



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

— Jane Jacobs —

AZ QUOTES

Amendments to Title 18

Zoning

Workshop | May 16, 2017

Staff Report Overview

Definitions

Zoning Map

Land Uses
(P, C, X)

Dimensions

Parking &
Landscaping

Fences &
Walls

Zoning
Amendments



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 ~~irregular 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.

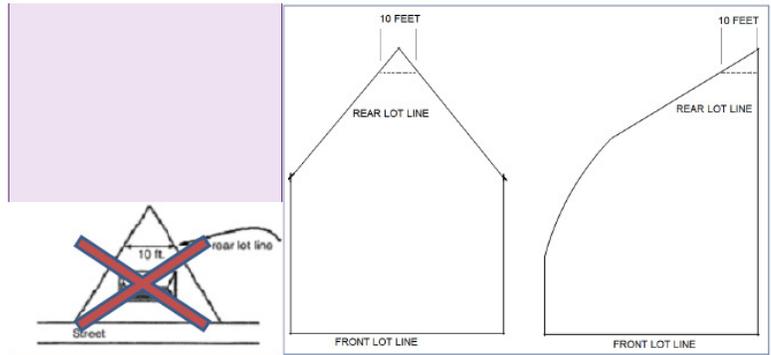


Figure 18.03-6 Rear Lot Line in the Case of a ~~Triangular~~ Irregular Lot

Terminology

Developed/Net Acreage

Excludes critical areas and open spaces.

Gross Acreage

Includes all area of the property within the perimeter of the site, including critical areas and open spaces.

Flag Lots

Proposal to restrict multiple adjacent flag lots

And/or

Reduce percentage of newly created flag lots



Camas 2035 - Ordinance 16-010

Repealed Zoning

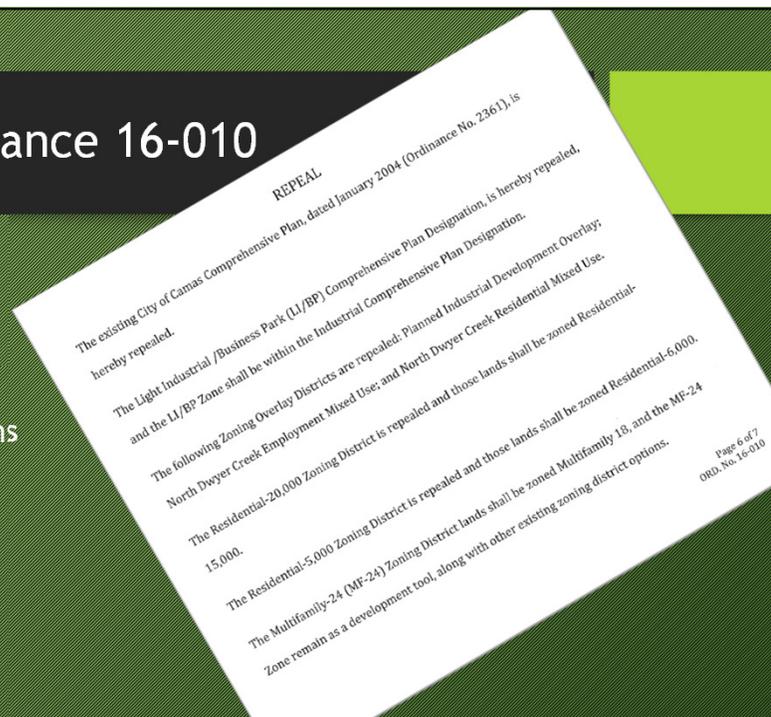
- Residential-20,000
- Residential-5,000

Repealed Comp. Plan Designations

- LI/BP
- North Dwyer Creek EMX and RMX

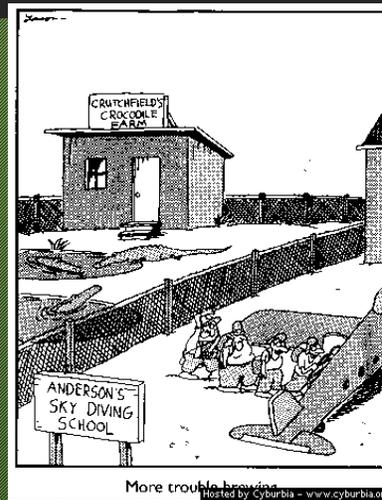
Repealed from Map:

