

Chapter 18.09 DENSITY AND DIMENSIONS¹

18.09.010 Purpose.

The purpose of this chapter is to establish requirements for development relative to basic dimensional standards, as well as specific rules for general application. The standards and rules are established to provide flexibility in project design, maintain privacy between adjacent land uses, and promote public safety. Supplementary provisions are included to govern density calculations for residential districts and specific deviations from general rules.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.09.020 Interpretation of tables.

- A. The Camas Municipal Code Sections 18.09.030 through ~~18.09.050~~ 18.09.055 (Tables) contain general density and dimension standards of the particular zone districts. Additional rules and exceptions are stated in Sections 18.09.060 through 18.09.180.
- B. The density and dimension tables are arranged in a matrix format on ~~three~~ four separate tables, and are delineated into three general land use categories:
 - 1. Commercial, mixed use, mixed employment and industrial;
 - 2. ~~Single family residential~~ Residential; and
 - 3. Multifamily residential; and -
 - 4. Downtown zones.
- C. Development standards are listed down the left side of the tables, and the zones are listed across the top. Each cell contains the minimum or maximum requirement of the zone. Footnote numbers identify specific requirements found in the notes immediately following the table. Additional dimensional and density exceptions are included in Sections 18.09.060 through 18.09.180 of this chapter following the tables.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

¹Ord. No. 17-013, § I(Exh. A), adopted Oct. 2, 2017, added a second table to § 18.09.040 pertaining to density and dimensions for single-family residential zones, and revised the table designations provided in various section catchlines. For purposes of organization and clarity, the editor has removed table designations (e.g. Table 1, Table 2, etc.) from the catchlines of §§ 18.09.030—18.09.050 and included them with the table headers, also conforming said catchlines stylistically.

18.09.030 Density and dimensions—Commercial, mixed use, mixed employment and industrial zones.

Table 1—Density and Dimensions for Commercial, Mixed Use, Mixed Employment and Industrial Zones

	NC	DC	CC	RC	MX	<u>ME</u>	LI	BP	HI	LI/BP ^{Note 2}	C-NS	MX-NS	ME-NS
Bulk Regulations													
Maximum Density (dwelling units/net acre)	n/a	None	n/a	n/a	24	<u>n/a</u>	n/a	n/a	n/a	n/a	n/a	24 ⁸	n/a
Minimum lot area (square feet)	5,000	None	None	None	1,800	<u>None</u>	10,000	½ acre	None	10 acres	None	1,800	None
Minimum lot width (feet)	40	None	None	None	None	<u>None</u>	100	100	None	Not specified	None	None	None
Minimum lot depth (feet)	40	None	None	None	None	<u>None</u>	None	100	None	Not specified	None	None	None
Setbacks: Commercial and industrial development setbacks shall be as follows, unless along a flanking street of a corner lot. If along flanking street, then the setback must be treated like a front, and provide safe sight distance.													
Minimum front yard (feet)	15'	Note 4	Note 4	Note 4	Note 3, <u>Note 7</u>	<u>None</u>	None	15	None	5' per 1 foot of building height (200' minimum)	15 ⁹	Note 3, Note 7	None
Minimum side yard (feet)	None/10' ^{Note 1}	None	None	None	10'	<u>None</u>	15' or 25' if abutting a	15	None	100' for building; 25' for parking	None	10'	None

							residential area						
Minimum rear yard (feet)	None	None	None	None	25'10'	<u>None</u>	25'	50	None	100' for building; 25' for parking area	None	10'	None
Lot Coverage													
Lot coverage (percentage)	85%	None	None	None	1 story (60%) 2 stories or more (50%) <u>65%</u>	<u>None</u>	70%	50%	None	1-story (30%) 2-stories (40%) 3-stories (45%)	None	65%	None
Minimum Usable Open Space ⁵	N/A	N/A	N/A	N/A	N/A <u>50 sf/du</u>	<u>5% (net acreage)</u>	N/A	N/A	N/A	N/A	5% (net acreage)	100 sf/du	5% (net acreage)
Building Height													
Maximum building height (feet)	2.5 stories; or 35	None	None	None	None	<u>100</u> ⁶	acre or less: 35'; 1 to 2 acres: 45'; 2 acres or more: 60'	None	None	60	100 ⁶	100 ⁶	100 ^{6,8}

Notes:

1. If along a flanking street of corner lot.
2. The densities and dimensions in the LI/BP zone may be reduced under a planned industrial development. See Chapter 18.21 Light Industrial/Business Park.

