



Amendments to Title 18

Zoning

City Council | September 5, 2017

Staff Report Overview



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

— Jane Jacobs —

AZ QUOTES

Definitions

Zoning Map

Land Uses
(P, C, X)

Dimensions

Parking &
Landscaping

Fences &
Walls

Zoning
Amendments

GRAND OPENING
OCT 9-10-11

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M**

sushi **LOVE**

ESSE
JUICES

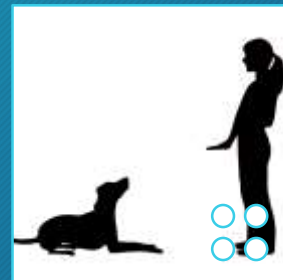
**BEER
GARDEN
OPEN**

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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 ~~triangular 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.

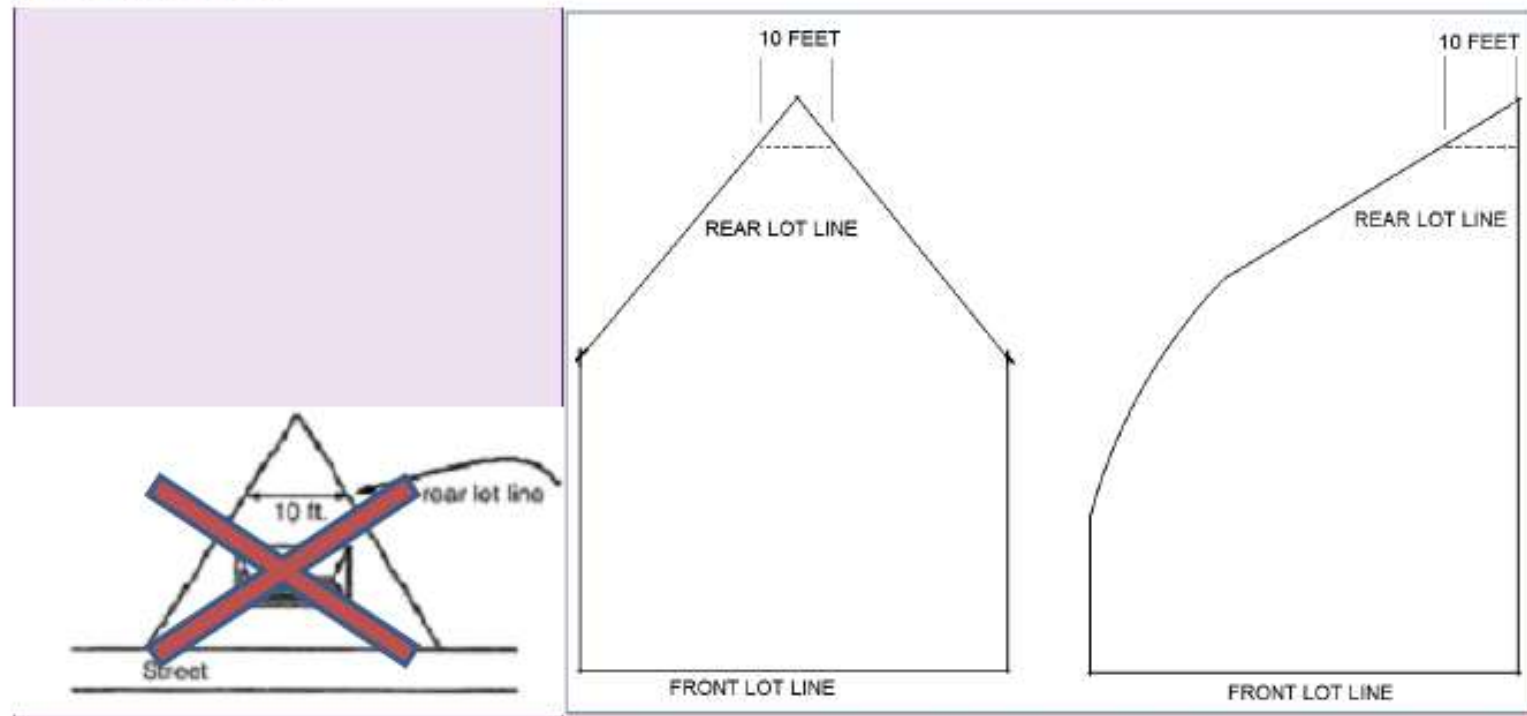


Figure 18.03-6 Rear Lot Line in the Case of ~~a Triangular~~ an Irregular Lot

Figure 18.03-8 Rear lot line in the case of a ~~triangular~~ irregular lot

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Repealed Zoning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Repealed Comp.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Repealed from Map: Multifamily 24

REPEAL

The existing City of Camas Comprehensive Plan, dated January 2004 (Ordinance No. 2361), is hereby repealed.

