

Middle Housing & ADUs

February 21, 2024

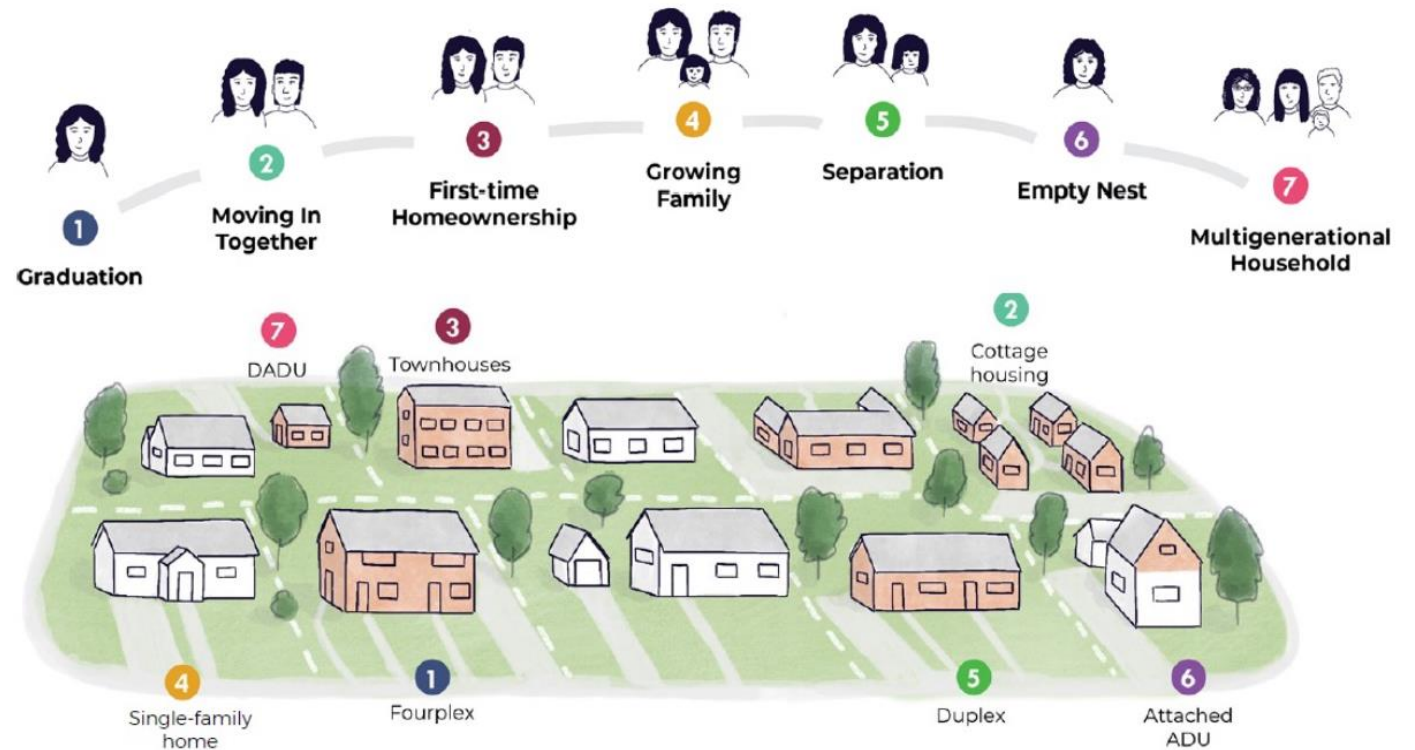
Planning Commission Meeting

Overview

- What is Middle Housing?
- What is allowed in Camas today?
- What do the Comprehensive Plan and Housing Action Plan say?
- What are the new Growth Management Act requirements?

What is Middle Housing?

- Housing types between single-family homes and apartments
- Compatible in scale, form, and character with single-family houses
- Options for all life stages
- Sometimes referred to as “missing middle” or “gentle density”



Middle Housing Types

- Accessory Dwelling Units (ADUs)
- Duplexes
- Townhomes (triplexes, fourplexes, fiveplexes, sixplexes)
- Stacked Flats
- Courtyard Apartments
- Cottage Housing



