

# CMC 18.27 – Accessory Dwelling Units (ADUs)

Planning Commission Public Hearing  
September 17, 2019

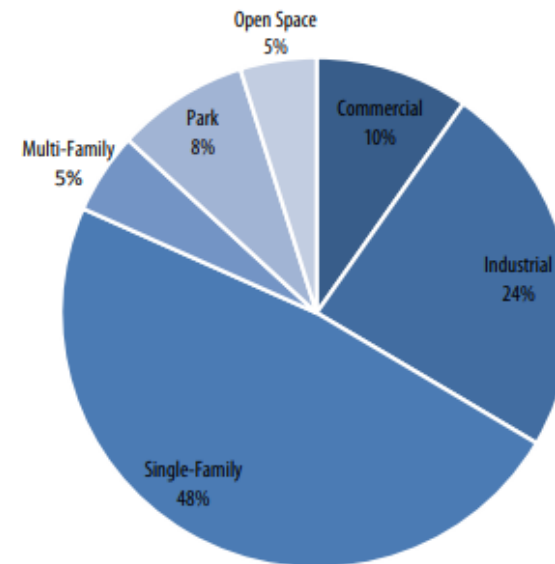
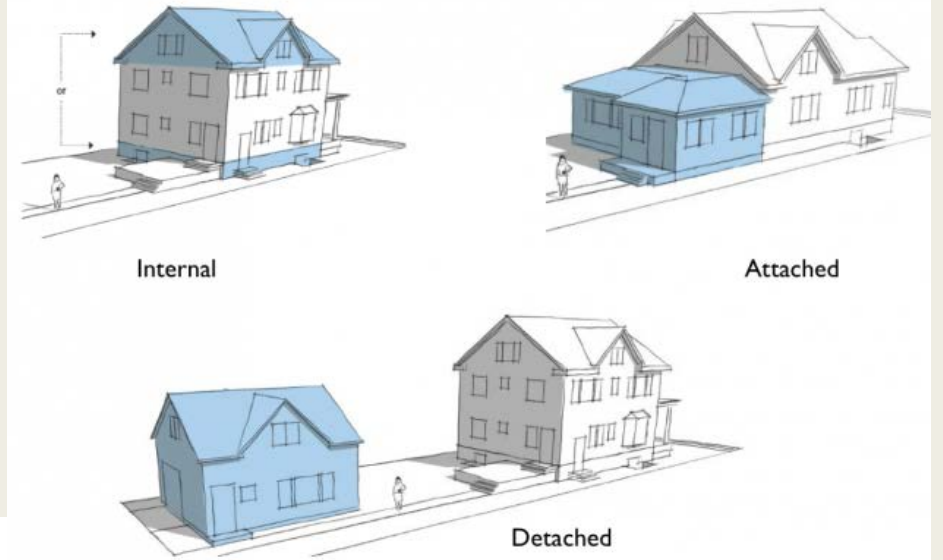
# Overview

- Review Memo and Option 1 & 2
- Impact fees and utility fees
- Photos of ADUs in Camas
- Chart comparing other jurisdictions

# Summary

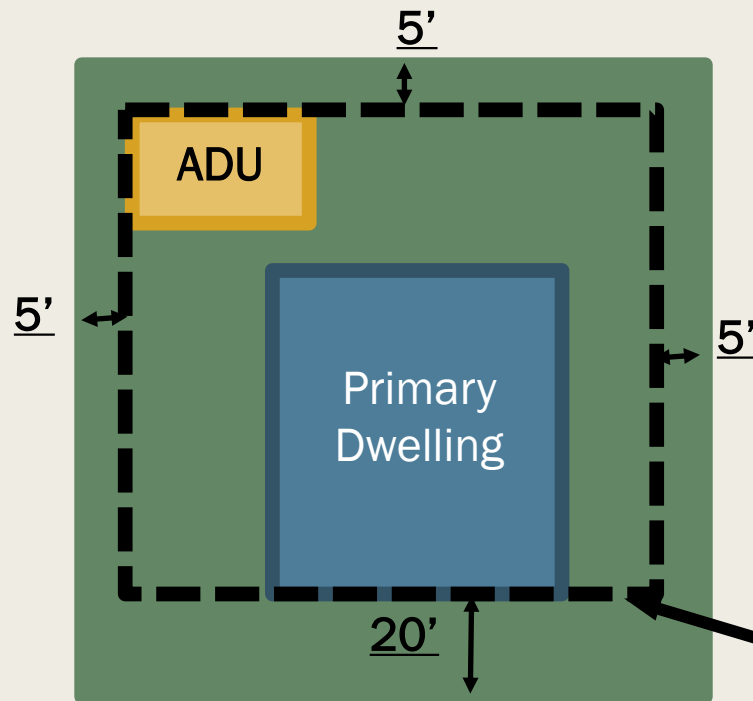
- ADUs provide affordable housing
- Create housing options for adult children or aging family within close proximity
- Diverse housing choices

