

ORDINANCE NO. 15-008

AN ORDINANCE amending Camas Municipal Code Chapter 18.23, to allow for limited commercial uses within a planned residential development.

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

Section 18.23.020 – Definitions, of the Camas Municipal Code, is hereby amended to define “planned residential development” as follows:

18.23.020 – Definitions.

“Planned residential development” (hereinafter referred to as a PRD) means a development constructed on land of at least ten acres in size, designed and consistent with an approved master plan. A PRD is comprised of two primary components: single-family and multifamily units. The single-family component shall contain only single-family detached residences on lots equal to or greater than four thousand square feet. The multifamily component may contain either attached or detached single-family residences on lots smaller than four thousand square feet, or it may contain, but may not be limited to, duplexes, rowhouses, apartments, and designated manufactures homes, all developed in accordance with Section 18.23.030(A) of this chapter. Secondary components include park and recreational amenities, accessory uses, and limited commercial uses as provided in this Chapter

Section I

Subsections 18.23.030(A), (D), (E), and (G) – Scope, of the Camas Municipal Code, are hereby amended to provide as follows:

18.23.030 – Scope.

A. A PRD may be allowed in all R and MF zoning districts. Where residentially zoned land is contiguous to lands zoned for commercial uses, the City may, subject to a Development Agreement, provide for the inclusion of the commercial area into the PRD for the purposes of establishing continuity community design, pedestrian and commercial circulation, street scape standards and design, and effective transitions between commercial and residential uses.

D. Permissible uses within a PRD include any use listed as a permitted use or condition use in the applicable zones, as per CMC Chapter 18.07, when approved as part of a master plan. Notwithstanding an approved master plan, incidental accessory buildings, incidental accessory structures, and home occupations may be authorized on a case by case basis.

E. A minimum of fifty percent to a maximum of seventy percent of the overall permitted residential density of the PRD must be single-family homes.

G. Density standards and bonuses for the residential portion of a PRD shall be in accordance with CMC Sections 18.23.040 and 18.23.050.

Section III

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED BY the Council and APPROVED by the Mayor this 16th day of March, 2015.

SIGNED: _____

Mayor

SIGNED: _____

Clerk

APPROVED as to form:

Shelley Mayes

City Attorney