



Amendments to Title 18

Zoning

City Council | September 5, 2017

Staff Report Overview



Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.

— Jane Jacobs —

AZ QUOTES

Definitions

Zoning Map

Land Uses
(P, C, X)

Dimensions

Parking &
Landscaping

Fences &
Walls

Zoning
Amendments

GRAND OPENING
OCT 9-10-11

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M**

sushi **LOVE**

ESSE
JUICES &...

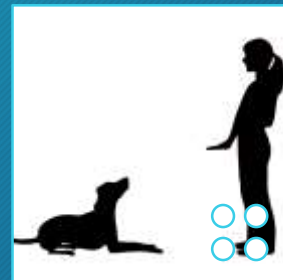
BEER
GARDEN
OPEN

CHICKEN
WINGS
\$5.99
\$6.99
\$7.99
\$8.99

Organic
Apple Cider Vinegar
Beverages

Breakfast
Smoothies
Juices
Veggie Burgers
Sandwiches
Soups





New graphic for irregular ~~triangle~~ lots

Lot Line, Rear. "Rear lot line" means a lot line which is opposite and most distant from the front lot line. In the case of an ~~triangular or~~ irregular shaped lot, a line ten feet in length within the lot parallel to and ~~at the maximum distance most distant~~ from the front lot line shall be considered the rear lot line for purposes of determining required setbacks. See Figures 18.03-6 and 18.03-8.

