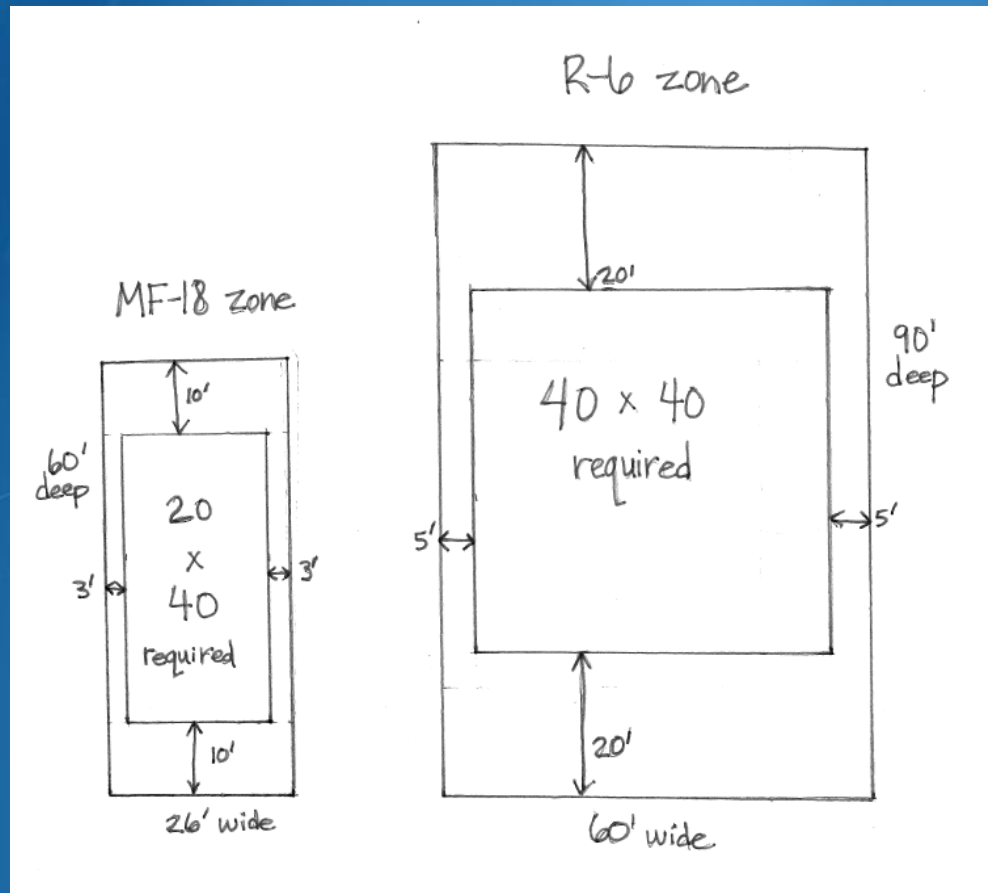


Camas Municipal Code (CMC) Draft Amendments to Title 17 Land Development

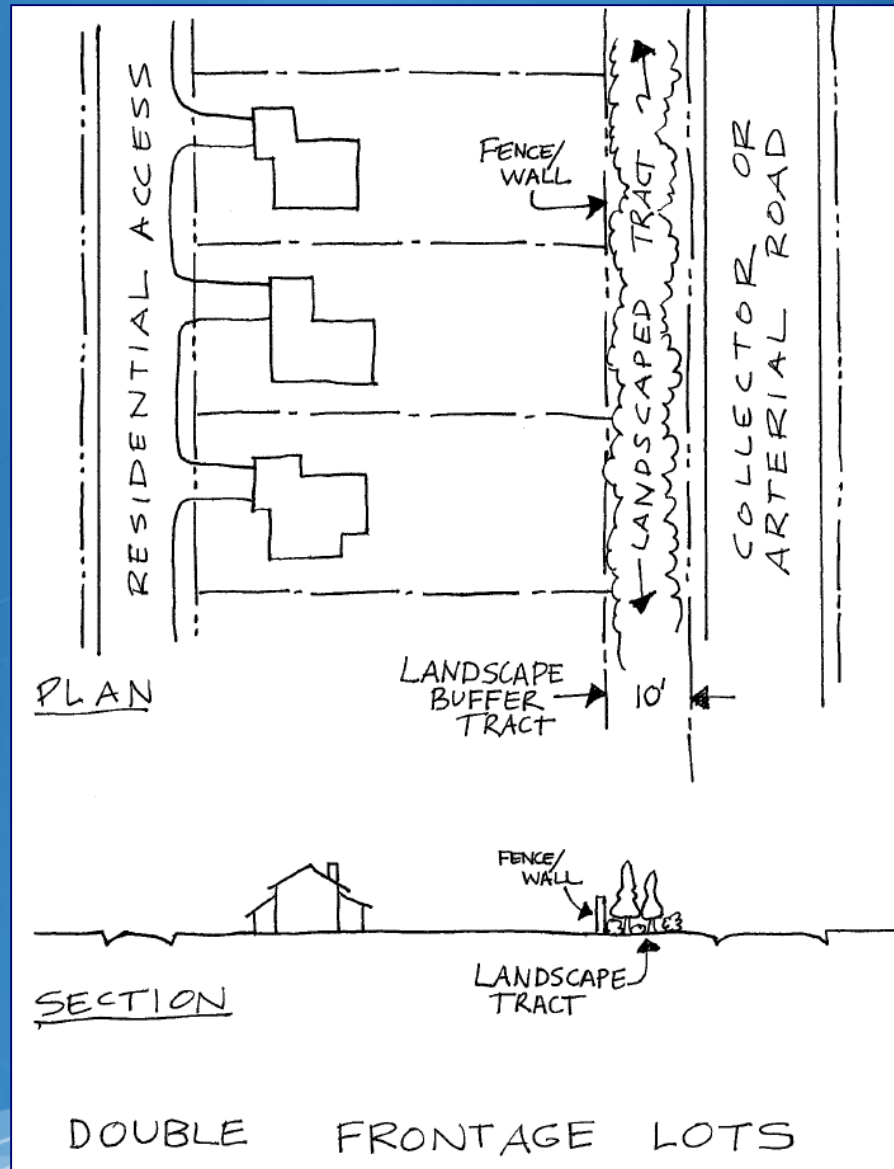
CMC Section 17.19.030- Tract, block and lot standards

D.3 Building Envelopes- Example:



CMC Section 17.19.030- Tract, block and lot standards

Figure 17.19-1
Double Frontage Lots



Aesthetically pleasing streetscapes



Aesthetically unpleasing streetscapes



Architectural design from street view



CMC Section 17.19.030- Tract, block and lot standards

E. Tracts and Trails

Table B1
Summary of Trail/Bikeway Classifications

TRAIL TYPE	R.O.W. WIDTH	TRAIL/ FACILITY WIDTH	SURFACING	CLEARANCE
1A. Regional Multi-Use Trail	26' Min. (52' or more desired)	12' min.	paved asphalt or concrete	side: 2' min. height: 10' min.
1B. Regional Bike Lane	N/A	6' min.	paved asphalt or concrete	side: 2' min. height: 10' min.
2A. Local Trail	24-40' or more desired	6-10'	paved or stable, accessible surfacing	side: 2' min. height: 10' min.
2B. Local Bike Lane	N/A	4' min. (may not be striped)	paved asphalt or concrete	side: 2' min. height: 10' min.
3. Rustic Trail	24-30' or more desired	4'+	stable, accessible surfacing	side: 2' min. height: 10' min.
4. Semi-Primitive Trail	10-20' or more desired	1.5'+	compacted earth or similar	side: 1' min. height: 8' min.

Accessible trails should not exceed a 1:12 (8.33%) running slope for more than 30% of the total length of the trail, or exceed more than a 1:8 (12%) running slope for any trail segment. Source: 2013 Outdoor Developed Area Guidelines, Architectural Barriers Act.

