



2025 Municipal Code Amendments

CITY COUNCIL WORKSHOP

NOVEMBER 3, 2025

Background

- City staff annually review the city code to ensure consistency with state law, respond to community needs, clarify or improve processes, and align with the comprehensive plan.
- The annual code amendment process serves as an important housekeeping tool, allowing staff to address clarifications, corrections, and technical updates that improve the usability and administration of the code.
- It also provides an opportunity to incorporate new or revised state requirements.
- This is not intended to be a comprehensive update.

Housing Updates

- The proposed code amendments update Camas's middle housing and accessory dwelling unit regulations to comply with state law by the December 31, 2025, deadline.



Other Updates

- Project permit timelines (Title 18)
- Critical aquifer recharge areas (Title 16)
- Zoning boundary, dimensional, density, use standards (Title 18)
- Updates to engineering standards (Title 17)
- Updates to building code references and citations (Title 18, 15)
- Fire sprinklers (Title 15)
- Appeals (Title 2, 15)



Timeline



Title 18 – Middle Housing

- New Chapter 18.25
- Provides for minimum unit densities required by state law:
 - Two units per lot
 - Four units per lot if one unit is dedicated to affordable housing
 - Dwelling units that qualify as affordable housing shall have costs that do not exceed 30 percent of the monthly income of a household whose income does not exceed the following percentages of median household income adjusted for household size, Clark County, as reported by the United States Department of Housing and Urban Development:
 - Rental housing: 60 percent.
 - Owner-occupied housing: 80 percent.
 - Four units per lot if located within ¼ mile of a major transit stop
- Duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage housing would be allowed.



Single-family housing



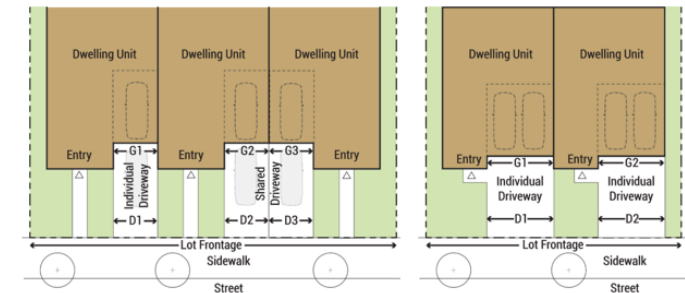
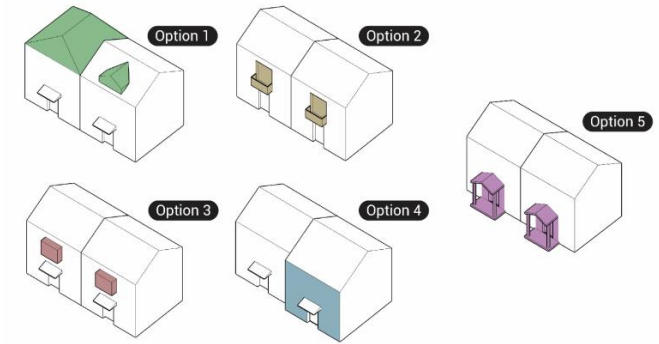
MIDDLE HOUSING



Multifamily housing

Middle Housing Standards

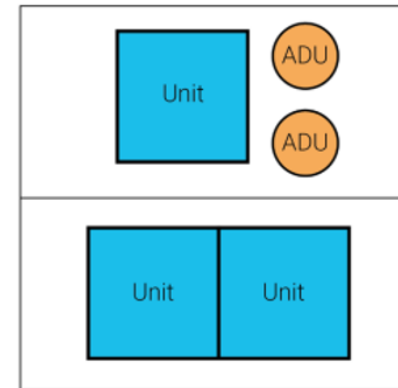
- Limited design standards consistent with state law.
 - Requirement for unit articulation with roofline change or dormer, balcony, bay window, façade offset, porches
 - Specific standards for cottages, courtyard apartments, townhomes.
- Parking
 - One space per unit for lots smaller than 6,000 square feet
 - Two spaces per unit for lots larger than 6,000 square feet
 - Planning Commission feedback



