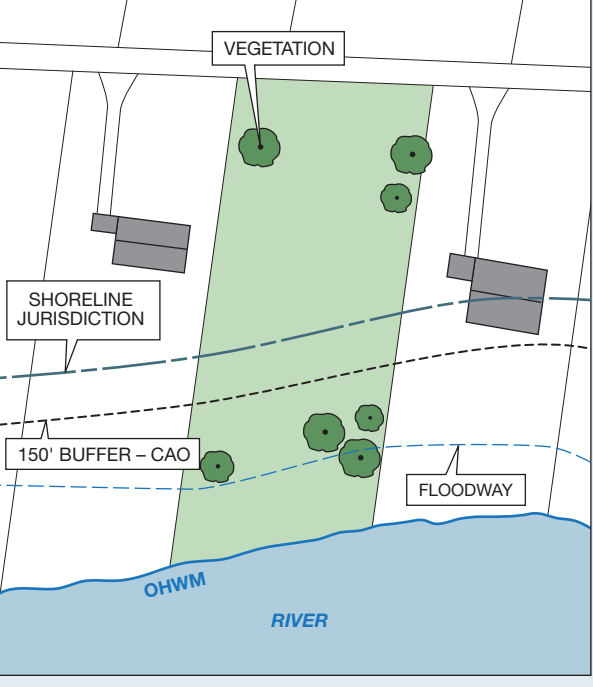
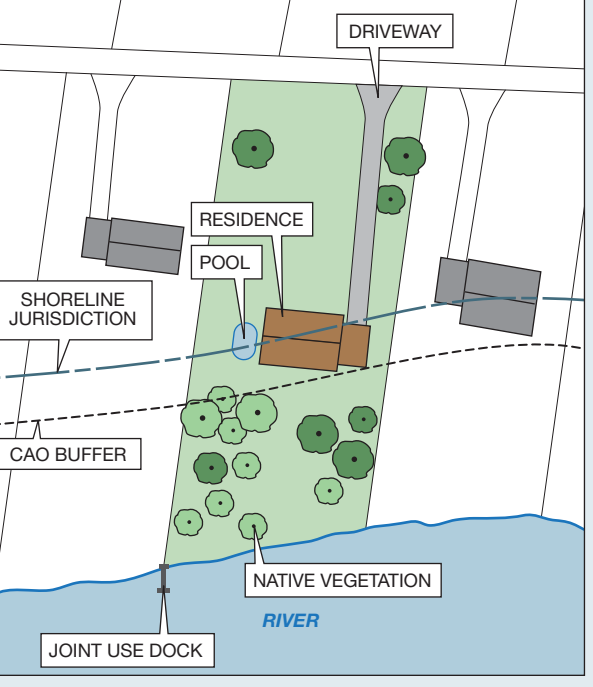
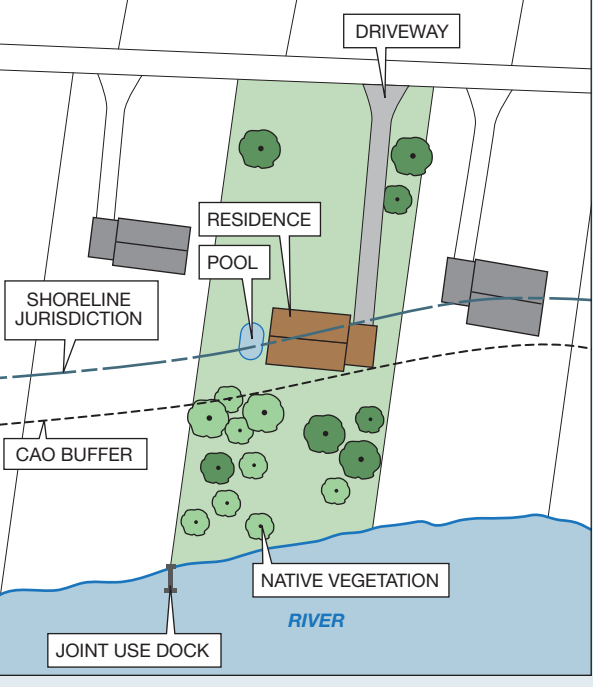


# New Single Family Residence with Dock

R-15 ZONING DISTRICT

EXISTING SITE	PROPOSED DEVELOPMENT UNDER EXISTING REGULATIONS	PROPOSED DEVELOPMENT UNDER PROPOSED REGULATIONS
<p><b>URBAN MEDIUM/LOW INTENSITY SHORELINE DESIGNATION</b></p> 	<p><b>URBAN MEDIUM/LOW INTENSITY SHORELINE DESIGNATION</b></p> 	<p><b>MEDIUM INTENSITY SHORELINE DESIGNATION</b></p> 
<p><b>EXISTING DEVELOPMENT</b></p> <p>The property in this scenario is located in the city of Camas in an Urban Medium/Low Shoreline Environment Designation, is zoned R-15, and is currently vacant and undeveloped. A Residential-15 (R-15) zone allows a single-family house on a minimum 15,000 square foot lot.</p> <p><b>PROPOSED DEVELOPMENT</b></p> <ul style="list-style-type: none"> <li>• Build a single-family house with a pool, driveway, garage, and dock.</li> <li>• Plant native trees and shrubs in critical area buffer.</li> </ul>	<p><b>EXISTING CITY OF CAMAS SMP REGULATIONS</b></p> <ol style="list-style-type: none"> <li>1. A 150' critical area buffer from the ordinary high water mark (OHWM) is required. Development within the buffer may be limited and may be required to retain or provide native vegetation.</li> <li>2. Only docks are permitted on river shorelines. Residential docks must be secured to pilings to allow for change in river levels.</li> <li>3. Private docks must be joint-use to the extent possible.</li> <li>4. The length of docks cannot exceed the length it takes to obtain a depth of 4'.</li> <li>5. Accessory uses and facilities must be located outside critical areas and buffers. Non-water-dependent accessory structures (driveways, garages, pools) cannot be located waterward of the principal residence.</li> <li>6. Development must comply with the 2005 Stormwater Management Manual for Western Washington.</li> </ol>	<p><b>PROPOSED CITY OF CAMAS SMP REGULATIONS</b></p> <ol style="list-style-type: none"> <li>1. Same as Existing Regulation #1.</li> <li>2. Similar to Existing Regulation #2.</li> <li>3. Same as Existing Regulation #3.</li> <li>4. Same as Existing Regulation #4.</li> <li>5. Same as Existing Regulation #5.</li> <li>6. Same as Existing Regulation #6.</li> </ol>