The Light Industrial /Business Park (LI/BP) Comprehensive Plan Designation, is hereby repealed, and the LI/BP Zone shall be within the Industrial Comprehensive Plan Designation.

The following Zoning Overlay Districts are repealed: Planned Industrial Development Overlay; North Dwyer Creek Employment Mixed Use; and North Dwyer Creek Residential Mixed Use.

The Residential-20,000 Zoning District is repealed and those lands shall be zoned Residential-15,000.

The Residential-5,000 Zoning District is repealed and those lands shall be zoned Residential-6,000.

The Multifamily-24 (MF-24) Zoning District lands shall be zoned Multifamily 18, and the MF-24 Zone remain as a development tool, along with other existing zoning district options.

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

- Animal kennels, commercial boarding
- Cart vendors / Food cart
- Single family attached

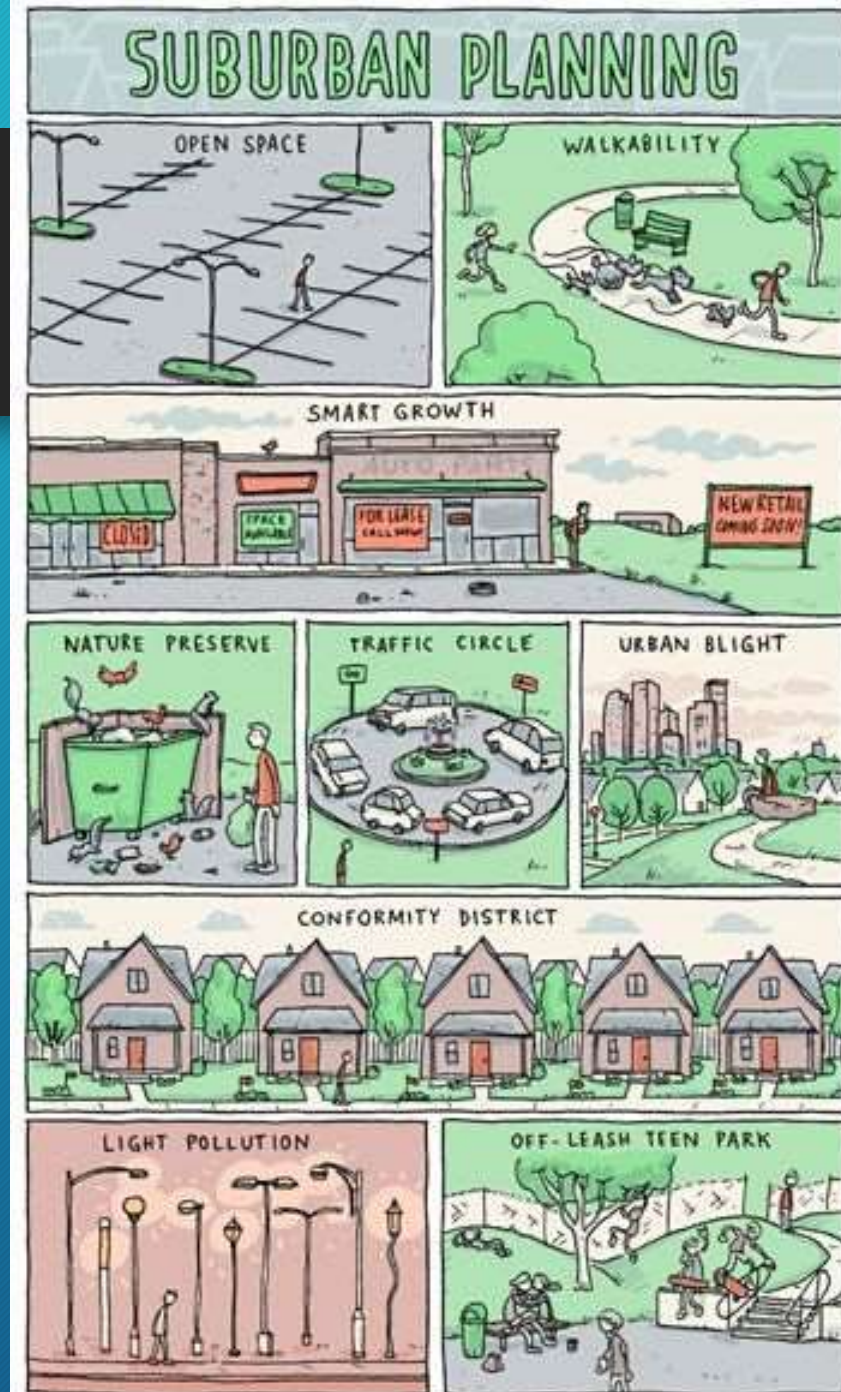


Table 1 at Section 18.07.030 Commercial and Industrial Land Uses

| [Listed 1st in Table] | [Listed 2nd in Table] |
|--|--|
| Residential Uses | Residential Uses in Commercial and Industrial Zones |
