

ORDINANCE NO. 2368

AN ORDINANCE amending Chapter 18.05 of the Camas Municipal Code by revising the designation of zoning districts and adding an R-5 Residential 5000 Zone.

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

I.

Chapter 18.05 of the Camas Municipal Code is amended as set forth in Exhibit "A" attached hereto and by this reference incorporated herein.

II.

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 9th day of February, 2004.

SIGNED: Paul Dennis
Mayor

ATTEST: John M. Durkin
Clerk

APPROVED as to form:

G. J. [Signature]
City Attorney

Chapter 18.05 ZONING MAP AND DISTRICTS

Sections:

- 18.05.010** **Zoning maps adopted.**
- 18.05.020** **Districts designated.**
- 18.05.030** **Boundary determination.**
- 18.05.040** **Residential and Multifamily zones.**
- 18.05.050** **Commercial, Industrial and High Technology zones.**
- 18.05.060** **Overlay zones/special planning areas**

18.05.010 **Zoning maps adopted.**

This code shall consist of the text titled, the “City of Camas Zoning Code,” and that certain map or books of maps identified by the approving signatures of the Mayor and City Clerk, and marked and designated as “The Map(s) of the Zoning Ordinance of the City of Camas, Washington 2001 which map or book is placed on file in the offices of the City Clerk, County Auditor, and other City departments. The code, and each and all of its terms and map details, is to be and interpreted in light of the context of the book of maps in relationship to the comprehensive plan. In any conflict between the map(s) and the text of this code, the text of the code shall prevail.

Amendments to the zoning map may be made pursuant to CMC 18.53.

18.05.020 **Districts designated.**

For the purpose of the code, the City is divided into zoning districts designated as follows:

District	Symbol	Comprehensive Plan Designation
Residential -20,000	R-20	Single Family Low
Residential -15,000	R-15	Single Family Low
Residential -12,000	R-12	Single Family Medium
Residential -10,000	R-10	Single Family Medium
Residential -7,500	R-7.5	Single Family Medium
Residential -6,000	R-6	Single Family High
Residential -5,000	R-5	Single Family High
Multifamily -10	MF-10	Multifamily Low
Multifamily -18	MF-18	Multifamily High
Multifamily -24	MF-24	Multifamily High
Neighborhood Commercial	NC	Commercial
Community Commercial	CC	Commercial
Regional Commercial	RC	Commercial
Downtown Commercial	DC	Commercial
Light Industrial	LI	Industrial
Light Industrial/ Business Park	LI/BP	Light Industrial/Business Park
Heavy Industrial	HI	Industrial

18.05.030 Boundary determination.

Unless otherwise specified or shown on the zoning map, district boundaries are lot lines or the centerlines of streets, alleys, railroad and other rights-of-way;

- A. Where boundaries are other than lot lines or centerlines of streets, alleys, railroad and other rights-of-way, they shall be determined by dimensions shown on the zoning map;
- B. Where actual streets or other features on the ground vary from those shown on the zoning map interpretations or adjustments shall be made by the Planning Commission;
- C. Where a district boundary line, as shown on the zoning map, divides a lot in single ownership at the time of passage of the code, the zoning district classification that has been applied to the greater than 50% of said lot shall apply.

18.05.040 Residential and Multifamily Zones.

Residential (R) and multifamily (MF) zones implement the goals and values expressed in the Comprehensive Plan. The goals for housing in Camas are to preserve the character of established residential neighborhoods and to provide an adequate supply of affordable and attainable housing for citizens in various economic and age groups.

R-20 Residential -20,000

This zone is intended to ensure that the rural character of certain portions of the City is maintained. Residential development is expected to consist of large custom single family dwellings on uniquely configured lots which are designed to be sensitive to topographic and environmental considerations. The average lot size is 20,000 square feet at densities of 1-2 dwellings per acre.

R-15 Residential -15,000

This zone is intended for single family dwellings with a minimum density of 2-3 dwellings per acre. This zone will permit the rural character of a number of existing neighborhoods to be maintained. The average lot size is 15,000 square feet.

R-12 Residential -12,000

This zone is intended for single family dwellings with densities of 3-4 dwelling units per acre. This zone is designated for areas with steep topography for greater flexibility in site layout, and where potential hazards do not exist. The average lot size is 12,000 square feet.