Multifamily 24



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

- Animal kennels, commercial boarding
- Cart vendors
- Food Delivery
- Duplex and “single family attached”



Density and Dimensions

Net Acreage

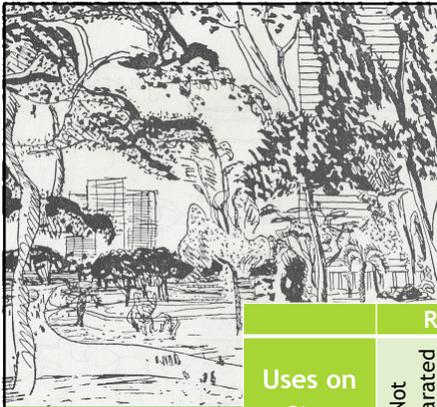


Mixed Use



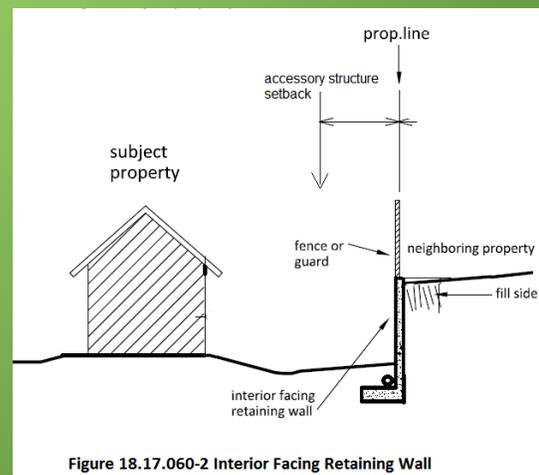
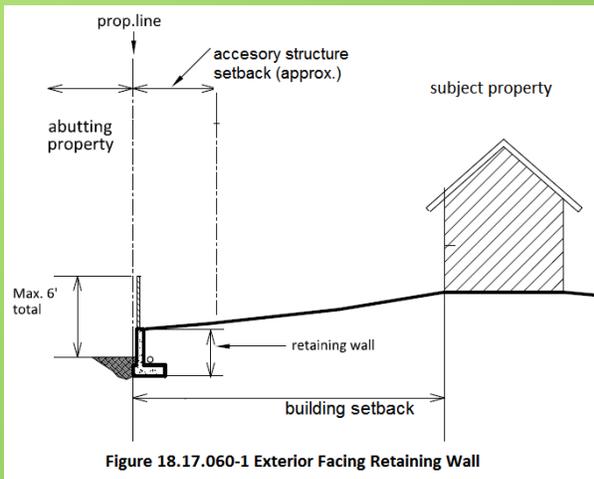
Garage setbacks





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



Discussion





Tentative Schedule	Minor Amendments	Ad Hoc Working Groups	No amendments this year
none			18.01 General
June/July	18.03 Definitions		
June/July	18.05 Zoning Map		
June/July	18.07 Use Authorization		
June/July	18.09 Density & Dimensions		
June/July	18.11 Parking		
June/July	18.13 Landscaping		
none			18.15 Signs
June/July	18.17 Supplemental Design Standards		
none			18.18 Site Plan
October		18.19 Design Review	
October		18.21 LI/BP	
October		18.23 PRD	
October		18.24 Mixed Use	
November	18.25 Rowhouses		
none			18.26 Flex Dev.
October	18.27 ADUs		
October	18.29 Manufactured Home Parks		
October		18.31 Sensitive Areas	

Tentative Schedule	Minor Amendments	Ad Hoc Working Groups	No amendments this year
none			18.32 Parks and Open Space
none			18.34 Airport Overlay
Moratorium - work plan		18.35 Telecommunications	
none			18.37 BP zone
none			18.39 Home Occupations
none			18.41 Non-conforming
October	18.43 Conditional Use Permits		
October	18.45 Variances		
October	18.47 Temporary Uses		
June/July	18.51 Comp and Zoning		
October	18.55 Procedures		