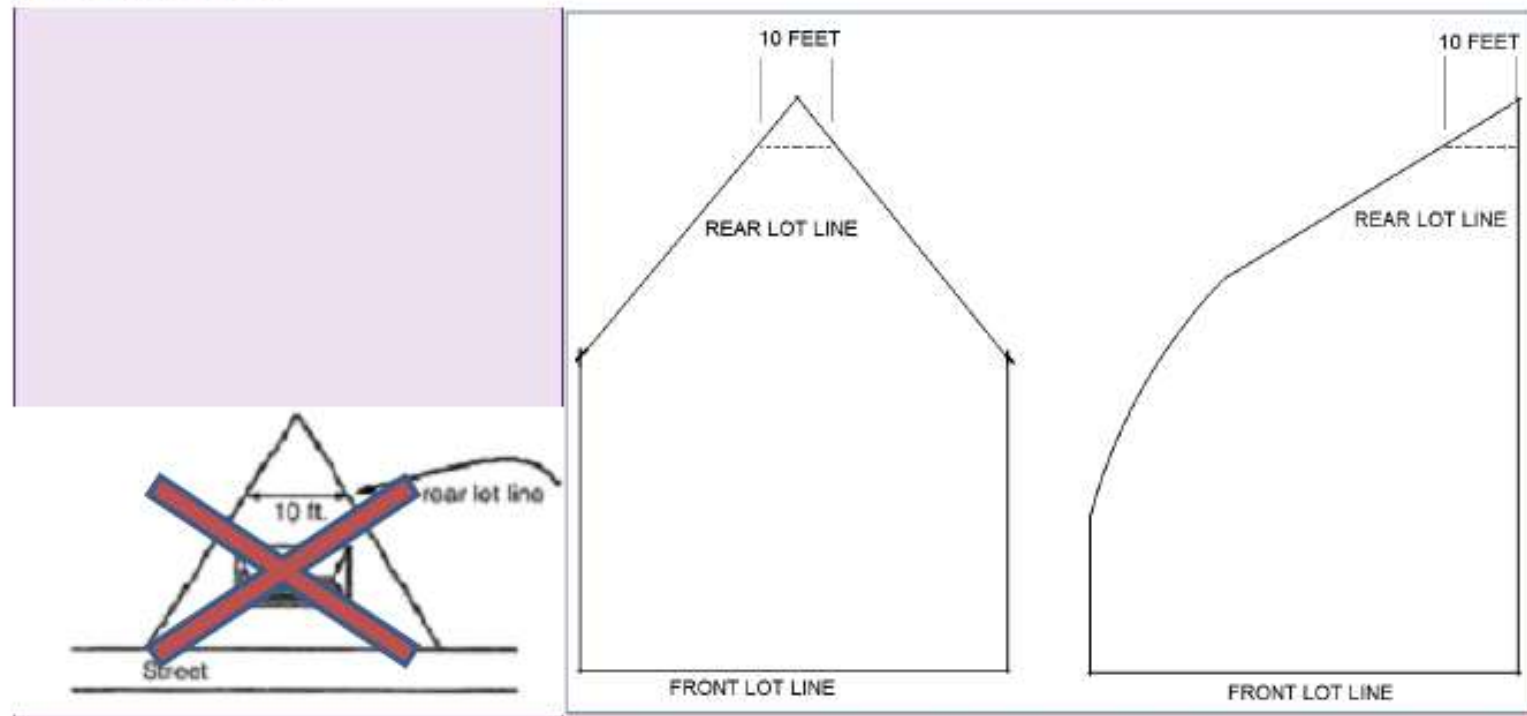


Figure 18.03-6 Rear Lot Line in the Case of ~~a Triangular~~ an Irregular Lot

Figure 18.03-8 Rear lot line in the case of a ~~triangular~~ irregular lot

Camas 2035 - Ordinance 16-010

Repealed Zoning

- Residential-20,000
- Residential-5,000

Repealed Comp. Plan Designations

- LI/BP
- North Dwyer Creek EMX and RMX

Repealed from Map: Multifamily 24

REPEAL

The existing City of Camas Comprehensive Plan, dated January 2004 (Ordinance No. 2361), is hereby repealed.

The Light Industrial /Business Park (LI/BP) Comprehensive Plan Designation, is hereby repealed, and the LI/BP Zone shall be within the Industrial Comprehensive Plan Designation.

The following Zoning Overlay Districts are repealed: Planned Industrial Development Overlay; North Dwyer Creek Employment Mixed Use; and North Dwyer Creek Residential Mixed Use.

The Residential-20,000 Zoning District is repealed and those lands shall be zoned Residential-15,000.

The Residential-5,000 Zoning District is repealed and those lands shall be zoned Residential-6,000.

The Multifamily-24 (MF-24) Zoning District lands shall be zoned Multifamily 18, and the MF-24 Zone remain as a development tool, along with other existing zoning district options.

Permitted (P) Conditional Use (C) Prohibited (X)

- Animal kennels, commercial boarding
- Cart vendors / Food cart
- Single family attached

