

# GREEN MOUNTAIN DEVELOPMENT STANDARDS & PHASING PLAN

CAMAS, WASHINGTON  
GREEN MOUNTAIN LAND, LLC.



Land Planning  
Landscape  
Architecture

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SCALE: AS NOTED

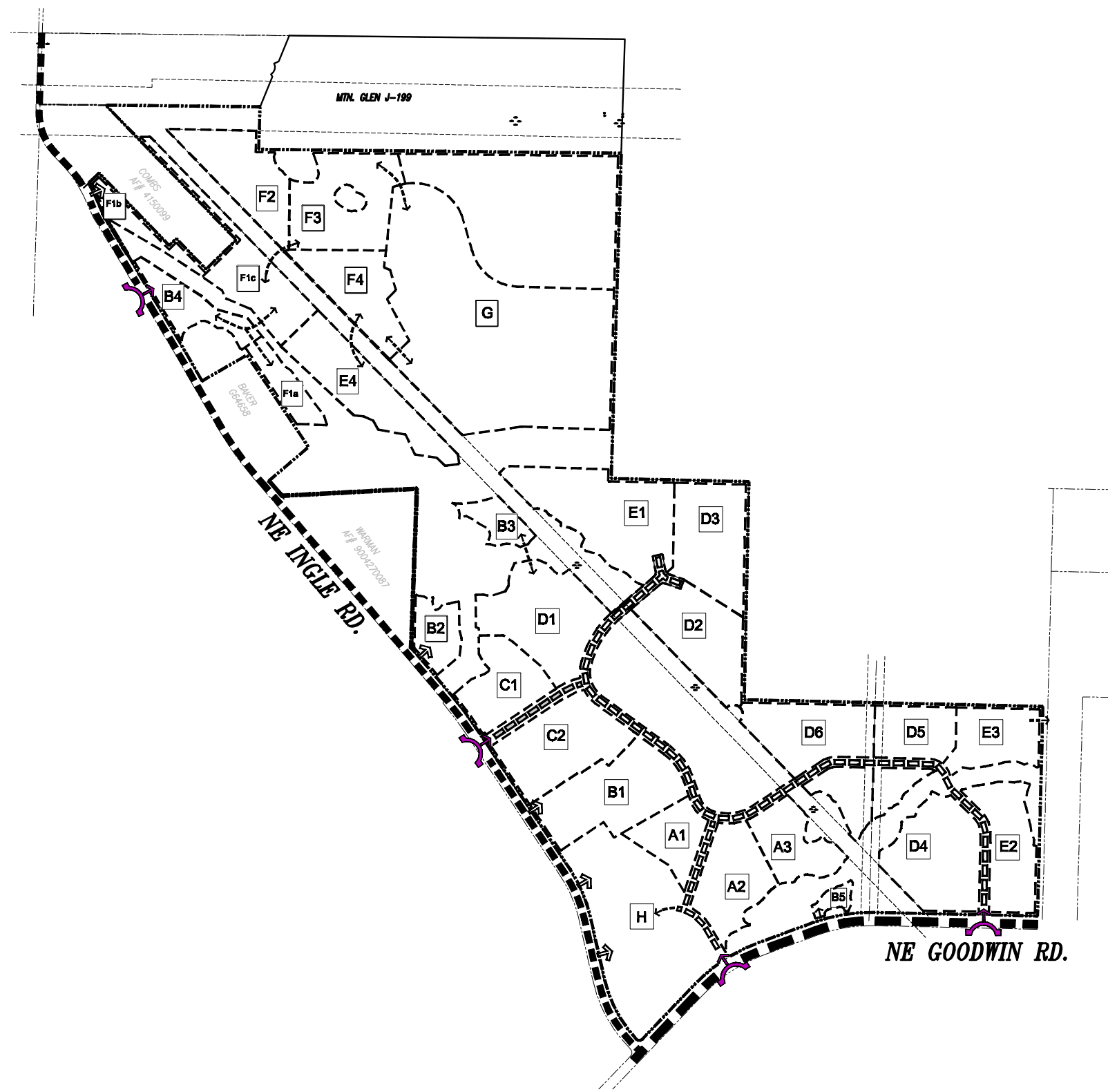
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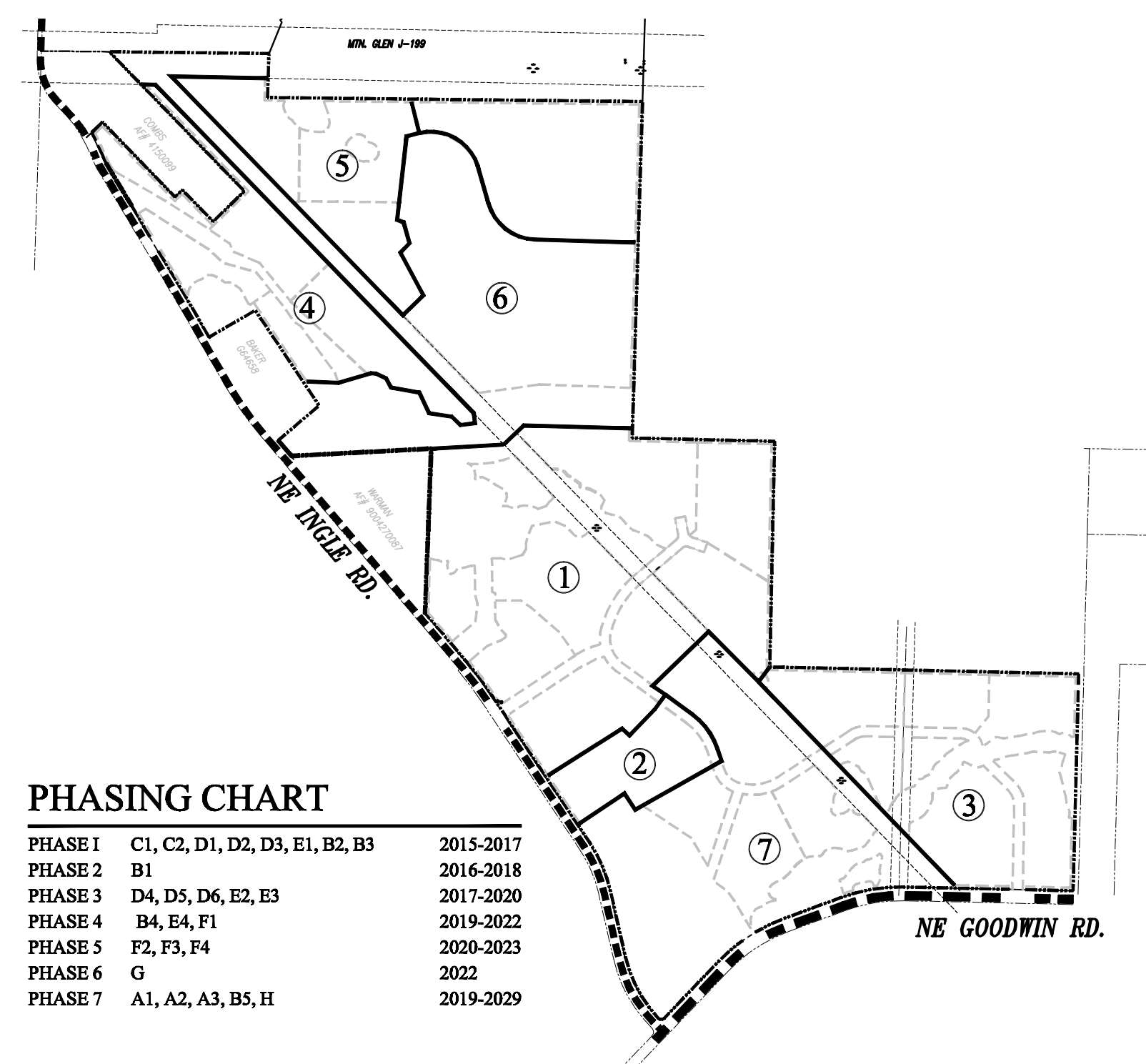
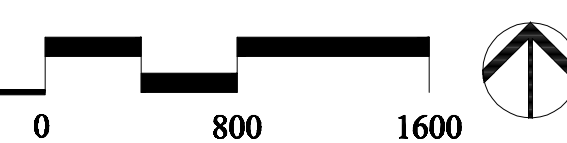


