

Minor Amendments to the Camas Municipal Code (CMC)

Planning Commission Workshop
June 18, 2019

Background & Outline

Staff has been working with the development community to receive input on chronic code issues and how they can be addressed.

<ul style="list-style-type: none">• Landscaping Requirements for Storm Facilities	<i>CMC Section 17.19.030(F)</i>
<ul style="list-style-type: none">• Pie-Shaped Lots and Setbacks	<i>CMC Section 18.03.040 & CMC Section 18.09.040 Table 2</i>
<ul style="list-style-type: none">• Residential Land Uses	<i>CMC Section 18.07.040 Table 2</i>
<ul style="list-style-type: none">• Setbacks for Corner Lots	<i>CMC Section 18.09.040 Table 2</i>

Landscaping Requirements for Storm Facilities

CMC Chapter 17.19 – Design and Improvement Standards

CMC Section 17.19.030(F)(6) – Landscaping.

6. Storm drainage facilities, pump stations and other visible facilities shall be setback a minimum of thirty feet from any street or accessory structure and be landscaped in accordance with criteria in the Camas Design Standards Manual.

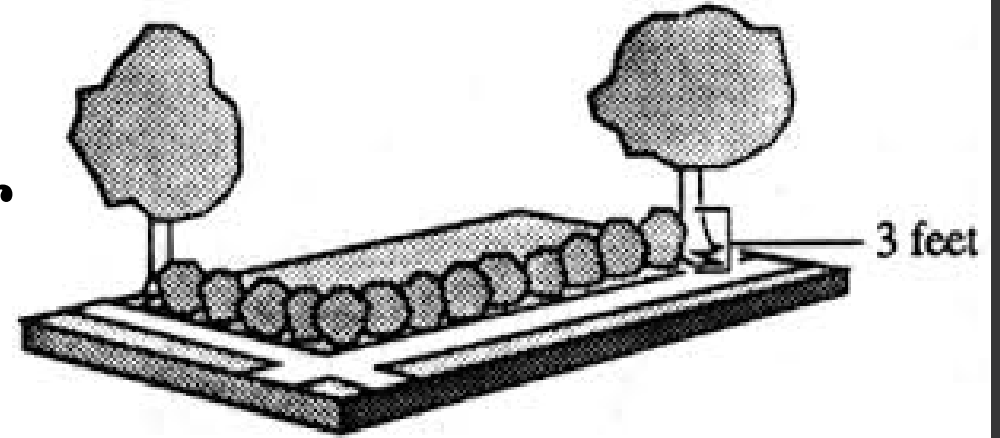
CMC Section 17.19.030(F)(6) – Landscaping.

6. Storm drainage facilities, pump stations and other visible facilities shall be required to include a ten foot L2 landscaped buffering in accordance with criteria in the Camas Design Standards Manual if within thirty feet of any street or accessory structure.

City of Vancouver (SE 20th St) →



L2 Landscape Buffer



L2, Low Screen:

- a. The standard is applied where a low level of screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.
- b. Required Materials. The L2 standard requires enough **low shrubs to form a continuous screen three feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area**, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A three-foot high masonry wall or fence at an F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required