| Adult family home | Adult family home |
| Assisted living | Assisted living |
| Bed and breakfast | Bed and breakfast |
| Designated manufactured home | Designated manufactured home |
| Duplex or two-family dwelling | Duplex or two-family dwelling |
| Group home | Group home |
| Home occupation | Home occupation |
| Housing for the disabled | Housing for the disabled |
| Apartment | Apartment, multifamily development, <u>rowhouses</u> |
| Residence accessory to and connected with a business | Residence accessory to and connected with a business |
| Single-family attached (e.g. rowhouses) | (Not listed with second set) |
| Single-family dwelling | Single-family dwelling |

Amended Notes to Table

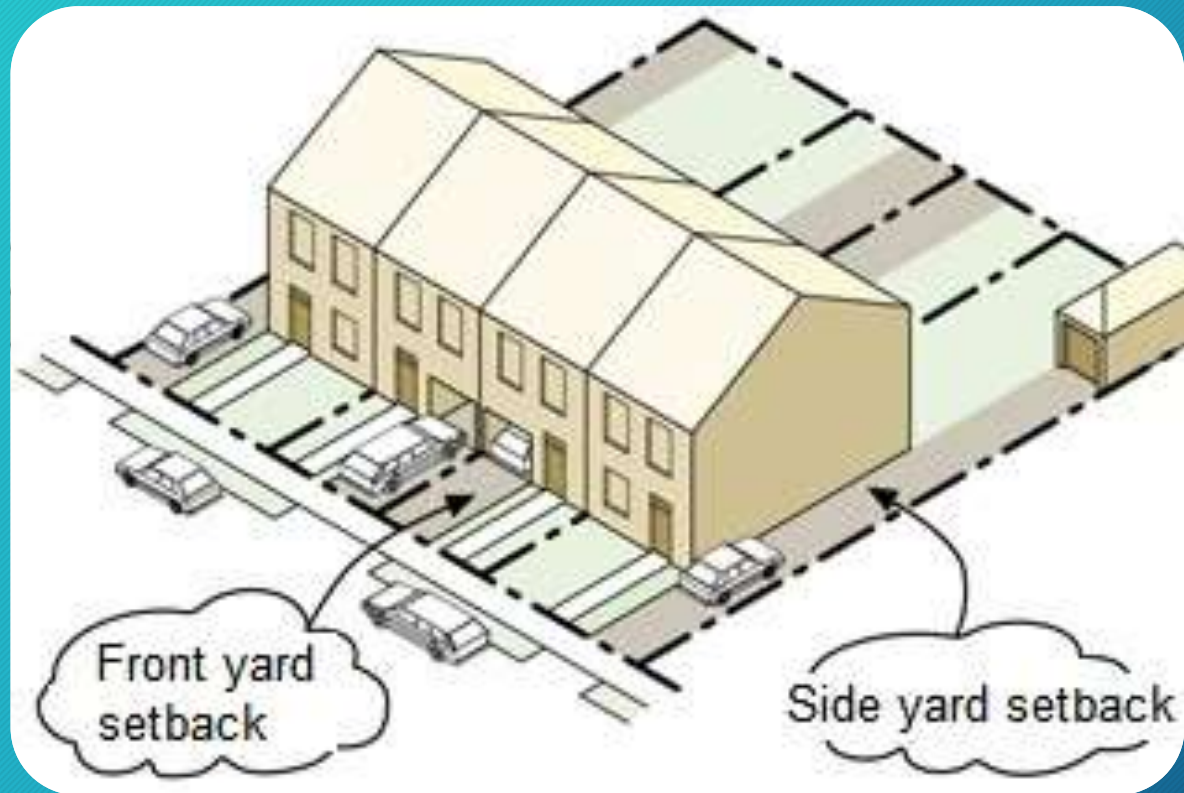
10. Allowed as approved in a mixed use planned development (MXPDP) overlay area. On tracts 10 acres or more, subject to approval by City Council of a master plan and development agreement, a mixed use development may be approved provided no less than 51% of the net developable acreage is committed to commercial uses.

