*Zoning Code Amendments

Density and Dimensions in Single-family Residential Zones

File #MC15-03   June 2015
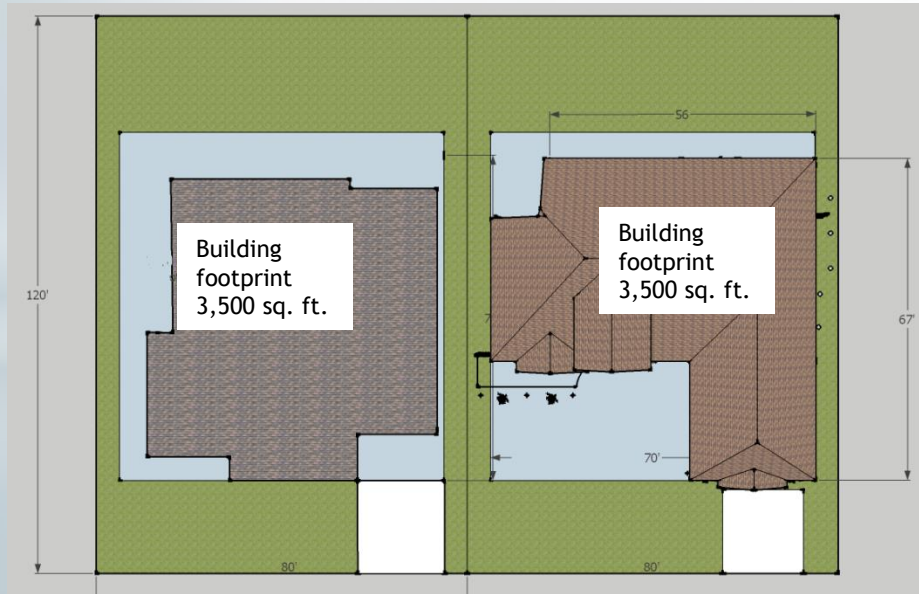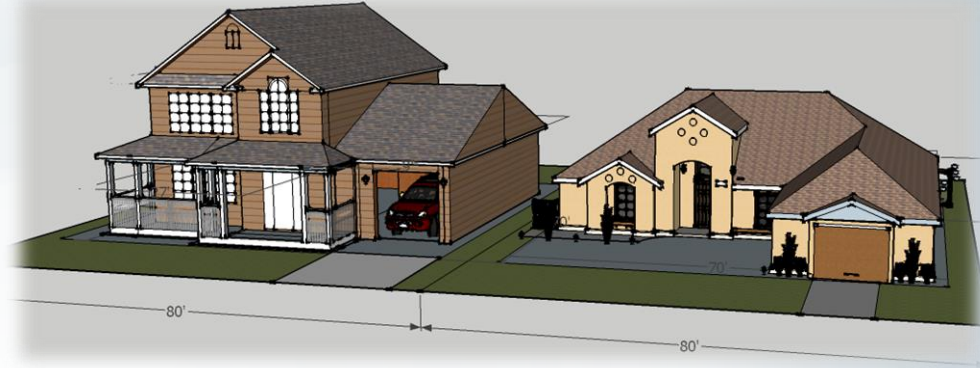
*Lot Coverage

Proposed Increase to 45%
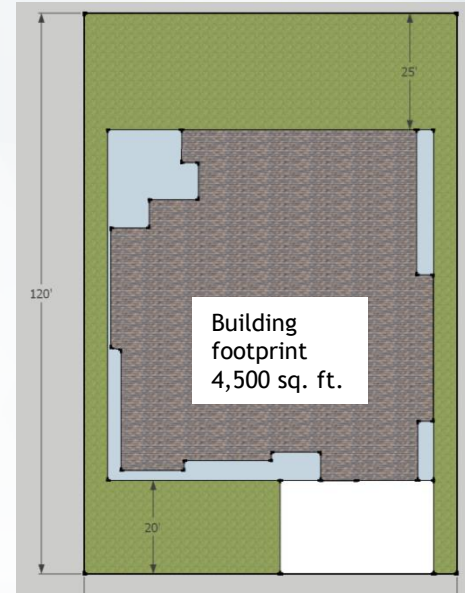
35% Lot Coverage

* 10,000 square foot lot

* Examples have 3,500 sq. ft. and 3,300 sq. ft. lot coverages

Building footprint 3,500 sq. ft.

