

# *Clark County Housing Options Study and Action Plan*

## Middle Housing & Smaller Single Family Code Updates

NACCC | May 8, 2023





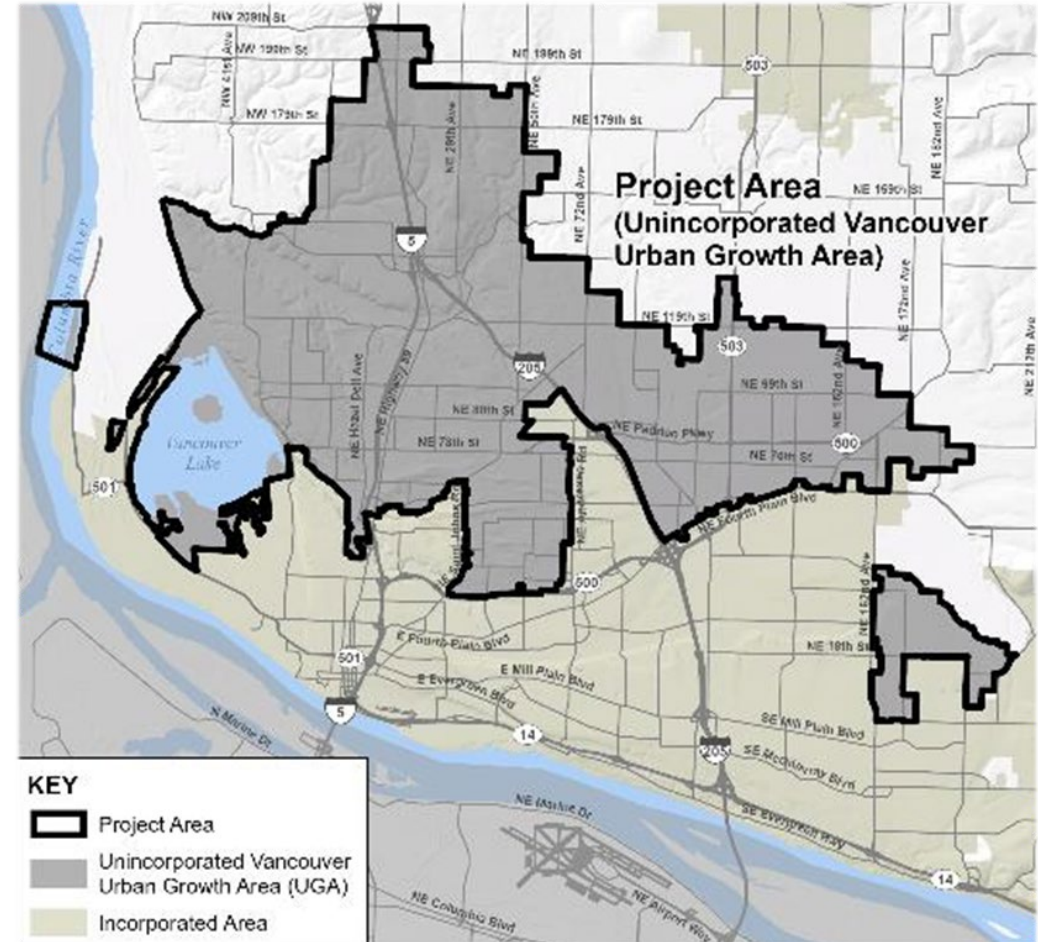
# AGENDA

- **Housing Options Study and Action Plan Overview**
- **Proposed Middle Housing & Smaller Single-Family Code Updates**
- **Review Schedule**
- **Questions and Comments**

# Housing Options Study and Action Plan

# Clark County Housing Options Study and Action Plan

- Understand local housing challenges in the Unincorporated Vancouver UGA
- Encourage creation of housing affordable to low and moderate-income households by:
  - Removing regulatory barriers and consider other strategies
  - Providing access affordable, quality, and flexible housing for future generations



# Housing Options Study and Action Plan

- Adopted May 2022
- Five housing objectives
- Implementation strategies that focus on:
  - Four topic areas
  - Three time frames
- Direction to staff to begin implementation of short-term, code-based strategies upon adoption:
  - **Batch 1: Middle housing & smaller single-family code updates**
  - Batch 2: Multi-family and affordable housing code updates (Fall 2023)



# HOSAP Key Findings

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**Housing is getting increasingly expensive in the VUGA.**

