



STAFF REPORT

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

<u>TO</u>	Bryan Beel, Chair Planning Commission
<u>FROM</u>	Madeline Sutherland, Assistant Planner
<u>DATE</u>	September 3, 2019

Summary

The Camas Comprehensive Plan supports and encourages a variety of housing types to provide choice, diversity and affordability. Accessory dwelling units (ADUs) align with the Housing Goals and Policies of the Comprehensive Plan.

Staff has researched accessory dwelling unit requirements in other jurisdictions, compared them to Camas's regulations and have proposed edits. The proposed minor amendments to Chapter 18.27 Accessory Dwelling Units of the Camas Municipal Code (CMC) include updates to encourage the construction of ADUs.

The proposed Accessory Dwelling Unit amendments are provided with the one attachment: Attachment 1 shows the draft changes as strike-through text or underlined.

Chapter 18.27 – Accessory Dwelling Units

Section 18.27.010(E) – Purpose.

The purpose reflects the overall intent of the chapter. The sentence proposed to be added is from the City of Vancouver's Code. Many single family homeowners are concerned that ADUs could cause unwanted impacts to the neighborhood character. By adding this sentence, it ensures staff will take into consideration the impacts an ADU could potentially have on the character of the neighborhood when reviewing an ADU application.

Section 18.27.020 – Scope.

The City of Portland allows ADUs in any zone that currently has a residence. Camas's code restricts ADUs to single-family and multi-family zones although residential uses are permitted in other zones. Single

family residential is permitted in mixed use, however ADUs are not permitted in Mixed Use zoning. ADUs are proposed to be permitted in all zones where residential uses are permitted.

Section 18.27.030 – Definition.

Staff is suggesting to add language from the City of Vancouver’s Code because it gives a well-rounded definition of an ADU instead of repeating other sections.

The language that is stricken repeats the purpose and scope sections and does not comply with the changes in other sections staff is proposing. Therefore staff has proposed to strike it out.

Section 18.27.040(B) - Establishing an accessory dwelling unit.

Staff does not think a 40 foot front setback for an internal or attached ADU is necessary. An example would be a garage or basement that does not extend 40 feet beyond the front property line. In this case, the property owner could not create an internal ADU.

Planning Commission recommended only striking out part of the sentence that refers to the forty foot setback instead of striking out entire subsection B, therefore additions will still be permitted as ADUs.

Section 18.27.040(C) - Establishing an accessory dwelling unit.

The City of Vancouver allows internal conversions to exceed 40% of the primary living space if the internal conversion is a garage or basement. However, Camas limits internal conversions to 40% of the primary living space, restricting the amount of space available for internal ADU conversions. An example would be if the garage took up 45% of the primary dwelling living space, the code would limit the internal conversion to 40%, and leave the remaining 5% unusable.

Section 18.27.040(E) - Establishing an accessory dwelling unit.

The building code requires a minimum of a six feet separation between two structures, therefore there is no need to require a ten foot separation between the primary residence and a detached ADU.

Section 18.27.050(B) – Development standards.

A detached ADU cannot exceed 40% of the primary dwellings living space. Each zone also has a maximum lot coverage percentage. The smaller the lot is, the smaller the lot coverage is, and the smaller the ADU can be. At some point a lot becomes too small to construct an ADU. Therefore there is no need for a minimum lot size an ADU to be constructed on.

Section 18.27.050(G) – Development standards.

Many cities do not have a maximum number of bedrooms regulation. If the ADU meets all the dimensional standards, there is no need to limit the number of bedrooms. It is very unlikely that there would be over two bedrooms in an ADU. This would allow for more than one person to live in the ADU.

Section 18.27.050(H) – Development standards.

There is no need to require off street parking for an ADU if there is existing on street parking. The cost to create an off street parking space is expensive and discourages residents from creating ADUs. The City’s goal is to encourage the growth of ADUs.

Section 18.27.050(K) – Development standards.

The code does not mention whether utilities can be connected or shared between the primary residence and the ADU. The City of Bellingham and the City of Portland allow shared or connected utilities. Therefore both options should be stated in this section for clarification.

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 to City Council for adoption.