Building footprint 3,500 sq. ft.

* R-10 Zone

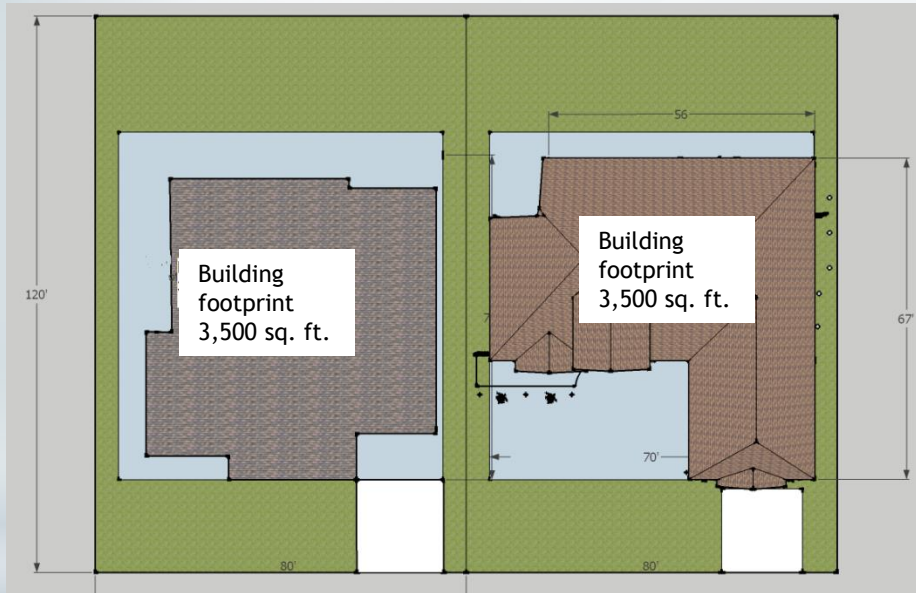# 45% Lot Coverage

* 10,000 square foot lot

* Setback remains the same for lot size of 10,000 sq. ft.

* Example has 4,500 sq. ft. lot coverage
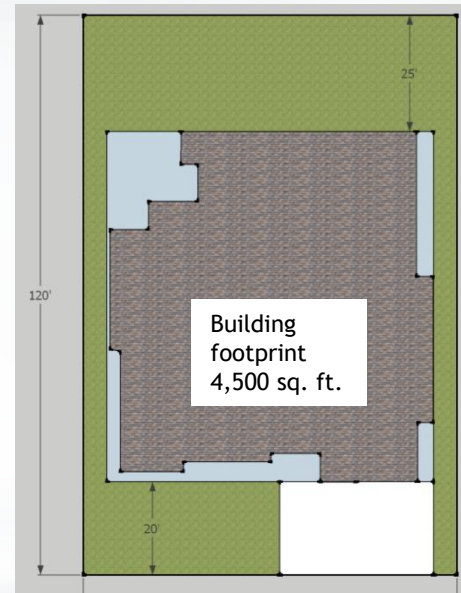

Building footprint 4,500 sq. ft.

*R-10 Zone

*35% Lot Coverage

*45% Lot Coverage

Building footprint 3,500 sq. ft.

Building footprint 3,500 sq. ft.

Building footprint 4,500 sq. ft.