Single-family housing

- Larger units
- Low density
- More expensive to build on a per-unit basis



MIDDLE HOUSING

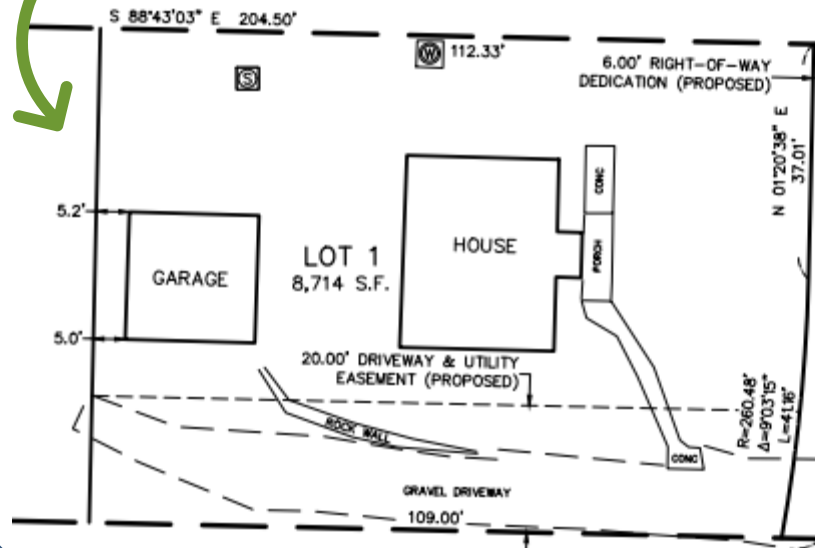


Multifamily housing

- Smaller units
- High density
- Less expensive to build on a per-unit basis

ADUs

Site Plan of Camas ADU: Detached Garage Conversion



What is an ADU?



Internal

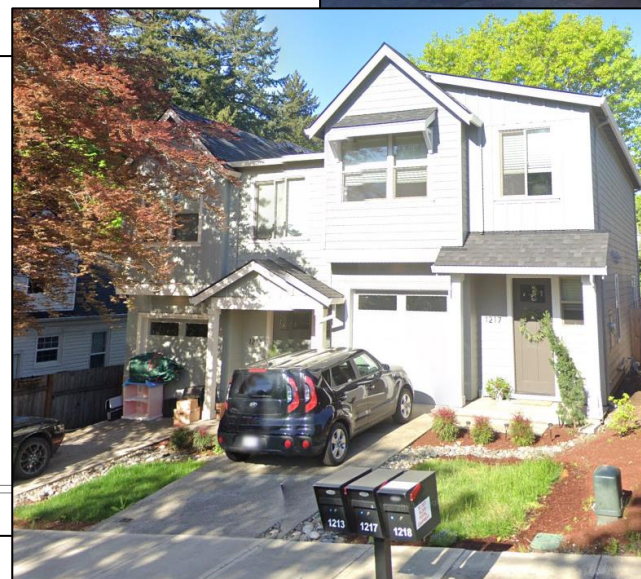
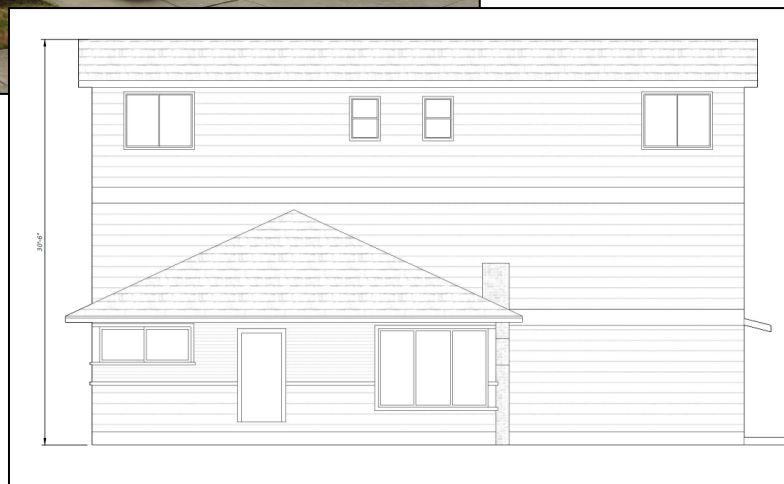
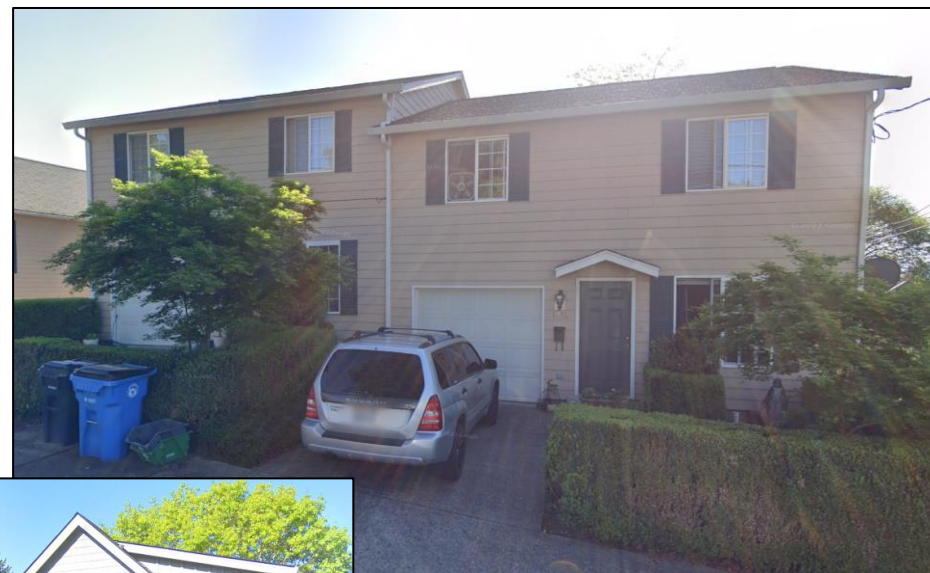
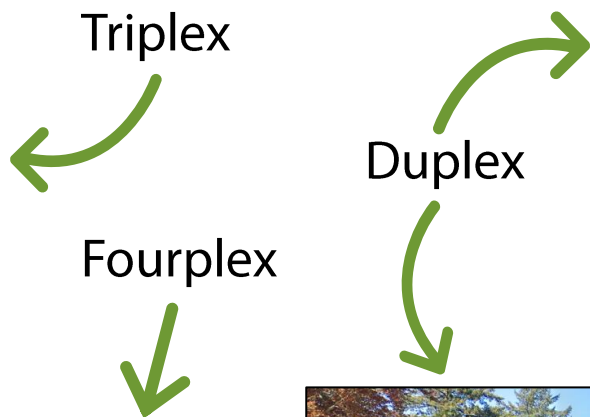


