

## Minor Code Amendments (MC20-01)

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### **3.86.020 – Definitions for multi-family housing tax exemption**

"Affordable housing means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. ~~For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate-income households".~~

- A. For rental housing: 60 percent of the median family income adjusted for family size, for Clark County, as reported by the United States Department of Housing and Urban Development (HUD); and
- B. For owner-occupied housing: 80 percent, of the median family income adjusted for family size, for Clark County, as reported by HUD;

"Extremely low-income household" means a single person, family, or unrelated persons living together, whose adjusted income is at or below 30 percent of the median family income adjusted for family size, for Clark County, as reported by HUD;

"Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States Department of Housing and Urban Development. For cities located in high-cost areas, "low-income household" means a household that has an income at or below ~~one hundred-fifty~~ percent of the median family income adjusted for family size, for the county where the project is located as reported by HUD.

### **12.32.020**

D. No person shall ignite any consumer firework in any city park at any time of the year without a permit from the Fire Marshal's Office

### **12.36.010 – Purpose of provisions**

A. From time to time the owners of real property served by private streets ~~and~~, driveways or commercial property desire to erect gates or other barriers restricting vehicular access on such private streets and driveways.

### **12.36.050 – Permit-Required when-Application**

C. Electric gates serving less than three homes or in a commercial application shall have an approved lockbox with toggle or key switch on the main gate

## **Title 14 – ~~OFFENSES AND MISCELLANEOUS PROVISIONS~~ STORMWATER PROVISIONS**

### **15.04.010(B) – Adoption of referenced codes**

- 5. Appendix R Q, Dwelling Unit Fire Sprinkler Systems;
- 6. Appendix S V, Fire Sprinklers.

**15.04.030(D) – International Fire Code**

9.1. International Fire Code Alarm and Detection Systems In addition to the requirements of IFC 907.2, an automatic fire alarm system shall be installed in every building in excess of five thousand square feet hereinafter constructed, except those portions of Group A Division 5 occupancies that are open to the air, Group S Division 2 open car garages, Group R Division 3, and Group U occupancies. Where the building is provided with an approved automatic fire extinguishing system in accordance with Section 903, the requirements of this subsection may be omitted. . The fire alarm system shall be a modification of a true NFPA 72 system with only initiation devices as well as a single interior and one exterior notification devices. All buildings required to have a fire alarm system by this code shall be:

**15.17.050 – Automatic fire sprinkler system required**

~~Any new single-family residence or new duplex intended to be used as a model home or as a home sales office shall have an automatic fire sprinkler system installed. In addition to any other penalties, failure to have such an automatic fire sprinkler system installed shall be grounds for denial or revocation of a conditional use permit for a home sales office.~~

The following appendices of the State Building Code adoption and amendment of the 2015 edition of the International Residential Code (Chapter 51-151 WAC) are hereby together with all future amendments:

1. Appendix Q, Dwelling Unit Fire Sprinkler Systems (WAC 51-51-601015)

2. Appendix V, Fire Sprinklers (WAC 51-51-60107)

3. The requirements of this section shall further apply to any new accessory detached dwelling unit or dwelling undergoing a “substantial” remodel. Provided, however this section does not require the installation of an approved fire sprinkler system in any mobile or manufactured home. This exception is limited to this section and nothing herein exempts, a mobile home or manufactured home from any other requirement to install an approved automatic fire sprinkler system under any section or subsection of this code or of any International code adopted by the city.

**17.01.050 – Survey content**

B. Preliminary and final plats ~~and preliminary short plats~~ shall also include the following:

**17.09.030(B)(5) – Preliminary short plat approval**

p. A survey of existing significant trees as required under CMC Section ~~18.31.080~~ 18.13.045; and

**17.09.030(B)– Preliminary short plat approval**

7. Preliminary stormwater plan and preliminary stormwater technical information report (TIR). The preliminary stormwater TIR is to be prepared in accordance with Ecology’s latest edition Stormwater Management Manual for Western Washington (SWMMWW);

10. An engineering estimate of costs for site improvements, both public and private.

**17.11.030(B) – Preliminary subdivision plat approval**

8. Preliminary stormwater plan and preliminary stormwater technical information report (TIR). The preliminary stormwater TIR is to be prepared in accordance with Ecology’s latest edition Stormwater Management Manual for Western Washington (SWMMWW);

