

ORDINANCE NO. 2076

AN ORDINANCE implementing the affordable housing strategies of the Comprehensive Plan.

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

Section I

There is hereby added a new section to Chapter 18.08 of the Camas Municipal Code to provide as follows:

18.08.035 Accessory Dwelling Unit “Accessory Dwelling Unit” shall mean an additional, smaller, subordinate dwelling unit on a lot with, or in an existing or new house.

Section II

There is hereby added a new section to Chapter 18.08 of the Camas Municipal Code to provide as follows:

18.08.635 Rowhouses “Rowhouses” shall mean a multi-family dwelling structure consisting of attached dwelling units owned individually and not in common by one owner.

Section III

Section 18.24.020 (E) of the Camas Municipal Code is amended to provide as follows:

18.24.020 Accessory Uses

E: Accessory Dwelling Units (ADU’s), pursuant to Chapter 18.63.

Section IV

A new subsection is hereby added to Section 18.24. 030 of the Camas Municipal Code to provide as follows:

18.24.030 Conditional Uses

O. Duplexes on any lot in the R1 zone.

Section V

A new subsection is hereby added to the Camas Municipal Code to provide as follows:

18.32.010 Principal Uses

D. Rowhouses.

Section VI

A new subsection is hereby added to the Camas Municipal Code to provide as follows:

18.32.030 Conditional Uses

D. Manufactured/mobile home parks, but only in the MF 18 and MF 24 zones.

Section VII

Subsection 18.40.040 (B) of the Camas Municipal Code is amended to provide as follows:

18.40.040 Conditional Uses

B. Residential secondary to commercial (less than 50 percent of the development density) and not as primary development design feature, not to exceed MF-10 density.

Section VIII

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

18.63. - Special Provisions and Uses

18.63.010 Purpose

In addition to other standards and requirements imposed by this title, all uses in this section shall comply with the provisions listed herein. Should a conflict arise between the provisions of this section and other sections of this title, the most restrictive shall apply.

18.63.020 Uses and Provisions

A. Accessory Dwelling Units.

1. Purpose: An accessory dwelling unit (ADU) is an additional

smaller, subordinate dwelling unit on a lot with, or in an existing or new house. These units are intended to provide for a greater range of choices of housing types in single-family and multi-family residential districts. Accessory dwelling units are intended to:

- a. Provide for a range of choices of housing in the city;
 - b. Provide additional dwelling units, thereby increasing densities with minimal cost and disruption to existing neighborhoods;
 - c. Allow individuals and smaller households to retain large houses as residences, and;
 - d. Enhance options for families by providing opportunities for older or younger relatives to live in close proximity while maintaining a degree of privacy.
2. **Applicability:** Accessory dwelling units on residential lots. A house with an accessory dwelling unit is different from a duplex because the intensity of use is less due to the limitations of size and number of bedrooms, and it has the appearance of a single family structure. An accessory dwelling unit that meets the requirements of this subsection may be allowed in the R1-20, R1-15, R1-12, R1-10, R1-7.5 and R1-6 zones or on any multi-family zoned lot developed with an existing single family dwelling, except as noted herein.
3. **Development Standards**
- a. No more than one accessory dwelling unit per legal lot is permitted and it must be accessory to a single family residence. A lot of record lawfully occupied by two (2) or more single family residences shall not be permitted to have an accessory dwelling unit, unless the lot is short platted under Title 17 of this code. If a short plat is approved, an accessory dwelling unit for each dwelling unit is permitted only if all dimensional standards of the underlying zone and all other provisions of this ordinance are met.
 - b. No accessory dwelling unit shall be permitted on a lot of less than 5,000 square feet.
 - c. The applicant must apply for a building permit for an

accessory dwelling unit. An accessory dwelling unit shall comply with applicable building, fire, and health and safety codes. Addressing of the accessory dwelling unit shall be assigned by the Building Department with approval by the Fire Department. An accessory dwelling unit cannot be occupied until a Certificate of Occupancy is issued by the building department.