Attached

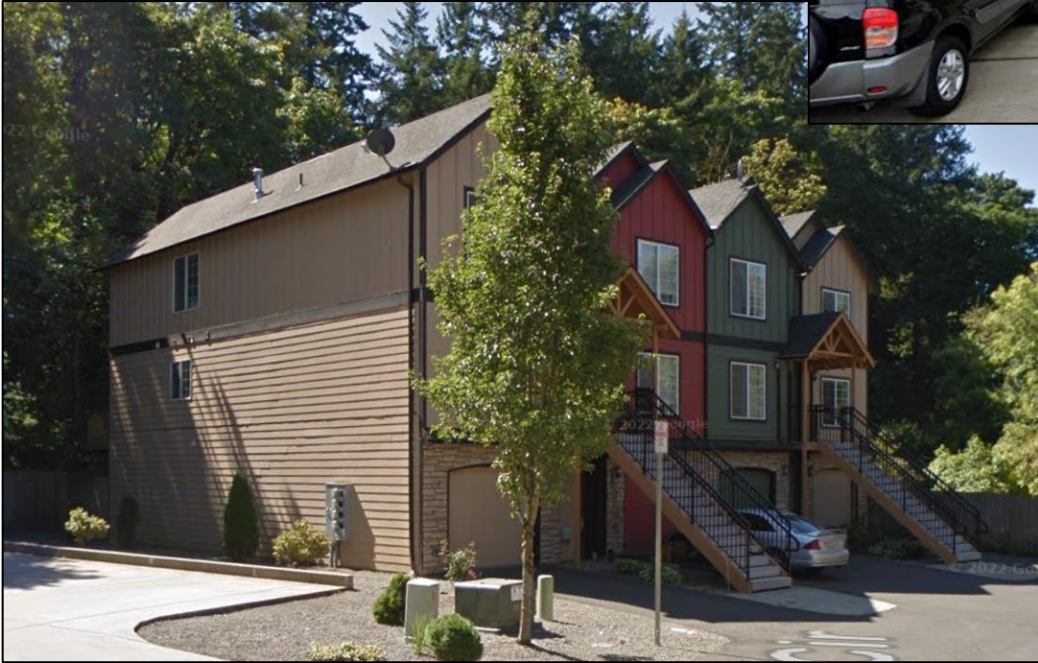


Detached

Duplex, Triplex, Fourplex



Townhomes



Townhomes
in Camas



Stacked Flats



Courtyard Apartments



Cottage Housing



Approved cottages in Camas

Where in Camas are Middle Housing & ADUs allowed?

