sq. ft.	9,000 sq. ft.
R1-12	8,400 sq. ft.	7,500 sq. ft.
R1-10	7,000 sq. ft.	6,000 sq. ft.
R1-7.5	6,500 sq. ft.	6,000 sq. ft.
R1-6	5,000 sq. ft.	4,500 sq. ft.

Section XVI

There is hereby added to Section 18.62.020 of the Camas Municipal Code a new subsection to provide as follows:

18.62.020 - Open Space Required.

- H. Where open space areas in land zoned for multi-family residential use are allowed to be used for purposes of calculating the number of units permitted per acre, the minimum lot square footage per dwelling unit may be reduced to the following:

<u>Zoning District</u>	<u>Minimum Square Footage/Dwelling Unit</u>
MF-10	3,350 sq. ft.
MF-18	1,895 sq. ft.
MF-24	1,450 sq. ft.

Section XVII

Section 18.64.070(A) of the Camas Municipal Code is amended to provide as follows:

18.64.070 - Front Yard - Exception.

- A. Commercial and Industrial Districts. For a lot in a C2, C3, or M1 district containing a use other than a dwelling structure and having its front line on a street any portion of the frontage of which on either side between intersecting streets is contained in any residential zoning district, the minimum front yard shall be fifteen (15) feet; provided that if the frontage contained within the residential zoning district is within an area designated in the Comprehensive Plan for future general commercial or business use or expansion, except of a local or neighborhood type classified in the code for a C1 district, or industrial use or expansion, no minimum front yard shall be required.

Section XVIII

Section 18.64.080 of the Camas Municipal Code is amended to provide as follows:

- 18.64.080 - Side Yard - Exception. For a lot in a C1, C2, C3, or M1 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 fifteen (15) feet in the case of a lot in a C1, C2, or C3 district and twenty (20) feet in the case of a lot in an M1 district; provided that 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.

Section XIX

Section 18.64.090 of the Camas Municipal Code is amended to provide as follows:

- 18.64.090 - Side Yard - Flanking Street. For a corner lot in a C2, C3, or M1 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, the minimum side yard along the flanking street shall be fifteen (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 the flanking street shall be required.

Section XX

Section 18.64.100 of the Camas Municipal Code is amended to provide as follows:

18.64.100 - Rear Yard - Exception. For a lot in a C1, C2, C3, or M1 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 fifteen (15) feet in the case of a lot in a C1, C2, or C3 district and twenty (2) feet in the case of a lot in an M1 district; provided that 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.

Section XXI

Section 18.64.110(A) of the Camas Municipal Code is amended to provide as follows:

18.64.110 - Yard - Vision Clearance Exception.

- A. Except in C2, C3, or M1 districts, vision clearance areas are established. The distance establishing the size of a vision clearance area shall be a minimum of fifteen (15) feet, except that the distance may be reduced to ten (10) feet at intersections including an alley. When the angle of intersection between streets is less than thirty (30) degrees, the distance shall be increased by an additional ten (10) feet.

Section XXII

Section 18.64.120 of the Camas Municipal Code is amended to provide as follows:

18.64.120 - Accessory Structure - Regulations. In an R1 or MF district, accessory structures on each lot, except signs, shall conform to the following requirements:

- A. Not exceed one (1) story or fourteen (14) feet in height, except on a lot having a minimum area of one (1) acre;
- B. Not project beyond the front building line;
- C. Not occupy altogether more than thirty (30%) percent of a required rear yard, provided that the total lot coverage shall not be exceeded;
- D. Not occupy any portion of a required size yard;
- E. Not be located closer than five (5) feet to a side or rear lot line within a rear yard, not closer than twenty (20) feet to a side lot line within a rear yard along a flanking street of a corner lot; provided that in the case of a mobile home park accessory structures shall not be located closer than twenty-five (25) feet to a side lot line within a rear yard along a flanking street of a corner lot;

- F. Not be located closer than five (5) feet to a rear lot line where such rear lot line coincides with the side lot line of an adjoining lot.