- d. An accessory dwelling unit may be created through:
- (1) internal conversion within an existing dwelling;
 - (2) the addition of new square footage to the existing house or to a garage and any addition thereto is located at least 40 feet back from the front property line;
 - (3) conversion of an existing garage if the garage is setback at least 40 feet from the front property line,
 - (4) inclusion in the development plans for, or as part of, the construction of a new single family detached dwelling unit; or
 - (5) a separate detached dwelling unit on the same lot as the primary dwelling unit when the accessory unit is located at least 10 feet behind the most distant back or side wall or other structural element of the primary dwelling unit structure.
 - (6) Mobile homes are not considered an accessory dwelling unit for the purposes of this ordinance.
- e. An accessory dwelling unit shall conform to existing zoning requirements for the primary residence, including, but not limited to lot coverage, front, side and rear yard setbacks. Building height is limited to 25 feet for a detached accessory dwelling unit. Building height requirements of the underlying zone do apply to the accessory dwelling unit for internal conversion or structural addition to the existing primary dwelling.
- f. The addition of an accessory dwelling unit shall not make any lot, structure or use non-conforming within the development site. All setbacks, including height

limitations for the zone shall be met except as allowed in CMC 18.76 (Variances).

- g. For purposes of this section, an accessory structure (such as a garage or other outbuilding, but not a detached accessory dwelling unit) which contains an accessory dwelling unit may not cover more than 10 percent of the total site area.
- h. The total gross floor area of an accessory dwelling unit shall not exceed 40 percent of the area of the primary dwelling's living area. The living area of the primary unit excludes uninhabitable floor area and garage or other outbuilding square footage whether attached or detached.
- i. An accessory dwelling unit shall not contain more than one bedroom.
- j. Parking: An accessory dwelling unit shall have a minimum of one on-site parking space.
- k. The exterior appearance of an addition or detached accessory dwelling unit shall be architecturally compatible with the primary residence. Compatibility includes coordination of architectural style, exterior building materials and colors, roof form and pitch, window style and placement. other architectural features and landscaping. (See Design Guidelines Section 4. below.)
- l. For an accessory dwelling unit created by internal conversion or by an addition to an existing primary dwelling, only one entrance may be located on the front of the house, unless the house contained additional front doors before the conversion. Secondary entrances should be located on the side or rear of the primary residence to the extent possible.
- m. An accessory dwelling unit shall connect to public sewer and water.
- n. A home or lot which has an accessory dwelling unit which was established prior to adoption of this ordinance may be approved for a building permit subject to the provisions of CMC 18.72, Nonconforming Uses, Structures, and Lots.
- o. Accessory dwelling units shall be subject to impact fees at

the same rate as those imposed for multi-family dwelling units.

- p. Owner Occupancy. Prior to issuance of a building permit establishing an ADU, the applicant Works shall record as a deed restriction in the Clark County Auditor's Office a certification by the owner under oath in a form prescribed by the City that one of the dwelling units is and will continue to be occupied by the owner of the property as the owner's principal and permanent residence for as long as the other unit is being rented or otherwise occupied. The owner shall show proof of ownership on forms provided by the City and shall maintain residency for at least 6 months out of the year, and at no time receive rent for, or otherwise allow to be occupied, the owner-occupied unit. Falsely certifying owner occupancy shall be considered a violation of the Zoning Ordinance and is subject to the enforcement actions.

4. Design Guidelines:

- a. Exterior finish materials: Plain concrete, concrete block, corrugated metal, or plywood are prohibited if they are not the predominant exterior finish material on the primary dwelling, unless these materials duplicate or reflect the predominate finish.
- b. Roof slopes: For buildings over 15 feet in height, the slope of the accessory dwelling unit roof must be the same as that of the predominate slope of the primary dwelling structure.
- c. Historic structures: If an accessory dwelling unit is on the same lot as or within an historic structure which has been designated on the national, state or local historic register, the following design guidelines are applicable:
 - (1) Exterior materials should be of the same type, size and placement as those of the primary dwelling structure.
 - (2) Trim on edges of elements of accessory structures and additions should be the same as those of the primary structure in type, size and placement.

