

ORDINANCE NO. 2169

AN ORDINANCE revising Section 18.24.040 of the Camas City Code by restating density, set-back, lot coverage, and building height requirements for property zoned R1 single-family district, amending Section 18.32.010 by allowing single-family detached dwellings in property zoned MF multi-family district, amending Section 18.32.040 by restating the density, set-back, building coverage and building height requirements for property zoned MF multi-family, and amending Section 18.32.050 by restating the density, set-back, lot coverage, and building height requirements for row houses located on land classified MF multi-family.

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

Section I

Section 18.24.040 of the Camas Municipal Code is amended to read as provided in Exhibit "A" attached hereto and by this reference incorporated herein.

Section II

Section 18.32.010 of the Camas Municipal Code is amended to provide as follows:

**18.32.010 - Principal Uses** - Principal uses permitted outright in the MF district are as follows: a) Principal uses permitted outright in an R1 district; b) Duplex or two-family dwelling; c) multi-family dwelling; d) Row houses; e) single-family detached dwelling.

Section III

Section 18.32.040 of the Camas Municipal Code is amended to read as provided in Exhibit "B" attached hereto and by this reference incorporated herein.

Section IV

Section 18.32.050 of the Camas Municipal Code is amended to provide as set forth in Exhibit "B" attached hereto and by this reference incorporated herein.

Section V

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 26<sup>th</sup> day of May, 1998

.SIGNED: \_\_\_\_\_

Mayor

ATTEST: \_\_\_\_\_

Clerk

APPROVED as to form:

\_\_\_\_\_  
City Attorney

Chapter 18.24

R1 SINGLE-FAMILY DISTRICT

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 described in Table 1.
- C. The density provisions for land classified as R1-7.5 are as described in Table 1.
- D. The density provisions for land classified as R1-10 are as described in Table 1.
- E. The density provisions for land classified as R1-12 are as described in Table 1.
- F. The density provisions for land classified as R1-15 are as described in Table 1.
- G. The density provisions for land classified as R1-20 are as described in Table 1

TABLE 1 - R1 USES <sup>1</sup>

		R1-6	R1-7.5	R1-10	R1-12	R1-15	R1-20
A.	Minimum lot area (sq. ft.)	6,000	7,500	10,000	12,000	15,000	20,000
B.	Minimum lot width (feet)	60	70	80	90	100	100
C.	Minimum lot depth (feet)	90	90	100	100	125	100
D.	Minimum front yard (feet)	20	20	20	25	30	30
E.	Minimum side yard and corner lot rear yard (feet)	5	5	10	15	15 side 20 rear	15
F.	Minimum side yard, flanking a street (feet)	20	20	20	25	30	30
G.	Minimum rear yard (feet)	25	25	25	30	35	50
H.	Minimum lot frontage on bulb of cul-de-sac or curve (feet) <sup>2</sup>	30	30	35	35	40	40
I.	Maximum building height (feet) <sup>3</sup>	35	35	35	35	35	35
J.	Maximum building lot coverage	40%	40%	35%	30%	30%	30%

<sup>1</sup> For additional density provisions, see Section 18.64.030 through 18.64.130.

<sup>2</sup> Curve radius of one hundred feet or less.

<sup>3</sup> Maximum building height: three stories and a basement but not to exceed height listed above

Chapter 18.32

MF MULTIFAMILY DISTRICT

Sections:

- 18.32.010 Principal uses.
- 18.32.020 Accessory uses.
- 18.32.030 Conditional uses.
- 18.32.040 Density provisions.
- 18.32.050 Density provisions for rowhouses.

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. Multifamily dwelling;
- D. Rowhouses;
- E. Single family detached dwelling

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 described in Table 1.
- C. The density provisions for land classified as MF-18 are as described in Table 2.
- D. The density provisions for land classified as MF-24 are as described in Table 3

18.32.050 Density provisions for rowhouses.

- A. The density provisions for rowhouses for land classified as MF-10 are as described in Table 1.
- B. The density provisions for rowhouses for land classified as MF-18 are as described in Table 2.
- C. The density provisions for rowhouses for land classified as MF-24 are as described in Table 3.

**TABLE 1 - MF-10 USES<sup>1</sup>**

		<b>STANDARD</b>	<b>SINGLE-FAMILY ATTACHED/ DETACHED<sup>2</sup></b>
A.	Minimum lot area (sq. ft.)	6,000	3000
B.	Minimum lot width (feet)	60	30
C.	Minimum lot depth (feet)	90	75
D.	Minimum front yard (feet)	15	15
E.	Minimum side yard, through lot or rear yard <sup>3</sup> (feet)	10	0 or 5 (side) 0 or 10 (rear)
F.	Minimum side yard, flanking a street (feet)	15	15
G.	Maximum building height <sup>4</sup> (feet)	35	35
H.	Maximum building lot coverage	45%	55%
I.	Minimum lot area per dwelling unit (sq. ft.)	4,356	3,000

<sup>1</sup> For additional density provisions, see Section 18.64.030 through 18.64.130.

<sup>2</sup> As part of a Planned Development.

<sup>3</sup> For the non-attached side of a dwelling unit, the setback shall be the 5 feet.

<sup>4</sup> Maximum building height: three stories and a basement but not to exceed height listed above.

**TABLE 2 - MF-18 USES <sup>1</sup>**

		<b>STANDARD</b>	<b>SINGLE-FAMILY ATTACHED/ DETACHED<sup>2</sup></b>
A.	Minimum lot area (sq. ft.)	6,000	2,200
B.	Minimum lot width (feet)	60	30
C.	Minimum lot depth (feet)	90	70
D.	Minimum front yard (feet)	15	10
E.	Minimum side yard, through lot or rear yard <sup>3</sup> (feet)	10	0 or 5 (side) 0 or 10 (rear)
F.	Minimum side yard, flanking a street (feet)	15	15
G.	Maximum building height <sup>4</sup> (feet)	45	35
H.	Maximum building lot coverage	55%	65%
I.	Minimum lot area per dwelling unit (sq. ft.)	2,420	2,200

<sup>1</sup> For additional density provisions, see Section 18.64.030 through 18.64.130.

<sup>2</sup> As part of a Planned Development.

<sup>3</sup> For the non-attached side of a dwelling unit, the setback shall be the 5 feet along the side and 10 feet along the rear.

<sup>4</sup> Maximum building height: three stories and a basement but not to exceed height listed above.

**TABLE 3 - MF-24 USES <sup>1</sup>**

		<b>STANDARD</b>	<b>SINGLE-FAMILY ATTACHED/ DETACHED<sup>2</sup></b>
A.	Minimum lot area (sq. ft.)	6,000	1,800
B.	Minimum lot width (feet)	60	20
C.	Minimum lot depth (feet)	90	65
D.	Minimum front yard (sq. ft.)	15	10
E.	Minimum side yard, through lot or rear yard <sup>3</sup> (feet)	10	0 or 5 (side) 0 or 10 (rear)
F.	Minimum side yard, flanking a street (feet)	15	15
G.	Maximum building height <sup>4</sup> (feet)	45	45
H.	Maximum building lot coverage	65%	75%
I.	Minimum lot area per dwelling unit (sq. ft.)	1,815	1,800

<sup>1</sup> For additional density provisions, see Section 18.64.030 through 18.64.130.

<sup>2</sup> As part of a Planned Development.

<sup>3</sup> For the non-attached side of a dwelling unit, the setback shall be the 5 feet along the side and 10 feet along the rear.

<sup>4</sup> Maximum building height: three stories and a basement but not to exceed height listed above.