WILLIAM F. HORNING  
CERTIFICATE NO. 382

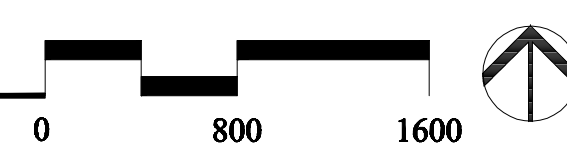
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DEVELOPMENT STANDARDS & PHASING PLAN  
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## PLANNING UNITS



## PHASING PLAN



### PHASING CHART

PHASE 1	C1, C2, D1, D2, D3, E1, B2, 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	2019-2029

## PLANNING STANDARDS

### URBAN VILLAGE AREA

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, A3, A3, B5 and 100 Units at the Village Center
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### DENSITY & DIMENSIONS

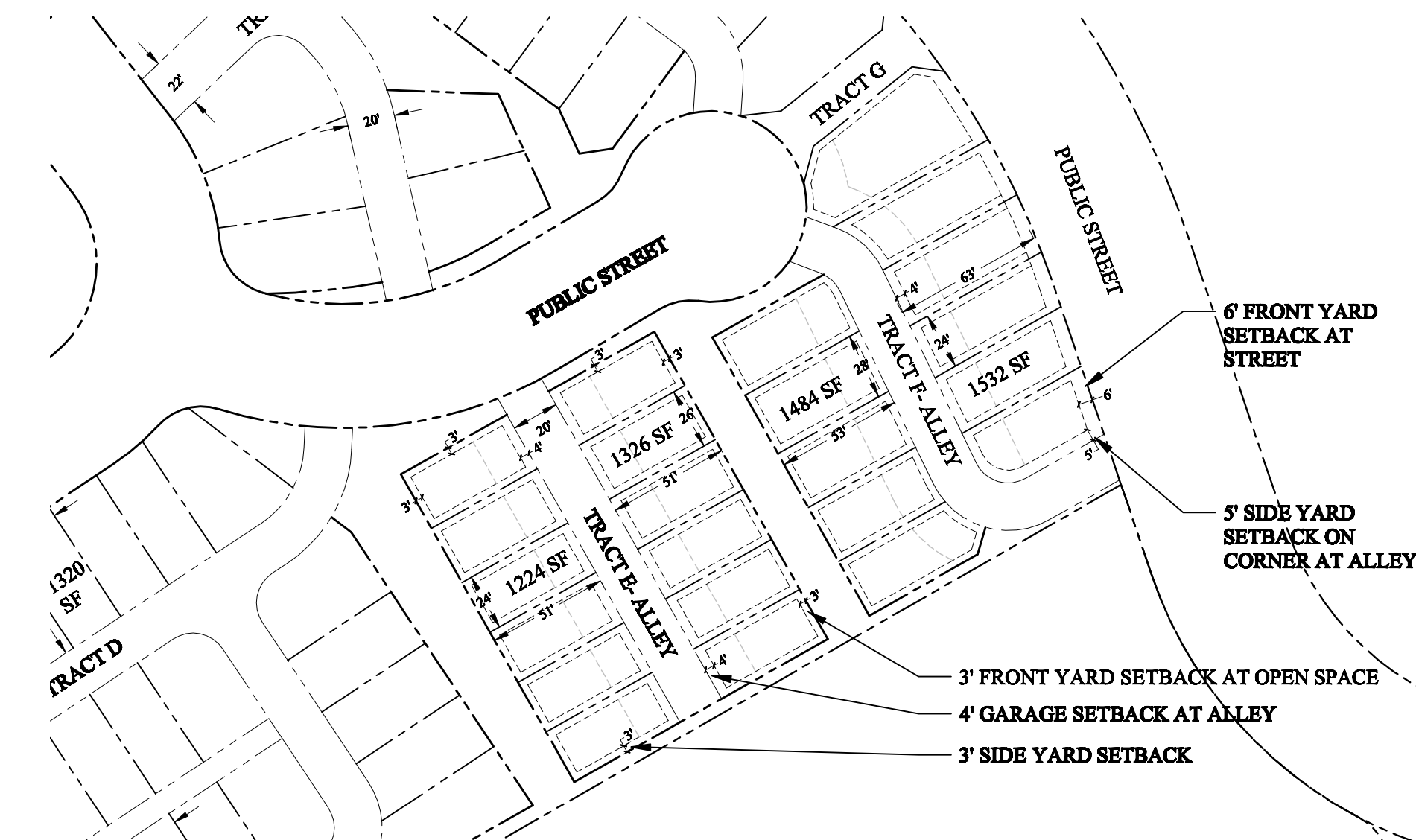
Green Mountain PRD PODs A-G and corresponding Camas Zones

