

ORDINANCE NO. 2694

AN ORDINANCE adopting amendments to the Development Standards of Residential Zoning Districts within Title 18 of the Camas Municipal Code.

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

Section I

Section 18.05.020 of the Camas Municipal Code is amended as set forth below:

**18.05.020 Districts designated.**

For the purposes 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
Multifamily Cottage	MF-C	Overlay
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
Business Park	BP	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 II

Section 18.05.040 of the Camas Municipal Code is amended as set forth below:

**18.05.040 Residential and multifamily zones**

- A. 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 twenty thousand square feet at densities of one to two dwellings per acre.
- B. R-15 Residential-15,000. This zone is intended for single-family dwellings with a minimum density of two to three dwellings per acre. This zone will permit the rural character of a number of existing neighborhoods to be maintained. The average lot size is fifteen thousand square feet.
- C. R-12 Residential-12,000. This zone is intended for single-family dwellings with densities of three to four 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 twelve thousand square feet.
- D. R-10 Residential-10,000. This zone is intended for single-family dwellings with densities of four to five 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 ten thousand square feet.
- E. R-7.5 Residential-7,500. This zone is intended for single-family dwellings with densities of five to six 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 seven thousand five hundred square feet.

- F. R-6 Residential-6,000. This zone is intended for single-family dwellings with densities of six to seven dwellings per acre. The slope of property is less than other lower density residential zones. This zone serves a transition to multifamily or commercial zones. The average lot size is six thousand square feet.
- G. R-5 Residential-5,000. This zone is intended for single-family dwellings, either attached or detached, with densities of up to eight and one-half 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 multifamily or commercial zones. The average lot size is five thousand square feet.
- H. MF-10 Multifamily Residential. This zone provides for a diversity of dwellings such as duplexes, triplexes, fourplexes, rowhouses, and apartment complexes, with a density of up to ten 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.
- I. MF-18 and MF-24 Multifamily Residential. These zones are intended to provide for dwellings such as rowhouses and apartment complexes. It is desirable for these zones to be adjacent to parks and multi-modal transportation systems. These zones also serve as a transition between commercial and residential zones.
- J. MF-C Cottage. This is an overlay zone, which is intended to increase the housing supply and style choices for smaller, single-level dwellings. It is desirable that cottages are designed to include unique architectural elements such as a front porch, steep-pitch gable roof, and a recessed garage; and to accommodate those with mobility impairments. This overlay zone may be utilized within multi-family zones only, and upon approval of a zoning district change.

Section III

Section 18.09.050 Table 3 of the Camas Municipal Code is amended as set forth below:

**18.09.050 Table 3—Density and dimensions for multifamily residential zones**

	<b>MF-10</b>	<b>MF-18</b>	<b>MF-24</b>	<b>MF-C Overlay</b>
<b>Density</b>				
Maximum density (dwelling units per gross acre)	10	18	24	18
Minimum density (dwelling units per gross acre)	6.0	6.0	6.0	6.0
<b>Standard lots</b>				
Minimum lot area (square feet)	3,000	2,100	1,800	None
Minimum lot width (feet)	30	20	20	0
Minimum lot depth (feet)	70	60	60	0
Maximum gross floor area (GFA) per dwelling unit (square feet)	No max	No max	No max	1,000 <sup>Note 4</sup>
<b>Setbacks</b>				
Minimum front yard/at garage front (feet)	15/18	10/18	10/18	0/18
Minimum side yard (feet)	3 <sup>Note 1</sup>	3 <sup>Note 1</sup>	3 <sup>Note 1</sup>	0
Minimum side yard, flanking a street (feet)	15	15	15	15
Minimum rear yard	10	10	10	0
<b>Lot coverage</b>				
Maximum building lot coverage	55%	65%	75%	Building coverage is limited by a minimum of 200 sq. ft. of useable yard adjacent to each dwelling unit.
<b>Building height</b>				
Maximum building height (feet)	35 <sup>Note 2</sup>	45 <sup>Note 2</sup>	45 <sup>Note 2</sup>	18 <sup>Note 3</sup>

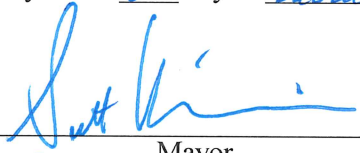
Table 3 Notes:

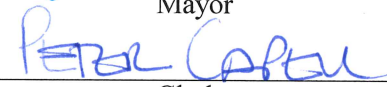
1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum building height: three stories and a basement but not to exceed height listed above.
3. Maximum building height: one story and a basement but not to exceed height listed above.
4. GFA in this instance does not include covered porches or accessory structures as defined per CMC18.17.040.

Section IV

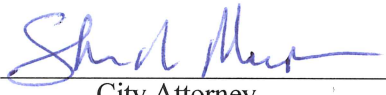
This Ordinance shall take force and be in effect five days from and after its publication according to law.

PASSED BY the Council and APPROVED by the Mayor this 3<sup>rd</sup> day of February, 2014.

SIGNED:   
Mayor

ATTEST:   
Clerk

APPROVED as to form:

  
City Attorney