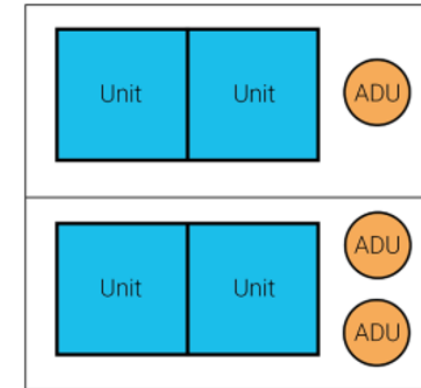
$(G1+G2+G3)/\text{Lot Frontage}$ must be no more than 60%
 $(D1+D2+D3)$ must not exceed 64 feet per frontage
Individual driveway width (D1) and shared driveway widths (D2+D3) shall not exceed 20 feet

Title 18 - ADUs

- Amendments to Chapter 18.27 – existing ADU chapter.
- Allows up to two ADUs per lot in conjunction with a principal unit per state law.
- 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.
- The draft code does not require that properties meet a minimum lot size to qualify for an ADU.



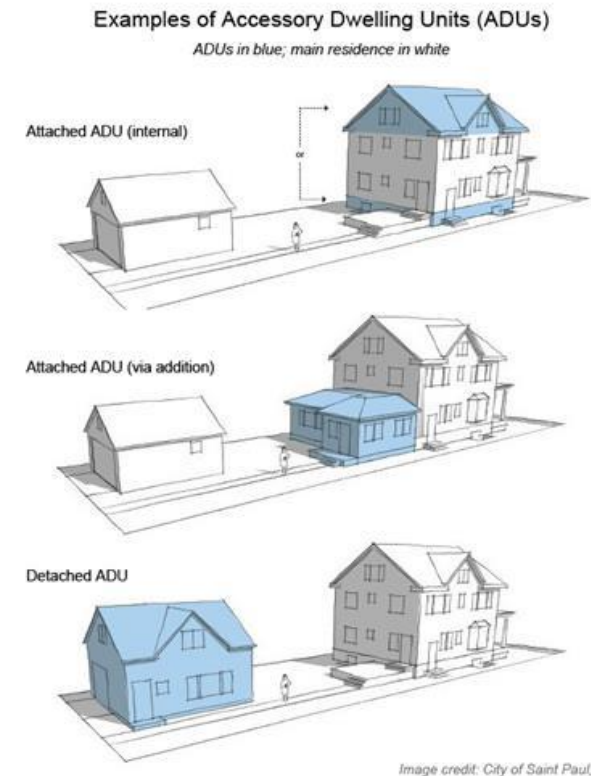
ADUs are counted towards unit density
Either 2 units are allowed OR
1 unit and 2 ADUs are allowed



ADUs are not counted towards unit density
Up to two ADUs are allowed whether one or two
primary units exist on a property

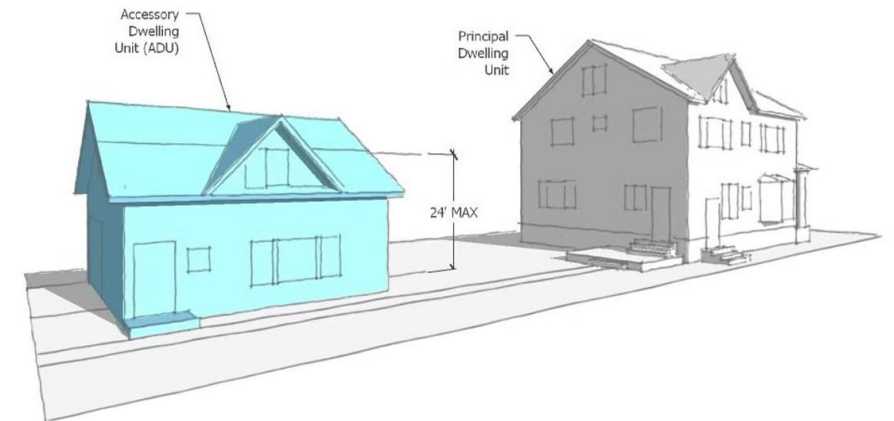
ADU Configurations

- The draft code allows ADUs in the following configurations and conditions:
 - Attached ADUs, such as in a basement, attic, or garage; or
 - Detached ADUs, which may be comprised of either one or two detached structures; or
 - A combination of one attached ADU and one detached ADU.
 - ADUs may be converted from existing legal accessory structures.
- No owner occupancy requirement (STRs)
- Individual ADUs can be conveyed separately as condominium units per Chapter 64.34 RCW or can be divided into unit lots.