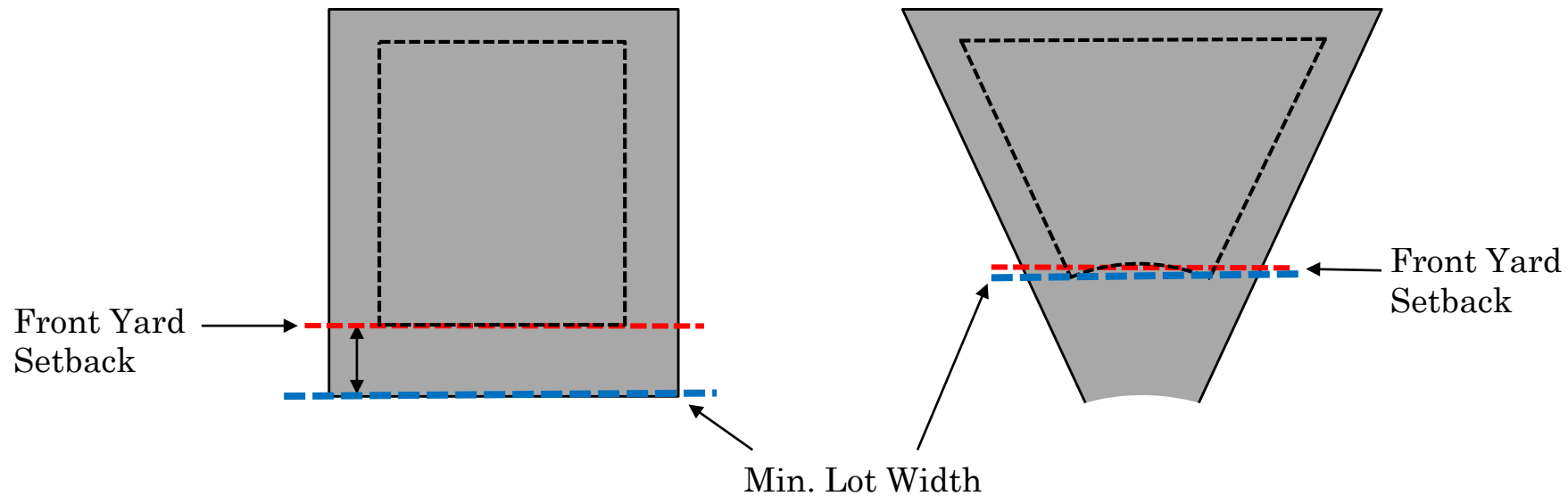
Pie-Shaped Lots and Setbacks

CMC Section 18.03.040 – Definitions and

CMC Section 18.09.040 Table 2 – SFR Setbacks

Regular Shaped Lot

Pie-Shaped Lot



Current problem:

Front setbacks start at the minimum lot width which pushes houses towards back of lot.

Intent:

-Avoid “snout houses”



Option One

Solution:

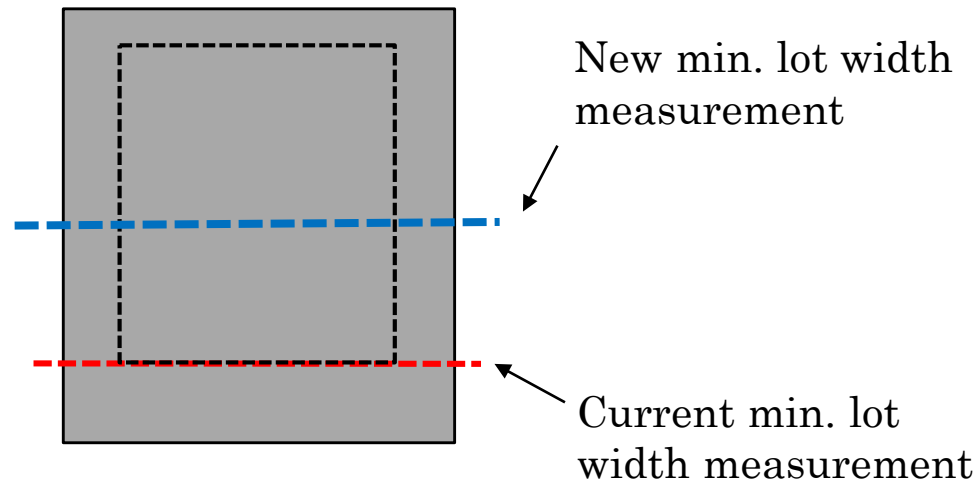
1. ~~"Building line" means a line on a plat indicating the limit beyond which primary buildings or structures may not be erected.~~
2. Change the language in the setback table from "yard" to "setback" for clarification.

-Development Community

Option Two

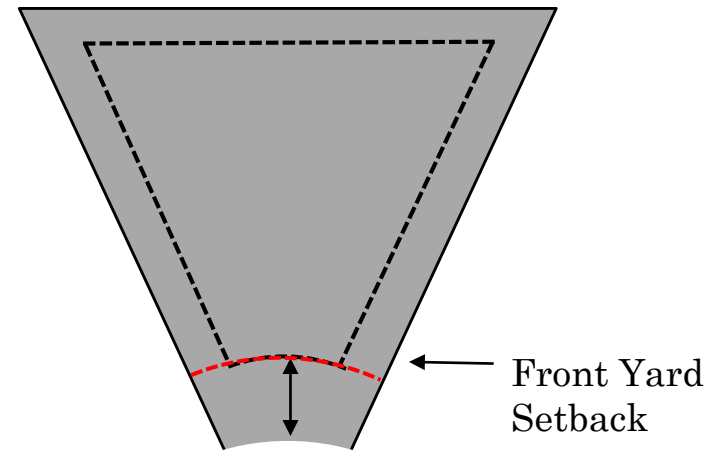
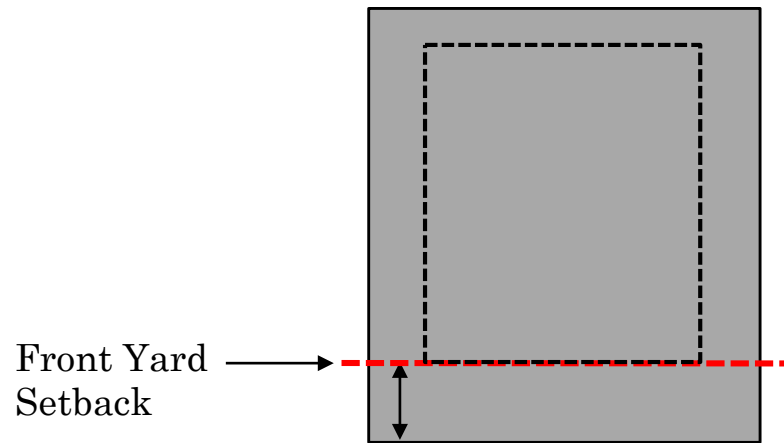
Solution:

- "Lot width" means the horizontal distance between the side lot lines at a point midway between the front and rear property lines.
- Require garages to have a 5' minimum setback from the front of the house.



Regular Shaped Lot

Pie-Shaped Lot



Outcome:

Minimum front setback always measured from front property line.

Residential Land Uses

CMC Section 18.07.040 Table 2 – Authorized Uses in Residential Zones

18.07.040 Table 2 – Residential Land Uses

	R	MF
Adult family home, residential care facility, supported living arrangement, or housing for the disabled ¹	P	P
Apartments	p ²	P
Assisted living ¹	C	P
Designated manufactured homes	P	P
Duplex or two-family dwelling	C	P
Manufactured home	X	X
Manufactured home park	X	C
Nursing, rest, convalescent, retirement home ¹	C	P
Residential attached housing for three or more units (e.g., rowhouses)	X/P ²	P
Single-family dwelling (detached)	P	P

18.07.040 Table 2 – Residential Land Uses (Proposed)

	R	MF
Adult family home, residential care facility, supported living arrangement, or housing for the disabled ¹	P	P
Apartments	P ²	P
Assisted living ¹	C	P
Designated manufactured homes	P	P
Duplex or two-family dwelling	C P ¹	P
Manufactured home	X	X
Manufactured home park	X	C
Nursing, rest, convalescent, retirement home ¹	C	P
Residential attached housing for three or more units (e.g., rowhouses)	X/P ²	P
Single-family dwelling (detached)	P	P C

Notes:

1. See Chapter 18.19 “Design Review” for additional regulations.

Why Permit Duplexes in SF Zones?

- Encourages variety of housing types
- Provide choice, diversity, and affordability
- Promote homeownership