- (3) Windows in any elevation which faces a street should match those in the primary structure in proportion, i.e. same height, width and orientation (horizontal or vertical).
- (4) Pediment and dormers: Each accessory dwelling unit over 20 feet in height should have either a roof pediment or dormer if one or the other of these architectural features are present on the primary dwelling.

B. Calculating Maximum Residential Density in the R1-6, R1-7.5, R1-10, R1-12, R1-15 and R1-20 zoning districts.

1. Purpose: To achieve the density goals of the Comprehensive Plan with respect to the urban area, while preserving environmentally sensitive lands and the livability of the single family residential neighborhoods, while also maintaining compatibility with existing residences.
2. Density Transfer: The density for property developed in single family zone districts, if encumbered by land identified as sensitive due to the presence of steep slopes, unstable land, historical or archeological sites, wetlands and buffers, or other permanent physical development limitations as may be determined by the City Planner *or land voluntarily set aside for open space or commons as approved by the City Planner*, from the gross acreage may be transferred to the remaining unencumbered land areas on the same development site, subject to the following limitations:
 - a. Maximum number. The maximum number of units which can be transferred is limited to the number of whole units (fractions of units shall be rounded down) which would have been allowed on the unbuildable area if not for the above encumbrances; PROVIDED, however, the maximum number of units shall be calculated based on the gross area of the site minus any public road right-of-way and the maximum density allowed will be dependent upon site characteristic and other factors.
 - b. The minimum lot depth of any lot abutting environmentally sensitive lands shall be 55 feet.
 - c. For parent parcels larger than 2.5 acres:

- i. The resulting lots which abut property zoned for single family residential shall:
 - a. Be at least 90% of the minimum lot area standard for the respective single-family zone district.
 - b. Have a lot depth of not less than 80% of the minimum lot depth of the respective zoning district.
 - c. Have a minimum lot width not less than 10 feet from the minimum lot width of the respective zoning district.
- ii. The resulting lots which are interior (not a part of the parent parcel abutting an adjacent property line) to the site shall conform to the lot requirements set out in table 18.63-1.
 - d. For parent parcels 2.5 acres or less, the lots to be created shall conform to the lot requirements in Table 18.63-1.
 - e. This Density Transfer Development provision may not be used in association with, the provisions of Chapter 18.93, Planned Unit Developments.
 - f. A recorded covenant shall be placed on those areas or tracts from which density is transferred prohibiting any development of the parcel or tract inconsistent with its intended use.

TABLE 18.63-1

Classification	Lot Density ¹ (d.u./acre)	Min. Useable Lot Area ² (s.f.)	Avg. Lot Width ³ (feet)	Avg. Lot Depth ⁴ (feet)
R1-6	5.8	2,500	40	50
R1-7.5	4.6	3,000	50	50
R1-10	3.5	4,000	70	50
R1-12	2.9	4,500	80	50
R1-15	2.3	4,500	90	50
R1-20	1.7	4,500	90	50

¹The maximum density listed is for the purpose of calculating maximum densities to be transferred and is only provided for that area from which the density is being transferred. The maximum densities listed are based upon dividing gross acres by the minimum lot size in the zone and minus 20% which would normally be devoted to public road right-of-way in a typical subdivision.

²Minimum useable area is that portion of the lot which is unencumbered by the land voluntarily set aside, environmentally sensitive lands to be protected and their respective buffers, and shall exclude yard setbacks and easements. [Example: A typical 5,000 square foot lot would have 3,000 square feet of usable area, even if unencumbered by environmentally sensitive lands.]

³May be reduced subject to the provisions of Chapter 18.76 and the variance procedures.

⁴The minimum street side yard shall be ten (10) feet.

Definition: Open Space/Commons shall mean an area left open and undeveloped, for use by the public but is not a formal park or recreation area managed or owned by the City. The land shall be identified as a separate tract and shall be managed and maintained in perpetuity for the intended use of the homeowners of the relevant development.