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3. Maximum setback at front building line is ten feet.
 4. Residential dwelling units shall satisfy the front setbacks of CMC Section 18.09.040 Table 2, based on comparable lot size.
 5. Areas that provide opportunities for active and passive uses and encourage community interaction. These spaces are accessible to the general public or to residents, employees, or customers and can include, but are not limited to plazas, courtyards, sports courts, and viewpoints (see 18.03.040 "Definitions for development terms").
 6. Building heights shall "step-down" and provide compatible scale and privacy between developments. See the North Shore Design Manual.
 7. If buildings are rear loaded from an alley, the rear yard setback shall be twenty feet.
 8. Does not apply to cottage-style development.
 9. Passive pedestrian space, as identified in the North Shore Design Manual and including elements such as seating and building overhangs, is allowed within the fifteen foot front yard setback.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § V(Exh. E), 5-18-2009; Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2672, § III(Exh. C), 1-22-2013; Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 23-010, Exh. A, 8-7-2023)

18.09.040 Density and dimensions—~~Single-family residential~~ Residential zones.

Table 1—Density and Dimensions for ~~Single-family~~ Residential Zones¹

	R-6	R-7.5	R-10	R-12	R-15	LD-NS
A. Standard New Lots						
Maximum density (dwelling units lots/net acre)	7.2	5.8	4.3	3.6	2.9	5.8 ⁷
Minimum density (dwelling units lots/net acre)	X	X	X	X	X	4
Average lot area (square feet) ⁴	6,000	7,500	10,000	12,000	15,000	7,500
Minimum lot size (square feet)	4,800	6,000	8,000	9,600	12,000	5,400 ⁸
Maximum lot size (square feet) ³	9,000	12,000	14,000	18,000	24,000	12,000
Minimum lot width (feet)	60	70	80	90	100	40 ⁹
Minimum lot depth (feet)	80	90	100	100	100	90 ¹⁰
Maximum building lot coverage ⁵	40%	40%	35%	30%	30%	N/A
Average building lot coverage ⁶	N/A	N/A	N/A	N/A	N/A	45%
Maximum building height (feet) ²	35	35	35	35	35	35 ¹¹
B. Density Transfer Lots¹						
Maximum density (dwelling units lots/net acre)	7.2	5.8	4.3	3.6	2.9	5.8
Minimum lot size (square feet)	4,200	5,250	7,000	8,400	10,500	5,250
Maximum lot size (square feet) ³	7,200	9,000	12,000	14,400	18,000	9,000
Minimum lot width (feet) ¹	50	60	60	70	80	40
Minimum lot depth (feet) ¹	80	80	90	90	100	80
Maximum building lot coverage	40%	40%	40%	35%	35%	60%
Maximum building height (feet) ²	35	35	35	35	35	35

Notes:

- For additional density and dimension provisions, see CMC Sections 18.09.060 through 18.09.180.
- Maximum building height: three stories and a basement, not to exceed height listed.
- For parcels with an existing dwelling, a one-time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone.
- The minimum front yard setback may be reduced by up to five feet for the non-garage portions of a dwelling when any garage is set back the full minimum front yard distance required in the underlying zone. This allowance is intended to promote varied building facades and reduce the visual prominence of garages along the street.
- The maximum building lot coverage for single-story homes may be up to forty-five percent in R-6, R-7.5, and LD-NS zones, and forty percent in R-10 and R-12 zones. To qualify for increased lot coverage, a single-story home cannot include a basement or additional levels.
- Average building lot coverage is based on the square footage of all lots within the development or plat with an LD-NS zoning designation. The average building lot coverage may increase to fifty-five for single-story development and/or lots below five thousand square feet.
- Does not apply to cottage-style development.
- Minimum lot size for cottage-style development shall be two thousand four hundred square feet and rowhouse developments shall be one thousand eight hundred square feet.
- Minimum lot width for cottage-style development shall be thirty feet and rowhouse developments shall be twenty feet.

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10. Minimum lot depth for cottage-style and rowhouse development shall be fifty feet.
11. Maximum building height for cottage-style development shall be twenty-five feet.