## What is an ADU?



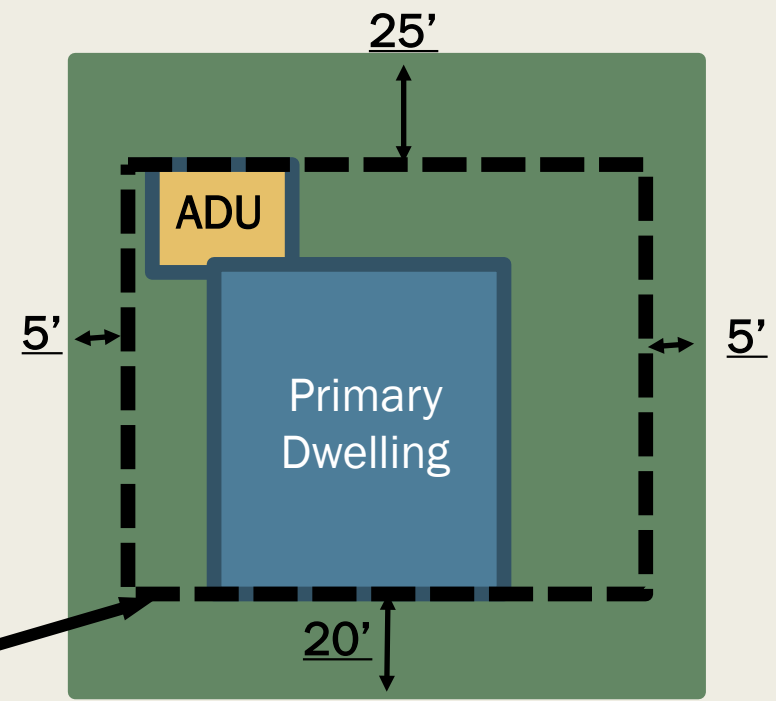
# Option 1 (staff recommendation)

Detached ADUs:  
Same setbacks (rear & side) as an  
Accessory Structure.



Detached ADU

Attached ADUs:  
Same setbacks (rear & side) as  
Primary Residence.

