

# GREEN MOUNTAIN DEVELOPMENT STANDARDS & PHASING PLAN

EXHIBIT 9  
CAMAS, WASHINGTON  
GREEN MOUNTAIN LAND, LLC.



Land Planning  
Landscape  
Architecture

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SCALE: AS NOTED

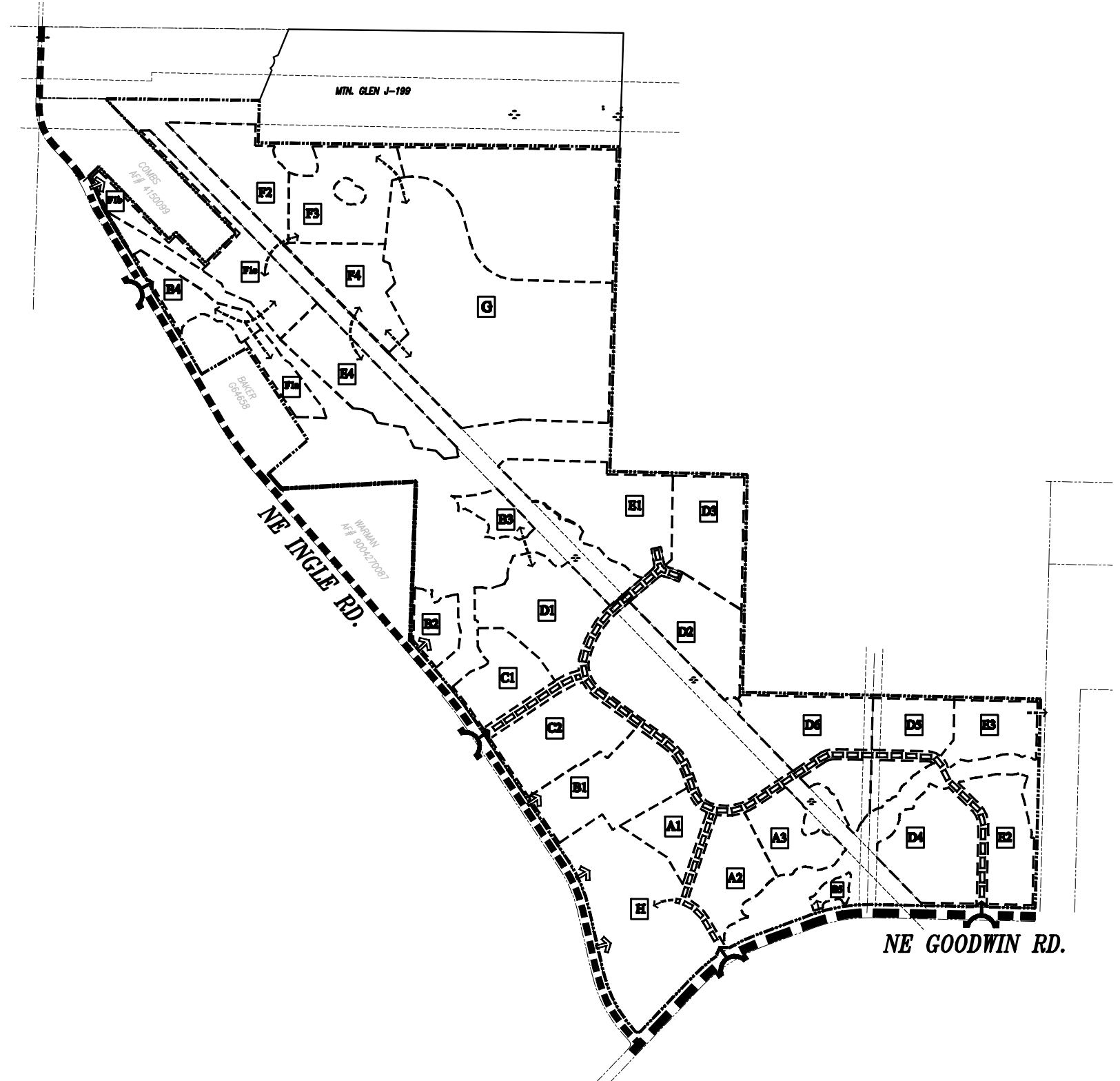
DESIGNED BY: WPH  
DRAWN BY: SH  
CHECKED BY: WPH

DATE: 12/30/14  
REVISED:

