

ORDINANCE NO. 2667

AN ORDINANCE amending Chapter 18.05 to include park zones, amending Chapter 18.07 to include a park use table, and adopting a new Chapter to Title 18 of the Camas Municipal Code.

The Council of the City of Camas do ordain as follows:

Section I

Camas Municipal Code Section 18.05.020 is hereby amended to provide as follows:

District	Symbol	Comprehensive Plan Designation
<u>Neighborhood Park</u>	<u>NP</u>	<u>Park</u>
<u>Special Use Park</u>	<u>SU</u>	<u>Park</u>
<u>Open Space / green space</u>	<u>OS</u>	<u>Open Space / green space</u>

Section II

Section 18.05.070 of the Camas Municipal Code is hereby amended to provide as follows:

18.05.070 Park Zoning: The park zoning districts provide recreation and open space functions for the long-term benefit and enjoyment of city residents, adjacent neighborhoods and visitors. These districts apply only to city-owned parks.

Section III

Section 18.07.030 - Table 2 of the Camas Municipal Code is hereby amended to provide as follows:

<u>General Uses</u>	<u>NP</u>	<u>SU</u>	<u>OS</u>
1. <u>City-approved festivals, community events, and event center</u>	<u>P</u>	<u>P</u>	<u>X</u>
2. <u>Community and recreation centers</u>	<u>P</u>	<u>P</u>	<u>X</u>
3. <u>Community gardens</u>	<u>P</u>	<u>P</u>	<u>C</u>
4. <u>Concession stands</u>	<u>P</u>	<u>P</u>	<u>X</u>

5. <u>Open Spaces</u>	<u>P</u>	<u>P</u>	<u>P</u>
6. <u>Other buildings and structures to support park use</u>	<u>P</u>	<u>P</u>	<u>P</u>
7. <u>Other uses identified through the Park, Recreation and Open Space Comprehensive Plan</u>	<u>P</u>	<u>P</u>	<u>P</u>
8. <u>Parking areas/lots to serve park use</u>	<u>P</u>	<u>P</u>	<u>P</u>
9. <u>Pedestrian and multi-use trails</u>	<u>P</u>	<u>P</u>	<u>P</u>
10. <u>Recreation areas and facilities</u>	<u>P</u>	<u>P</u>	<u>C</u>
11. <u>Residence for park caretaker and accessory structures</u>	<u>C</u>	<u>P</u>	<u>P</u>
12. <u>Restrooms</u>	<u>P</u>	<u>P</u>	<u>P</u>
13. <u>Stages and band shells</u>	<u>P</u>	<u>P</u>	<u>X</u>
14. <u>Temporary Use</u>	<u>T</u>	<u>T</u>	<u>T</u>
<u>Utility Uses</u>			
15. <u>Public utilities, minor</u>	<u>P</u>	<u>P</u>	<u>P</u>
16. <u>Pumping station</u>	<u>C</u>	<u>P</u>	<u>P</u>
17. <u>Railroad tracks and facilities</u>	<u>X</u>	<u>X</u>	<u>X</u>
18. <u>Communication facilities, minor</u>	<u>C</u>	<u>C</u>	<u>X</u>
19. <u>Communication facilities, major</u>	<u>X</u>	<u>X</u>	<u>X</u>

Section IV

A new Chapter 18.32- Park Zoning, is hereby added to the Camas Municipal Code provide as follows:

Sections:**18.32.010 Applicability****18.32.020 Permitted Uses****18.32.030 Development Standards****18.32.040 Site Plan and Design Review****18.32.010 Applicability**

The regulations of this chapter apply only to city-owned parks.

18.32.020 Permitted Uses

Uses shall be allowed in accordance with Table 18.07.030-Table 2 *Park land uses*. Park use is also subject to the requirements and limitations of Chapter 12.32 Park Rules and Regulations.

18.32.030 Development Standards

- A. Lot Area. There is no minimum or maximum lot size in the Park zoning districts.
- B. Setbacks. The minimum setbacks are twenty feet.
- C. Building lot coverage. The maximum building lot coverage shall not exceed thirty-five percent of lot area, with the exception of community or recreation centers, where lot coverage shall not exceed sixty percent.
- D. Landscaping. All required yard setbacks shall be landscaped. Any storage areas visible to the right-of-way shall be screened. Parking area landscaping shall be consistent with CMC Chapter 18.13 Landscaping.
- E. Parking. The number and location of off-street parking shall be consistent with CMC Chapter 18.11 Parking.
- F. Signs. Signs shall be permitted according to the provisions of Chapter 18.15 Signs, under the commercial zoning standards.

18.32.040 Site Plan Review and Design Review

- A. Before a clearing, grading or building permit will be issued; Site Plan approval per Chapter 18.18 Site Plan Review is required. A phased site plan may be allowed in order to guide a new park development as funds and resources become available.
- B. When Design Review is applicable; the Parks & Recreation Commission shall conduct design review and find that the development is generally consistent with the design standards of CMC Chapter 18.19 Design Review, guidelines and principles for commercial and mixed uses.

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 17 day of December, 2012.

SIGNED: _____

Mayor

ATTEST: _____

Clerk

APPROVED as to form:

Shirley M. Mark
City Attorney

Amend Chapter 18.05 Zoning Map and Districts

Section 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
Mixed Use	MX	Commercial
Downtown Commercial	DC	Commercial
Light Industrial	LI	Industrial
Heavy Industrial	HI	Industrial
Light Industrial/Business Park	LI/BP	Light Industrial/Business Park
Neighborhood Park	NP	Park
Special Use Park	SU	Park
Open Space / green space	OS	Open Space / green space

Section 18.05.070 Park Zoning

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Amend Chapter 18.07 Use Authorization

18.07.030 Table 2- Park land uses

General Uses	NP	SU	OS
City-approved festivals, community events, and event center	P	P	X
Community and recreation centers	P	P	X
Community gardens	P	P	C
Concession stands	P	P	X
Open Spaces	P	P	P
Other buildings and structures to support park use	P	P	P

Other uses identified through the Park, Recreation and Open Space Comprehensive Plan	P	P	P
Parking areas/lots to serve park use	P	P	P
Pedestrian and multi-use trails	P	P	P
Recreation areas and facilities	P	P	C
Residence for park caretaker and accessory structures	C	P	P
Restrooms	P	P	P
Stages and band shells	P	P	X
Temporary Use	T	T	T
Utility Uses			
Public utilities, minor	P	P	P
Pumping station	C	P	P
Railroad tracks and facilities	X	X	X
Communication facilities, minor	C	C	X
Communication facilities, major	X	X	X

Chapter 18.32 Park Zoning

Sections:

18.32.010 Applicability

18.32.020 Permitted Uses

18.32.030 Development Standards

18.32.040 Site Plan and Design Review

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