*R-10 Zone

*Lot Coverage

Proposed Exemption

*Outdoor living areas which are under roof cover but not fully enclosed by walls, and are attached to dwelling units, are not included in lot coverage. (proposed text)

*Outdoor Living Areas

Camas Municipal Code

* **LIVING AREA, LIVING SPACE.** *Not defined*

* **LOT COVERAGE.** *Means the portion of a lot that is occupied by the **principal** and **accessory** buildings, including all projections except eaves, expressed as a percentage of the total lot area*

Building Code

* **LIVING AREA, LIVING SPACE.** *Not defined*

* **HABITABLE SPACE.** *A space in a building for living, sleeping, eating or cooking.*

* **BUILDING AREA.** *Any structure used or intended for supporting or sheltering any use or occupancy.*

*Define: Outdoor Living Areas

Merriam Webster

* **LIVING AREA.** *Not defined*
* **LIVING SPACE.** *Habitable space in a dwelling*
* **OUTDOOR.**
  1. *Relating to the outdoors*
  2. *Performed outdoors*
  3. *Not enclosed: having no roof*

The Free Dictionary

* **LIVING AREA.** *Acronym: dwelling unit*
* **DWELLING UNIT.** *One or more rooms in a building designed as living accommodations for one or more families.*
* **OUTDOOR.** *Located in, done in, or suited to the open air,... rather than inside a building*
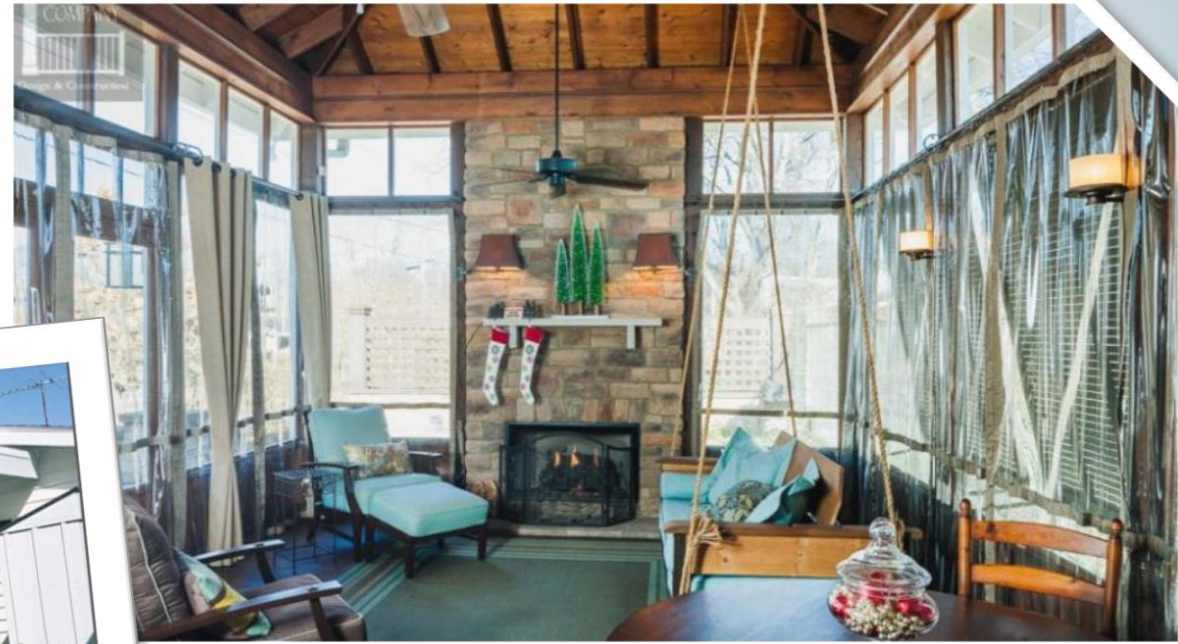
*Define: Outdoor Living Areas

☑ Under roof cover

☑ Not fully enclosed by walls

☑ Attached to dwelling units

*Outdoor Living Areas?

- ☑ Under roof cover
- ☑ Not fully enclosed by walls
- ☑ Attached to dwelling units

- ☑ Under roof cover
- ☑ Not fully enclosed by walls
- ☑ Attached to dwelling units

☑ Under roof cover

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*Outdoor living areas** which are under roof cover but not fully enclosed by walls, and are attached to dwelling units, are not included in lot coverage.

(proposed text)