



# Amendments to Title 18 Zoning

Public Hearing | June 20, 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 —

AL QUOTES

Definitions

Zoning Map

Land Uses (P, C, X)

Dimensions

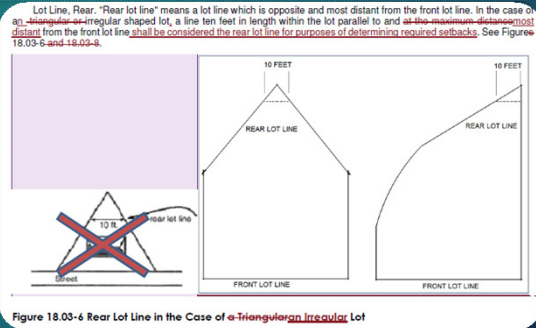
Parking & Landscaping

Fences & Walls

Zoning Amendments



## New graphic for irregular triangle lots



## Camas 2035 - Ordinance 16-010

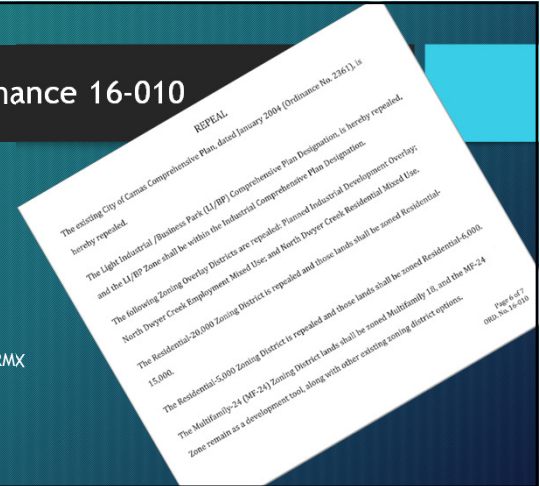
### Repealed Zoning

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

### Repealed Comp. Plan Designations

- LI/BP
- North Dwyer Creek EMX and RMX

### Repealed from Map: Multifamily 24



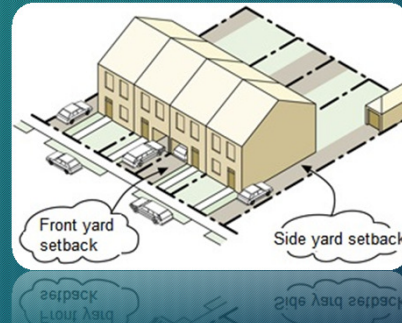
## Permitted (P) Conditional Use (C) Prohibited (X)

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




## Density and Dimensions

- Net Acreage
- Lot Sizes
- Setbacks

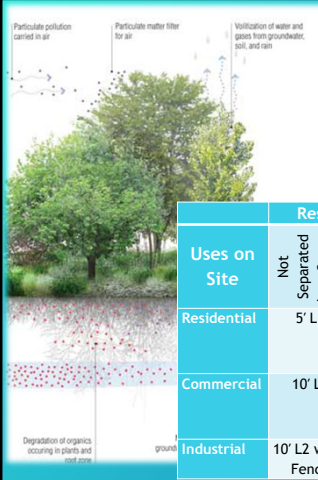


*The comeback  
is always  
stronger than  
the setback*



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

Setbacks based on average lot sizes (not zone specific) <sup>2</sup>	Up to 4,999 sq. ft.	5,000 to 11,999 sq. ft.	12,000 to 14,999 sq. ft.	15,000 sq. ft. or more
Minimum front yard (feet)	20	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**

Uses on Site	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
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**

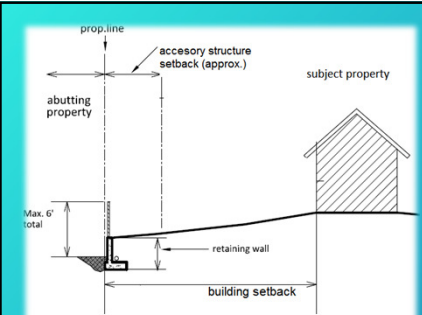


Figure 18.17.060-1 Exterior Facing Retaining Wall




Figure 18.17.060-2 Interior Facing Retaining Wall

**City of Camas WASHINGTON**

**Discussion**

- Definitions
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- Dimensions
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