



Staff Report

August 19, 2025 Planning Commission Meeting

Draft Accessory Dwelling Unit Code Amendments

Presenter: Alan Peters, Community Development Director

Time Estimate: 45 minutes

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BACKGROUND: Washington’s HB 1337 adopted during the 2023 legislative session established new requirements for local jurisdictions’ regulation of accessory dwelling units (ADUs.) The bill primarily requires that cities allow at least two ADUs per lot, but also includes requirements to relax development standards, prohibits owner-occupancy requirements, and allows for ADUs to be sold as independent units.

City staff have prepared draft code amendments to comply with HB 1337’s requirements ahead of the December 31, 2025, state deadline. The draft ordinance is informed by the *Our Camas 2045* comprehensive plan update in process and Department of Commerce guidance.

SUMMARY: ADUs are secondary housing units on the same lot as a primary residence. They are self-contained units with their own kitchens, bathrooms, and sleeping areas, but are usually smaller and subordinate to a primary dwelling. In Camas currently, one ADU is allowed per lot, provided the lot is owner-occupied and certain design requirements are met.

HB 1337 requires all GMA municipalities to allow at least two ADUs per lot in all urban growth areas for lots that meet the minimum lot size required for the principal housing unit. Local regulations must also permit ADUs to be attached, detached or a combination of both types. The bill also includes several other requirements for ADUs, as follows:

- Maximum ADU size standard: Cities must allow ADUs to be at least 1,000 square feet in size and cannot set a maximum height of less than 24 ft. (ADUs in Camas are currently limited to 40% of the size of the principal unit, up to a maximum of 1000 sq. ft.)
- Owner occupancy: A local government may not require owner occupancy for a principal unit or ADUs. (Owner occupancy is a current requirement in Camas)
- Allow separate sale of ADUs: Local governments may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an ADU.
- Development standards and design review: Local governments may not impose aesthetic standards or requirements for design review, or setback requirements, yard coverage limits, tree retention mandates, or restrictions on entry door location that are more restrictive than those required for the principal unit.

- Impact fees: Impact fees for ADUs are limited to no more than 50% of those assessed to the principal housing unit.

The proposed draft code amends CMC Chapter 18.27 to implement the requirements of HB 1337.

Two ADUs per lot

The draft code allows up to two ADUs per lot in conjunction with a principal unit. ADUs would count towards the new middle housing unit densities, meaning that two ADUs are allowable only if a lot is improved with only one principal dwelling unit.

Configurations

The draft code establishes the configurations and conditions in which ADUs can be developed, including attached ADUs, detached ADUs, or a combination thereof. It also establishes that ADUs can be converted from existing legal accessory structures and that they can be sold as individual units as condominiums or through a unit lot subdivision process.

Owner occupancy

The draft code removes any owner occupancy requirement.

Size, Height, and Setbacks

The draft code establishes a maximum size of 1,000 sq. ft. and removes the requirement that ADUs be no more than 40% of the size of the principal unit. It also provides an option for the Community Development Director to approve an increase to this size when the ADU is completely located on a single floor within a building in order to allow for efficient use of existing floor area within an established structure.

Height is limited to 24 ft. for detached ADUs.

The draft code establishes the following setback requirements for detached ADUs.

- Front yard: ADUs must match meet the front yard setback for a property. Under the current code, ADUs cannot project in front of the front building line.
- Side and rear yard: ADUs must comply with the setbacks for accessory buildings. Where there is a public alley there is no rear lot setback required.

The code also allows ADUs to be established in existing buildings that are nonconforming as to setback and lot coverage requirements.

Parking

The draft code requires one off-street parking space per unit.

Design

- The draft code regulates design compatibility by requiring that ADUs incorporate design elements from the principal unit. ADUs would be required to include at least two items from a menu of the following elements. Roof overhang of the same depth
- Same roof pitch
- Trim of the same dimension and style
- Matching window proportions, grille patterns, and color
- Same primary paint color
- Same roofing material and color
- Similar porch or entryway detailing
- Same primary siding material

The ADU code carries over new privacy standards that were established with the current interim ADU ordinance which requires ADUs to be designed and located to minimize disruption of privacy and outdoor activities on adjacent properties.