Dimensional Standards and Parking

- 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.
 - Can also occupy a full floor of an existing building exceeding 1,000 sq. ft.
- **Height is limited to 24 ft.** for detached ADUs.
- **Setbacks**
 - 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.
- The draft code requires **one off-street parking space** per unit



Design and Privacy

- HB 1337 prohibits cities from imposing design requirements that are stricter than those that apply to principal units. The City is also proposing to move away from subjective design requirements.
- The draft code regulates design compatibility by requiring that ADUs incorporate at least two design elements featured in the principal unit.
 - 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
- ADUs would be required to be designed and located to minimize disruption of privacy and outdoor activities on adjacent properties. Strategies to accomplish this include:
 - Staggering windows and doors to not align with such features on abutting properties.
 - Avoiding upper-level windows, entries and decks that face common property lines to reduce overlook of a neighboring property.
 - Installing landscaping as necessary to provide for the privacy and screening of abutting property.
- Planning Commission feedback

Title 18 – Other Changes

- Chapter 18.03 – Definitions
 - Updates definitions for middle housing, ADUs, unit lot subdivisions, and adult family home to align with state law.
- Chapter 18.05 – Zoning Boundaries
 - Clarifies treatment when zoning boundaries bisect a lot. Owners may apply for development under either zone or split zoning. This change particularly applies to the North Shore Subarea where the adopted zoning map splits parcels into various zones.
- Chapter 18.07 – Use Tables
 - Various updates to accommodate middle housing with new reference to new Chapter 18.25 Middle Housing code. Also includes a change to allow automotive repair in the North Shore – Mixed Use zone in limited circumstances.
- Chapter 18.09 – Density and Dimensions
 - Revises front yard setback standards to encourage façade depth variation and reduce the visual prominence of garages along a street by providing for a setback reduction for non-garage portions of dwellings.
 - Provides for a density bonus in the MF-18 and HD-NS zones to encourage apartment development on larger sites and discourage development of detached single-family dwellings in zones intended for multi-family.
- Chapter 18.17 – Supplemental Development Standards
 - Revises accessory structure setback and fence height requirements to align with building code.
- Chapter 18.55 – Administration and Procedures
 - Amendments to permit processing and review timelines to comply with SB 5290. Type I reviews would need to be completed in 65 days, Type II reviews in 100 days, and Type III reviews in 170 days.