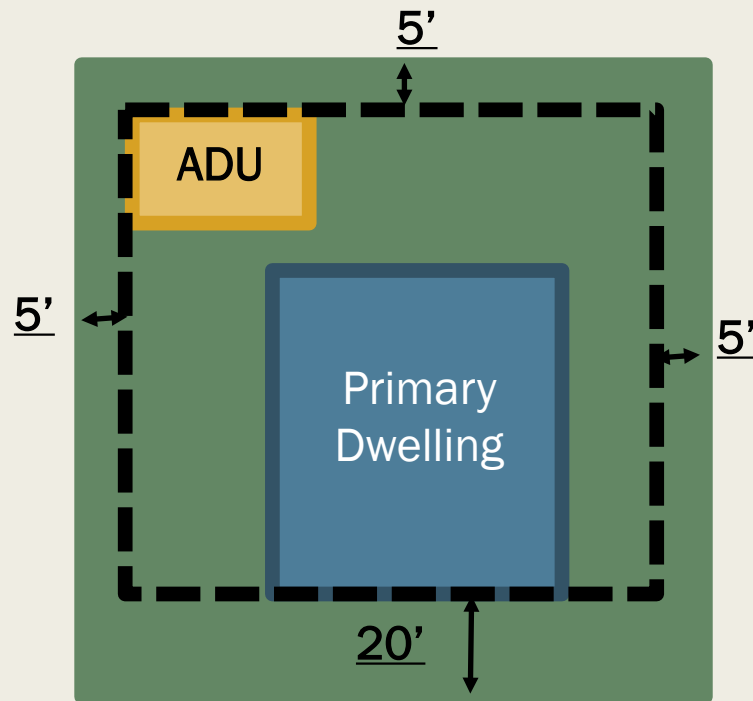


Attached ADU

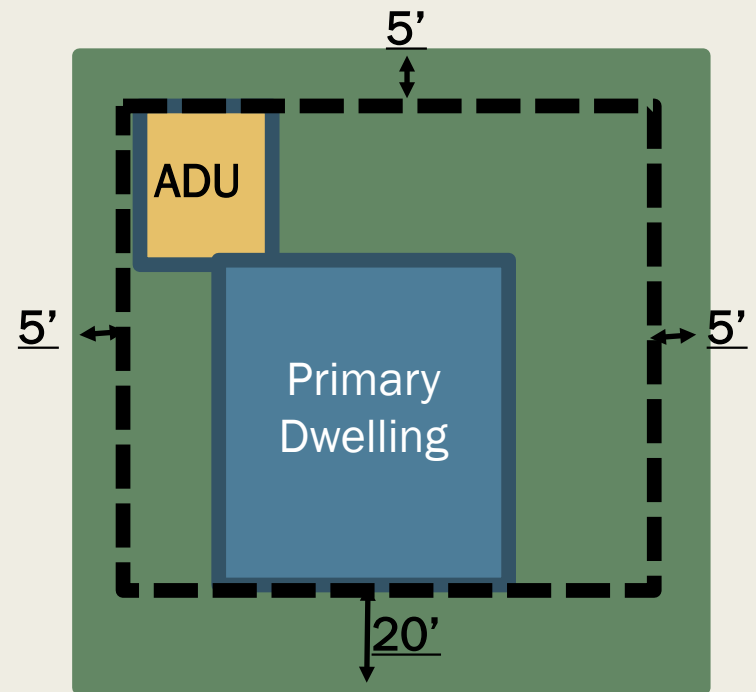
Front  
building  
line

# Option 2

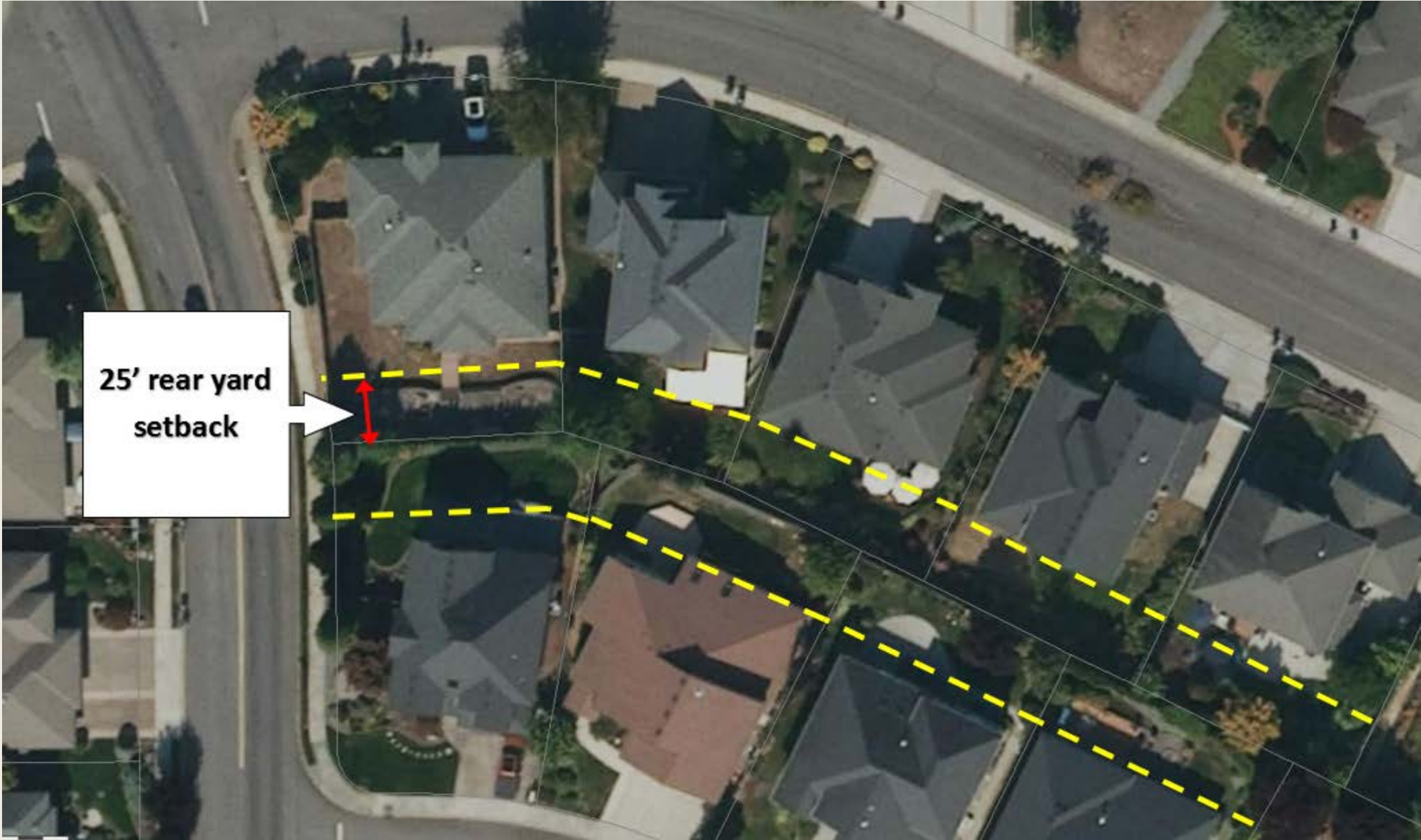
Detached/Attached ADUs:  
Same setbacks (rear & side) as an  
Accessory Structure.