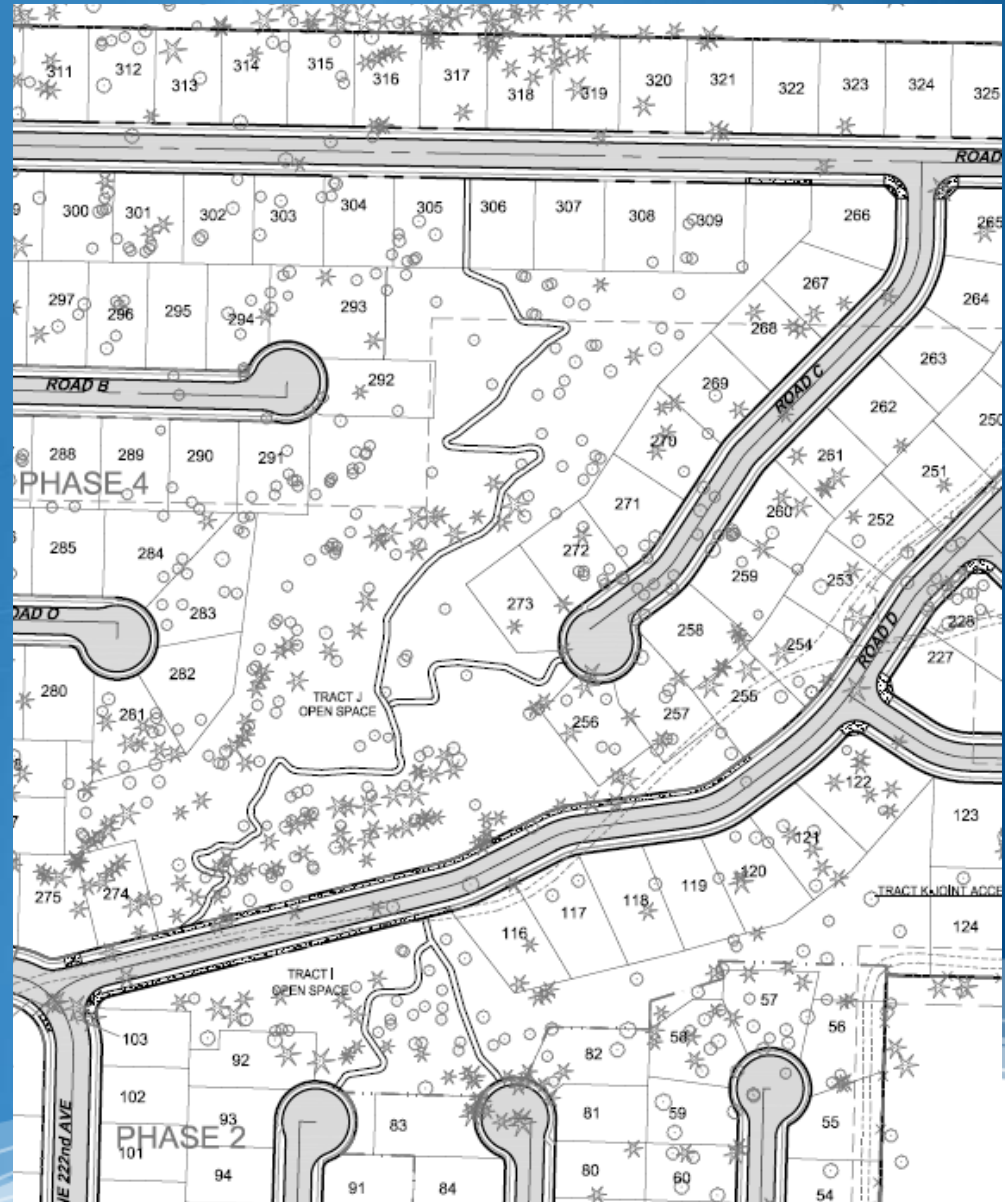
CMC Section 17.19.040- Infrastructure Standards

B.10 Street Layout

1,000 ft. block lengths

Cul-de-sacs prohibited unless...

- Pedestrian/bicycle linkages
- 300-foot



CMC Section 17.21.050- Financial Security Agreements

A. Financial Security Requirements

1. Cash Deposit
2. Assignment of Account
3. Letter of Credit
4. Surety Bond



B. Amount

- 100%  150%; site plan and subdivisions improvements
- 10%  25%; 2-yr. warranty or maintenance