

	HB 1337 Regulations	Current Camas Code	Comply with HB 1337?	Possible Solutions
1	Fees may not exceed 50% of primary dwelling.	25%-internal or 35%-external	Yes	N/A
2	ADUs may be detached.	Allows for internal, attached, or detached.	Yes	N/A
3	Allow ADUs on lots that meets min. lot size for the zoning.	No restriction on lot size for ADUs.	Yes	N/A
4	Allow existing structures to be converted into ADUs.	Existing structures may be converted if ADU code is met.	Yes	N/A
5	Cannot require more than one parking space on lots smaller than 6,000sf.	Requires up to one parking space if no on street parking is allowed.	Yes	N/A
6	Cannot require more than two parking spaces on lots greater than 6,000sf.	Requires up to one parking space if no on street parking is allowed.	Yes	N/A
7	Height cannot be limited to less than 24 ft, unless limit for primary dwelling is less than 24 ft.	Maximum height of 25ft.	Yes	Option 1 - No changes Option 2 - Reduce height limit to 24 ft.
8	Cannot require off-street parking if within 1/2 mile of major transit stop.	No major transit stops.	N/A	N/A
9	Allow zero lot line for ADUs along a public alley, unless city plows snow on alley.	5 ft rear/side setback, or 20 ft to a side lot line along a flanking street of a corner lot.	No	Allow of zero lot line detached ADUs along public alley's.
10	Cannot require owner occupancy.	Requires owner occupancy of either ADU or primary dwelling.	No	Delete owner occupancy requirement.
11	Allow for ADUs to be sold as a condo.	Does not regulate condo ownership or address in code.	No	Add language to allow for ADU condos.
12	Not require public street improvements with ADU permit.	Case by case basis.	No	Not require public street improvements with ADU.
13	Two ADUs per lot.	Limited to one ADU per lot.	No	Allow for two ADUs.
14	Max floor area cannot be less than 1,000 sf.	Up to 40% of primary dwelling sf.	No	Limit size to 1,000sf.

15	Cannot impose more restrictive standards (setbacks, yard coverage, tree retention, entry door location, design) than that of the primary dwelling. Standards need to be objective.	Subjective design standards and entry door location requirements.	No	Option 1 - Delete front door entry requirement. Option 2 - Delete Architectural Standards (18.27.050.G). Option 3 - Adopt objective design standards that require compatibility and are not more restrictive than primary dwelling. Option 4 - Add privacy requirements.
----	---	---	-----------	---