C. Rowhouses

1. Purpose: To provide opportunities for individual home ownership in the Multi-family zoning districts by allowing rowhouses developments consistent with density requirements of the base zones. This ordinance provides alternative dimensional standards and additional requirements which allows for the division of land into small lots in conjunction with the construction of attached single family units commonly referred to as Rowhouses or Townhouses.
2. Eligibility: Attached wall developments within all MF zones and PUD's.
3. Requirements:
 - a. Procedures.

Rowhouses development proposals utilizing the provisions of this title shall be subject to the following procedures:

- i. Land divisions shall be reviewed according to Chapter 17.
- ii. In addition, if the land is subdivided, development proposals must receive approval of a site plan demonstrating how the proposal complies with this chapter and all other applicable requirements. The site plan shall be submitted and reviewed in conjunction with the land division application. The following materials are required:
 - a. Seven (7) copies of a site plan including one reduced copy (maximum 11" x 17"), drawn to scale with dimensions, showing the layout of existing and proposed structures, lot lines, public and/or private streets, off-street parking, landscape areas, pedestrian walks, driveways, outdoor lighting, screening, fences, walls, water quality facilities and other information deemed necessary by the City Planner.

- ii. Location. Required parking shall be provided either on the same lot as the dwelling, or in shared parking areas located primarily to the rear of or beneath the units. Parking is encouraged to locate behind the dwelling unit with access from an alley. If an alley is utilized pedestrian access from the alley to the dwelling shall be provided for each lot. On-site and shared parking shall be the primary parking location, off-site parking may be used if approved by the City Engineer.
- f. Detached garages. Detached garages are allowed provided, they are accessed from an alley or driveway and do not exceed eighteen (18) feet in height.
- g. Impact Fees. Impact fees for rowhouses on individual lots shall be assessed at the multi-family rate.

TABLE 18.63-2

SUBJECT	MF-10	MF-18	MF-24
Maximum Density	10 units/ac	18 units/ac	24 units/ac
Minimum lot area	2,800 sq. ft.	1,800 sq. ft.	1,500 sq. ft.
Minimum lot width	25 feet	25 feet	20 feet
Minimum lot depth	70 feet	50 feet	50 feet
Maximum building height	35 feet	35 feet	45 feet
Front yard setback ¹	10 feet	10 feet	10 feet
Front garage door setback ²	18 feet	18 feet	18 feet
Street side yard setback	10 feet	10 feet	10 feet
Side yard setback ³	0 or 5 feet	0 or 5 feet	0 or 5 feet
Rear yard setback ⁴	0 or 5 feet	0 or 5 feet	0 or 5 feet
Setback from alley ⁵	0 or 5 feet	0 or 5 feet	0 or 5 feet
Maximum building coverage	60 percent	65 percent	70 percent

¹For dwelling

²For garage door

³If not sharing a common wall the setback shall be five (5) feet.

⁴Setbacks may be 0 feet if units are to be attached at the rear property line.

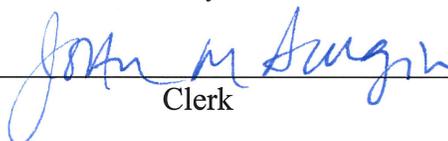
⁵0 feet for detached garages, five (5) feet for dwelling.

Section IX

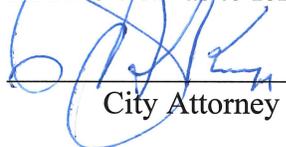
This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the City Council and APPROVED by the Mayor this 17th day of June, 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. 2076

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 June 25, 1996

Issue date _____

The fee charged for the above publication was:

\$ 421.20

Michael J. Gallagher
 Publisher

Subscribed and sworn to before me this _____

day of June, 19 96

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

regarding the establishment of a Homeowner's Association and providing for the permanent ownership, maintenance, protection and use of the planned development and its

1. Date, northpoint and scale of drawing;
 2. Legal Description of the tract boundaries;

Olsen Kimberly
 Quality Care
 A full range of home health care services.
 253-7746
 "I feel better at home"
 We believe people get well faster at home because it's where they want to be.

