


Proposed Plat Notes

1. A homeowner's association (HOA) will be required for this development. Copies of the CC&Rs shall be submitted and on file with the City of Camas.
2. Building permits will not be issued by the Building Department until all subdivision improvements are completed and Final Acceptance has been issued by the City.
-  3. Maximum building lot coverage for this subdivision is 40%.
4. The lots in this subdivision are subject to traffic impact fees, school impact fees, fire impact fees and park/open space impact fees. Each new dwelling will be subject to the payment of appropriate impact fees at the time of building permit issuance.
5. Wetlands, critical areas, and associated buffers shall be maintained in their natural state as described in the Final Wetland Mitigation Plan (Note: add date after approval) that is recorded with this plat by the HOA. Any modifications to critical areas and buffers must be approved in writing by the city after submittal of a revised critical area report.
6. Tree topping is not permitted within this development, nor removal of more than 20 percent of a tree's canopy. Trees that are determined to be hazardous by a licensed arborist may be removed after approval by the City. Required street trees shall be promptly replaced with an approved species.
7. In the event any item of archaeological interest is uncovered during the course of a permitted ground disturbing action or activity, all ground disturbing activities shall immediately cease, and the applicant shall notify the City and the Department of Archaeology and Historic Preservation (DAHP).
8. Tract C 'Private Road', Tract E 'NW 17<sup>th</sup> Avenue – Private Road', and Tract G 'Private Road' consist of a utility access and maintenance easement, to the city, over and under the water main located in the private streets.
9. The onsite stormwater collection and conveyance system located within the private road Tracts E, C, and G are to be owned and maintained by the HOA / homeowners, with right-of-entry granted to the city for inspection purposes.
10. The 10-foot wide and the 12.5-foot wide private stormwater easements that are located on Lots 1 thru 3, Lots 9 thru 11, and Lots 12 thru 17 are to be owned and maintained by the HOA or the applicable Lot owners.

## 18.09.040 - Density and dimensions—Single-family residential zones.

Table 1—Density and Dimensions for Single-family Residential Zones<sup>1</sup>

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

Maximum building lot coverage	40%	40%	40%	35%	35%
Maximum building height (feet) <sup>2</sup>	35	35	35	35	35

## Notes:

1. For additional density and dimension provisions, see CMC Sections 18.09.060 through 18.09.180.
2. Maximum building height: three stories and a basement, not to exceed height listed.
3. 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.
4. Average lot area is based on the square footage of all lots within the development or plat. The average lot size may vary from the stated standard by no more than five hundred square feet.
- 5. The maximum building lot coverage for single-story homes may be up to forty-five percent in R-6 and R-7.5 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.

Table 2—Building Setbacks for Single-Family Residential Zones<sup>1</sup>

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.
Minimum front yard (feet) <sup>2</sup>	20	20	25	30
Minimum side yard (feet)	5	5	10	15
Minimum side yard flanking a street and corner lot rear yard (feet)	10	10	15	15
Minimum rear yard (feet)	20	25	30	35

Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	35	40
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Note:

1. 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.
2. Garage setback is five feet behind the front of the dwelling.

(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)