**From 2012-2019...**

**Wages**  
**+12%**

**Rents**  
**+23%**

**Avg. Home Sales**  
**Price Per Lot SF**  
**+95%**



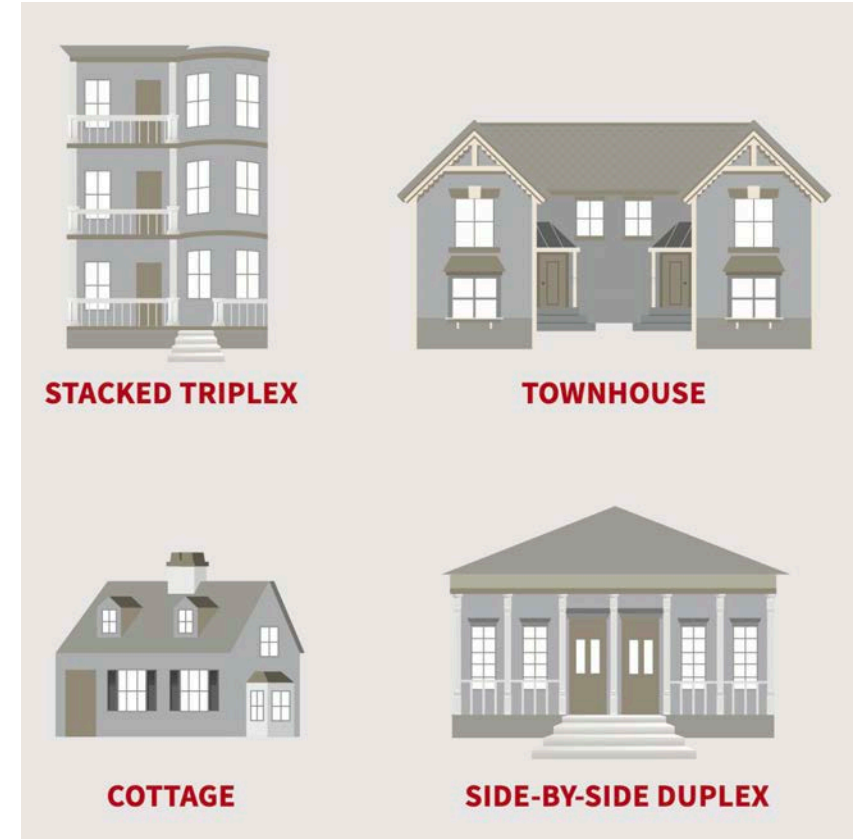
# Middle housing has unique benefits and responds to distinct needs in the County context:

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**Smaller Homes:** Can suit needs of smaller households

**Neighborhood Scale:** Can be built in low-density areas

**Less Expensive:** Can be attainable for medium-income households



# Alignment with State and County Planning

- **2025 Comprehensive Plan update**
- **2021 HB 1220** – Washington State Legislation Housing Laws

Projected housing needs for all economic segments

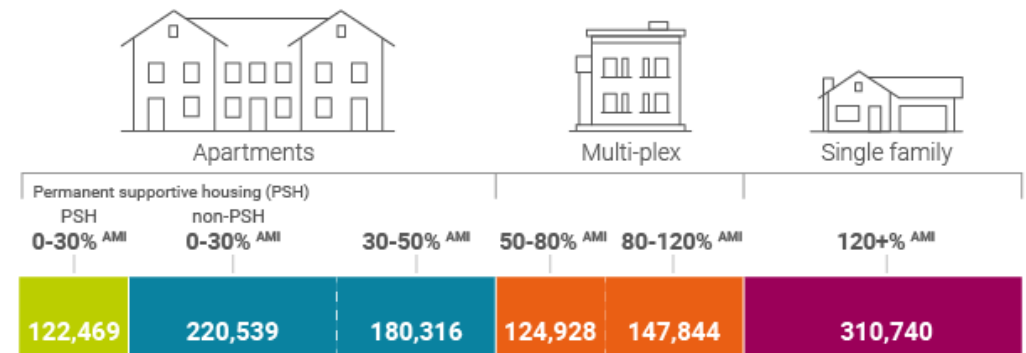
Provisions for moderate density housing options within UGAs

Review for adequate provisions for existing and projected needs for all economic segments

Examine racially disparate impacts

## State of Washington

Future housing needs broken down by area median income (AMI) groups



**1.1 Million** new homes will be needed in the next 20 years

In addition, there will also need to be:

**91,357** Emergency housing beds (temporary housing)

[Source: WA Dept. of Commerce](#)



# Implementation approach

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## 1. Technical Housing Code Forum Series

- Forum participants
- Code concepts
- Potential code language

## 2. Public Review and Comment of Draft Code Amendments

- Public meetings

## 3. Legislative Process for Adoption

- Planning Commission work sessions and hearings
- County Council work sessions and hearings