	A POD	B POD	C POD
DENSITY	MF-24	MF-18	MF-10
Max. # of gross ac.	24	18	10
Min. # of gross ac.	6	6	6
STANDARD LOTS			
Min. lot SF	3,800 <b>1,000 (a)</b>	2,300 <b>1,000 (a)</b>	3,000 (a)
Min. lot width	20	20	30
Min. lot depth	60 <b>50</b>	60 <b>50</b>	70
Max. floor area per lot	No Max.	No Max.	No Max.
SETBACKS			
Min. front/lot garage	10/18 <b>None</b>	10 <b>6.75 @ 0.75/18</b>	15/18 <b>10/18</b>
Min. side	3 (1)	3 (1) (d)	3 (1) (d)
Min. side flanking street	15 <b>None (e)</b>	15 <b>10 (d)</b>	15 <b>10 (d)</b>
Min. rear (access @ alley)	40 <b>None (e)</b>	10 (b)(c)	10 (b)(c)
LOT COVERAGE, Max.	75% <b>None (e)</b>	65% <b>None</b>	55%
BUILDING HEIGHT, Max.	45 (1) <b>50</b>	45 (2)	35 (2)

- a. Single family detached homes to be permitted. For SPD in A POD apply B Pod setbacks.
  - b. 10 foot rear yard for front access easement.
  - c. Minimum rear yard for alley accessed easement is either 4' or 18'.
  - d. Minimum side yard at alley is 5'.
  - e. Franchise utilities to be located in front or side yard easements abutting right of way.
1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero lot line is assumed.  
2. Maximum building height: three stories and a basement but not to exceed maximum building height.