Table 2—Building Setbacks for Single-Family Residential Zones¹

Lot Area	Up to 4,999 sq. ft.	5,000 to 11,999 sq. ft.	12,000 to 14,999 sq. ft.	15,000 or more sq. ft.	LD-NS
Minimum front yard (feet)	20 ²	20 ²	25 ²	30 ²	10-25 ³
Minimum side yard (feet)	5	5	10	15	5
Minimum side yard flanking a street and corner lot rear yard (feet)	10	10	15	15	10
Minimum rear yard (feet)	20	25	30	35	10-20 ⁴
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	35	40	25

Notes:

- Setbacks may be reduced to be consistent with the lot sizes of the development in which it is located. Notwithstanding the setbacks requirements of this chapter, setbacks and/or building envelopes clearly established on an approved plat or development shall be applicable. In the LD-NS zone, cottage-style development setbacks are identified in the North Shore Design Manual.
- The minimum front yard setback may be reduced by up to five feet for the non-garage portions of a dwelling when any garage is set back the full minimum front yard distance required in the underlying zone. This allowance is intended to promote varied building facades and reduce the visual prominence of garages along the street.
- LD-NS subarea developments are encouraged to vary the front yard building setbacks to provide visual interest along a residential block. Garage faces shall maintain a minimum setback of twenty feet. Lots with alley-access garages may have a minimum front yard building setback of ten feet.
- LD-NS subarea developments with street-access garages may have a minimum rear yard setback of ten feet. LD-NS developments with alley-access garages must maintain a twenty foot rear-yard building setback from the alley.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 15-010, § I, 8-17-2015; Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 19-012, § II(Exh. A), 11-4-2019; Ord. No. 21-005, § I(Exh. A), 3-15-2021; Ord. No. 23-010, Exh. A, 8-7-2023; Ord. No. 25-025, § I (Exh. A), 12-15-2025)

18.09.050 Density and dimensions—Multifamily residential zones.

Table 1—Density and Dimensions for Multifamily Residential Zones

	MF-10	MF-18	MF-24	MF-C Overlay	HD-NS
Density					
Maximum density (dwelling units per net acre)	10	18 ^{Note 10}	24 ^{Note 11}	24	18 ^{Notes 6, 10}
Minimum density (dwelling units per net acre)	6.0	6.0	8	6.0	10
Standard lots					

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Minimum lot area (square feet)	3,000	2,100	<u>1,800</u>	None	1800
Minimum lot width (feet)	36	26	<u>20</u>	None	20
Minimum lot depth (feet)	70	60	<u>60</u>	None	60
Maximum gross floor area (GFA) per dwelling unit (square feet)	No max	No max	<u>No max</u>	1,000 ^{Note 4}	No max
Setbacks					
Minimum front yard/at garage front (feet)	15/20	10/20	<u>10/20</u>	0/20	10/20
Minimum side yard (feet)	3 ^{Note 1}	3 ^{Note 1}	<u>3</u> ^{Note 1}	0 / If abutting R-zone than setback is 10'	3 ^{Note 1}
Minimum side yard, flanking a street (feet)	15	15	<u>15</u> ^{Note 8}	15	15 ^{Note 8}
Minimum rear yard	10	10	<u>10</u>	0 / If abutting R-zone than setback is 10'	10
Standard lots coverage					
Maximum building lot coverage	55%	65%	<u>65%</u>	Building coverage is limited by a minimum of 200 sq. ft. of useable yard adjacent to each dwelling unit.	65%
Building Height					
Maximum building height (feet)	35 ^{Note 2}	50 ^{Note 5}	<u>50</u> ^{Note 5}	18 ^{Note 3}	50 ^{Notes 5, 9}

Table Notes:

1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum three stories and a basement but not to exceed height listed.
3. Maximum one story and a basement but not to exceed height listed.
4. Gross floor area (GFA) in this instance does not include covered porches or accessory structures as defined per CMC 18.17.040.
5. Maximum four stories but not to exceed height listed.
6. Does not apply to cottage-style development.
7. In the HD-NS zone, cottage-style development setbacks are identified in the North Shore Design Manual.
8. Minimum side yard flanking street shall be ten feet for cottage-style and rowhouse developments.
9. Building heights shall "step-down" and provide compatible scale and privacy between developments. Building height transitions shall be applied to new and vertically expanded buildings in the HD-NS zone within twenty feet (measured horizontally) of an existing single detached residential building thirty feet or less in height. The building-height-transition standard is met when the height of the taller building does not exceed one foot of height for every one foot separating the new building from the existing single detached residential structure.
10. To encourage apartment development on larger sites, properties that are five acres or larger and developed exclusively with apartment buildings may be developed at up to double the maximum allowed density for the zone.
11. To encourage apartment development on larger sites, properties that are five acres or larger and developed exclusively with apartment buildings may be developed at up to a 50% increase of the maximum allowed density for the zone.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2694, § III, 2-3-2014; Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 23-010, Exh. A, 8-7-2023; Ord. No. 25-025, § I (Exh. A), 12-15-2025)