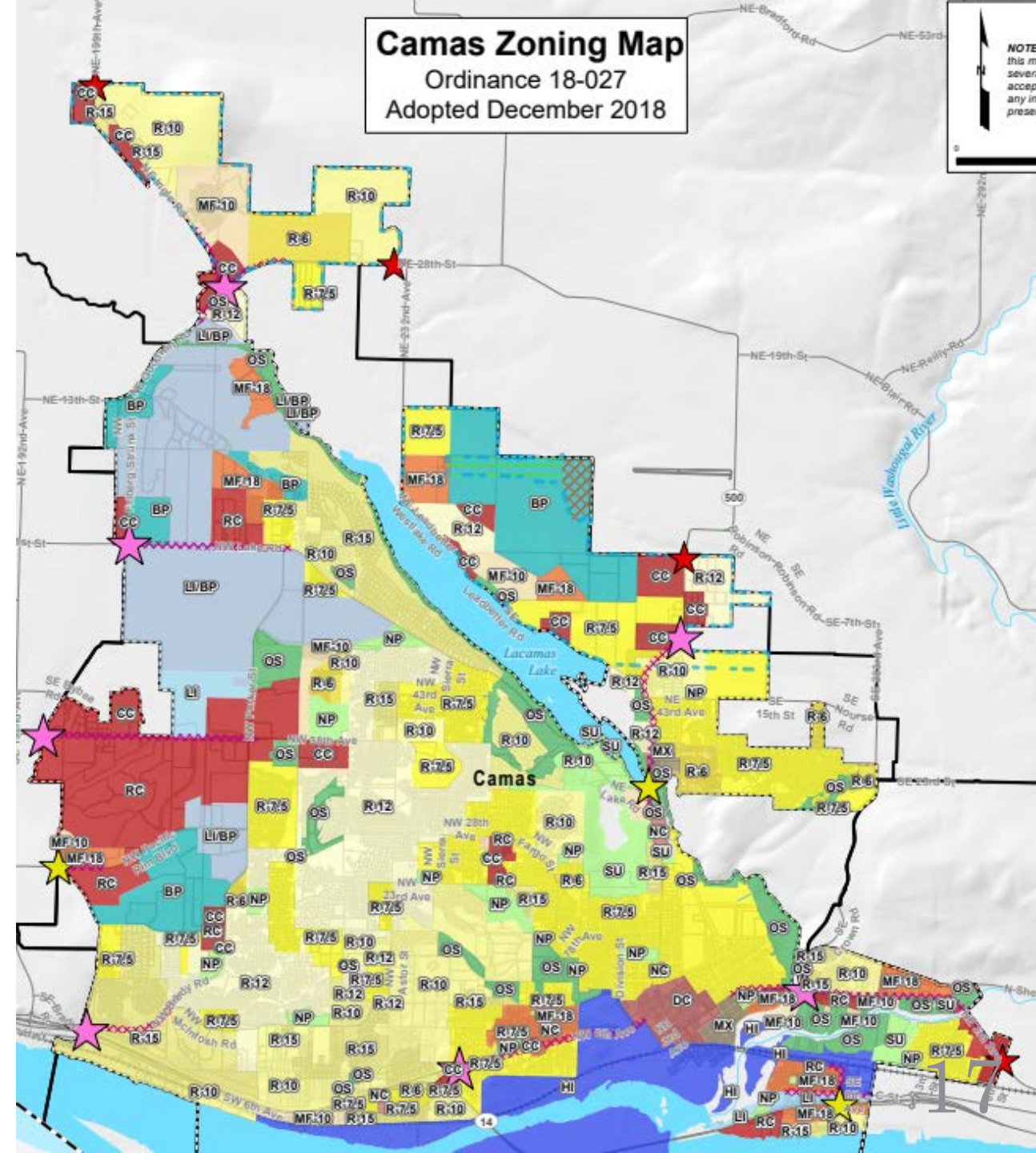
- City of Camas Comprehensive Housing Policy 2.1

Single-Family v. Multi-Family

- Single family is permitted in all residential zones, however duplexes are only permitted in Multi-family.
- Duplexes are subject to a conditional use permit in single-family zones.

Multi-Family Residential = 

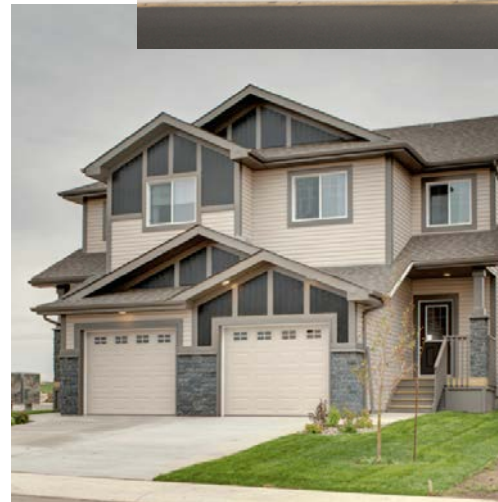
Single-Family Residential = 



Design Review for Duplexes

Design Review Committee reviews duplexes for...

1. Construction to resemble a single-family style structure,
2. Garages shall account for less than 50% of the front face of structure and contain architectural features,
3. Provide a complementary façade with the primary entrance facing the right of way.