New

11. Conditional use permit is required if facilities for kennels are proposed outdoors.

Density and Dimensions

- Net Acreage
- Lot Sizes
- Setbacks



*The comeback
is always
stronger than
the setback*



18.09.040
(revised) Table 2 - Building setbacks for single-family residential zones¹

| <u>Lot Area</u> Setbacks based on average lot sizes (not zone specific) ² | Up to 4,999 sq. ft. | 5,000 to <u>11,999</u> sq. ft. | 12,000 to 14,999 sq. ft. | <u>15,000</u> sq. ft. or more |
|---|---------------------------|--------------------------------------|-----------------------------------|-------------------------------------|
| Minimum front yard (feet) | <u>20</u> | 20 | 25 | 30 |
| Minimum side yard and corner lot rear yard (feet) | 5 | 5 | 10 | 15 |
| Minimum side yard flanking a street (feet) | 15 | 20 | 25 | 30 |
| Minimum rear yard (feet) | 20 | 25 | 30 | 35 |
| Minimum lot frontage on a cul-de-sac or curve (feet) | 25 | 30 | 35 | 40 |



Landscaping Buffering Standards

Zoning of Land Abutting Development Site

| Abutting Zone → | 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 |
| Uses on Site | 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 |
| Multifamily 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 |

Supplemental Development Standards

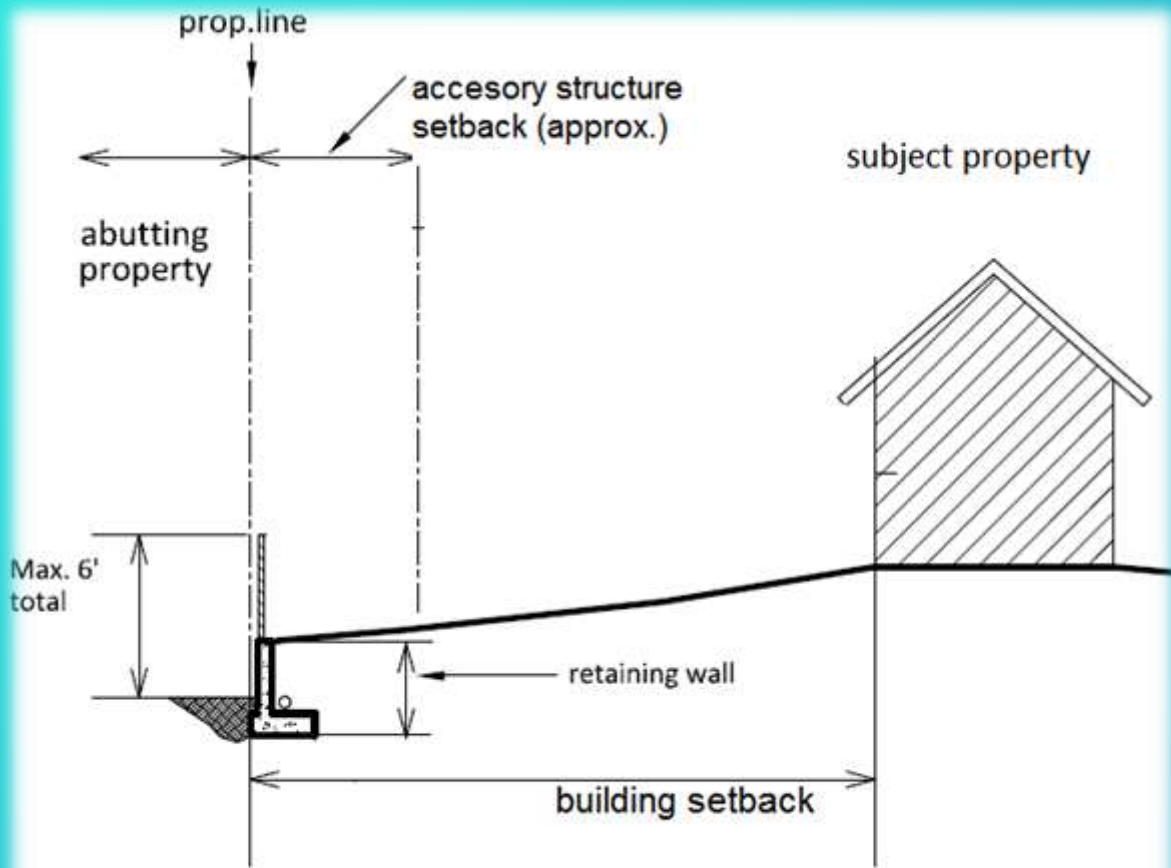


Figure 18.17.060-1 Exterior Facing Retaining Wall

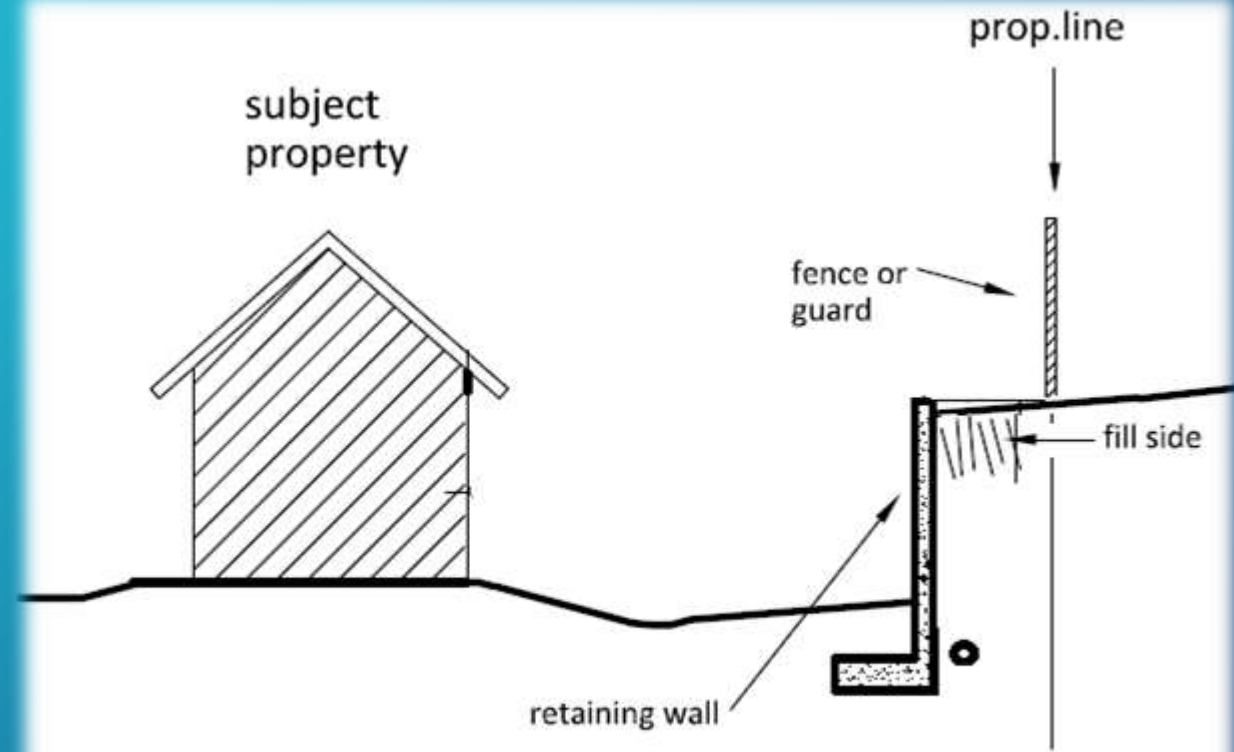


Figure 18.17.060-2 Interior Facing Retaining Wall

Questions?

