

DENSITY and 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. du/gac	24	18	10
Min. du/gac	6	6	6
STANDARD LOTS			
Min. lot SF	1,800 <u>1,000 [a]</u>	2,100 <u>1,000[a]</u>	3,000 <u>[a]</u>
Min. lot width	20	20	30
Min. lot depth	<u>60-50</u>	<u>60-50</u>	70
Max.Floor Area per du	No Max	No Max	No Max
SETBACKS			
Min.front/at garage	<u>10/18</u> <u>None</u>	<u>10</u> <u>6/3@OS/18</u>	<u>15/18</u> <u>10/18</u>
Min. side	3 [1]	3 [1]	3 [1]
Min. side Flanking Street	<u>15-None [d]</u>	15 <u>10</u>	15 <u>10</u>
Min. rear <u>(garage @alley)</u>	<u>10-None [d]</u>	10 <u>[b][c]</u>	10 <u>[b][c]</u>
LOT COVERAGE, Max.	75% <u>None [c]</u>	65% <u>None</u>	55%
BUILDING HEIGHT, Max.	45 <u>[2]</u> <u>60</u>	45 [2]	35 [2]

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

b. 10 feet for front access garage.

c. Minimum rear yard for alley accessed garage is either 3' or 18'.

d. 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/gac	8.7	7.2	5.8	2.1
DENSITY TRANSFER LOTS				
Min. lot size (sq ft)	3,500 <u>[a]</u>	4,200	5250	14,000
Max. lot size (sq ft)	6,000 <u>7,000</u>	7,200 <u>9,000</u>	9,000 <u>14,999</u>	24,000 <u>60,000</u>
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 <u>avg.</u> lot size	Up to 4,999 sq. ft.	5,000 to 7,499 sq. ft.	7,500 to <u>14,999</u> sq. ft.	15,000 to <u>60,000</u> sq. ft.
Min. front/at garage	<u>15-10/18</u>	<u>20-15/18</u>	20	30
Min. side and corner lot rear yard (ft)	<u>5 4</u>	5	5	15
Min. side yard flanking a street	<u>15 10</u>	<u>20 15</u>	<u>20 15</u>	30
Min. rear <u>[garage @alley]</u>	<u>20-15[b][c]</u>	<u>25-20[b][c]</u>	<u>25-20[b][c]</u>	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 feet for front access garage.

c. Minimum rear yard for alley accessed garage is either 3' or 18'.

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