

OFFICIAL HEIGHT AND AREA REGULATIONS

MINIMUM YARD REQUIREMENTS

CL= Center line of right-of-way
 PL= Property Line

| DWELLING | MAXIMUM HEIGHT | FRONT | REAR | INTERIOR SIDE | STREET SIDE | MAXIMUM LOT COVERAGE % | MINIMUM LOT AREA PER DWELLING UNIT |
|--------------------------|----------------|--------------|------|--------------------|-------------|------------------------|------------------------------------|
| A (see # 1 exceptions) | 35' | 60' from CL | 30' | 30' | 60' from CL | See # 5 exceptions | 80 acres |
| A-2.5 | 35' | 60' from CL. | 30' | 30' | 50' from CL | 30% | 2.5 ACRES |
| A-5 | 35' | 60' from CL | 30' | 30' | 50' from CL | 30% | 5 ACRES |
| A-10 | 35' | 60' from CL | 30' | 30' | 50' from CL | 30% | 10 ACRES |
| A-20 | 35' | 60' from CL | 30' | 30' | 50' from CL | 30% | 20 ACRES |
| A-40#1) (see exceptions) | 35' | 60' from CL | 30' | 30' | 60' from CL | See # 5 exceptions | 35+ ACRES |
| R-1 | 35' | 60' from CL | 30' | 20' | 20' from PL | 30% | 1 ACRE |
| R-4 | 35' | 20' from PL | 20' | 10' | 20' from PL | 30% | 4 DWELLINGS PER ACRE |
| C (see # 2 exceptions) | 35' | 20' from PL | 15' | See # 3 exceptions | 15' from PL | See # 5 exceptions | 8000 SQ.FT. |
| I (see # 2 exceptions) | 35' | 20' from PL | 15' | See # 4 exceptions | 15' from PL | See # 5 exceptions | |

Exceptions to 2-6-1

1. In the Agricultural Zones, A-80 & A-40, grain elevators, windmills & communication towers are allowed to be over 35 feet in height with approval of the Camas County Fire Marshall. The setback shall adjust to 1 foot for every 5 feet above 35 feet. Communication towers shall follow the county ordinance on towers. A conditional use permit is required.
2. In the Commercial and Industrial Zones, C & I, structures are allowed to be over 35 feet with the approval of the Camas County Fire Marshall. The side and rear setbacks shall adjust to 1 foot for every 5 feet above 35 feet and towers adhere to the tower ordinance. A conditional use permit is required.
3. Side: A minimum side yard depth of ten feet (10') shall be provided for all buildings. Buildings may share a common wall provided that it conforms to the International Building and Fire Codes and zero lot lines may be allowed with the issuance of a conditional use permit.
4. Side: A minimum side yard depth of ten feet (10') shall be provided for all buildings however zero lot lines may be allow with the issuance of a conditional use permit.
5. Lot Coverage: The lot area for all uses dependent on individual water supply and sewage disposal systems shall be sufficient to permit proper location, installation and operation of such systems in accordance with the Idaho Department of Health Standards for Subsurface Sewage Disposal Systems. Commercial and Industrial zones shall require a conditional use permit.