

ORDINANCE NO. 2274

AN ORDINANCE approving and adopting a residential overlay zone for the North Dwyer Creek area.

WHEREAS, as part of the planning process for the North Dwyer Creek area, the citizens advisory committee charged with formulating a plan for that area has recommended the adoption of a residential overlay zone, and

WHEREAS, the proposed regulation has been considered at two public hearings before the Planning Commission in April and June of 2000, and at a public hearing before the City Council on August 14, 2000, and

WHEREAS, the Council desires to adopt the residential overlay zone for the North Dwyer Creek area,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

Section I

There is hereby added to Chapter 18.24 of the Camas Municipal Code a new section to provide as follows:

18.24.050 - North Dwyer Creek Residential Overlay - Purpose

The purpose of the North Dwyer Creek Residential Overlay is to encourage appropriate development of the residential portion of the North Dwyer Creek Master Plan area. The North Dwyer Creek Master Plan, a subarea plan of the *City of Camas 1994 Comprehensive Plan*, designates the residential portion of the planning area for single family residential medium, and the zoning as R1-10 (one dwelling unit per 10,000 square feet). Without a special overlay, the existing small-lot configuration and critical areas constrain development at the targeted density of R1-10. The overlay allows more flexible residential development through "clustering" smaller lots on constrained sites, leaving the constrained areas as open space.

Section II

There is hereby added to Chapter 18.24 of the Camas Municipal Code a new section to provide as follows:

18.24.060 - Applicability

The overlay zone applies to the area referred to as Area "D" of the North Dwyer Creek Master Plan.

Section III

There is hereby added to Chapter 18.24 of the Camas Municipal Code a new section to provide as follows:

18.24.070 - Standards

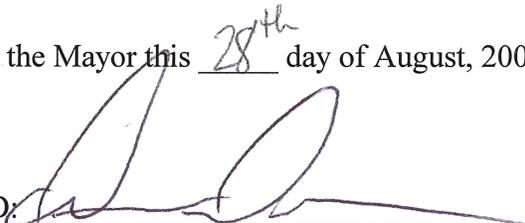
A. Residential subdivisions in the Master Plan area can only be approved in accordance with the following criteria:

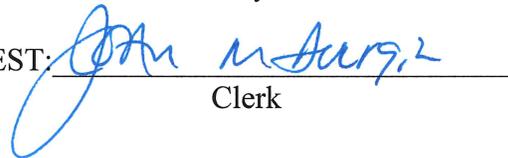
1. Subdivisions in the overlay area that contain new lots under 10,000 square feet shall provide evidence of the existence of sensitive lands such as steep slopes, unstable land, historical or archaeological sites, wetlands, and wetland buffers on the parent parcel.
2. Permissible uses within the R1-10 zone shall include single-family detached dwellings.
3. The maximum density will be determined by the following formula: gross square footage of the site divided by the minimum lot size of the underlying zone (R1-10, 10,000 square foot minimum lot size).
4. The minimum size for new lots shall be 5,000 square feet.
5. Where lots are 10,000 square feet or larger, lot dimensions are the same as for the R1-10 district. For lots smaller than 10,000 square feet, the minimum width is 50 feet and the minimum depth is 80 feet.

Section IV

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 28<sup>th</sup> day of August, 2000.

SIGNED:   
 Mayor

ATTEST:   
 Clerk

APPROVED as to form:

  
 City Attorney