14. An engineering estimate of costs for site improvements, both public and private.

**17.15.030(B) – Preliminary binding site plan approval**

8. Preliminary stormwater plan and preliminary stormwater technical information report (TIR). The preliminary stormwater TIR is to be prepared in accordance with Ecology’s latest edition Stormwater Management Manual for Western Washington (SWMMWW);

**17.19.030(D)(6)(b) – Design and improvement standards**

ii. The fence ~~or wall~~ shall include columns ~~or physical indentations in the fence or wall~~ at least every fifty lineal feet and the wall shall include physical indentations every fifty lineal feet to reduce the massing effect of the fencing material. Fence columns and wall indents shall not exceed a spacing of 96 lineal feet. Fences and walls located along the City’s Gateway Corridor shall be constructed in accordance with the City’s ‘Gateway Standards’, per the Design Standards Manual.

**17.19.040.C. - Utilities**

2.b. Duplex ~~and townhome~~ units may have up to two sewer services at the discretion of the engineering and public works departments.

4.b. Each unit of a duplex ~~and townhome~~ unit shall have its own water service.

**18.03.030 – Definitions for land uses**

- “Permanent Supportive Housing” means subsidized, leased housing with no limit on of stay, that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident’s health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.
- "Adult family home" means a residential home in which a person or persons provide personal care, special care, room, and board to more than one, but not more than ~~six~~ eight adults who are not related by blood or marriage to the person or persons providing the services. Adult family homes are a permitted use in all areas zoned for residential use.
- “Tiny House” and “Tiny house with wheels” means a dwelling to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking, and sanitation built in accordance with state building code.

- “Tiny House Communities” means real property rented or held out for rent to others for the placement of tiny houses with wheels or tiny houses as approved through Site Plan Review (Chapter 18.18).

**18.03.040 – Definitions for development terms**

- "Developed/net acreage" means the total acreage of a land use development exclusive of open space and critical areas. ~~Developed/net acreage includes infrastructure, storm drainage facilities and lots and access easements.~~

**18.07.030 Table 1 – Commercial and industrial land uses**

Residential Uses	NC	DC	CC	RC	MX	BP	LI/BP	LI	HI
Adult family home	C	P	P	X	P	X	X	X	X
Assisted living	C	P	P	X/P <sup>10</sup>	P	X	X	X	X
Bed and breakfast	P	P	P	X	P	X	X	X	X
Designated manufactured home	X	X	X	X	P	X	X	X	X
Duplex or two-family dwelling	X	C/P <sup>7</sup>	X	X	P	X	X	X	X
Group home	C	P	P	X	P	X	X	X	X
Home occupation	P	P	P	X/P <sup>10</sup>	P	X	X	X	X
Housing for the disabled	P	P	P	X/P <sup>10</sup>	P	X	X	X	X
Apartment, multifamily development, row houses	X	C/P <sup>7</sup>	X/P <sup>10</sup>	X/P <sup>10</sup>	C	X	X	X	X
<u>Permanent Supportive Housing</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Residence accessory to and connected with a business	P	P	P	X/P <sup>10</sup>	P	X	X	X	X
Single-family dwelling	X	X	X	X	P	X	X	X	X

**18.07.040 Table 2 – Residential and multi-family land uses**

Residential Uses	R	MF
Assisted living <sup>1</sup> , <u>retirement home<sup>1</sup></u>	C	P
Nursing, rest, convalescent home <u>retirement home<sup>1</sup></u>	C	P
<u>Permanent Supportive Housing</u>	<u>C</u>	<u>P</u>

**18.09.040 Table 1- Density and dimensions – Single-family residential zones**

	R-6	R-7.5	R-10	R-12	R-15
<b>A. Standard New Lots</b>					
Minimum lot size (square feet)	4,800	6,000	8,000	9,600	12,000
Minimum lot width (feet)	60	70	80	90	100
Minimum lot depth (feet)	<del>90</del> <u>80</u>	90	100	100	100

**18.09.060 – Density transfers**

- C. Where a land division proposes to set aside a tract for the protection of a critical area, natural open space network, or network connector (identified in the City of Camas parks plan), or approved as a recreational area, lots proposed within the development may utilize the density transfer standards under CMC Section 18.09.040. B Table-2 Table-1.
- D. Where a tract under “C” above, includes one-half acre or more of contiguous area, the city may provide additional or negotiated flexibility to the lot size, lot width, lot depth, building setback standards, or lot coverage standards under CMC Section 18.09.040 Table 1 and 2. In no case shall the maximum density of the overall site be exceeded. A letter explaining the request for negotiated flexibility shall be submitted to the Director for consideration. The city may also provide the landowner with:

**18.09.080– Lot sizes**

- C. For residentially zoned parcels owned or controlled by a religious organization, a twenty percent density bonus to the dwelling unit maximum (Refer to Sections 18.09.040 and 18.09.050) is permitted for the development of affordable housing, when the following criteria are met:

1. Affordable housing is for low-income households. "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is less than 80 percent of the median family income, adjusted for household size for Clark County;
2. A lease or other binding obligation shall require development to be used exclusively for affordable housing purposes for at least 50 years, even if the religious organization no longer owns the property; and
3. Does not discriminate against any person who qualifies as a member of a low-income household.

**18.13.050 – Standards for landscape, tree and vegetation plans.**

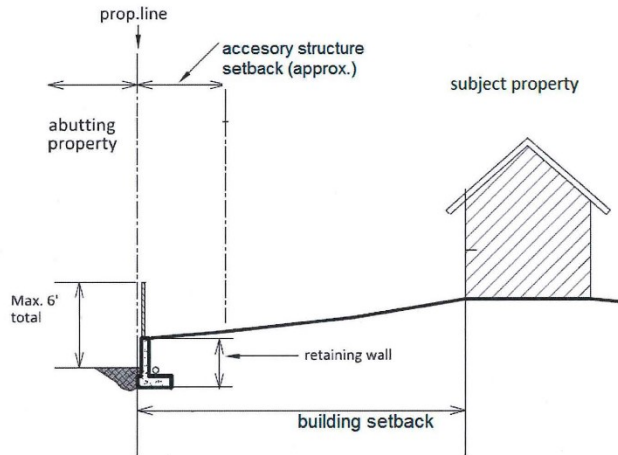
I. Required trees, as they grow, shall be pruned in accordance with the International Society of Arboriculture. The pruned tree will provide at least ~~eight~~ ten feet of clearance above sidewalks and ~~twelve~~ fourteen feet above street roadway surfaces.

**18.17.030 – Corner Lot Vision Clearance Area**

- A. On all corner lots no vehicle, fence, wall, hedge, or other obstructive structure or planting shall impede visibility between a height of forty-two inches and ten-feet above the sidewalk or ~~fourteen~~ twelve-feet above the street.
- B. The vision clearance triangular area shall be formed by measuring fifteen feet along ~~both~~ street property lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the end points of the first two sides of the triangle. See Figures ~~18.17.030-1 and 18.17.030-2.~~

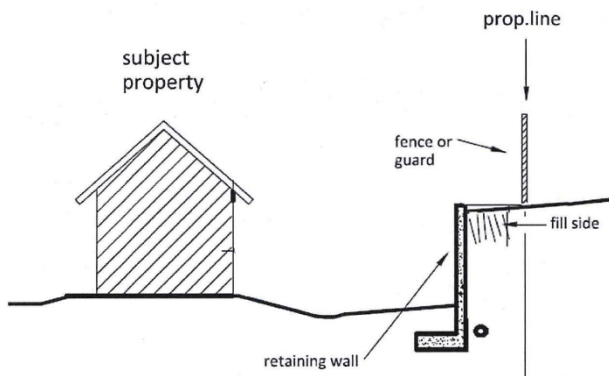
**18.17.060 - Retaining walls.**

- A. Permits Required. Building permits are required for retaining walls over four feet zero inches in height, and for retaining walls that support additional weight (e.g., steep slopes, buildings, parking areas). Retaining walls are measured from the bottom of the footing to the top of the wall.
- B. Height. Retaining walls shall not exceed six feet, unless otherwise approved by the Director.
- ~~C.B.~~ Drainage [is] required behind retaining wall to relieve buildup of water pressure.
- ~~D.C.~~ [Exterior Facing Retaining Walls.] Exterior facing retaining walls are those walls that are supporting fill. The exposed side is facing the neighboring property or right-of-way and the fill side is within the subject property. (Refer to Figure 18.17.060-1 Exterior Facing Retaining Walls.)
  1. When fence is atop the retaining wall, then the total height of wall and fence shall not exceed forty-two inches (front yard) or six feet zero inches (side and rear yards), or set back a distance of one foot for every foot in height of fence in excess of allowed height.
  2. When retaining wall is over thirty inches above grade, then guards are required if on the property line.
  3. If approved, retaining walls over six feet zero inches in height shall include landscaping to minimize bulky appearance, as approved by the Director. ~~will be subject to design review approval.~~