	Single Family Residential Zones	Multi-Family Residential Zones
Apartments	<u>Not Permitted</u> unless part of NS-LD or PUD	Permitted
Cottage Housing	<u>Not Permitted</u> unless part of NS-LD or PUD	<u>Not Permitted</u> unless part of MF Cottage Overlay or NS-HD
Duplex	Conditional Use Permit	Permitted
Townhomes	<u>Not Permitted</u> unless part of NS-LD or PUD	Permitted
Single-Family Homes	Permitted	Permitted
ADUs	Permitted	Permitted

Commercial & Industrial Zones

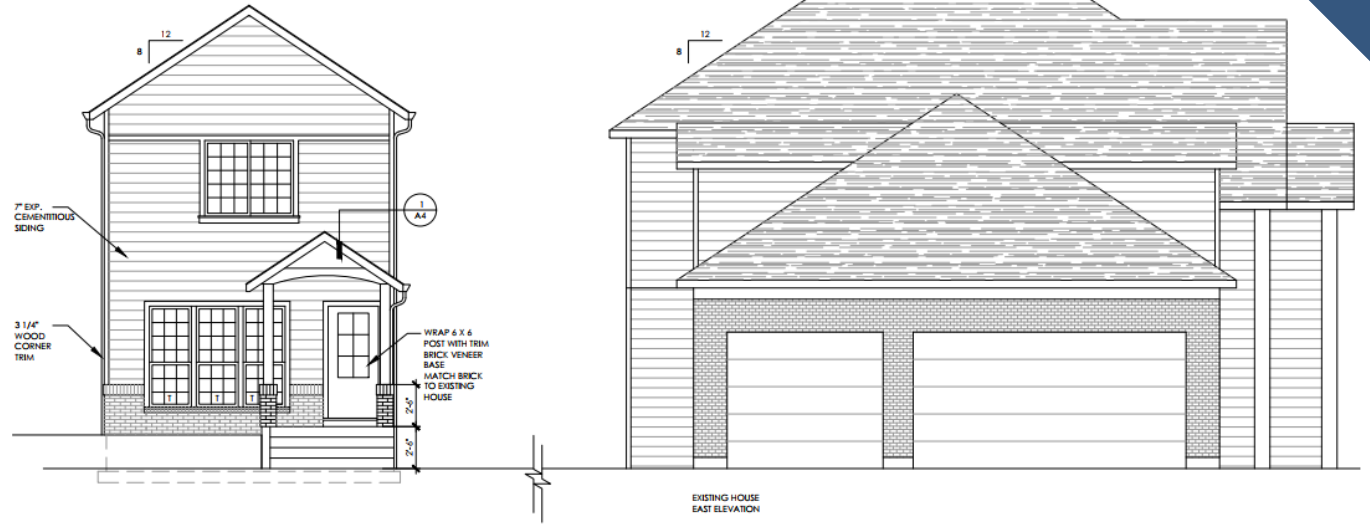
Zoning Districts	Downtown Commercial	Community Commercial	Regional Commercial	Mixed Use	Mixed Use North Shore
Duplex	C/P7	X	X	P	P
Apartment/ Townhomes	C/P7	X <u>/P¹⁰</u>	<u>X/P¹⁰</u>	C	P
Cottage Housing	X	X	X	X	P
Single-Family Dwelling	X	X	X	P	X
ADUs	Permitted w/ Single-Family Home				

