

ORDINANCE NO. 2363

AN ORDINANCE amending Chapter 18.09 by revising certain density and dimension provisions for development activity.

Section I

Section 18.09.040 of the Camas Municipal Code is amended to provide as follows:

18.09.040 - Table-2, Density and Dimensions: Single Family Residential Zones.

DENSITY AND DIMENSIONS: SINGLE FAMILY RESIDENTIAL ZONES (1)							
	R-5	R-6	R-7.5	R-10	R-12	R-15	R-20
Density							
Maximum density (dwelling units/gross acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Standard New Lots							
Average lot area (square feet)	5,000	6,000	7,500	10,000	12,000	15,000	20,000
Minimum lot width (feet)	50	60	70	80	90	100	100
Minimum lot depth (feet)	80	90	90	100	100	100	100
Lot Size Range (standard new lots)							
Minimum (square feet)	4,000	4,800	6,000	8,000	9,600	12,000	16,000
Maximum (square feet) (5)	6,000	7,200	9,000	12,000	14,400	18,000	24,000
Open Space/Critical Areas (1) & (2)							
Minimum lot area (feet)	3,500	4,200	5,250	7,000	8,400	10,500	14,000
Minimum lot width (feet)	40	50	60	60	70	80	90
Minimum lot depth (feet)	80	80	80	90	90	100	100
Setbacks (3) based on Average lot sizes	5,000 sq. ft.	6,000 sq. ft.	7,500 sq. ft.	10,000 sq. ft.	12,000 sq. ft.	15,000 sq. ft.	20,000 sq. ft.
Minimum front yard (feet)	15	20	20	20	25	30	30
Minimum side yard and corner lot rear yard (feet)	5	5	5	10	15	15	15
Minimum side yard, flanking a street (feet)	15	20	20	20	25	30	30
Minimum rear yard (feet)	20	25	25	25	30	35	50
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	30	35	35	40	40
Lot coverage							
Maximum building lot coverage	45%	40%	40%	35%	30%	30%	30%
Building height (4)	A.	B.	C.	D.	E.	F.	G.
Maximum height (feet) (4)	35	35	35	35	35	35	35

- For additional density provisions, see Sections 18.09.060 through 18.09.190.
- Land subject to open space allocation is governed by Chapter 18.31 "Sensitive Areas and Open Space". Also see Sections 18.09.060 through 18.09.090 in this Chapter.
- Setbacks may be reduced to be consistent with average lot sizes. Notwithstanding the setbacks requirements of this chapter, setbacks and or building envelopes clearly established on an approved plat or development shall be applicable.
- Maximum building height: Three stories and a basement, not to exceed height listed.
- The maximum lot area may be exceeded if the development proposal meets the density requirements of the zoning district.

Section II

Section 18.09.050 of the Camas Municipal Code is amended to provide as follows:

18.09.050 - Table-3, Density and Dimensions: Multi-Family Residential Zones.

DENSITY AND DIMENSIONS: MULTI-FAMILY RESIDENTIAL ZONES (1)						
	MF-10	MF-10 Attached	MF-18	MF-18 Attached	MF-24	MF-24 Attached
<b>Density</b>						
Maximum density (dwelling units per gross acre)	10	14	18	20	24	24
<b>Standard Lots</b>						
Minimum lot area (square feet)	5,000	3,000	5,000	2,100	5,000	1,800
Minimum lot area per dwelling unit (square feet)	4,350	3,000	2,420	2,100	1,815	1,800
Minimum lot width (feet)	50	30	50	30	50	20
Minimum lot depth (feet)	90	75	90	70	90	65
<b>Setbacks</b>						
Minimum front yard (feet)	15	15	15	10	15	10
Minimum side yard (feet) (2)	10	5	10	5	10	5
Minimum side yard, flanking a street (feet)	15	15	15	15	15	15
Minimum rear yard (3)	10	10	10	10	10	10
<b>Lot coverage</b>						
Maximum building lot coverage	45%	55%	55%	65%	65%	75%
<b>Building height</b>						
Maximum building height (feet) (4)	35	35	45	45	45	45

1. For additional density provisions, see Sections 18.09.060 through 18.09.190.
2. For single family attached housing, the setback for the non-attached side of a dwelling unit shall be 5 feet.
3. For single family attached housing, the R zone property setback for the non-attached rear of a dwelling unit shall be 10 feet, except abutting MF, where the rear yard may be no less than 90% of the adjacent zone.
4. Maximum building height: three stories and a basement but not to exceed height listed above.

Section III

Subsection 18.09.060(C) of the Camas Municipal Code is amended to provide as follows:

18.090.060 - Calculating maximum residential density with sensitive lands.

C. Density Transfer. Property developed in residential zones may transfer density from areas on the site that are identified as sensitive lands or open space set aside. The maximum density of the site shall be calculated based on the gross acreage. The following

table identifies the percentage of density that may be transferred from sensitive lands and open space areas to the unencumbered portions of the site.

Section IV

Section 18.09.080 of the Camas Municipal Code is amended to provide as follows:

18.09.080 - Lot Sizes.

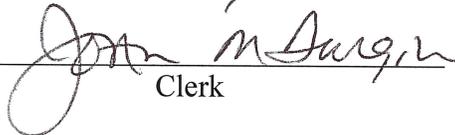
- A. In subdivision developments with sensitive lands or open space set aside, the density shall not exceed the density standards of the underlying zone. The lot sizes and setbacks may be reduced by no more than 30% of the underlying zoning district standards to allow for higher density on the portion of the site that is not encumbered with sensitive or open space areas. (Please see 18.09.040 Table - 2 for minimum lot area with open space and critical areas.)
- B. In planned residential developments with sensitive lands and the required recreational open space set aside, a 20% density bonus on a unit count basis is permitted. Density may be transferred for sensitive areas but the total lot count shall never exceed the number of lots established in the density standards established in 18.23.040 "Density Standards".
- C. Newly created lots, via short plats or subdivisions, abutting existing single-family neighborhoods shall use a "beveling" technique when platting new lots, unless lots are designated as open space/park. New lots on the perimeter shall, to the greatest extent possible, emulate the size of abutting platted lots provided that the newly platted lots would not be required to exceed 20,000 square feet. Setbacks from the property lines of the new development shall be comparable to, or compatible with, those of any existing development on adjacent properties. The applicant may transfer the unused density to the interior balance of the project in a manner that allows the proposed development to achieve the average density established for the zoning district in question.

Section V

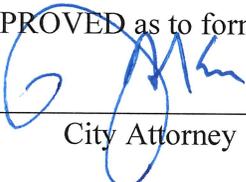
This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 26<sup>th</sup> day of January, 2004.

SIGNED:   
Mayor

ATTEST:   
Clerk

APPROVED as to form:

  
City Attorney