18.55

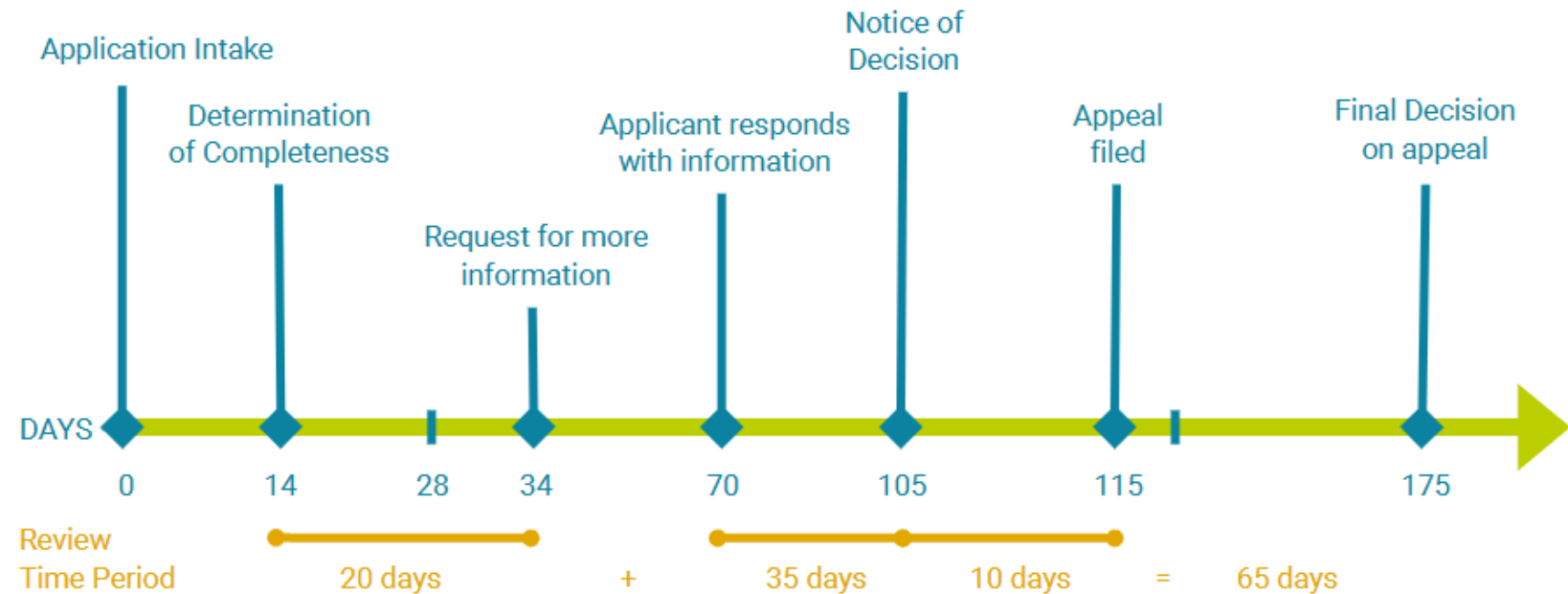
Administration and Procedures

- Various amendments to permit processing procedures in order to implement SB 5290 changes and clarify procedures and timelines.

	Type I	Type II	Type III	Type IV
Recommendation made by:	N/A	N/A	Director	Planning Commission
Final decision made by:	Director	Director	Hearing Examiner	City Council
Notice of application:	No	Yes, when consolidated review	Yes	Yes
Open record public hearing or open record appeal of a final decision:	No	Only if appealed, open record hearing before Hearing Examiner	Yes, before Hearing Examiner to render final decision	Yes, before Planning Commission
Closed record appeal/final decision:	No	No	No	Yes, or City Council may hold its own hearing
Judicial appeal:	Yes	Yes	Yes	Yes
Review Time Period	65 days	100 days	170 days	170 days

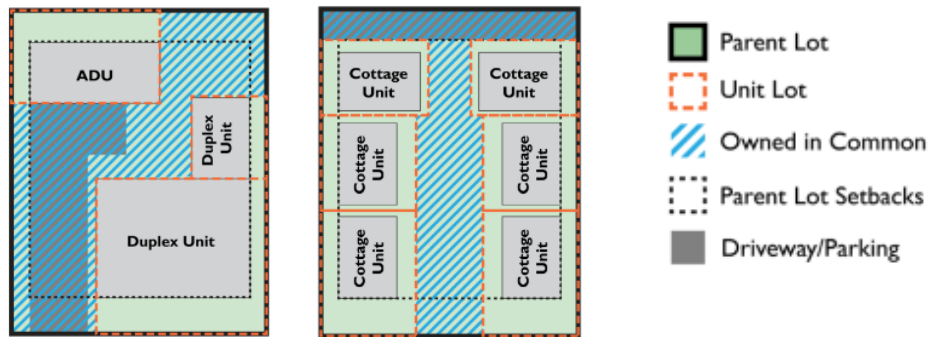
Review time periods

- Type I – 65 days
- Type II – 100 days
- Type III – 170 days



Title 17 – Land Development

- Chapter 17.09 – Short Subdivisions – Provides for new unit lot subdivisions required by state law, allowing middle housing, ADUs, or multi-unit detached developments to be subdivided into individual unit lots under a parent lot. Unit lots (also called child lots) are individual, sellable, legal lots of record with their own tax or parcel identification number.



