

Minor Amendments to Camas Municipal Code (CMC)

Amendments Proposed by Ad Hoc Committee

Summary

The CMC sections included in this attachment were brought forward for discussion by the ad hoc committee, and specific edits to CMC were proposed by the committee members. However, for reasons provided in the Staff Report, no changes are recommended at this time.

CMC Section 17.19.020(A)(4) – Improvements, supervision, inspections and permits required.

4. Infrastructure for streets, sewer line, storm water, water systems and other utilities for Subdivisions or Short Plats of Commercial, Industrial and Multifamily zoned parcels that is simply for the purpose of dividing the land and no actual development of the land is proposed, may be delayed until the time of a development application or site plan approval that would trigger the need for such infrastructure.

CMC Section 17.21.060(B)(2)(e) - Contents of Final Plat or Short Plat

e. Certification by the city engineer or designee that the developer has complied with the following:

- i. Public All improvements have been installed or financially secured for in accordance with the requirements of this title and with the preliminary plat approval;
- ii. Public All improvements can or will meet current public works drawing standards for road, utility and drainage construction plans;
- iii. Original and reproducible mylar or electronic records of installed public improvements in a format approved by the public works director or designee and certified by the designing engineer as being "as constructed" have been submitted ~~or financially secured~~ for city records. or financially secured in accordance with the requirements of CMC Title 17.

CMC Section 18.03.040 – Definitions for development terms.

~~"Building line" means a line on a plat indicating the limit beyond which primary buildings or structures may not be erected.~~

CMC Section 18.09.040 Table 2 – Building setbacks for Single-Family Residential Zones.

Lot Area	Up to 4,999 sq. ft.	5,000 to 11,999 sq. ft.	12,000 to 14,999 sq. ft.	15,000 or more sq. ft.
Minimum front yard setback (feet)	20	20	25	30
Minimum side yard and corner lot rear yard setback (feet)	5	5	10	15
Minimum side yard flanking a street (feet)	15	20	25	30
Minimum rear yard setback (feet)	20	25	30	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	35	40

CMC Section 18.09.040 Table 1 – Density and Dimensions for Single-Family Residential Zones

	R-6	R-7.5	R-10	R-12	R-15
A. Standard New Lots					
Maximum density (dwelling units/net acre)	7.2	5.8	4.3	3.6	2.9
Average lot area (square feet)^d	6,000	7,500	10,000	12,000	15,000