18.09.055 Density and dimensions—Downtown zones.

Development in the Downtown Subarea and zones shall comply with the general standards and development standards found in section 3.0 of the Downtown Design Manual.

Table 1—Density and Dimensions for Downtown Zones

<u>DT – HMSC</u>	<u>DT – MXM</u>	<u>DT – MXL</u>	<u>DT – R</u>
<u>See General and Development Standards in Section 3.1 of the Downtown Design Manual</u>	<u>See General and Development Standards in Section 3.2 of the Downtown Design Manual</u>	<u>See General and Development Standards in Section 3.3 of the Downtown Design Manual</u>	<u>See General and Development Standards in Section 3.4 of the Downtown Design Manual</u>

18.09.060 Density transfers.

- A. Purpose. To achieve the density goals of the comprehensive plan with respect to the urban area, while preserving environmentally sensitive lands and the livability of the single-family residential neighborhoods, while also maintaining compatibility with existing residences.
- B. Scope. This section shall apply to new development in all residential (R) zoning districts.
- 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 1, Section B.
- 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, 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:
 - 1. A credit against park and open space impact fees per Chapter 3.88; or
 - 2. Cash from the parks and open space impact fee fund or other public fund.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 18-014, § XII, 9-4-2018; Ord. No. 19-001, § I(Att. A), 1-22-2019; Ord. No. 21-005, § I(Exh. A), 3-15-2021)

18.09.080 Lot sizes.

- A. In planned residential developments with sensitive lands and the required recreational open space set aside, a twenty per-cent density bonus on a unit count basis is permitted. Density may be transferred for sensitive areas but the total lot count shall never exceed the number of lots established in the density standards established in CMC Section 18.23.040 "Density Standards."
- B. When creating new lots via short plats or subdivisions that are adjacent to a different residential zone designation, the new lots along that common boundary shall be the maximum lot size allowed for the zone

designation of the new development (if a lower density adjacent zone), or the minimum lot size allowed for the zone designation of the new development (if a greater density adjacent zone), as based on CMC 18.09.040 Table 21, Section A. In applying this section, where a land division is required to increase the size of lots, the land division may utilize the density transfer provisions provided for in CMC Section 18.09.060.

- 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 eighty 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 fifty 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.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 21-004, § II(Exh. A), 3-15-2021)

18.09.090 Reduction prohibited.

No lot area, yard, open space, off-street parking area, or loading area existing after the effective date of the ordinance codified in this chapter shall be reduced below the minimum standards required by the ordinance codified in this chapter, nor used as another use, except as provided in Chapter 18.41 "Nonconforming Lots, Structures, Uses."

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.09.100 Lot exception.

If at the time of passage of the code, a lot has an area or dimension which does not conform with the density provisions of the zoning district in which it is located, the lot may be occupied by any use permitted outright in the district, subject to the other requirements of the district. The person claiming benefits under this section shall submit documentary proof of the fact that the lot existed by title at the time of passage of the code. See Section 18.41.040 "Buildable lot of record."

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.09.110 Height—Exception.

A. The following type of structures or structural parts are not subject to the building height limitations of the code: tanks, church spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, wind turbines, chimneys, flag poles (see setbacks at CMC Section 18.09130(G)), radio and television towers, masts, aerials, cooling towers, and other similar structures or facilities.

B. The heights of telecommunication facilities are addressed in CMC Chapter 18.35 Telecommunication Ordinance.

C. Building heights may exceed the maximum allowable height by eight inches to accommodate additional insulation.

D. Building heights may exceed the maximum allowable height by 48 inches to accommodate roof-mounted solar energy panels.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.09.120 Roof overhang permitted.

