

ORDINANCE NO. 2364

AN ORDINANCE amending Chapter 18.23 of the Camas Municipal Code by revising standards and regulations for planned residential developments.

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

Section I

Subsection 18.23.020(G) of the Camas Municipal Code is amended to provide as follows:

18.23.020 - Definitions.

- G. Planned Residential Development (hereinafter referred to as a PRD): A development constructed on land of at least 10 acres in size, designed and consistent with an approved master plan. A PRD is comprised of two components: single family and multi-family units. The single-family component shall contain only single-family detached residences on lots equal to or greater than 4,000 square feet. The multi-family component may contain either attached or detached single-family residences on lots smaller than 4,000 square feet, or it may contain, but may not be limited to, duplexes, rowhouses, apartments, and designated manufactured homes, all developed in accordance with Section 18.23.030(A).

Section II

Subsection 18.23.030(A) of the Camas Municipal Code is amended to provide as follows:

18.23.030 - Scope.

Planned Residential Developments (PRDs) shall be established under the following criteria:

- A. A PRD may be allowed in all R and MF zoning districts.

Section III

Subsection 18.23.030(H) of the Camas Municipal Code is amended to provide as follows:

18.23.030 - Scope.

- H. An equivalent amount of up to twenty percent (20%) of the developable area shall be set aside and developed as recreational open space in a PRD, and shall include the following:
1. Passive or active recreation concentrated in large usable areas; and
  2. Provide trails and open space for connection and extension with the City's open space and trail plan, if feasible; and
  3. Be held under one ownership and maintained by the ownership; or be held in common ownership by means of homeowners' association, and maintained by the homeowners' association. The open space and recreation areas shall be dedicated for public use and be maintained by the ownership or homeowners' association.

Section IV

Section 18.23.040 of the Camas Municipal Code is amended to provide as follows:

18.23.040 - Density Standards.

- A. Density standards for a PRD shall be based on the gross area of the parcel being considered. Open space, greenways, sensitive areas, parks and recreation areas set aside within the tract shall be used in the computation of the gross development area. The maximum number of dwelling units in the PRD shall be determined as follows:

Divide the gross land area (in square feet) by the minimum lot size (in square feet) of the underlying zoning district.

- B. The minimum lot size for a single family dwelling within the single-family component of the PRD shall be 4,000 square feet. The minimum lot width, depth and setback requirements, and maximum lot coverage requirement shall be established for each PRD as part of the approval process. The minimum lot size for the dwellings within the multi-family component of the PRD shall be established as part of the master plan approval.
- C. If more than one zoning district is included within the PRD area, the number of dwelling units allowed in each zoning district shall be computed, and then combined to determine the total number of dwelling units within the entire development.

Section V

Section 18.23.05 of the Camas Municipal Code is amended to provide as follows:

18.23.050 - Density Bonus.

A density bonus of no more than 20% may be granted by the City Council for a PRD as demonstrated by site design and layout. For example: 10 acres in an R1-10 zone yields 435,600 square feet. This is then divided by 10,000 square feet. Using this example, the maximum number of units equals 43.5 units and with a 20% density bonus the maximum number of units allowed would be 52.

Section VI

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: Paul Dennis  
Mayor

ATTEST: Juan M. Saez  
Clerk

APPROVED as to form:  
[Signature]  
City Attorney