Detached ADU



Attached ADU



**25' rear yard  
setback**

SCHOOL IMPACT FEES				
BUILDING TYPE	CAMAS	EVERGREEN	WASHOUGAL	
Single Family Detached	5,371	6,100	5,600	
Multi-Family	5,371	7,641	5,800	
<i>Accessory dwelling units shall be subject to impact fees at the following rates: 25% of the single family rate for internal conversions, and 35% for external conversions.</i>				
TRAFFIC, PARK/OPEN SPACE, AND FIRE IMPACT FEES				
BUILDING TYPE	TIF North District	TIF South District	PARK/O.S.	FIRE
Single Family Detached	8,653	3,294	4,500	.20 psf
Apartment/Duplex/Townhome (per DU)	5,798	2,207	4,500	.20 psf
Accessory Dwelling Unit (Interior)	2,163	824	-0-	-0-
Accessory Dwelling Unit (Exterior)	3,029	1,153	-0-	.20 psf
Commercial	Calculated		Calculated	.40 psf
WATER SYSTEM DEVELOPMENT CHARGES AND FEES				
WATER SYSTEM DEVELOPMENT CHARGES <sup>2</sup>			WATER CONNECTION FEES	
METER SIZE/TYPE	South District	North District	COST	
3/4"	6,044	7,310	394	
1"	10,373	12,183	438	
1.5"	20,145	24,365	837	
1.5" Turbine	20,145	24,365	1,056	
2"	32,232	38,948	2,040	
3"	64,464	77,968	Meter purchased and installed by Developer	
4"	100,725	121,825	Meter purchased and installed by Developer	
6"	201,450	243,650	Meter purchased and installed by Developer	
8"	322,320	389,840	Meter purchased and installed by Developer	
SEWER SYSTEM DEVELOPMENT CHARGES <sup>1,2</sup>			MISCELLANEOUS FEES	
METER SIZE	South District	North District		
Residential	2,493	4,420	STEP/STEF Inspection	170
Commercial 3/4"	3,740	6,630	Encroachment (Under \$1,500 Value)	33
Commercial 1"	6,234	11,050	STEP/STEF RE-Inspection	77
Commercial 1.5"	12,467	22,101		
Commercial 2"	19,948	35,361		

Notes:

- Rates apply to Commercial I customers. Rates for Industrial and Commercial II (higher than average flow or strength) are calculated by the Public Works Director
- Some building sites will have water or sewer latecomer fees in addition to the fees noted above

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## ADU Regulations

City:	<i>Camas</i>	<i>Bonney Lake</i>	<i>Bellingham</i>	<i>Vancouver</i>	<i>Portland</i>
<b>Population:</b>	22,449	17,374	87,574	174,826	639,863
<b>Zoning:</b>	All Residential	All lots with SFR	All SF Residential	All Residential	All Residential, Commercial, and Central Employment zone.
<b>Min. Lot Size:</b>	5,000 sf	-	5,000 sf if detached	-	-
<b>Entrance:</b>	Only one entrance allowed on front façade.	Only one entrance allowed on front façade.	Any side	-	Only one entrance allowed on front façade if attached.
<b>Floor area:</b>	Not exceed 40% of primary unit living area.	Not exceed 40 % or 1,200 sf of total primary unit.	Not exceed 66% of living area or 800 sf, whichever is less.	Not exceed 50% of living area or 800 sf, whichever is less.	Not exceed 75% of living area or 800 sf, whichever is less.
<b>Height:</b>	Detached: 25'	Detached: 18'	20'	25'	20' if outside setbacks, 15' if inside setbacks.
<b>Bedrooms:</b>	1	-	2	-	-
<b>Owner Occupancy:</b>	At least 6 mo/yr.	At least 6 mo/yr.	Yes	No	-
<b>Parking:</b>	1	1 bed = 1, 2 bed = 2.	Not required if new curb cut needed.	0	0
<b>Setbacks:</b>	Front yard: 40'	-	Underlying Zone	Underlying Zone	Detached: 40' front yard
<b>Water Service:</b>	Must connect to public water	-	Shared or Separate	-	Separate
<b>Sewer Service:</b>	Must connect to public sewer	-	Shared or Separate	-	Shared or Separate

# Recommendation

Make a motion to forward the amendments to CMC Chapter 18.27 in Attachment 1 and Option 1 to City Council for adoption.

Questions?