

ORDINANCE NO. 2408

AN ORDINANCE amending Title 18 of the Camas Municipal Code by adopting minor clarification amendments to the Zoning Code.

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

Section I

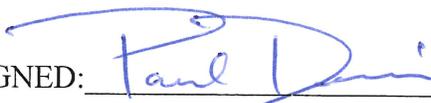
Sections 18.07.010, 18.07.040-Table 2, 18.09.040-Table 2, 18.09.080, 18.19.080, 18.45.030, 18.51.030, 18.51.040 of the Camas Municipal Code are amended as set forth in Exhibit "A" attached hereto and by this reference incorporated herein.

Section 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 13th day of June, 2005.

.SIGNED: _____



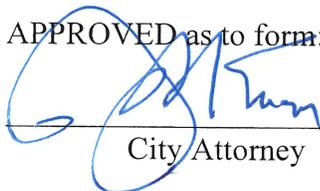
Mayor

ATTEST: _____



Clerk

APPROVED as to form:



City Attorney

18.07.010 Establishment of uses.

The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. The use is considered permanently established when that use will or has been in continuous operation for a period exceeding sixty days. A use which will operate for less than 180 days is considered a temporary use, and shall be governed by Chapter 18.47 "Temporary Use Permits." All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in the city.

18.07.040 Table 2--Residential and multifamily land uses.

KEY: P = Permitted Use
 C = Conditional Use
 X = Prohibited Use
 T = Temporary Use

Authorized Uses in Residential and Multifamily Zones

	R	MF
Residential Uses		
Adult family homes	P	P
Boarding house	X	C
Designated manufactured home	P	P
Duplex or two-family dwelling	C	P
Group homes	P	P
Manufactured home	X	X
Manufactured home park	X	C
Apartments	P2	P
Assisted Living ¹	C	P
Retirement center/convalescent home ¹	C	P
Single-family attached (eg. rowhouses)	P2	P
Single-family dwelling (detached)	P	P
Residential Uses - continued		
Adult family home, residential care facility, supported living arrangement, or housing for the disabled ¹	P	P
Incidental Uses		
Accessory dwelling unit	P	P
Daycare center ¹	C	P
Daycare, family home	P	P
Daycare, minicenter ¹	C	P
Gardening and horticulture activities	P	P
Home occupation	P	P
Bed and breakfast ¹	C	C

Recreation/Religious/Cultural		
Church ¹	C	C
Community clubs, private or public ¹	C	C
Library ¹	C	C
Museum ¹	C	C
Open Space ¹	P	P
Public or semi-public building ¹	C	C
Park or playground ¹	C	C
Sports fields ¹	C	C
Trails	P	P
Educational Uses		
Private, public, or parochial school ¹	C	C
Trade, technical, business college ¹	X	X
College/university ¹	X	X
Communication and Utilities		
Major communication facility ¹	X	X
Minor communication facility	C	C
Wireless communication facility ¹	C	C
Facilities, minor public	C	C
Public utilities, minor	C	C
Pumping station ¹	C	C
Railroad tracks and facilities ¹	C	C
Temporary Uses		
Sales office for a development in a dwelling ³	C	C

1. See Chapter 18.19 "Design Review" for additional regulations.
2. Permitted in the R zones as part of a planned development only.
3. May be permitted as part of a preliminary plat or planned residential development approval.

CMC 18.09.040 Table 2 -- Density and dimensions -- Single-family residential zones.

Density and Dimensions for 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}	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

1. For additional density provisions, see CMC Sections 18.09.060 through 18.09.190.
2. Land subject to open space allocation is governed by CMC Chapter 18.31 "Sensitive Areas and Open Space". Also see CMC Sections 18.09.060 through 18.09.090 in this chapter.
3. 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.
4. Maximum building height: three stories and a basement, not to exceed height listed.
5. The maximum lot area may be exceeded if the development proposal meets the density requirements of the zoning district.
6. For parcels greater than one (1) acre in size, a one time variance shall be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone

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 thirty percent 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 CMC Section 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 twenty percent 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 CMC Section 18.23.040 "Density Standards."

C. Newly created lots, via short plats or subdivisions, adjacent to existing single-family lots 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 adjacent platted lots provided that the newly platted lots would not be required to exceed twenty thousand 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.

18.19.080 Design review procedures.

Design review applications are processed in accordance with CMC 18.55. In addition to the requirements as specified through CMC 18.55, the following procedures shall be applicable:

A. Completeness Review. A letter of completeness may indicate whether the application will be subject to review and recommendation by the design review committee (DRC) and the date of the public meeting of the design review committee, if one is known.

B. Notice of a meeting of the DRC, when required, should be included in notice of application for a consolidated review or follow CMC 18.55.170 regarding optional public notice.

C. Appeal of Design Review Decision. Appeal of a design review decision shall be to the city council consistent with CMC 18.55.200 or 18.55.210 as applicable.

18.45.030 Criteria for granting a variance.

The zoning board of adjustment, (or planning commission in accordance with Section 18.45.020) shall consider all requests for variances from the zoning code; a variance from the provisions of such ordinances shall not be granted unless all of the following facts and conditions exist:

- A. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located;
- B. The variance is necessary, because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use, rights, and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;
- C. That granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is situated; and
- D. That granting of such variance does not diminish the property rights enjoyed by the owners in the same vicinity.

18.51.030 Notification and hearing.

Upon consideration of any amendment, modification, or alteration to the comprehensive plan, the planning commission shall hold at least one public hearing on the proposed amendment. Notice of the time, place and purpose of such public hearing shall be published in the official newspaper of the city in accordance with CMC 18.55.320. The hearing may be continued from time to time at the discretion of the planning commission, but no additional notices need be published.

18.51.040 Staff report.

The planning department shall prepare and submit to the planning commission a staff report which addresses the following:

- A. The issues set forth in this chapter;
- B. Impact upon the city of Camas comprehensive plan and zoning code;
- C. Impact upon surrounding properties, if applicable;
- D. Alternatives to the proposed amendment; and
- E. Appropriate code citations and other relevant documents.

The report shall include a copy of the application for each proposed amendment, any written comments on the proposals received by the department, and shall contain the department's recommendation on adoption, rejection or deferral of each proposed change.