

ORDINANCE NO. 2180

AN ORDINANCE amending the zoning code by adopting a definition for “binding site plan” and amending Section 18.54.100 of the Camas Municipal Code by allowing binding site plans as an alternative method of land division ^{only} within the LICT zone.

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

Section I

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

18.08.115 - Binding Site Plan

“Binding site plan” shall mean a drawing to scale which (a) identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces and any other matters required by ordinance; (b) contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of land as are established by city ordinances, and (c) contains provisions requiring any development to be in conformity with the approved site plan. A binding site plan shall be an alternative method to subdivisions and short subdivisions for the division of land when permitted under the regulations of the applicable zoning classification.

Section II

Section 18.54.100 of the Camas Municipal Code is amended to read as follows:

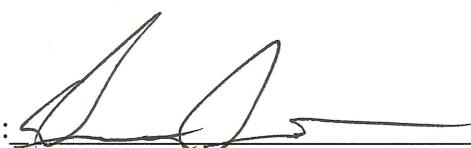
18.54.100 - Planned Industrial Development Overlay - Creation, Purposes

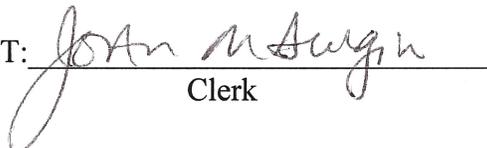
There is created under this Chapter the planned industrial development (PID) overlay. The PID overlay is intended to accommodate creative and imaginative small industrial development based on an approved comprehensive development plan for the site which is designed to insure compatibility between the industrial operations therein and the existing conditions of the surrounding area. In order to accomplish this purpose, it is the intent of these overlay regulations: (a) to permit a PID to be established within the LICT zone after approval of final plans as set forth below; and (b) to allow the use of those innovations in the technology of land development which are in the best interest of the City. Unless otherwise provided for in Sections 18.54.105, 18.54.110, and 18.54.115, a development in the PID overlay shall comply with all the provisions contained in this Chapter. A plan approved pursuant to the provisions of the PID overlay zone shall constitute a binding site plan, and shall allow for the division of land as an alternative to subdivision and short subdivision.

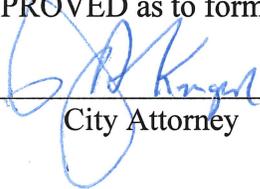
Section III

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 28th day of September, 1998.

SIGNED: 
Mayor

ATTEST: 
Clerk

APPROVED as to form:

City Attorney