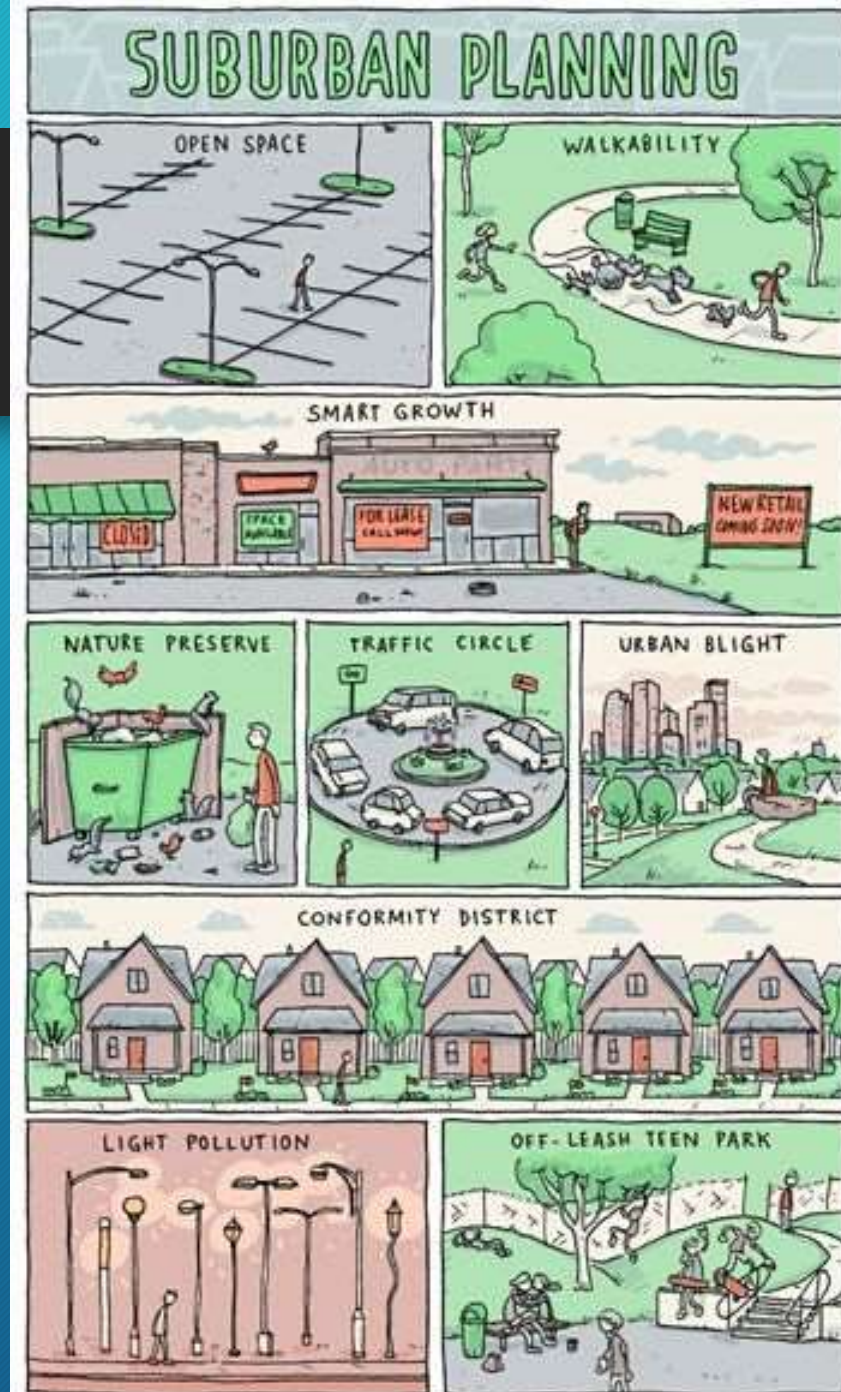


Table 1 at Section 18.07.030 Commercial and Industrial Land Uses

[Listed 1st in Table]	[Listed 2nd in Table]
Residential Uses	Residential Uses in Commercial and Industrial Zones
Adult family home	Adult family home
Assisted living	Assisted living
Bed and breakfast	Bed and breakfast
Designated manufactured home	Designated manufactured home
Duplex or two-family dwelling	Duplex or two-family dwelling
Group home	Group home
Home occupation	Home occupation
Housing for the disabled	Housing for the disabled
Apartment	Apartment, multifamily development, <u>rowhouses</u>
Residence accessory to and connected with a business	Residence accessory to and connected with a business
Single-family attached (e.g. rowhouses)	(Not listed with second set)
Single-family dwelling	Single-family dwelling

Amended Notes to Table

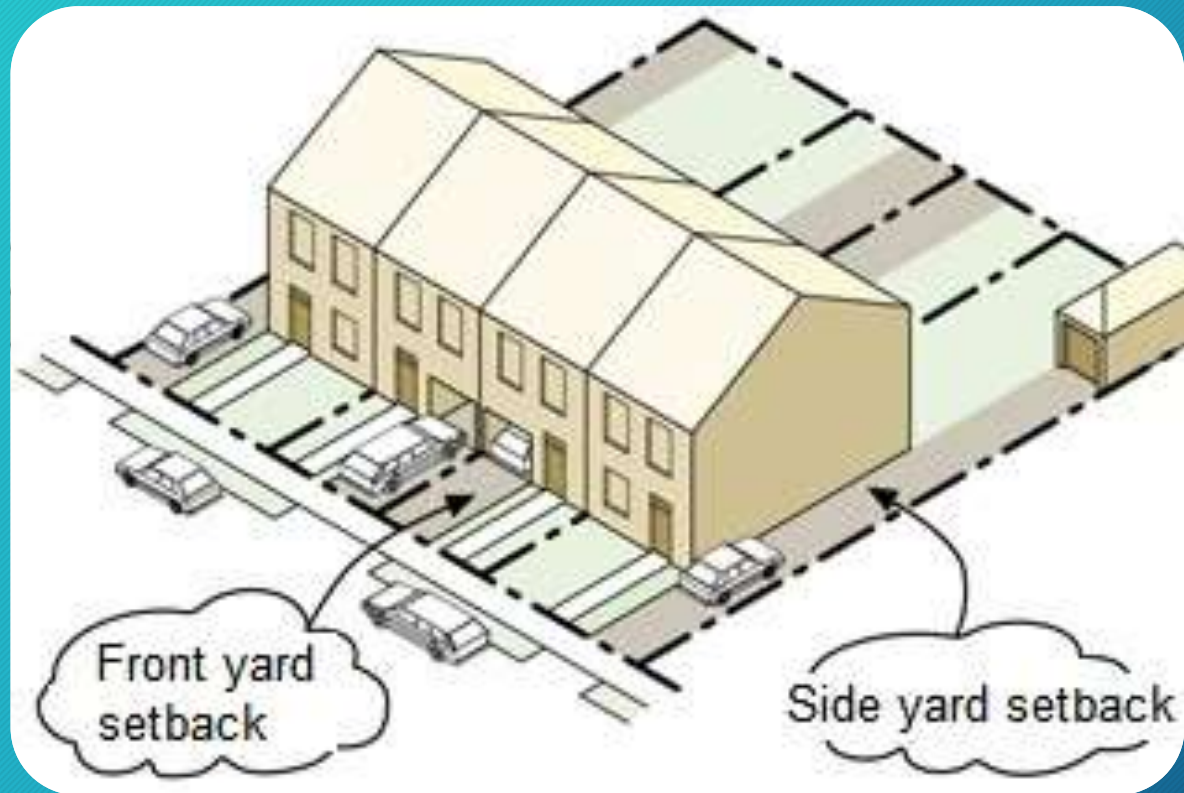
10. Allowed as approved in a mixed use planned development (MXPDP) overlay area. On tracts 10 acres or more, subject to approval by City Council of a master plan and development agreement, a mixed use development may be approved provided no less than 51% of the net developable acreage is committed to commercial uses.