**Figure 18.17.060-1**  
**Exterior Facing Retaining Wall**

- D. [Interior Facing Retaining Walls.] Interior facing retaining walls are those walls that are supporting cuts. The fill side of the retaining wall is facing the neighboring property and the exposed side is facing the subject property. (Refer to Figure 18.17.060-2 Interior Facing Retaining Walls.)
1. When fence is atop the retaining wall, then the total height of fence shall not exceed forty-two inches (front) or six feet zero inches (side and rear) depending on location, unless fence meets setbacks.
  2. When retaining wall is over thirty inches above grade, then guards are required if on the property line.



**Figure 18.17.060-2**  
**Interior Facing Retaining Wall**

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006; [Ord. No. 17-013](#), § I(Exh. A), 10-2-2017)

**18.18.040 - Submittal and contents of a complete application**

- C. A preliminary stormwater technical information report (TIR) supporting the preliminary stormwater drainage and stormwater runoff plan. The preliminary stormwater TIR is to be prepared in accordance with Ecology’s latest edition Stormwater Management Manual for Western Washington (SWMMWW);
- J. ~~Reserved. An engineer estimate of costs for site improvements, both public and private.~~

**18.26.060 – Application requirements for flexible developments**

- D. Preliminary stormwater plan and preliminary stormwater technical information report (TIR). The preliminary stormwater TIR is to be prepared in accordance with Ecology’s latest edition Stormwater Management Manual for Western Washington (SWMMWW); . If proposed, rain gardens ~~are exempt from the thirty foot setback shall meet the~~ standards of CMC Section 17.19.030.F.6 Storm Drainage Facilities;

**18.29.070 – Manufactured home and space standards**

- E. ~~Trailers and Recreational Vehicles. No travel trailer or recreational vehicle shall be utilized, except as temporary living quarters, and accessory to an existing manufactured home, which use shall not exceed a maximum of ten days per year.~~

**18.55.030 Table 1 – Summary of decision making process**

Approval Process							
Permit Type	I	II	III	Shore	SEPA	BOA	IV
Critical areas/OS		X	X				
<del>Sensitive areas/OS</del>		X	X				

**18.55.110 – Application – Required Information**

- I. A copy of a full title report.
- J. An engineering estimate of costs for site improvements, both public and private.

**18.55.200 – Appeals - Generally**

- 2. Appellant’s statement describing their his or other standing appeal;

**18.55.355 – Code Conflicts**

Code Interpretation:

- A. Purpose. The purpose of this Chapter to provide a process for interpreting and applying the provisions of Title 16, 17 and 18.
- B. Responsibility. It shall be the responsibility of the Planning Official to review and resolve any questions regarding the proper interpretation or application of the provisions of Title 16, 17 and



18 pursuant to the procedures set forth in this Chapter. The Planning Official's decision shall be in keeping with the spirit and intent of this title and of the Comprehensive Plan. The Planning Official's decision shall be in writing and kept on permanent file.

Procedure-

- A. Application. Any person may request in writing the Planning Official's interpretation of a code provision of Title 16, 17 or 18 when it pertains to a specific property or project by means of a Type I application pursuant to Section 18.55.030. The Planning Official may independently initiate an interpretation of any conflicting or unclear provisions of this Title.
- B. Multiple applications. If an application for an interpretation is associated with any land use application(s) subject to Title 16, 17, or 18, then the application for the interpretation may be combined with the associated application(s) and is subject to the highest level of procedure that applies to any of the applications, Section 18.55.030.
- C. Codification. To ensure that Planning Official interpretations are applied consistently over time, the Planning Official shall on an annual basis initiate a Type IV text amendment to this Code for the purpose of codifying interpretations pursuant to Chapter 18.55. The codified interpretations shall be located in Chapter 18.55.355 – Code Conflicts, or in the Chapter of the Code governing the subject matter of the interpretation, whichever may be more appropriate.
- D. Appeals. Any official interpretation of the provisions of Title 16, 17, and 18 may be appealed by any aggrieved party, pursuant to the appeal procedures set forth in Chapter 18.55.