

ORDINANCE NO. 2048

AN ORDINANCE amending the zoning code (Title 18) of the City of Camas as follows: Revising the definition of lot line in Section 18.08.530; revising the definition of mobile home park in Section 18.08.600; revising the side yard set back for the R1 15 zone in Section 18.24.040(F)(5); modifying Section 18.48.050(b) (9) to increase the maximum lot coverage for a mobile home/manufactured home from 40% to 50%; modifying Section 18.64.050 to revise the maximum roof overhang for side yard set backs; modifying Section 18.64.070(b) by revising the exceptions for front yard set backs on sloping properties; and modifying Section 18.68.010 by revising the policy for off-street parking.

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

Section I

Section 18.08.530 of the Camas Municipal Code is amended to provide as follows:

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

Section II

Section 18.08.600 of the Camas Municipal Code is amended to provide as follows:

18.08.600. Mobile/Manufactured Home Park. A "mobile/manufactured home park" means any property meeting the minimum overall size stated in Section 18.48.050(b), which would be divided into individual spaces for sale, lease, or rent for the accommodation of occupied mobile/manufactured homes.

Section III

Section 18.24.040(F)(5) of the Camas Municipal Code is amended to provide as follows:

18.24.040. Density Provisions.

(F)(5) minimum side yard: 15 feet.

Section IV

Section 18.48.050(B)(9) is amended to provide as follows:

18.48.050. Density Provisions.

(B)(9) maximum lot coverage:

Mobile Home Park

Fifty percent

Other Uses

No limitation

Section V

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

Section 18.64.055. Roof Overhang Permitted. The maximum roof overhang for yard set-backs, excluding a side yard along a flanking street, shall be as follows:

<u>Side Yard Set Back</u>	<u>Maximum Roof Overhang</u>
5 feet	2 feet
10 feet	3.5 feet
15 feet	5 feet

The maximum roof overhang for all other required set backs (front, rear, and side along flanking street) shall be the same as the maximum overhang for the side yard set back listed in the above-mentioned chart.

Section VI

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

18.64.070. Front Yard-Exception.

(B) Sloping Lot. If the natural gradient of a lot from front to rear along the lot depth line exceeds an average of twenty percent, the front yard may be reduced by one foot for each two percent gradient over twenty percent. In no case under the provisions of this subsection shall the set back be less than 10 feet.

Section VII

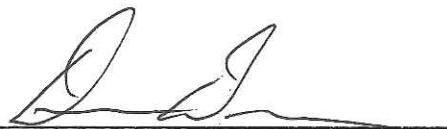
Section 18.68.010 of the Camas Municipal Code is amended to provide as follows:

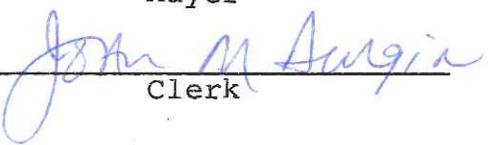
18.68.010. Policy Designated. In all districts except for projects one-half block or less in the CC district there shall be provided minimum off street parking spaces in accordance with the requirements of Section 18.68.020. Such off street parking spaces shall be provided at the time of erecting new 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 sight triangle 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. Covered parking structures shall not be permitted within the front yard set back or side yard set back along a flanking street.

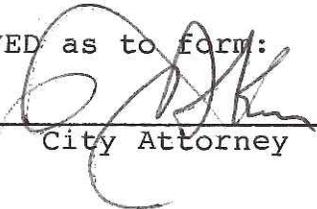
Section VIII

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

ADOPTED by the Council and APPROVED by the Mayor this 22nd
day of January, 1996.

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. 2048

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 Jan. 30, 1996

Issue date _____

The fee charged for the above publication was:

\$ 81.90

Michael J. Gallagher Publisher

Subscribed and sworn to before me this 30th

day of January, 1996

Beverly J. Webster

Notary Public in and for the State of Washington, Residing at Camas, Washington

ORDINANCE NO. 2048
 AN ORDINANCE amending the zoning code (Title 18) of the City of Camas as follows: Revising the definition of lot line in Section 18.08.530; revising the definition of mobile home park in Section 18.08.600; revising the side yard set back for the R1 15 zone in Section 18.24.040(F)(5); modifying Section 18.48.050(b) (9) to increase the maximum lot coverage for a mobile home/manufactured home from 40% to 50%, modifying Section 18.64.050 to revise the maximum roof overhang for side yard set backs; modifying Section 18.64.070(b) by revising the exceptions for front yard set backs on sloping properties; and modifying Section 18.68.010 by revising the policy for off-street parking.

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

Section I
 Section 18.08.530 of the Camas Municipal Code is amended to provide as follows:
 18.08.530. Lot Line. "Lot line" means the property line bounding a lot, or in the case of a lot located on a private street established by a street easement, the easement line of the private street.

Section II
 Section 18.08.600 of the Camas Municipal Code is amended to provide as follows:
 18.08.600. Mobile/Manufactured Home Park. A "mobile/manufactured home park" means any property meeting the minimum overall size stated in Section 18.48.050(b), which would be divided into individual lots...

PERSONALS 40

HOMES FOR SALE 70

PAID FEB 12 1996 CITY OF CAMAS

Place yourself in the reader's position. Ask what you would like to know about the merchandise you are selling. Include information such as brand name, colors and other specific descriptions in your ad and you will receive a quicker response from the reader.

Mini Stor
 Mobile H
 Rooms, I
 Vacation
 Business
 Contracts
 Insurance

Publications in Post Record

The following Ordinance No. 2048, 2049, 2050
2051, 2052, 2053, 2054, was received
2055, 2056
by the Post Record on Jan 30, 1996 for publication on
1-30-96.

Signature of person receiving Ordinance J. Hammock