



Staff Report – Public Hearing for Ordinance

May 5, 2025, Council Regular Meeting

Public Hearing - Ordinance No. 25-005 Accessory Dwelling Unit Interim Ordinance Extension

Presenter: Alan Peters, Community Development Director

Time Estimate: 10 minutes

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BACKGROUND: Council adopted Ordinance No. 24-007, interim accessory dwelling unit (ADU) regulations on May 6, 2024. The interim ordinance addresses developmental standards for ADUs related to building height, building size, and neighborhood compatibility and privacy while the City completes its comprehensive plan periodic update and develops permanent ADU regulations consistent with the new requirements of HB 1337 and RCW 36.70A.

The interim ordinance is effective for one year and will expire on May 6, 2025, unless renewed by Council. Ordinance No. 25-005 will extend the interim ordinance by six months as allowed by RCW 36.70A.390.

SUMMARY: ADUs are small, self-contained residential units located on the same lot as a primary single-family dwelling. ADUs are regulated in Camas by CMC Chapter 18.27 and are allowed in all zones where residential uses are permitted.

In 2023 the Washington State Legislature passed HB 1337, a bill allowing two ADUs per residential lot and limiting how cities can regulate ADUs. The City is addressing these new requirements as part of the *Our Camas 2045* Comprehensive Plan update process. Separately from this process, Council identified concerns with the City's existing ADU regulations that allowed for very large ADUs to be permitted. Council then determined that an emergency interim ordinance was necessary to limit ADU building height, size, and address neighbor privacy concerns while staff works on the comprehensive plan update.

Ordinance No. 24-007 was adopted as an emergency interim ordinance pursuant to RCW 35A.63.220 and RCW 36.70A.390. The interim ordinance is in effect for one year (the maximum allowed by statute) and will expire on May 6, 2025. While staff has made significant progress on the comprehensive plan update, the City is not yet ready to adopt permanent revisions to the ADU regulations. The interim ordinance will need to be extended in order to preserve the interim development standards while work on the comprehensive plan update is completed.

RCW 36.70A.390 allows for interim zoning ordinances to be renewed for one or more six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.

Ordinance No. 25-005 would extend the following interim ADU regulations through November 6, 2025.

Interim Ordinance Standards

- Maximum Height. The interim ordinance sets a maximum ADU building height of 24 ft. The City's prior maximum height was 25 ft.
- Maximum Floor Area. The interim ordinance limits the floor area of an ADU to 40% of the size of the primary unit, up to a maximum of 1,000 sq. ft. The City did not previously have a maximum size limit of 1,000 sq. ft.
- Privacy. The interim ordinance includes the following privacy standards to minimize disruption of privacy and outdoor activities on adjacent properties:
 - Stagger windows and doors to not align with such features on abutting properties.
 - Avoid upper-level windows, entries and decks that face common property lines to reduce overlook of a neighboring property.
 - Install landscaping as necessary to provide for the privacy and screening of abutting property.

BENEFITS TO THE COMMUNITY: The identified code amendments would support the stated purpose of the City's ADU regulations in CMC 18.27:

- A. Provide for a range of choices of housing in the city;*
- B. Provide additional dwelling units, thereby increasing densities with minimal cost and disruption to existing neighborhoods;*
- C. Allow individuals and smaller households to retain large houses as residences; and*
- D. Enhance options for families by providing opportunities for older or younger relatives to live in close proximity while maintaining a degree of privacy.*
- E. Ensure that the development of an ADU does not cause unanticipated impact on the character or stability of single-family neighborhoods.*

POTENTIAL CHALLENGES: If the interim ordinance is not extended, then the prior ADU standards related to height and building size would go back into effect.

RECOMMENDATION: Staff recommends Council hold the public hearing, take public testimony, and adopt Ordinance No. 25-005 and it be published accordingly to law.