R-10 Residential -10,000

This zone is intended for single family dwellings with densities of 4-5 dwellings per acre. This zone is intended to be zoned near low density residential districts, and where potential natural hazards do not exist. The average lot size is 10,000 square feet.

R-7.5 Residential -7,500

This zone is intended for single family dwellings with densities of 5-6 dwellings per acre. This zone should have less slope than lower density zones and be adjacent to existing high density residential districts. The average lot size is 7,500 square feet.

R-6 Residential -6,000

This zone is intended for single family dwellings with densities of 6-7 dwellings per acre. The slope of property is less than other lower density residential zones. This zone serves a transition to multi-family or commercial zones. The average lot size is 6,000 square feet.

R-5 Residential -5,000

This zone is intended for single family dwellings, either attached or detached, with densities of up to 8.5 dwellings per acre. The slope of property is less than other medium density residential zones. Like the R-6 district, this zone serves as a transition to multi-family or commercial zones. The average lot size is 5,000 square feet

MF-10 Multi-family Residential - 10

This zone provides for a diversity of attached dwellings such as duplexes, triplexes, fourplexes, rowhouses and apartment complexes with a density of up to 10 units per acre.

It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone can also serve as a transition between commercial and residential zones.

MF-18 Multi-family Residential - 18

This zone is intended to provide for attached dwellings such as duplexes, triplexes, fourplexes, rowhouses, and apartment complexes with a density of 18 units per acre. It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone also serves as a transition between commercial and residential zones.

MF-24 Multi-family Residential - 24

This zone is intended to provide for an attached dwellings such as duplexes, triplexes, fourplexes, rowhouses, and apartment complexes with a density of 24 units per acre. It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone also serves as transition between commercial and residential zones.

18.05.050 Commercial, Industrial and High Technology zones.

The purpose of the commercial, industrial and high technology zones are to provide services and employment primarily to residents. These areas are zoned according to the services they provide, as a result, each zone has different characteristics as summarized below.

NC Neighborhood Commercial

This zone provides for the day-to-day needs of the immediate neighborhood. This zone is intended to be small, but fairly numerous throughout the City. Convenience goods (e.g., food, drugs, and sundries), along with personal services (e.g., dry cleaning, barbershop or beauty shop), are common goods and services offered.

CC Community Commercial

This zone provides for the goods and services of longer-term consumption, and tend to be higher-priced items than the Neighborhood Commercial zone district. Typical goods include clothing, hardware, and appliance sales. Some professional services are offered, e.g., real estate office, or bank. Eating and drinking establishments may also be provided. This zone tends to vary in size, but is larger than the Neighborhood Commercial zone.

RC Regional Commercial

This zone provides apparel, home furnishings, and general merchandise in depth and variety, as well as providing services for food clusters and some recreational activities. Regional Commercial is the largest of the commercial zones and is designed to serve the region or a significant portion of the region's population.

DC Downtown Commercial

This zone is designated as a large Community Commercial area, providing a large range of goods and services. This area is designed to promote commercial diversification to serve the immediate residential and office uses in the surrounding areas. Compact development is encouraged that is supportive of transit and pedestrian travel, through higher building heights and floor area ratios than those found in other Commercial districts.

LI Light Industrial

This zone provides for uses that are more compatible with commercial, residential or multi-family uses. Typical uses in this zone include, assembly and manufacturing of electronic and precision instruments. More intensive industry, e.g., metal fabrication, is excluded.

LI/BP Light Industrial/Business Park

This zone provides for uses such as, offices related to industrial usage, research and development, limited commercial, and associated warehousing uses, including the provision of employee recreation opportunities. Development in campus-like setting with generous landscaping, well designed buildings and near major traffic corridors is anticipated.

HI Heavy Industrial

This zone provides for a wide range of industrial and manufacturing uses. Types of activities in this zone include, assembly, manufacturing, fabrication, processing, bulk handling and storage, research facilities, associated warehousing and heavy trucking.

18.05.060 Overlay zones/Special Planning Areas

Overlay zones implement the goals and values expressed in the Comprehensive Plan or Special Planning Areas such as the North Dwyer Creek Master Plan. Uses within this area may be subject to standards which deviate from those in the primary zone.