⁷ Permitted part of MX building if not on ground floor

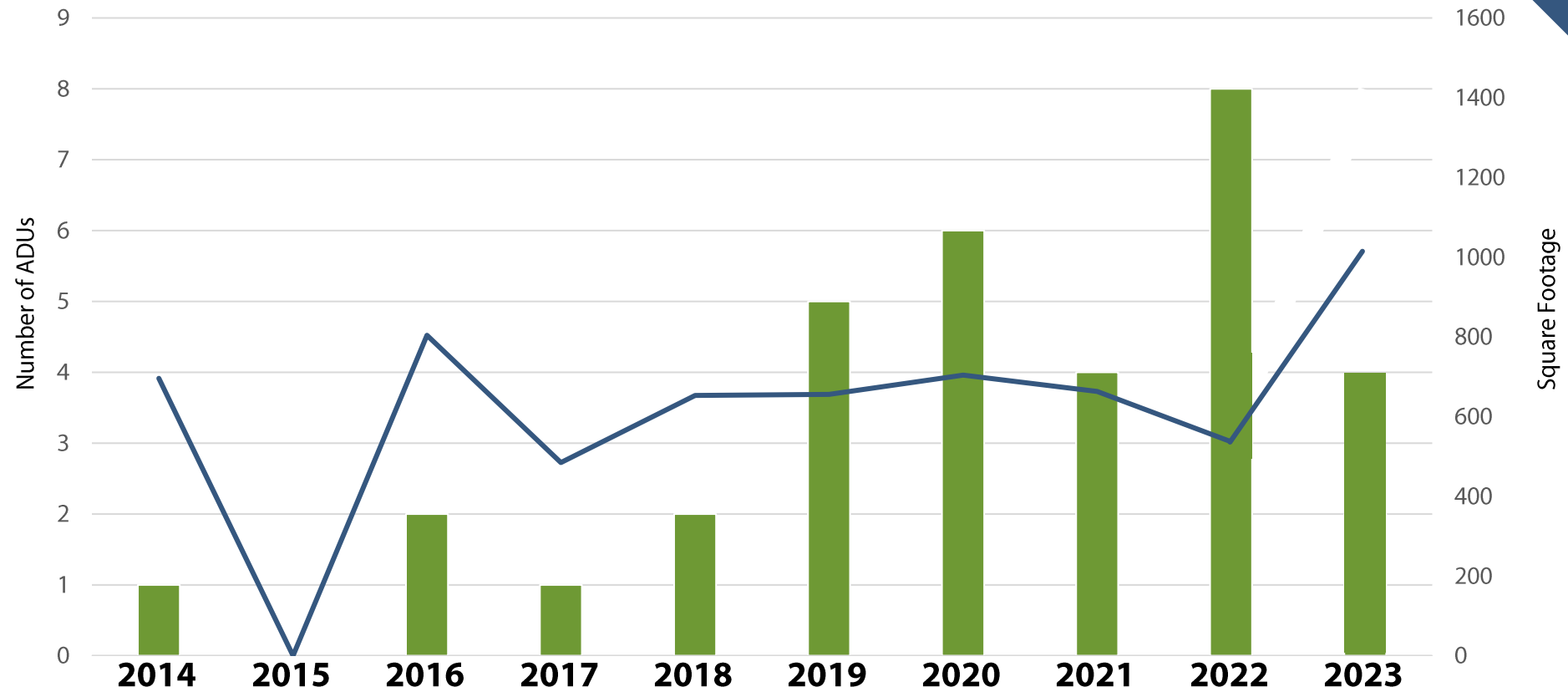
¹⁰ Permitted part of master planned development, 10+ acres req.


ADU Requirements

- One (1) per legal lot
- Owner-occupancy
- Architectural compatibility
- Maximum 25 ft. height
- Maximum sq. ft. up to 40% of the primary dwelling



ADU Permit History



 # of ADUs	1	0	2	1	2	5	6	4	8	4
 Average Size (SF)	696	0	804	485	653	656	704	663	537	976

What does Camas 2035 say?

2 HOUSING

2.1 Vision

In the year 2035, residents of Camas continue to appreciate their safe, diverse, and welcoming community. Those raised in Camas will return for family-wage jobs and to ultimately retire here. Camas is a well-planned and connected city where residents enjoy pedestrian and bicycle paths between neighborhoods and to downtown. There is a wide variety and range of housing for all ages and income levels.

Citywide Housing Goal

H-1: Maintain the strength, vitality, and stability of all neighborhoods and promote the development of a variety of housing choices that meet the needs of all members of the community.

Affordable Housing Goal

H-2: Create a diversified housing stock that meets the needs of all economic segments of the community through new developments, preservation, and collaborative partnerships.

Senior and Special Needs Housing Goal

H-3: Encourage and support a variety of housing opportunities for those with special needs, particularly those with challenges relating to age, health, or disability.

What does the Housing Action Plan say?

- **Strategy 3:** Diversify Allowed Housing Types and Update Related Lot and Dimensional Standards



Table 29: Proposed Changes to Authorized Uses in Residential and Multifamily Zones

RESIDENTIAL USES	CURRENT USES		PROPOSED USES	
	R	MF	R	MF
Apartments	P*	P	P*	P
Duplex or two-family dwelling	C	P	P	P
Residential attached housing for three or more units (e.g., rowhouses)	X/P*	P	P	P
Single-family dwelling (detached)	P	P	P	P
Cottage housing	X	P**	P	P

*Permitted in the R zones as part of a planned development only.