New

11. Conditional use permit is required if facilities for kennels are proposed outdoors.

Density and Dimensions

- Net Acreage
- Lot Sizes
- Setbacks



*The comeback
is always
stronger than
the setback*



18.09.040
(revised) Table 2 - Building setbacks for single-family residential zones¹

<u>Lot Area</u> Setbacks based on average lot sizes (not zone specific) ²	Up to 4,999 sq. ft.	5,000 to <u>11,999</u> sq. ft.	12,000 to 14,999 sq. ft.	<u>15,000</u> sq. ft. or more
Minimum front yard (feet)	<u>20</u>	20	25	30
Minimum side yard and corner lot rear yard (feet)	5	5	10	15
Minimum side yard flanking a street (feet)	15	20	25	30
Minimum rear yard (feet)	20	25	30	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	35	40



Landscaping Buffering Standards

Zoning of Land Abutting Development Site

Abutting Zone →	Residential		Commercial		Business Park		Industrial	
	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Uses on Site	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Multifamily Residential	5' L1	5' L1	10' L3	10' L2	10' L2	10' L2	10' L2 w/F2 Fence	10' L3
Commercial	10' L3	5' L2	5' L1	5' L2	5' L2	5' L2	10' L3	10' L2
Industrial	10' L2 w/F2 Fence	L2	L3	L2	10' L3	L2	5' L2	5' L1