Section XXIII

Section 18.64.170(A) of the Camas Municipal Code is amended to provide as follows:

18.64.170 - Yard - Sign Exception

- A. In R1 and MF districts, the following signs shall be permitted:
 - 1. One name plate or sign per lot, directly illuminated, and/or a sign informing the public of a dangerous condition or prohibiting entry, each of which shall not be larger than two hundred forty square inches;
 - 2. One temporary sign per lot, not illuminated, less than six (6) square feet in area, advertising the sale, lease or rental of the property. Such sign shall be removed within fourteen (14) days after sale, lease or rental of the property;
 - 3. Signs advocating political candidates or ballot issues. Such signs shall be less than six (6) square feet in area and shall not be illuminated. There shall be no restriction on the total number of signs per lot; provided, however, that no lot shall have more than one sign for any one candidate or ballot issue. Such signs shall be removed within fourteen (14) days after such election, except that candidates in primary elections who will also appear on the ballot in the succeeding general election shall not be required to remove signs until fourteen (14) days after the general election;
 - 4. One sign per lot expressing holiday greetings or informing of a public service event taking place within the city to be performed by local residents, which sign shall be removed within fourteen (14) days following such holiday or event.
 - 5. One temporary sign advertising the sale of a tract of land or lots in a subdivision, not illuminated, and not exceeding thirty-two (32) square feet in area. Only one sign per subdivision or development will be permitted, and that sign must be located on the subdivision or development being advertised. Such sign shall be removed within fourteen (14) days following sale of the tract of land or the lots in the subdivision;

- 6. One temporary sign, not illuminated and not exceeding thirty-two (32) square feet in area, per lot during construction only, denoting the architect, engineering, contractor or other person engaged in the design and erection of a building or facilities located thereon. Such sign shall be removed within fourteen (14) days following completion of construction of the building or facilities;
- 7. Any other sign authorized by the City Council as a result of a person applying for a conditional use as provided by Sections 18.76.020 through 18.76.060, inclusive; and
- 8. No sign allowed under this subsection shall be placed within a vision clearance area.

Section XXIV

There is hereby added to the Camas Municipal Code a new section to provide as follows:

18.64.125 - Elevated Decks - Rear Yard Setback. The rear yard setback for an elevated deck shall be fifteen (15) feet. As used herein, an elevated deck shall mean a deck thirty (30) inches or more above ground level that is physically attached to a residential structure. The area covered by an elevated deck shall be counted when calculating the maximum lot coverage permitted under the applicable density provisions.

Section XXV

Section 18.92.030 of the Camas Municipal Code is amended to provide as follows:

18.92.030 - Conditional Use. A planned unit development shall be permitted by conditional use. Such use shall grant to an applicant permission to construct or establish a single use or a group of uses on a parcel of property as shown on a specific development plan as approved by the City Council. A conditional use for a planned unit development may be authorized in the R1, MF, and C1 districts or portions thereof.

Section XXVI

Section 18.40.020(A) of the Camas Municipal Code is amended to provide as follows:

18.40.020 - Principal Uses.

- A. Any principal use permitted outright or as a conditional use in an R1 district, except a dwelling unit.

Section XXVII

Section 18.40.040 of the Camas Municipal Code is amended to provide as follows:

18.40.040 - Conditional Uses. The following principal uses and their accessory uses may be permitted in a C1 district when authorized in accordance with the provisions of Sections 18.76.010 through 18.76.060.

- A. Use permitted outright in an R1 district;
- B. Use permitted outright in an MF district;
- C. Garden supply store and horticultural nursery; and
- D. Mobile home or trailer court.

Section XXVIII

Section 18.72.030(F) of the Camas Municipal Code is amended to provide as follows:

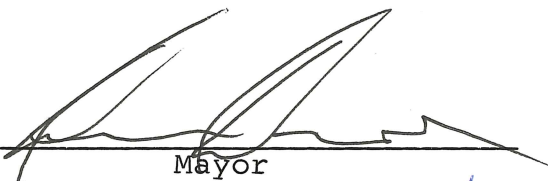
18.72.030 - Structure.


- F. When a building or other structure containing a non-conforming use is damaged by fire or any other cause that results in a cessation of the activities of such non-conforming use, such non-conforming use shall be discontinued unless reconstruction of the damaged structure is commenced within eighteen (18) months of the occurrence of such damage. Any such reconstruction shall be required to conform to then current building codes.

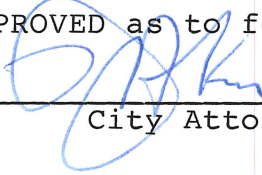
Section XXIX

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 24th day of April, 1995.

SIGNED: 
Mayor

ATTEST: 
Clerk

APPROVED as to form:

City Attorney

Affidavit of Publication

STATE OF WASHINGTON)
 COUNTY OF CLARK)

I, Michael Gallagher, being first duly sworn, depose and say that I am the owner, editor, publisher of The Post-Record, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publication hereinafter to, published in the English language continuously as a weekly newspaper in Camas, Clark County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication

of said newspaper, that the ORDINANCE NO. 2021

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for one successive and consecutive weeks in the following issues;

Issue date May 2, 1995

Issue date _____

Issue date _____

Issue date _____

Issue date _____

Issue date _____

The fee charged for the above publication was:

\$ 503.10

Michael J. Gallagher
 Publisher

Subscribed and sworn to before me this 10th

day of May, 1995

Beverly J. Webster
 Notary Public in and for the
 State of Washington
 Residing at Camas, Washington

AN ORDINANCE amending Title 18 of the Camas Municipal Code by revising the zoning ordinance to incorporate changes resulting from the planning activities conducted pursuant to the Growth Management Act of the State of Washington, and to make the zoning code consistent with the recently revised Comprehensive Plan of the City of Camas.