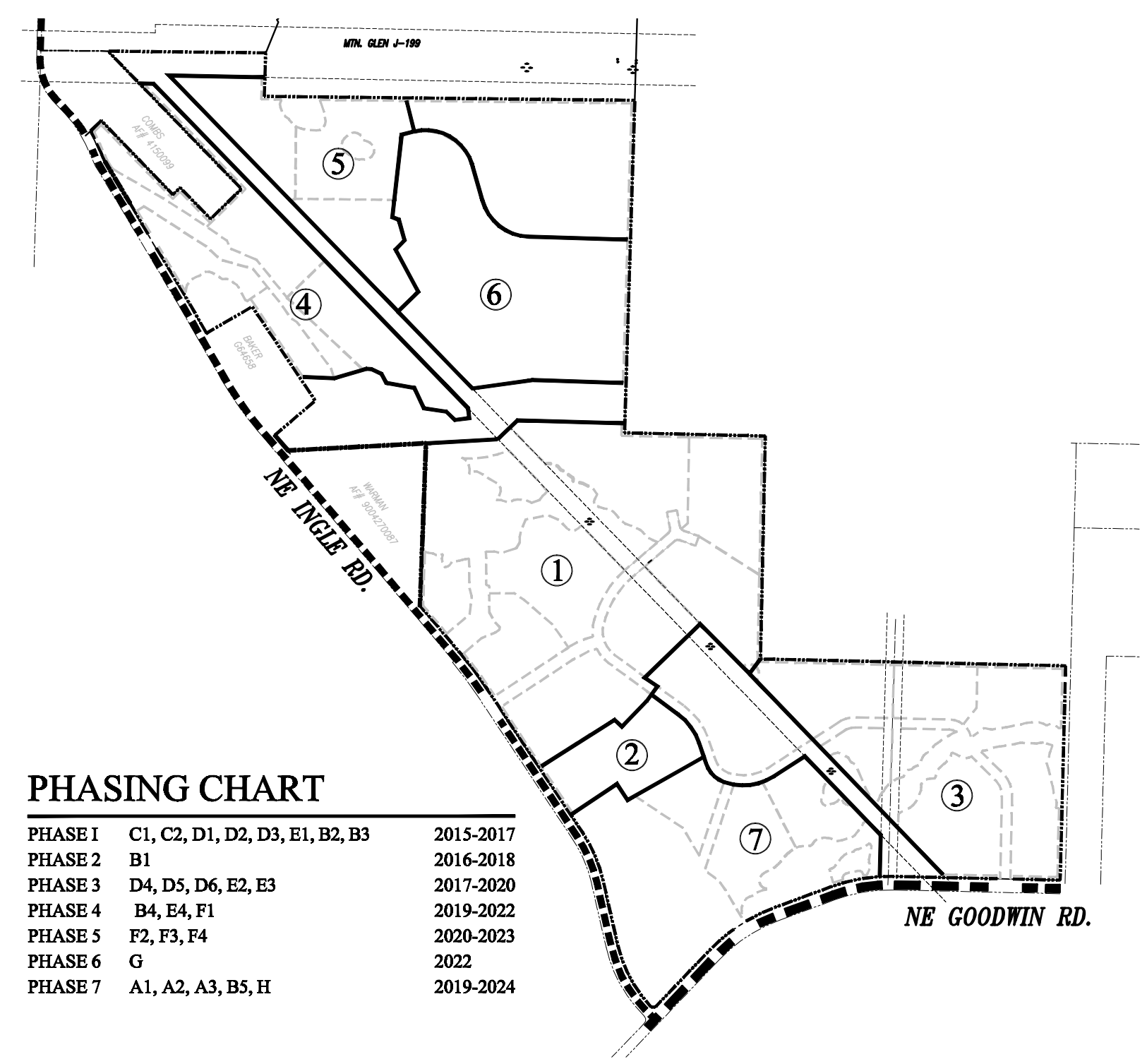
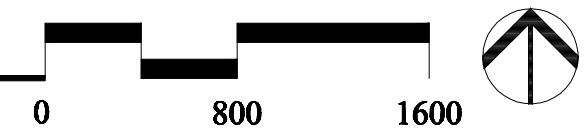


WILLIAM F. HORNING  
CERTIFICATE NO. 382

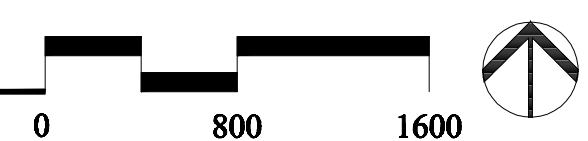
GREEN MOUNTAIN  
DEVELOPMENT STANDARDS & PHASING PLAN  
GREEN MOUNTAIN LAND, LLC.  
CAMAS, WASHINGTON