90 Child Care Providers
 LIVE-IN Nanny available July 1. Experienced, dependable, excellent refs. 835-2365.
90 Child Care Providers
 A GRANDMOTHERS Love will reach your newborn until ready for school. Call Nana now: 834-1657.
 A LICENSED provider has openings for summer care. Discount rates, 2+ years. Call Lori, 835-5460.

89 In Home Services
 KIDS World Daycare now open for ages 2 & up. USDA meals, fenced yard, w/play area. Addy St. area. 835-8807.
 CHRISTIAN Mother forming new licensed daycare is now open. Fenced yard, crafts, activities & nutritious meals. Accepting 6 wks-11 yrs. 835-0705.

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 CHRISTIAN Mother forming new licensed daycare is now open. Fenced yard, crafts, activities & nutritious meals. Accepting 6 wks-11 yrs. 835-0705.
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 CHRISTIAN Mother forming new licensed daycare is now open. Fenced yard, crafts, activities & nutritious meals. Accepting 6 wks-11 yrs. 835-0705.

80 Positions Wanted
 THE SKAMANIA County Sheriff's Office is currently accepting applications for Reserve Deputy. Applications will be reviewed and the testing process will take place in early September, 1996. The Reserve academy will be held in January 1997. Applications may be picked up at the Skamania County Sheriff's Office, 200 Vancouver Ave, Ste-200 Vancouver, WA 98648. (509)427-9490.

90 Child Care Providers
 BABYSITTING. I'm 12 yrs. old & would like to babysit 1 yr. & up anytime this summer. Call Molly, 837-3997.
 CHRISTIAN Licensed home, loving atmosphere, group, loving atmosphere, 2 or 3 yr. old. 834-9717. 835-8807.

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 BABYSITTING. I'm 12 yrs. old & would like to babysit 1 yr. & up anytime this summer. Call Molly, 837-3997.
 CHRISTIAN Licensed home, loving atmosphere, group, loving atmosphere, 2 or 3 yr. old. 834-9717. 835-8807.

75 Help Wanted
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275 REAL ESTATE	271 Miscellaneous for Sale
280 Acreage & Lots	132 Miscellaneous Wanted
282 Commercial Property	134 Free/Give Away
285 Orchards, Farms, Ranches	135 Swaps & Trades
430 Real Estate	136 ANIMALS & AGRICULTURE
440 Real Estate Wanted	137 Livestock & Supplies
290 Manufactured Homes	138 Pests & Supplies
445 Condos	139 Pasture Rentals
305 Automobiles	140 Stables & Kennels
310 AVIATION	145 Hay, Feed, Straw
315 Aircraft	150 Food, Meat & Produce
320 RVs & Travel Trailers	155 Plants & Nursery Stock
325 Campers & Campers	160 Farm & Orchard Equipment
470 RV Rentals	170 RENTALS
475 RV Parts & Supplies	175 Apartment Rentals/Oregon
330 Boats, Motors & Supplies	180 Business Rentals
485 Snowmobiles	185 Apartment Rentals/WA
490 Motorcycles, ATVs & ATVs	190 Condo Rentals
495 Utility Trailers	195 Duplexes, 4-Plexes/CR
500 Heavy Equipment	200 Duplexes, 4-Plexes/WA
505 Miscellaneous	205 House Rentals/CR
370 Auto Parts & Supplies	210 House Rentals/WA
510 Autos Wanted	215 Senior Housing
375 4x4s & Off Road Vehicles	220 Mobile Homes/CR
380 Pickups & Trucks	225 Mobile Homes/WA
530 Vans & Utility Vehicles	228 Mobile Home Spaces
535 Antique & Classic Autos	230 Rentals Wanted
390 Automobiles	235 Rentals to Share