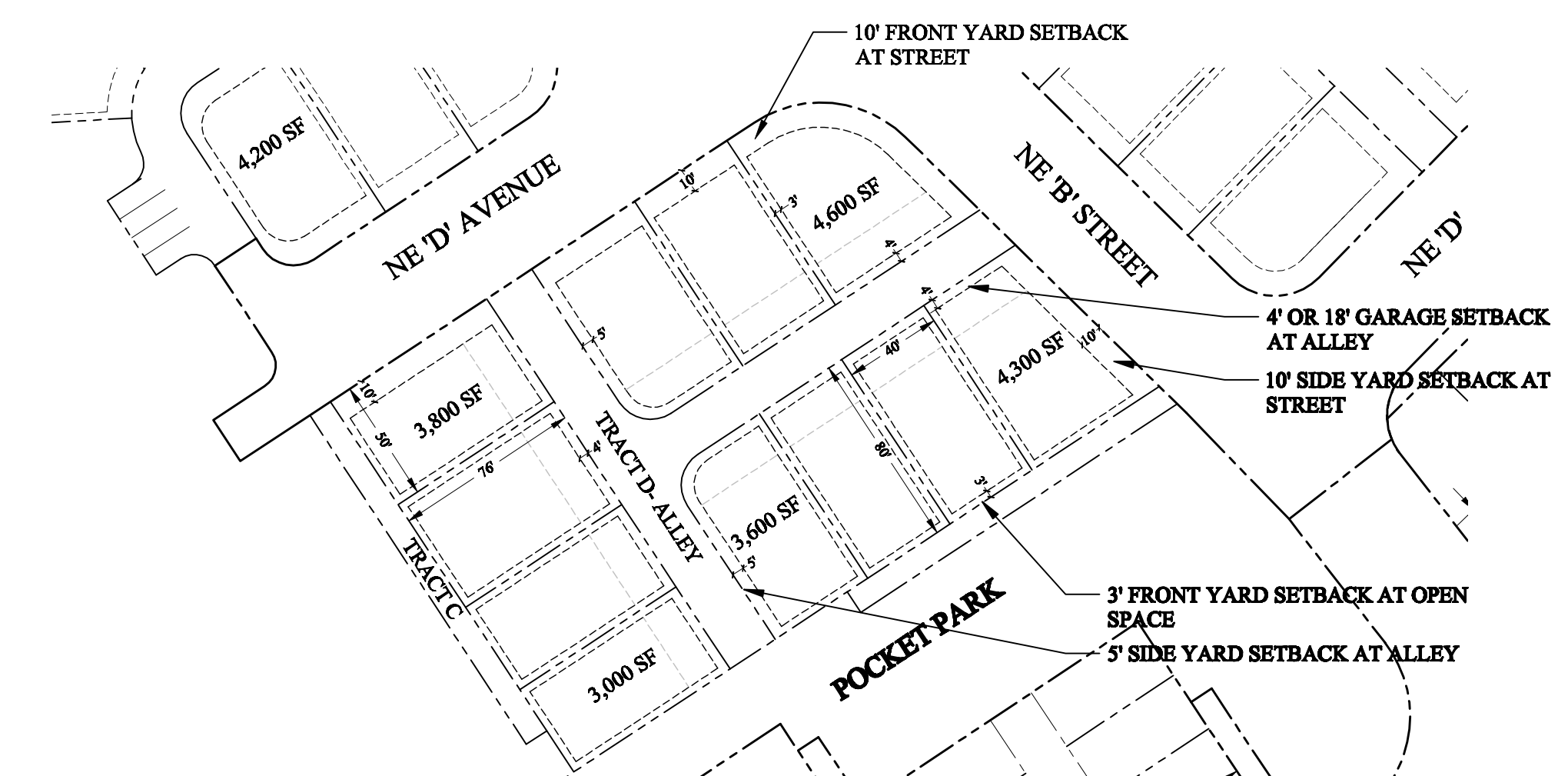
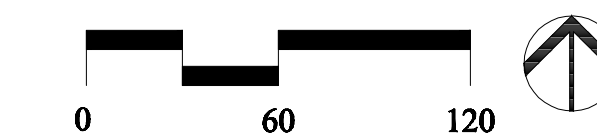
	D POD	E POD	F POD	G POD
DENSITY	R-5	R-6	R-7.5	R-20
Max. # of gross ac.	8.7	7.2	5.8	2.1
DENSITY TRANSFER LOTS				
Min. lot size (sq. ft.)	3,500 (a)	4,200	5,250	14,000
Max. lot size (sq. ft.)	6,000 <b>7,600</b>	7,200 <b>9,000</b>	8,900 <b>14,599</b>	24,000 <b>60,000</b>
Min. lot width	40	50	60	90
Min. 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 <b>14,599</b> sq. ft.	15,000 to <b>60,000</b> 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 (b)	5 (4)	5	5	15
Min. side yard flanking a street	15 <b>10 (d)</b>	20 <b>15 (d)</b>	20 <b>15</b>	30
Min. rear (access @ alley)	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 (c)	25	30	30	40

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  - d. Minimum side yard at alley is 5'.
- NOTE: POD lot sizes are not subject to lot size averaging.



### POD B- TYPICAL LOT & DEVELOPMENT PATTERNS

### LOT DIMENSIONS & BUILDING ENVELOPES



### POD C- TYPICAL LOT & DEVELOPMENT PATTERNS

### LOT DIMENSIONS & BUILDING ENVELOPES