## PLANNING UNITS



## PHASING PLAN



### PHASING CHART

PHASE 1	C1, C2, D1, D2, D3, E1, E2, B3	2015-2017
PHASE 2	B1	2016-2018
PHASE 3	D4, D5, D6, E2, E3	2017-2020
PHASE 4	B4, E4, F1	2019-2022
PHASE 5	F2, F3, F4	2020-2023
PHASE 6	G	2022
PHASE 7	A1, A2, A3, B5, H	2019-2024

## PLANNING STANDARDS

### URBAN VILLAGE AREA

URBAN VILLAGE AREA - Mixed Use, Community Commercial, A and B PODs  
 Urban Village Area: Minimum of 8.8 acres with ground floor Employment/Commercial Use (as provided for in 18.07.030 Table 1).  
 Allow horizontal and vertical Mixed Use  
 PODs H, A1, A2, A3, B5 and 100 Units at the Village Center

### DENSITY & DIMENSIONS

#### DENSITY and DIMENSIONS - Green Mountain PRD PODs A-G and corresponding Camas Zones

	A POD	B POD	C POD
DENSITY	MF-24	MF-18	MF-10
Max. Density	24	18	10
Min. Density	6	6	6
STANDARD LOTS			
Min. lot SF	3,800 <b>1,000 (a)</b>	2,200 <b>1,000 (a)</b>	3,000 <b>(a)</b>
Min. lot width	20	20	30
Min. lot depth	60 <b>50</b>	60 <b>50</b>	70
Max./Min. Area per du	No. Max.	No. Max.	No. Max.
SETBACKS			
Min. front lot garage	10/18 <b>None</b>	10 <b>6/2@05/18</b>	15/18 <b>10/18</b>
Min. side	3 [1]	3 [1]	3 [1]
Min. side flanking street	15 <b>None (d)</b>	15 <b>10</b>	15 <b>10</b>
Min. rear setback @/lot	10 <b>None (d)</b>	10 <b>(b)(c)</b>	10 <b>(b)(c)</b>
LOT COVERAGE, Max.	75% <b>None (d)</b>	65% <b>None</b>	55%
BUILDING HEIGHT, Max.	45[4] <b>60</b>	45 [2]	35 [2]