**Cottage housing is currently permitted as a zoning overlay in MF zones.

What are the new GMA requirements?

- HB 1110, Middle Housing
- HB 1337, ADUs



HB 1110 – Middle Housing

- **In cities with populations of 25,000 to 75,000 persons, it legalizes two (2) homes per residential lot (duplexes), and four (4) per lot if located within a quarter-mile of a major transit stop or if one (1) of the homes are affordable.**
 - Affordable: 60% MHI for rental and 80% MHI for owner
- Cities must adopt zoning that complies with the bill within six months of completing their next Comprehensive Plan update.
- Model ordinance and user guide in process by Department of Commerce

	Minimum number of middle housing units that must be allowed per lot in predominately residential zones	NEAR A MAJOR TRANSIT STOP: Minimum number of middle housing units that must be allowed per lot within ¼ mile walking distance of major transit stop in predominately residential zones	WITH AFFORDABLE HOUSING: Minimum number of middle housing units that must be allowed per lot with affordable housing in predominately residential zones where density in applicable zone does not otherwise allow this number (See also HB 1110, Sec. 3(2))
TIER ONE: Cities with population of at least 75,000 E2SHB 1110, Sec. 3(1)(b)	4 du/lot, unless zoning permits higher densities	6 du/ lot, unless zoning permits higher densities	6 du/lot if at least 2 units are affordable, unless zoning permits higher densities
TIER TWO: Cities with population of at least 25,000 but less than 75,000 E2SHB 1110, Sec. 3(1)(a)	2 du/lot unless zoning permits higher densities	4 du/lot, unless zoning permits higher densities	4 du/lot if at least 1 unit is affordable, unless zoning permits higher densities
TIER THREE: Cities with population under 25,000 that are contiguous with a UGA that includes the largest city in a county with a population over 275,000 E2SHB 1110, Sec. 3(1)(c)	2 du/lot, unless zoning permits higher densities	N/A	N/A

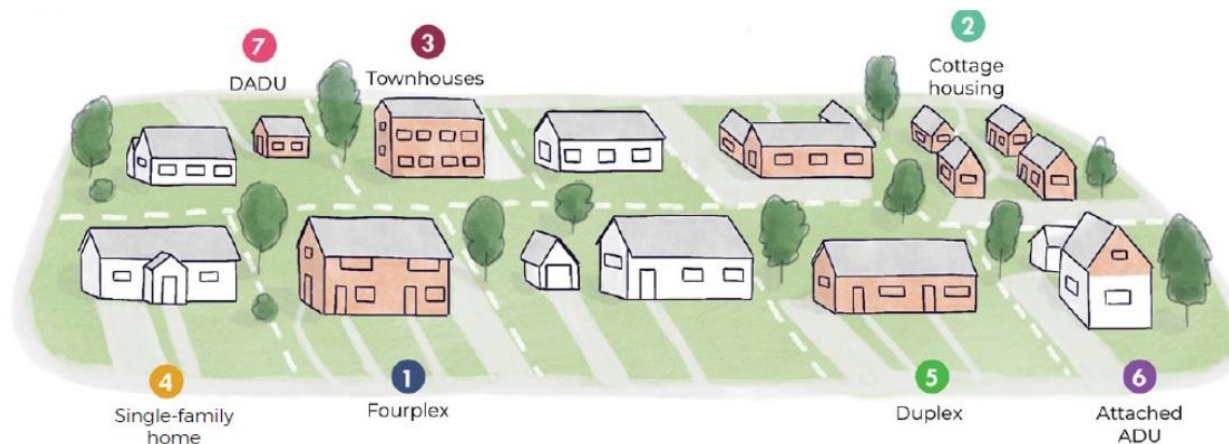
Vancouver

Camas

Washougal

How is Middle Housing defined?

- **"Middle Housing"** means buildings that are **compatible in scale, form, and character with single-family houses** and contain two or more **attached, stacked, or clustered** homes including **duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.**
(RCW 36.70A.020 (26))



What about ADUs?

- Cities may allow accessory dwelling units to achieve the unit density required.



OR



OR



Applicability

- Applies to all lots zoned predominantly for residential use.
- Does not apply to lots designated with critical areas or their buffers.
- Homeowners' Associations
 - Homeowners' association governing documents created after July 23, 2023, may not actively or effectively prohibit the construction, development, or use of additional housing.