Supplemental Development Standards

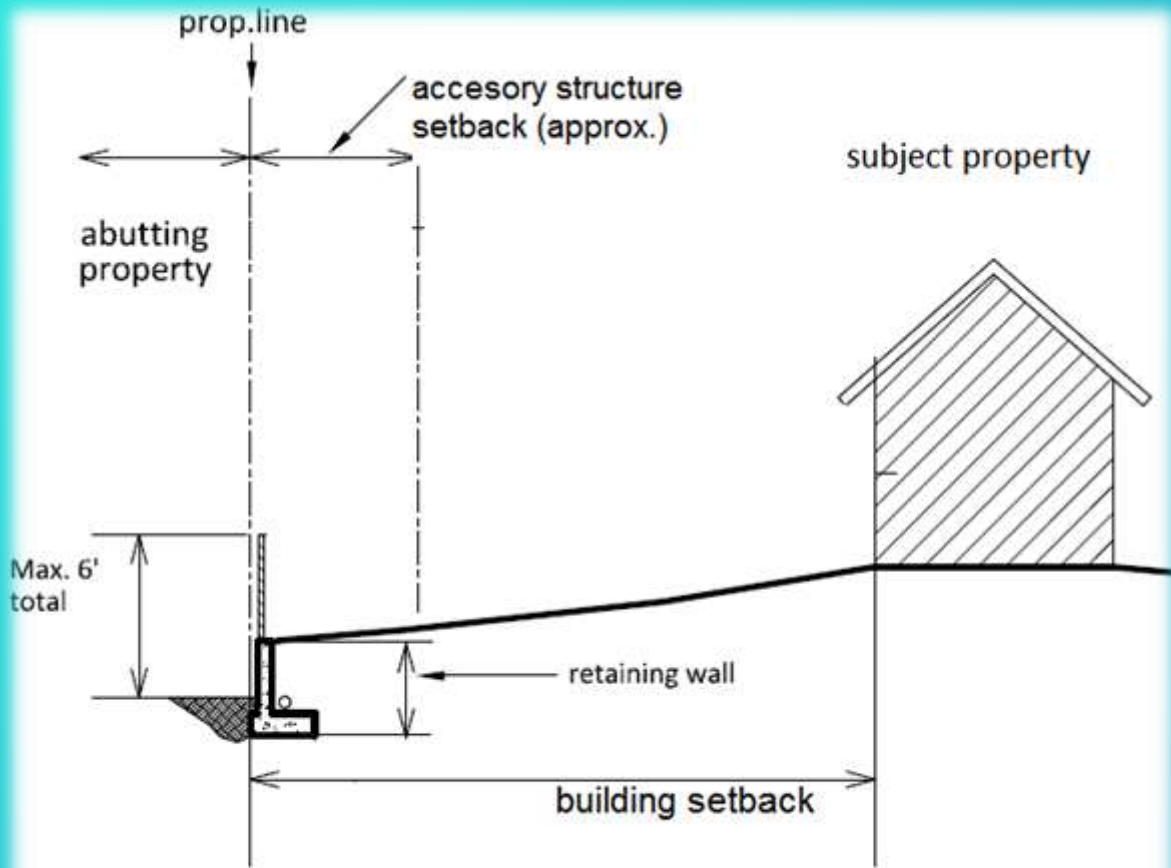


Figure 18.17.060-1 Exterior Facing Retaining Wall

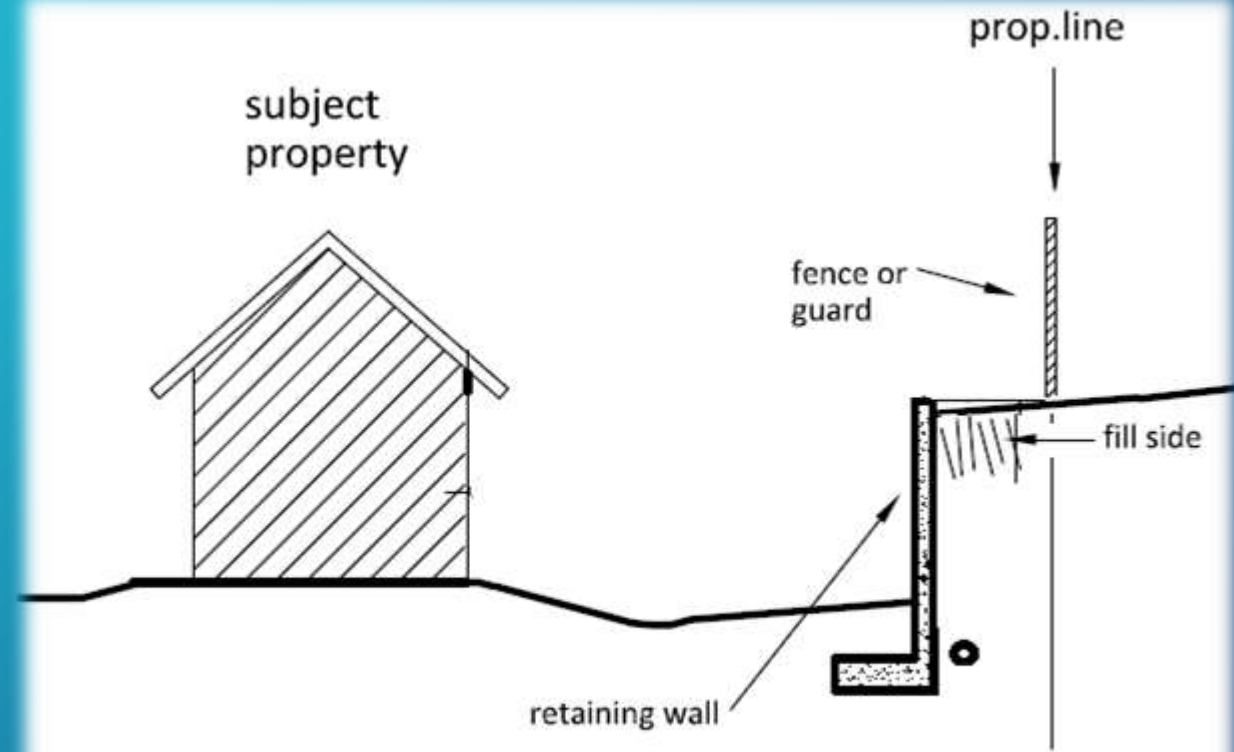


Figure 18.17.060-2 Interior Facing Retaining Wall

Questions?