- Chapter 17.19 – Design and Improvement Standards - Updates infrastructure standards for curbs, sidewalks, utilities, and street improvements. Removes redundancies between the code and design standards manual.

Title 16 – Environment

- Chapter 16.55 - Critical Aquifer Recharge Areas
- Revisions to critical areas requirements for critical aquifer recharge areas (CARAs).
- **Purpose statement**
 - The purpose of this chapter is to protect the public health and welfare by safeguarding critical aquifer recharge areas (CARA) and vital groundwater resources which provide drinking water. This chapter balances protection of groundwater resources with reasonable use of property by establishing performance standards, best management practices, and review procedures for development activities within CARAs.

Title 16 – Environment

- Clarification on which uses are exempt, prohibited, or permitted in CARAs and when Level 1 or Level 2 Hydrogeologic Reports are required based on vulnerability of aquifer to contamination.
- Additional performance standards for specific uses within CARAs to provide additional protection for CARAs.
 - Storage Tanks
 - Agricultural, Commercial, and Industrial Uses
 - Dry cleaners
 - Fuel dispensing
 - Hazardous materials
 - Metal Plating
 - Vehicle Repair

Title 2 – Administration & Personnel

- Chapter 2.15 Powers of the Hearing Examiner
 - Provide the Hearing Examiner the authority to include appeals of building and fire code interpretations under Title 15 and of any determinations delegated within the code to the Hearing Examiner or Board of Adjustment.

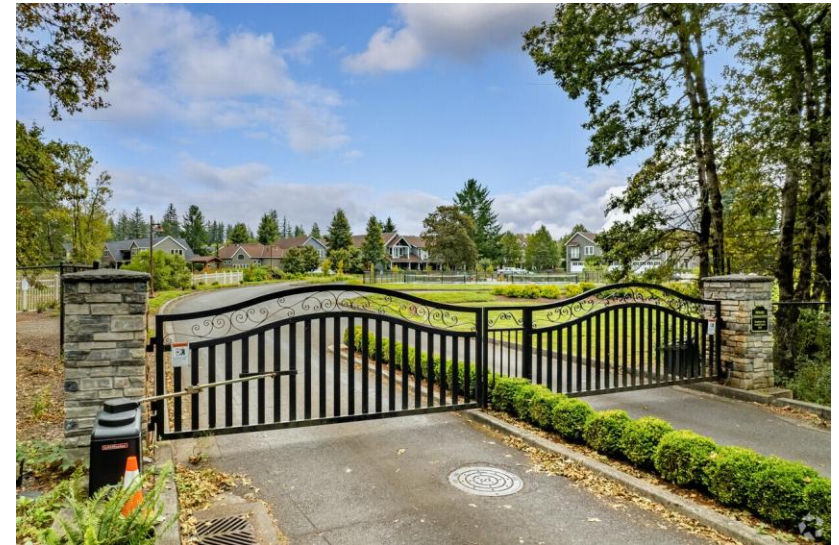


Title 8 – Health & Safety

- Chapter 8.06 Public Health, Safety, and Nuisances
- Update to building code citation under section related to pool maintenance.

Title 12 – Streets, Sidewalks, & Public Places

- Chapter 12.36 Gates and Other Barriers
 - Various changes to standards for gates or barriers restricting vehicular access to private streets and driveways.
 - Introduces two different categories of gates (A for commercial, B for residential)



Title 15 – Buildings and Construction

- Chapter 15.04 – Building Code
 - Adopts the latest state-adopted building, fire, mechanical, plumbing, energy, and specialty codes per RCW 19.27 and relevant WACs.
 - Adds or revises administrative provisions, such as new definitions relating to the Building Division, updated permit expiration rules, and revised provisions for refunds or fee adjustments.
 - Also provides for hearing examiner review of appeals in place of establishing an appeal board.
- Chapter 15.17 – Fire Sprinklers
 - Clarifies applicability to townhomes in addition to single-family and two-family residences.
 - Defines “substantial remodel”
 - Updates code citations to match current adopted state codes.