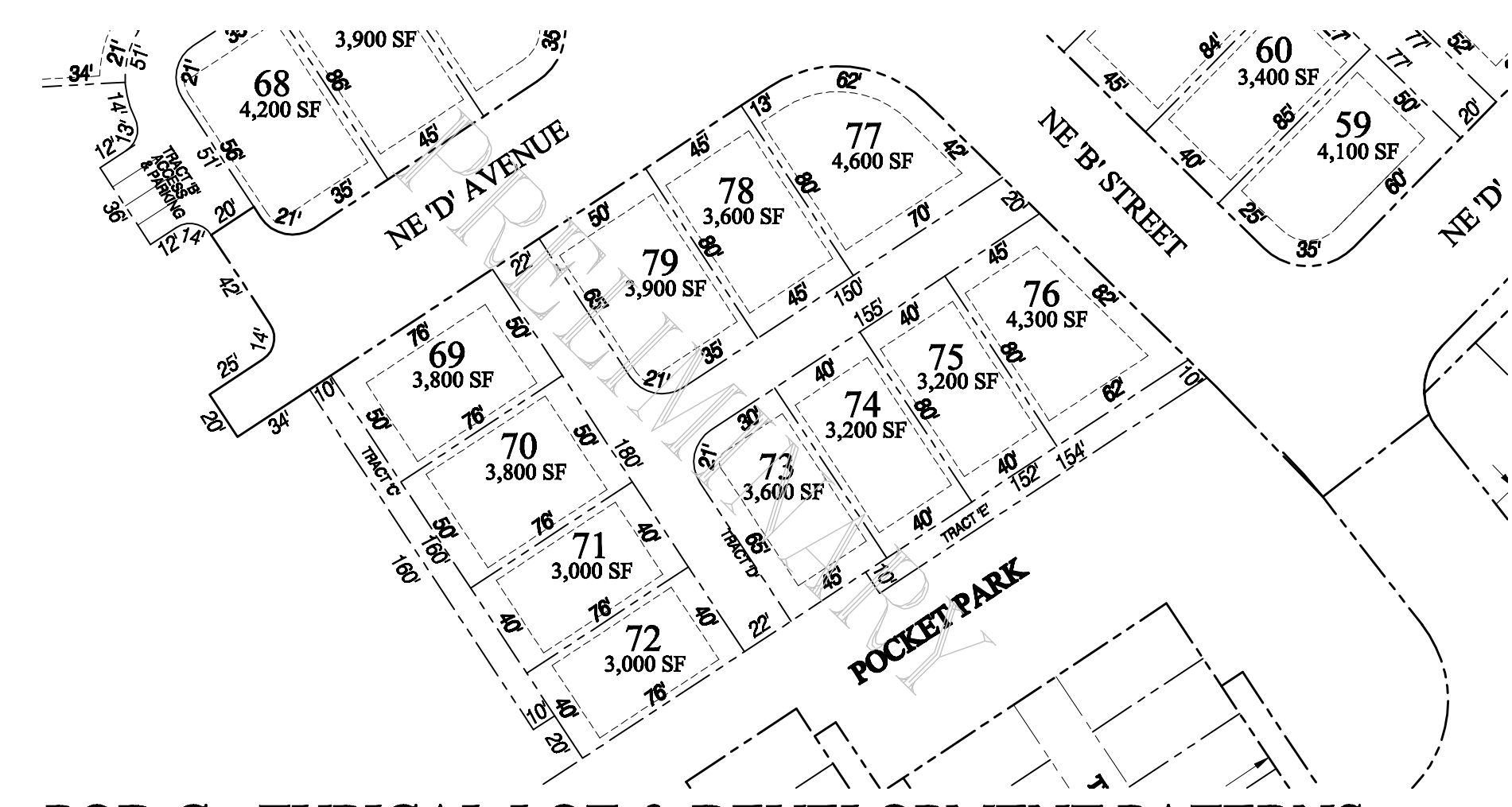
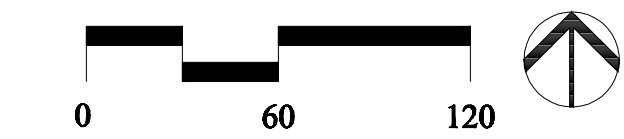
- a. Single Family Detached homes to be permitted. For SPD in A POD apply B Pod setbacks.
  - b. 10 feet for front access easement.
  - c. Minimum rear yard for alley accessed easement is either 2' or 18'.
  - d. Franchise utilities to be located in front or side yard easements abutting right of way.
1. The rear-attached side of a dwelling unit shall be three feet, otherwise a zero-foot line is assumed.  
 2. Maximum building height: three stories and a basement but not to exceed maximum building height.

	D POD	E POD	F POD	G POD
DENSITY	R-5	R-6	R-7.5	R-20
Max. Density	8.7	7.2	5.8	2.1
DENSITY TRANSFER LOTS				
Min. lot size (sq. ft.)	3,500 <b>(a)</b>	4,200	5,250	14,000
Max. lot size (sq. ft.)	6,000 <b>7,000</b>	7,200 <b>9,000</b>	9,000 <b>14,599</b>	24,000 <b>60,000</b>
Min. lot width	40	50	60	90
Min. lot depth	80	80	80	100
LOT COVERAGE, Max.	45%	40%	40%	30%
BUILDING HEIGHT, MAX. (ft)	35	35	35	35
SETBACKS based on max. lot size				
Up to 4,999 sq. ft.	5,000 to 7,499 sq. ft.	7,500 to 14,599 sq. ft.	15,000 to 60,000 sq. ft.	
Min. front lot garage	15 <b>10/18</b>	20 <b>15/18</b>	20	30
Min. side and corner lot rear yard (ft)	5 <b>4</b>	5	5	15
Min. side yard flanking a street	15 <b>10</b>	20 <b>15</b>	20 <b>15</b>	30
Min. rear setback @/lot	20 <b>15(b)(c)</b>	25 <b>20(b)(c)</b>	25 <b>20(b)(c)</b>	30
Min. lot coverage on a cul-de-sac or drive (ft)	25	30	30	40

- a. Single Family detached homes to be permitted.
  - b. 10 feet for front access easement.
  - c. Minimum rear yard for alley accessed easement is either 2' or 18'.
- NOTE: POD lot sizes are not subject to lot size easements.  
 12/20/14



### POD B- TYPICAL LOT & DEVELOPMENT PATTERNS LOT DIMENSIONS & BUILDING ENVELOPES



### POD C- TYPICAL LOT & DEVELOPMENT PATTERNS LOT DIMENSIONS & BUILDING ENVELOPES