Implementation Considerations

- Zoning
 - amend existing zones;
 - create a “middle housing overlay zone”; or
 - create a new zone or zone.
- Infrastructure
 - Development standards cannot be generally more restrictive for middle housing than for detached single-family residences, but . . .
 - Differences in standards are appropriate when they are based on the number of dwelling units (not based on the specific type of residential building)
 - Some discretion is appropriate to account for functional and utilitarian differences between middle housing and detached single-family residences and to promote public health, safety, and welfare.

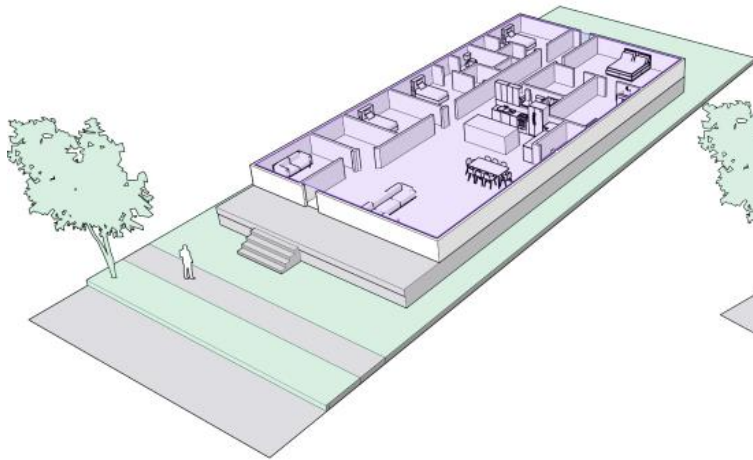


Restrictions

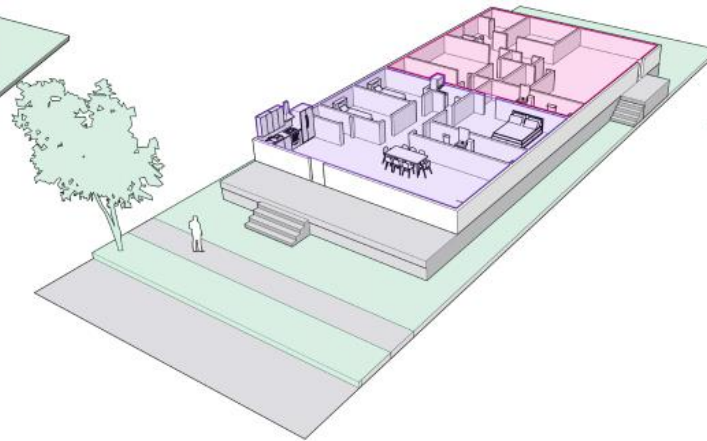
- Standards for middle housing may not be more restrictive than those required for detached single-family residences.
 - May still apply any objective development regulations that apply to single-family residences, including set-back, lot coverage, stormwater, clearing, and tree canopy and retention requirements.
 - Shall apply the same development permit and environmental review processes that apply to detached single-family residences including shoreline regulations and building code.

Compatibility with Single-Family

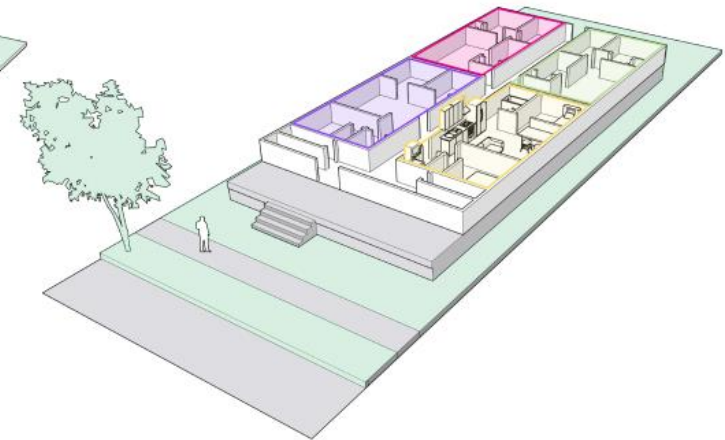
- Required to follow the same regulations as single-family home (i.e., setbacks, building envelope, height, etc.)



