

Legislation Details (With Text)

File #:	AI 15-296	Version:	1	Name:	MC15-03 Lot Coverage Limits
Type:	Action Item	Status:		Status:	Passed
File created:	7/28/2015	In control:		In control:	CITY COUNCIL REGULAR
On agenda:	8/3/2015	Final action:		Final action:	8/3/2015
Title:	<p>Public Hearing for Amendments to Camas Municipal Code (CMC) Chapter 18.09 Density and Dimensions (MC15-03)</p> <p>Details: To consider amendments to CMC§ 18.09.040, Table 2 - Density and Dimensions - Single-family Residential Zones as submitted by Pahlisch Homes. The proposed amendments increase lot coverage limits to 45% in R-6, R-7.5, R-10 and R-12 zoning districts. The proposed amendment also exempts lot coverage limits for outdoor living areas. Planning Commission forwarded a recommendation of denial at a public hearing on June 16, 2015.</p> <p>Presenter: Sarah Fox, Senior Planner</p>				

Sponsors:

Indexes:

Code sections: Chapter 18.09 - DENSITY AND DIMENSIONS

Attachments: 1. Staff Report to City Council, 2. Exhibit 1 - Initial Application, 3. Exhibit 2 -Letter to Robert Maul, 4. Exhibit 3 - Letter to Applicant from Staff, 5. Exhibit 4 - Lot Development Examples, 6. Exhibit 5 - Letter to Sarah Fox, 7. Exhibit 6 - Excerpt from Staff Report to Council, 8. Exhibit 7 - Email 07072015, 9. Exhibit 8 - Plot Plan Example 1, 10. Exhibit 9 - Plot Plan Example 2

Date	Ver.	Action By	Action	Result
8/3/2015	1	CITY COUNCIL REGULAR	approved	Pass

Public Hearing for Amendments to Camas Municipal Code (CMC) Chapter 18.09 Density and Dimensions (MC15-03)

Details: To consider amendments to CMC§ 18.09.040, Table 2 - Density and Dimensions - Single-family Residential Zones as submitted by Pahlisch Homes. The proposed amendments increase lot coverage limits to 45% in R-6, R-7.5, R-10 and R-12 zoning districts. The proposed amendment also exempts lot coverage limits for outdoor living areas. Planning Commission forwarded a recommendation of denial at a public hearing on June 16, 2015.

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Recommended Action: Staff recommends that Council conducts a public hearing, deliberates and moves:

1. To approve an amendment to CMC§18.09.040 Table 2-Density and Dimensions - Single-family residential zones, adding the following footnote: "on lots with under 10% grade, the maximum building lot coverage for a single-story home may be up to 45% in R-6 and R-7.5 zones, and 40% in R-10 and R-12 zones. To qualify for increased lot coverage, a single-story home cannot include a basement or additional levels."
2. To deny the proposed footnote concerning "outdoor living areas".
3. To direct the City Attorney to prepare an ordinance for Council's consideration at the August 17, 2015 Regular Meeting.