



## MEMORANDUM

Minor Amendments to Camas Municipal Code  
Chapter 18.27 - Accessory Dwelling Units  
File# MC19-04

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TO Bryan Beel, Chair  
Planning Commission

FROM Madeline Sutherland, Assistant Planner

DATE September 17, 2019

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### Summary

Since the Planning Commission Workshop on August 19<sup>th</sup>, it was brought to staffs attention that by striking out the forty foot front yard setback requirement per CMC 18.27.040(B)&(C), ADUs could potentially be built in front of a primary residence if the residence was pushed towards the back of the lot behind the minimum front yard setback. Therefore staff has proposed the two options below to prevent the construction of ADUs in front of the primary residence.

1. **Option 1-** A detached ADU shall comply with minimum rear and side yard setbacks of five feet. An attached ADU shall comply with the same minimum rear and side yard setbacks as the primary residence. All ADUs shall not project beyond the front building line.
2. **Option 2** – All ADUs shall comply with minimum rear and side yard setbacks of five feet and cannot project beyond the front building line.

Staff is recommending Option 1 because detached ADUs are similar to an accessory structure as they both are subordinate to the primary residence, therefore they should comply with the same setbacks. Accessory structures require a minimum five foot rear and side yard setback. Attached ADUs are similar to additions of a primary residence because both are connected to the residence and enlarge the footprint of the primary residence therefore attached ADUs should comply with the same setbacks as the residence it is attached to. To avoid ADUs in the front of a residence, language has been added to prevent ADUs beyond the front building line.

### Recommendation

Staff recommends the Planning Commission conduct a public hearing, accept testimony, deliberate, and make a motion to forward the amendments to CMC Chapter 18.27 in Attachment 1 and Option 1 to City Council for adoption.

## **Option 1**

### Chapter 18.27 - ACCESSORY DWELLING UNITS

#### 18.27.050 - Development standards.

CD. Conformance to Zoning. The addition of an accessory dwelling unit shall not make any lot, structure or use nonconforming within the development site. An accessory dwelling unit shall conform to existing requirements for the primary residence, ~~including, but not limited to, lot coverage, front, side, and rear yard setbacks unless stated otherwise in this chapter.~~ Building height is limited to twenty-five feet for a detached ADU. Building height requirements of the underlying zone apply to the ADU for internal conversion, or structural addition to the existing primary dwelling.

D. ~~Placement. An accessory dwelling unit shall not project beyond the front building line. A detached ADU shall not be located closer than five feet to a side or rear lot line, or not closer than twenty feet to a side lot line along a flanking street of a corner lot.~~

E. ~~Outbuilding Size. For purposes of this section, an accessory structure (such as a garage or other outbuilding, but not a detached accessory dwelling unit) which contains an accessory dwelling unit may not cover more than ten percent of the total site area.~~

## **Option 2**

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