Single-Unit Detached Unit



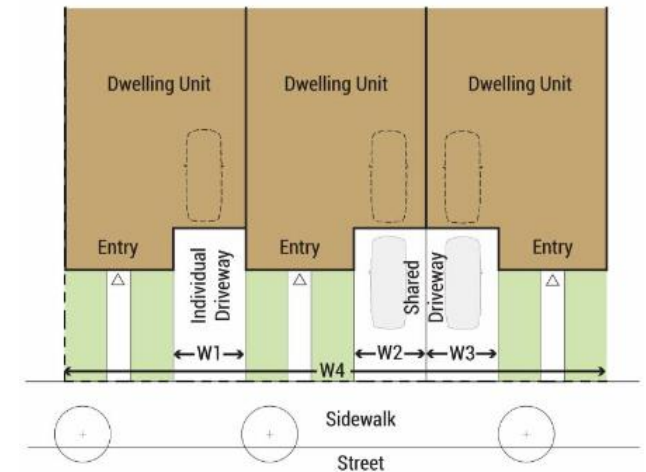
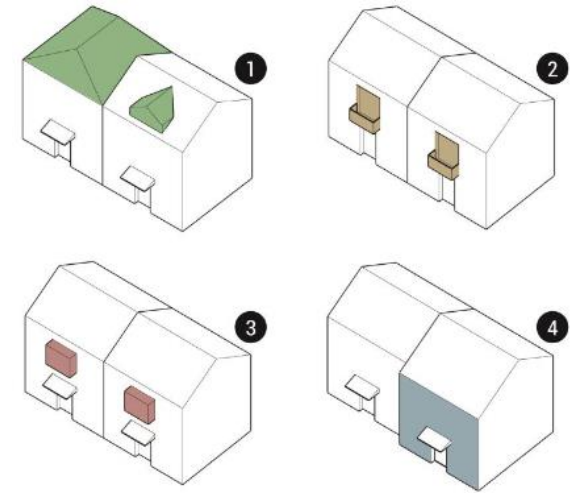
Duplex




Fourplex

Design Standards

- The definition of “middle housing” describes it as “...buildings that are **compatible in scale, form, and character with single-family houses...**”
- Cities may apply objective design standards for middle housing to address compatibility with single-family houses, *even if there are no design standards for single-family houses in place.*
 - Design standards should include objective, measurable standards which address compatibility issues of scale, form, and character.



Model Ordinance

- The Department of Commerce is currently developing a model ordinance for implementing the requirements of HB 1110. A final draft of this model ordinance is due by January 23, 2024.
 - If any city has not passed ordinances, regulations, or other official controls by the required implementation deadline, **the model ordinance supersedes, preempts, and invalidates local development regulations** until the city takes all actions necessary to implement the state middle housing requirements.
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HB 1337 – Two ADUs

- **Allows two ADUs per lot in any configuration of attached and detached options.**
- Prohibits owner occupancy requirements.
- Allows a minimum size of at least 1,000 square feet.
- Allows the sale of ADUs as independent units.
- Caps impact fees at 50 percent of those charged on single-detached houses.
- Must be in compliance 6 months after completing next Comprehensive Plan

Allow at least two ADUs per lot

- Two ADUs on a legal lot, which must be allowed to be any combination of:
 - One attached and one detached;
 - Two attached ADUs; or
 - Two detached ADUs



May not require owner occupancy

- The primary residence owner cannot be required to live on-site (i.e., neither in the primary residence nor an accessory dwelling unit)



Allow separate sale of ADUs


- May be conveyed as a condominium unit or as a unit lot subdivision
- Intended to promote home ownership, since an ADU is usually a lower-cost housing option than a single-family residence
- A few local governments in Washington State have allowed ADUs to be sold as condominiums for several years, including:
 - Seattle
 - Spokane
 - Kirkland



Size limitations

- Set maximum size limits at no less than 1,000 sq. ft.
- Set maximum roof height of no less than 24 feet.

Other Requirements

- May not impose stricter standards for ADUs than those imposed on the principal units for:
 - Setbacks
 - Yard coverage
 - Design standards
 - Tree retention mandates
 - Must allow ADU conversions of existing structures, including detached garages (even if they violate current setback or lot coverage requirements)
- 

Summary

- Current state law requires Camas to implement new middle housing and ADU requirements by six months after the next periodic update (December 30, 2025).
- As part of *Our Camas 2045*, the Housing element will be updated with new goals and policies to comply with new requirements and meet the housing needs of the whole community.
 - ✓ Housing Element and Housing Action Plan Audit
 - ✓ Housing Needs Assessment and Housing Market Evaluation
 - ✓ Updated Housing Policies and Housing Element
 - ✓ Recommendations for code updates
 - ✓ Input into Land Use Growth Scenarios

ADU Code Changes?

- City Council Workshop in March to discuss early ADU code changes to address size limitation and design criteria.



Questions