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

Section I

Section 18.16.010 of the Camas Municipal Code is amended to provide as follows:
18.16.010- Zoning Maps Adopted. This code shall consist of the text hereof 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 "The Map(s) of the Zoning Ordinance of the City of Camas, Washington, 1995" which map(s) or book is placed on file in the offices of the city clerk, county auditor, and other city departments. The map(s) has heretofore been examined and duly considered in detail by the City Council and is adopted as part of this code. The code, and each and all of its terms and map details, is to read and be 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.

The location and boundaries of the zoning districts designated in Section 18.16.020 are established as shown on the aforesaid book of maps.

Section II

Section 18.16.020 of the Camas Municipal Code is amended to provide as follows:
18.16.020- Districts Designated.

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

Districts	Symbol
Residential District 1	R1
Multi-Family District	MF
Commercial District 1	C1
Commercial District 2	C2
Commercial District 3	C3
Core Commercial District	CC
Light-Industrial/Commercial District	LI/C
Light-Industrial/Country Tech	LI/CT
Industrial District 1	M1

Chapter 18.20 of the Camas Municipal Code providing for a suburban residential single-family district is hereby repealed.

Section III

There is hereby added to "Section 18.24.030 of the Camas Municipal Code a new subsection to provide as follows:

18.24.030- Conditional Uses.

N. On land classified R1-20, private stables located not less than sixty (60) feet from the front, side or rear lot line and providing accommodation for not more than one (1) horse, mule or pony for the first 20,000 square feet, or more than one (1) additional animal per each 10,000 additional square feet.

Section V

Section 18.24.040 of the Camas Municipal Code is amended to provide as follows:
18.24.040- Density Provisions.

A. Land in the R1 district shall be classified as R1-6, R1-7.5, R1-10, R1-12, R1-15, or R1-20.

B. The density provisions for land classified as R1-6 are as follows:

1. Minimum lot area: Six thousand square feet.
2. Minimum lot width: Sixty feet.
3. Minimum lot depth: Ninety feet.

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15. Fifteen feet.
9. Maximum building height: Three stories and basement but not to exceed thirty-five feet.
10. Maximum lot coverage: Thirty percent of lot area.
11. Minimum lot frontage for lots located on the barb of a cul-de-sac or on a curve of a radius 100 feet or less: Thirty-five feet.

F. The density provisions for land classified as R1-15 are as follows:

1. Minimum lot area: Fifteen thousand square feet.
2. Minimum lot width: One hundred feet.
3. Minimum lot depth: One hundred twenty-five feet.
4. Minimum front yard: Thirty feet.
5. Minimum side yard: Twenty feet.
6. Minimum side yard along flanking street of a corner lot: Thirty feet.
7. Minimum rear yard: Thirty-five feet.
8. Minimum rear yard of a corner lot: Twenty feet.
9. Maximum building height: Three stories and basement but not to exceed thirty-five feet.

10. Maximum lot coverage: Thirty percent of lot area.

11. Minimum lot frontage for lots located on the barb of a cul-de-sac or on a curve of a radius 100 feet or less: Forty feet.

G. The density provisions for land classified as R1-20 are as follows:

1. Minimum lot area: Twenty thousand square feet.
2. Minimum lot width: One hundred feet.
3. Minimum lot depth: One hundred feet.
4. Minimum front yard: Thirty feet.
5. Minimum side yard: Fifteen feet.
6. Minimum side yard along flanking street of a corner lot: Thirty feet.
7. Minimum rear yard: Fifty feet.
8. Maximum building height: Three stories and basement but not to exceed thirty-five feet.
9. Maximum lot coverage: Thirty percent of lot area.
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- A. Principal use permitted outright in an R1 district;
- B. Duplex or two-family dwelling;
- C. Multi-family dwelling.

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There is hereby added to the Camas Municipal Code a new section to provide as follows:

18.32.020- Accessory Uses. Accessory uses permitted outright in the MF district are as follows:

- A. Use customarily incidental and subordinate to a principal use permitted outright;
- B. Gardening and horticultural activities and related structures for non-commercial purposes.

CITY OF CAMAS
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District
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