Next Steps

- Planning Commission Hearing – November 18
- City Council Hearing – December 1
- City Council Ordinance Adoption – December 15

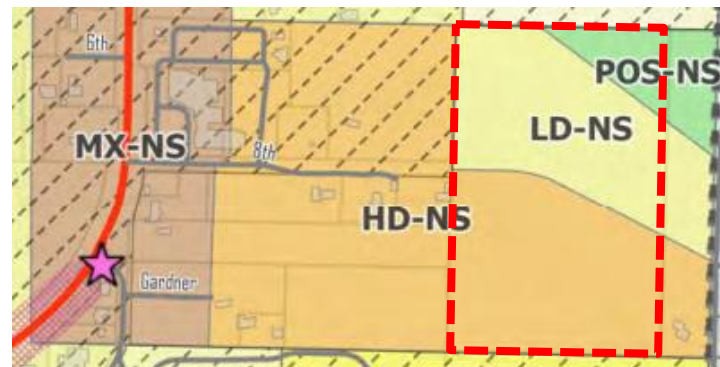


18.05.030

Zoning Boundary Determination

Clarifies treatment when zoning boundaries bisect a lot. Owners may apply for development under either zone or split zoning.

Where a district boundary line, as shown on the zoning map, divides a lot in single ownership at the time of passage of the code, the property owner may elect to apply the zoning district classification that has been applied to greater than fifty percent of such lot ~~shall apply to the entire lot or to utilize~~ the zoning district classifications as they apply to each portion of the lot, consistent with the zoning map.



18.07.030-040

Land Use Tables

- Various updates to accommodate middle housing with new reference to new Chapter 18.25 Middle Housing code.
- A proposed change to allow automotive repair in the North Shore – Mixed Use zone in limited circumstances.
 - Auto repair “Permitted only on sites where automobile repair was previously established and where the existing site or building design, configuration, layout, or access makes it particularly suited for this use.”

18.07.030 Table 1—Commercial and industrial land uses.

Zoning Districts	NC	DC	CC	RC	MX	BP	LI/ BP	LI	HI	C- NS	MX- NS	ME- NS
Commercial Uses												
Automobile repair (garage) ⁶	X	P	C	P	X	P	X	P	P	C	X/ <u>P¹³</u>	P

Notes:

...

13. Permitted only on sites where automobile repair was previously established and where the existing site or building design, configuration, layout, or access makes it particularly suited for this use.

18.09.040-050

Density and Dimensions

- New change to allow for a residential front yard setback reduction of 5 ft. for non-garage portions of a dwelling.
- 2. ~~Garage setback is five feet behind the front of the dwelling.~~ The minimum front yard setback may be reduced by up to five (5) feet for the non-garage portions of a dwelling when any garage is set back the full minimum front yard distance required in the underlying zone. This allowance is intended to promote varied building facades and reduce the visual prominence of garages along the street.
- Provides a density bonus for apartment projects in multifamily zones (MF-18 and HD-NS) in order to encourage apartment development.
- 10. ~~Maximum building height for cottage style development shall be 25 feet.~~ To encourage apartment development on larger sites, properties that are five acres or larger and developed exclusively with apartment buildings may be developed at up to double the maximum allowed density for the zone.

18.17.040-050

Accessory Structures/Fences & Walls

- Removes minimum distance measurement for accessory structures.
 - G. Fire Protection. ~~Accessory structures placed less than six feet away from an existing building require fire protection of exterior walls according to the International Building Code~~Fire protection of accessory structures placed adjacent to an existing buildings shall be regulated based on WAC 51-51, the International Residential Code as adopted by the State of Washington.
- Allows 7 ft. fences without building permits.
 - B. Permits. If a fence or wall is over ~~six~~seven feet high then a building permit will be required,~~and the fencing/wall must meet required setbacks.~~
 - C. Heights and Location.
 1. Fences/walls not more than six feet in height may be maintained along the side yard or rear lot lines fully within the property; provided, that such wall or fence does not extend into the front yard area. The height of the fence/wall shall be measured from the finished grade.
 2. A fence/wall shall not exceed forty-two inches high in the front yard. The front yard area is the distance between the front property line and the nearest point of the building specified in the zone districts under this title.
 3. Fences or walls greater than six feet in height must meet required setbacks.