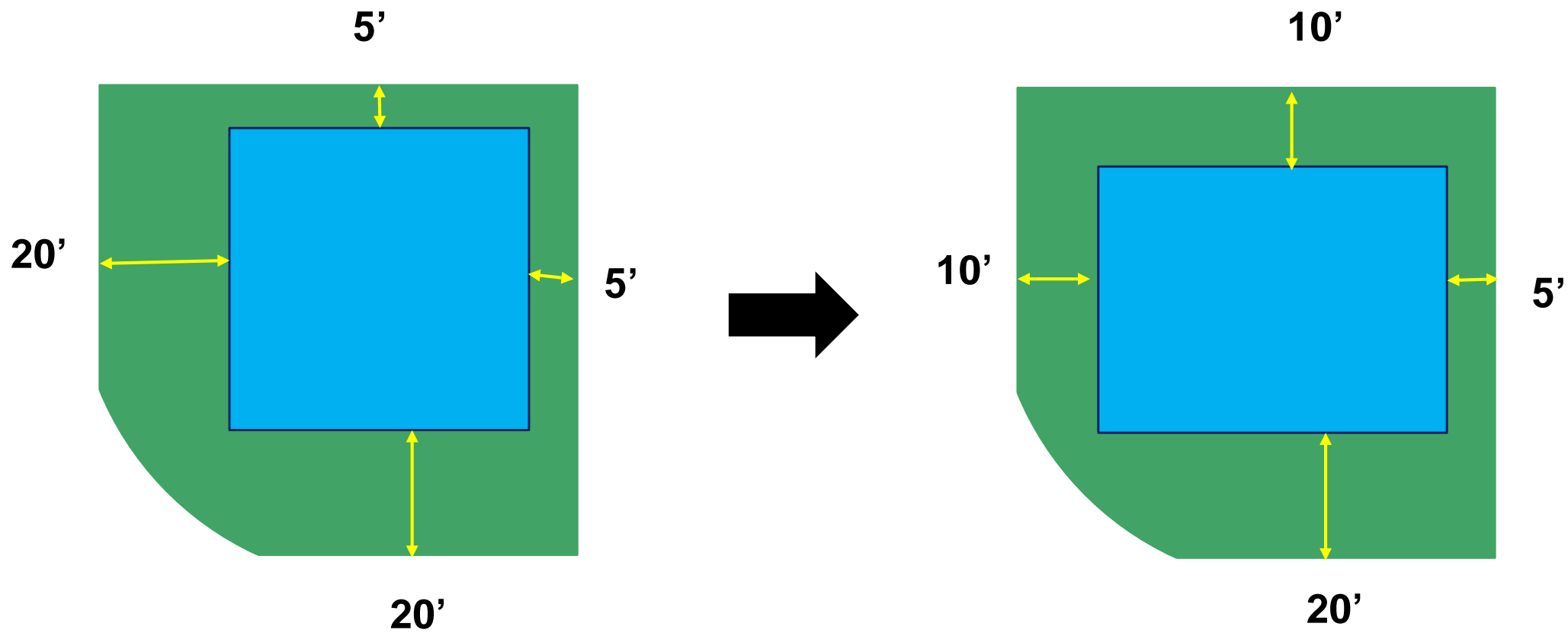


Setbacks for Corner Lots

CMC Section 18.09.040 Table 2 – Setbacks for SFR

18.09.040 Table 2 – Setbacks for SFR

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 (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) and corner lot rear yard	15 10	20 10	25 15	30 15
Minimum rear yard (feet)	20	25	30	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	35	40



Setbacks for 5,000 – 11,999 sf lot.

 = Building Envelope

Questions or Comments?

Appendix

Landscape Buffering Standards CMC 18.13.055(B)

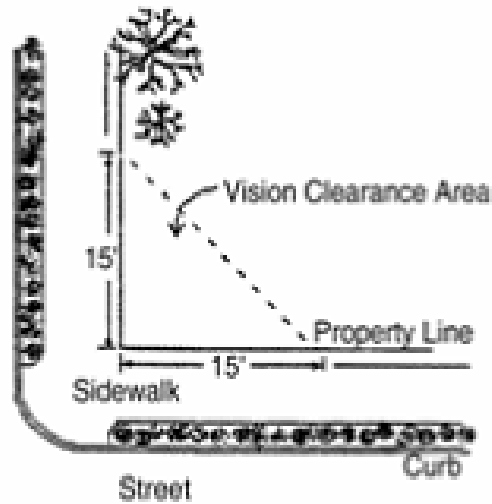
L1, General Landscaping.

- a. Intent. The L1 standard is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.
- b. Required Materials. There are two ways to provide trees and shrubs to comply with an L1 standard. Shrubs and trees may be grouped. Groundcover plants, grass lawn, or approved flowers must fully cover the landscaped area not in shrubs and trees.

L3, High Screen.

- a. The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.
- b. Required Materials. The L3 standard requires enough high shrubs to form a screen six feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six-foot high wall or fence that complies with an F1 or F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

CMC 18.17.030 - Vision clearance area



Vision clearance area shall be maintained in all zoning districts except in the DC, CC, RC, HI, and MX zoning districts. Within these zoning districts, vision clearance areas shall be maintained on the corners of all property adjacent to the intersection of two streets, a street and a railroad, or a private street entering a public street. Driveways and alleys are excluded from the provisions of this section.

- A. On all corner lots no vehicle, fence, wall, hedge, or other obstructive structure or planting shall impede visibility between a height of forty-two inches and ten feet above the sidewalk or fourteen feet above the street.
- B. The triangular area shall be formed by measuring fifteen feet along both street property lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the end points of the first two sides of the triangle. See Figures 18.17.030-1 and 18.17.030-2.