

**Exhibit G:**  
**Parcels 172973-000 & 175980 and Lots 1-3 of Short Plat 4-46**  
**Proposed Lot Development Standards**

<b>Lot Standards</b>	
Minimum Lot Size	2 acres
Minimum Avg. Lot Width	100'
Minimum Avg. Lot Depth	100'
Minimum Front Yard Setback Parking	40' <sup>1,4</sup>
Minimum Front Yard Setback Building	40' <sup>4</sup>
Minimum Side Yard Setback	20' <sup>2,4</sup>
Minimum Rear Yard Setback	30' <sup>3,4</sup>
Minimum Street Side Yard Setback Parking	20'
Minimum Street Side Yard Setback Building	20'
Minimum Landscape Area	15%
<b>Building Standards</b>	
Lot Coverage	50%
Building Separation	Per UBC
Height Restrictions	60' <sup>5</sup>

1. Front yard setbacks along Camas Meadows Drive shall be enhanced with a Type A Landscape Buffer per Exhibit H unless an approved modification is approved by the City based on topographic constraints. Also, see Section 3 of the development agreement for allowable modification to Exhibit F Lofts @ CM front setback.
2. The side yard setback on the east and west borders of Exhibit E Vanport area can be reduced from 20' to 15' pending approval by the City through the Site Plan review process if, in the opinion of the Community Development Director or designee, the proposed use, landscaping, and architectural design of buildings on the site significantly enhances the view of the property as seen from the roadway and increases compatibility with adjacent uses.
3. The rear yard setback for lots backing to Camas Meadows Golf Course shall be 30' except that a 10' setback may be approved where adequate screening acceptable to the City is provided such that parking areas and buildings in proximity to the golf course are adequately protected from potential impact by golf balls.
4. See Section 3 of the Development Agreement for additional modifications to setbacks including for internal lot lines in the area covered by Exhibit F.
5. For buildings exceeding 60' in height, setbacks increase 1' horizontal for each additional foot of vertical building height over 60'.