

ORDINANCE NO. 2097

AN ORDINANCE adding a new section to Chapter 18.32 of the Camas Municipal Code establishing density provisions for row houses in the multi-family district.

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

Section I

There is hereby added to Chapter 18.32 of the Camas Municipal Code a new section to provide as follows:

18.32.050 - Density Provisions for Rowhouses.

A. The density provisions for rowhouses for land classified as MF-10 are as follows:

1. Minimum lot area: 3,000 square feet.
2. Minimum lot width: 30 feet.
3. Minimum lot depth: 75 feet.
4. Minimum front yard: 15 feet.
5. Minimum side yard: 0 or 5 feet.
6. Minimum side yard along a flanking street of a corner lot: 15 feet.
7. Minimum rear yard: 0 or 10 feet.
8. Maximum building height: 3 stories and basement not to exceed 35 feet.
9. Maximum lot coverage: 55 percent.

B. The density provisions for rowhouses for land classified as MF-18 are as follows:

1. Minimum lot area: 2,200 square feet.
2. Minimum lot width: 30 feet.
3. Minimum lot depth: 70 feet.
4. Minimum front yard: 10 feet.
5. Minimum side yard: 0 or 5 feet.
6. Minimum side yard along a flanking street of a corner lot: 15 feet.
7. Minimum rear yard: 0 or 10 feet.
8. Maximum building height: 3 stories and basement not to exceed 35 feet.
9. Maximum lot coverage: 65 percent.

C. The density provisions for rowhouses for land classified as MF-24 are as follows:

1. Minimum lot area: 1,800 square feet.
2. Minimum lot width: ~~25~~ feet. 20
3. Minimum lot depth: 65 feet.
4. Minimum front yard: 10 feet.
5. Minimum side yard: 0 or 5 feet.
6. Minimum side yard along a flanking street of a corner lot: 15 feet.
7. Minimum rear yard: 0 or 10 feet.
8. Maximum building height: 3 stories and basement not to exceed 45 feet.
9. Maximum lot coverage: 75 percent.

D. If sharing a common wall, the setback may be zero (0) feet along the common wall.

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

Section II

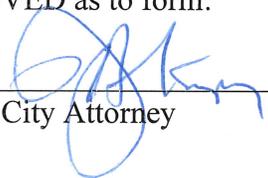
This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 9th day of December, 1996.

SIGNED: 
Mayor Pro Tem

ATTEST: 
Clerk

APPROVED as to form:


City Attorney