

ORDINANCE NO. 2126

AN ORDINANCE amending Title 17 of the Camas Municipal Code by revising the City's subdivision ordinance to provide for access easements and access panhandle lots.

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

Section I

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

17.04.015 - Access Easement. "Access easement" means a strip of land having a grant of the right to use land for the purpose of providing access to a lot, tract, or parcel not having full frontage on a public street. The access easement is owned by the property owner granting access (grantor) to the lot, tract, or parcel not having full frontage on a public street.

Section II

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

17.04.017 - Access Panhandle. "Access panhandle" means a strip of land having a width narrower than that of the lot, tract, or parcel to be served thereby, and designed for the purpose of providing access to a lot, tract, or parcel not having full frontage on a public street. The access panhandle is owned by the property owner whose lot, tract, or parcel does not have full frontage on a public street.

Section III

Section 17.04.050 of the Camas Municipal Code is amended to provide as follows:

17.04.050 - Lot. "Lot" means a parcel of land intended as a unit for transfer of ownership or for development.

- A. "Access easement lot" means a lot created by utilizing a grant of the right to use land for the purpose of providing access to a lot, tract, or parcel not having full frontage on a public street.
- B. "Access panhandle lot (or flag lot)" means a lot created by utilizing a strip of land having a width narrower than that of the lot, tract, or parcel to be served thereby, and designed for the purpose of providing access to a lot, tract, or parcel not having full frontage on a public street.
- C. "Reversed corner lot" means a corner lot; the side street line of which is substantially a continuation of the front lot line of the first lot to its rear.
- D. "Through lot" means a lot having frontage on two parallel or approximately parallel streets other than alleys.

Section IV

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

17.20.105 - Lots - Access Panhandle

- A. Access panhandle lot(s) (or flag lots) may be permitted only when the Public Works Director finds the applicant meets all the criteria listed hereinafter:
1. The access panhandle must be a minimum of 20 feet wide and shall serve no more than one (1) lot.
 2. The maximum grade of any panhandle shall be 15 percent.
 3. Access panhandles shall have an all-weather surface, which is acceptable to the City of Camas. Any panhandle over 10 percent in slope shall be surfaced with either asphalt concrete or concrete.
 4. The structure(s) accessed by the access panhandle will be required to furnish a minimum of two (2) off street parking space per residential unit. Under no circumstances will parking be allowed along the access panhandle.
 5. Fire apparatus access and water supply to flag lots must comply with requirements of the Uniform Fire Code.
 6. An approved address sign, in accordance with the Uniform Fire code, must be posted for each residence where the access panhandle leave the public road.
- B. To protect the character of the immediate neighborhood, the City may impose special conditions, where feasible, including access configuration and separation, fencing, and landscaping.

Section V

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

17.44.133 - Conditions for Access Easement Lots

- A. In any R1 zone, access easement lot(s) may be permitted only when the Public Works Director finds the applicant meets all the criteria listed hereinafter:
1. The access easement must be a minimum of 20 feet wide and shall serve no more than four (4) single family residential lots, one of which is the parent parcel. The parent parcel shall access the panhandle or a frontage road.
 2. The maximum grade of any access easement shall be 15 percent.
 3. Access easements shall have an all-weather surface, which is acceptable to the City of Camas. Any access easement over 10 percent in slope shall be surfaced with either asphalt concrete or concrete.

4. The structure(s) accessed by the access easement will be required to furnish a minimum of two (2) off street parking spaces per residential unit. Under no circumstances will parking be allowed along the access easement.
 5. Fire apparatus access and water supply to access easement lots must comply with requirements of the Uniform Fire Code.
 6. An approved address sign, in accordance with the Uniform Fire Code, must be posed for each residence where the access easement leave the public road.
- B. To protect the character of the immediate neighborhood, the Public Works Director may impose special conditions, where feasible, including access configuration and separation, fencing and landscaping.

Section VI

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

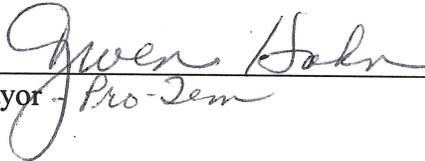
17.44.135 - Conditions for Access Panhandle Lots

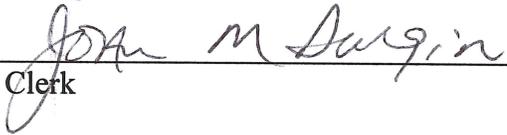
- A. In any R1 zone, an access panhandle lot (or flag lot) may be permitted only when the Public Works Director finds the applicant meets all the criteria listed hereinafter:
1. The access panhandle must be a minimum of 20 feet wide and shall serve no more than four (4) single family residential lots, one of which is the parent parcel. The parent parcel shall access the panhandle or a frontage road.
 2. The maximum grade of any panhandle shall be 15 percent.
 3. Access panhandles shall have an all-weather surface, which is acceptable to the City of Camas. Any panhandle over 10 percent in slope shall be surfaced with either asphalt concrete or concrete.
 4. The structure(s) accessed by the access panhandle will be required to furnish a minimum of two (2) off street parking spaces per residential unit. Under no circumstances will parking be allowed along the access panhandle.
 5. Fire apparatus access and water supply to flag lots must comply with requirements of the Uniform Fire Code.
 6. An approved address sign, in accordance with the Uniform Fire Code, must be posted for each residence where the access panhandle leaves the public road.
- B. To protect the character of the immediate neighborhood, the Public Works Director may impose special conditions, where feasible, including access configuration and separation, fencing and landscaping.

Section VII

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 25th day of August,
1997.

SIGNED: 
Mayor *Pro-Tem*

ATTEST: 
Clerk

APPROVED as to form:


City Attorney