



Staff Report

July 15, 2025 Planning Commission Meeting

Draft Middle Housing Code Amendments

Presenter: Alan Peters, Community Development Director

Time Estimate: 30 minutes

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BACKGROUND: Washington’s HB 1110 requires cities to allow certain minimum densities for middle housing in all residential zones. Cities with population of at least 25,000 but less than 75,000 are required to allow at least two dwelling units per lot, and four dwelling units per lot if at least one unit is affordable.

City staff have prepared draft code amendments to comply with HB 1110’s requirements ahead of the December 31, 2025, state deadline. The proposed amendments would create a new “Middle Housing” chapter in the City’s zoning code and amend associated definitions, zoning use tables, and subdivision procedures. The draft ordinance is informed by the *Our Camas 2045* comprehensive plan update in process and the Department of Commerce model middle housing ordinance.

SUMMARY: Middle housing includes a range of housing options between single-family homes and large apartment buildings. To comply with HB 1110, Camas must allow at least two dwelling units per lot (or four if affordability requirements are met) and must allow at least six of the following nine types of middle housing units: duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses stacked flats, courtyard apartments, cottage housing. Cities can also count ADUs towards the required unit density per lot.

The proposed draft code amendments would bring Camas into compliance with HB 1110’s requirements by establishing a new “Middle Housing” chapter under Title 18 – Zoning, adopting new definitions for middle housing terms, establishing provisions for unit lot subdivisions, and amending the land use tables to ensure that at least six of the required middle housing types are allowed in Camas’s residential zones.

New Middle Housing Chapter

The proposed new Chapter 18.25 would include provisions for unit density, development and design standards and parking standards.

Permitted Unit Densities: At least two units are permitted on all residential lots, with allowances for up to four units per lot if at least one unit is dedicated to affordable housing or if located

within ¼ mile of a major transit stop (there are no major transit stops within ¼ of any location in Camas.) The draft code would count ADUs toward these unit densities.

Types of Middle Housing Allowed: The draft allows duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage housing, consistent with the minimum six housing types required under HB 1110 for Tier 2 cities.

Design and Development Standards: Standards are included for building form, open space, articulation, porches, and entries to ensure compatibility with surrounding neighborhoods.

Parking Requirements: The code would require one space per unit for lots smaller than 6,000 square feet and two spaces per unit for lots larger than 6,000 square feet.

Definitions

The draft text amendments include new definitions for the following middle housing related terms: cottage housing, courtyard apartments, duplex, fourplex, major transit stop, middle housing, stacked flat, triplex, townhouses, parent lot, unit lot, unit lot subdivision, and unit density.

Land Use Table

The draft adds middle housing unit types to the land use table and makes each middle housing unit type a permitted use in all residential zones, subject to compliance with the requirements of draft Chapter 18.25.

Unit Lot Subdivisions

The draft provides for the development of unit lot subdivisions, a new type of land division process that would allow for “parent lots” to be divided into individual “unit lots.” These would allow for middle housing units to be sold as individual fee simple units.