

Green Mountain PRD PODs A-G and corresponding Camas Zones

	A POD	B POD	C POD
DENSITY	MF-24	MF-18	MF-10
Max. du/gross ac	24	18	10
Min. du/gross ac	6	6	6
STANDARD LOTS			
Min. lot SF	1,000 [a]	1,000[a]	3,000 [a]
Min. lot width	20	20	30
Min. lot depth	50	50	70
Max. Floor Area per du	No Max	No Max	No Max
SETBACKS			
Min. front/at garage	None	6/3@OS/18	10/18
Min. side	3 [1]	3 [1] [d]	3 [1] [d]
Min. side Flanking Street	None [e]	10 [d]	10 [d]
Min. rear <u>(garage @alley)</u>	None [e]	10 [b][c]	10[b][c]
LOT COVERAGE, Max.	None [c]	None	55%
BUILDING HEIGHT, Max.	60	45 [2]	35 [2]

a. Single Family Detached homes to be permitted. For SFD in A POD apply B Pod setbacks.

b. 10 foot rear yard for front access garage.

c. Minimum rear yard for alley accessed garage 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.

Density Transfer Lots	D POD	E POD	F POD	G POD
DENSITY	R-5	R-6	R-7.5	R-20
Max. du/gross ac.	8.7	7.2	5.8	2.1
DENSITY TRANSFER LOTS				
Min. lot size (sq. ft.)	3,500 [a]	4,200	5250	14,000
Max. lot size (sq. ft.)	7,600	9,000	14,999	60,000
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 lot size	Up to 4,999 sq. ft.	5,000 to 7,499 sq. ft.	7,500 to 14,999 sq. ft.	15,000 to 60,000 sq. ft.
Min. front/at garage	10/18	15/18	20	30
Min. side and corner lot rear yard (ft.)	4	5	5	15
Min. side yard flanking a street	10[d]	15[d]	15	30
Min. rear (<u>garage @alley</u>)	15[b][c]	20[b][c]	20[b][c]	30
Min. lot frontage on a cul-de- sac or curve (ft.)	25	30	30	40

a. Single Family detached homes to be permitted.

b. 10 foot rear yard for front access garage.

c. Minimum rear yard for alley accessed garage is either 4' or 18'.

d. Minimum side yard at alley is 5'.

NOTE: POD lot sizes are not subject to lot size averaging.