The maximum a roof overhang may intrude into yard setbacks shall be as follows:

Yard Setback	Maximum Roof Overhang ¹
5 feet	2 feet
10 feet	3.5 feet
15 feet	5 feet
15 feet or greater	5 feet

1. In the C-NS zone, roof overhangs may intrude up to fifteen feet in the front yard setback.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006; Ord. No. 23-010, Exh. A, 8-7-2023)

18.09.130 Setback—Exception.

- A. Cornices, eaves, chimneys, belt courses, leaders, sills, pilasters, or other similar architectural or ornamental features (not including bay windows or vertical projections) may extend or project into a required yard not more than two feet.
- B. Open balconies, unenclosed fire escapes, or stairways, not covered by a roof or canopy, may extend or project into a required front yard, or a required rear yard along a flanking street of a corner lot, or into a required side yard not more than three feet.
- C. Open, unenclosed patios, terraces, roadways, courtyards, or similar surfaced areas, not covered by a roof or canopy, and not more than thirty inches from the finished ground surface, may occupy, extend, or project into a required yard.
- D. Cantilevered floors, bay windows, or similar architectural projections, not wider than twelve feet, may extend or project into the required side yard along a flanking street of a corner lot not more than two feet. The total of all projections for each building elevation shall not exceed fifty percent of each building elevation.
- E. Detached accessory buildings or structures may be established in a side or rear yard, provided such structure maintains a minimum setback of five feet from side and rear lot lines, and a minimum six feet setback from any building. In no event shall an accessory building(s) occupy more than thirty percent of a rear yard requirement. For accessory dwelling units, see Chapter 18.27.
- F. On sloping lots greater than fifty percent, only uncovered stairways and wheelchair ramps that lead to the front door of a building may extend or project into the required front yard setback no more than five feet in any R or MF zone.
- G. Flag poles may be placed within any required yard but shall maintain a five-foot setback from any lot line.

H. The portion of exterior wall assemblies that includes insulation may to project up to an additional eight inches into setbacks on all sides.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.09.140 Front yard—Exception.

- A. Commercial , Mixed Employment, Mixed Employment, and Industrial Districts. For a lot in a NC, CC, RC, ~~LI~~, MX, ME or HI districts proposed for commercial, mixed use, mixed employment, or industrial development, which is across a street from a residential (R) zone, the yard setback from the street shall be fifteen feet.
- B. Sloping Lot in Any Zone. If the natural gradient of a lot from front to rear along the lot depth line exceeds an average of twenty percent, the front yard may be reduced by one foot for each two percent gradient over twenty percent. In no case under the provisions of this subsection shall the setback be less than ten feet. The front of a garage shall not be closer than eighteen feet from the back of the sidewalk.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 17-013, § I(Exh. A), 10-2-2017)

18.09.150 Side yard—Exception.

For a lot in a NC, CC, MX, ME, or RC district containing a use other than a dwelling structure, and adjoining a residential zoning district, minimum side yard along a side lot line adjoining a lot in a residential zoning district shall be fifteen feet. In the case of a lot in a ~~LI or an~~ HI district the side yard setbacks shall be twenty feet. If the adjoining residential district is within an area shown in the comprehensive plan for future commercial or industrial use or expansion, no minimum side yard shall be required.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.09.160 Side yard—Flanking street.

For a corner lot in a NC, CC, RC, ~~LI~~ ME, MX, or HI district proposed for commercial or industrial development, which is across a street from a residential (R) zone, the yard setback from the street shall be fifteen feet.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.09.170 Rear yard—Exception.

For a lot in a NC, CC ME, MX, or RC district containing a use other than a dwelling structure and adjoining a residential zoning district, minimum rear yard along a rear lot line adjoining a side or rear yard of a lot in a residential zoning district shall be fifteen feet. In the case of a lot in a ~~LI or an~~ HI district, the rear yard setback shall be twenty feet. If the adjoining residential district is within an area shown in the comprehensive plan for future commercial or industrial use or expansion, no minimum rear yard shall be required.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.09.180 Elevated decks.

Rear Yard Setback. The rear yard setback for an elevated deck shall be fifteen feet. As used herein, an elevated deck shall mean a deck thirty inches or more aboveground level that is physically attached to a residential structure. The areas covered by an elevated deck shall be counted when calculating the maximum lot coverage permitted under the applicable density provisions.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)