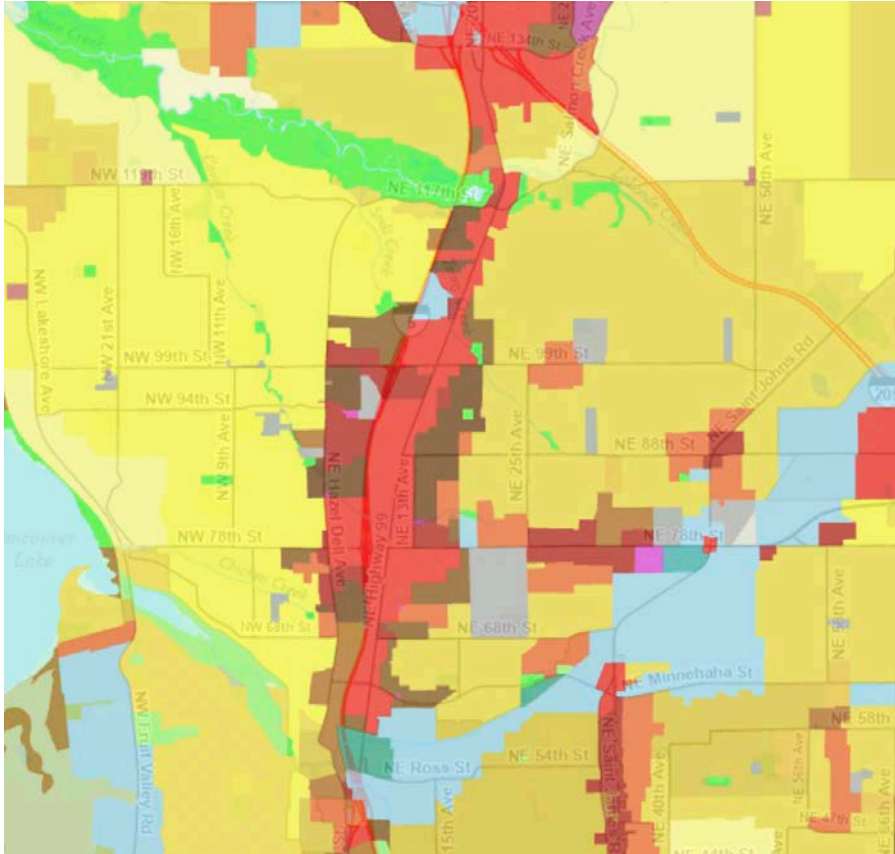
**Phase 1: Middle housing & smaller single-family code updates**

**Phase 2: Multi-family and affordable housing code updates (Fall 2023)**



# PROPOSED CODE CONCEPTS

# Zoning Basics



- Code updates focus on the existing low density urban residential zones:
  - R1-20 *Largest lot size, lowest density*
  - R1-10
  - R1-7.5
  - R1-6
  - R1-5 *Smallest lot size, highest density*
- No rezoning proposed with this project
- Zoning one tool among many to support more housing development



# Housing Types

## Single-family homes



## Accessory dwelling units (ADUs)



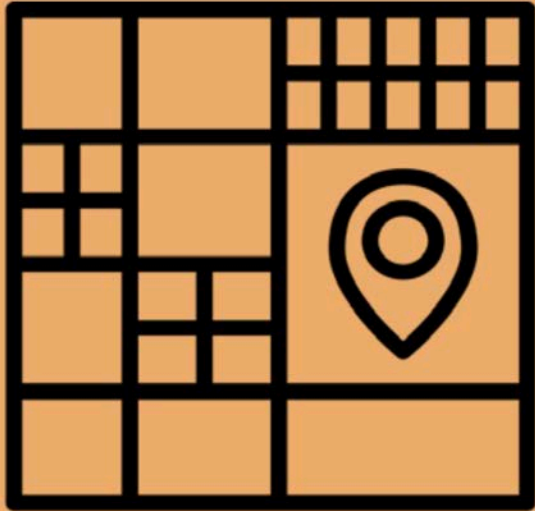
# Middle Housing

**Smaller, family-sized homes with multiple homes per lot**

- Duplexes
- Triplexes
- Quadplexes
- Cottage Clusters
- Townhouses



# Use Existing Land More Efficiently



- Decrease minimum lot sizes in existing residential areas for single-family homes to allow more homes to be built
- Modest decrease of 10-20%
- Corresponding adjustments to lot dimensions and maximum densities

# Proposed Lot Sizes for Middle Housing

	R1-20	R1-10	R1-7.5	R1-6	R1-5
Single-family home	16,000	8,500	6,500	5,500	4,000
Duplex	16,000	8,500	6,500	<del>10,000</del> 5,500	<del>8,000</del> 4,000
Triplex	--	--	6,500	6,000	5,000
Quadplex	--	--	8,000	8,000	8,000
Townhouse	4,000	3,000	2,000	2,000	2,000

# More Housing Variety in More Neighborhoods



- Expand duplexes, townhouses, and cottage housing to all zones
- Allow triplexes and quadplexes in select zones
- Allow new compact lot development in all zones
- Continue to permit ADUs in all zones

# Maintain Neighborhood Scale



- Set compatible lot sizes for middle housing options and single-family homes
- Use tiered lot coverage to support additional units
- Require compact lots, triplexes and quadplexes to balance living and parking areas along the street frontage

# Balanced Street Frontage

- Standards for compact lots, triplexes and quadplexes to require entryways and cap garages/driveways at 50% of front façade



# Clustered Development Options



- Refocus existing cottage housing option on more clustered development
- Introduce compact lot option for more traditional street-oriented development
- Reduce minimum size for PUDs

# Off-Street Parking Adjustments



- Prioritize room for housing by reducing parking **minimums**
  - Reduce cottage parking to one space per unit
  - Set duplex, triplex and quadplex parking at one space per unit
  - Shift guest parking for townhouses onto shared street parking

# Proposed Parking Minimums

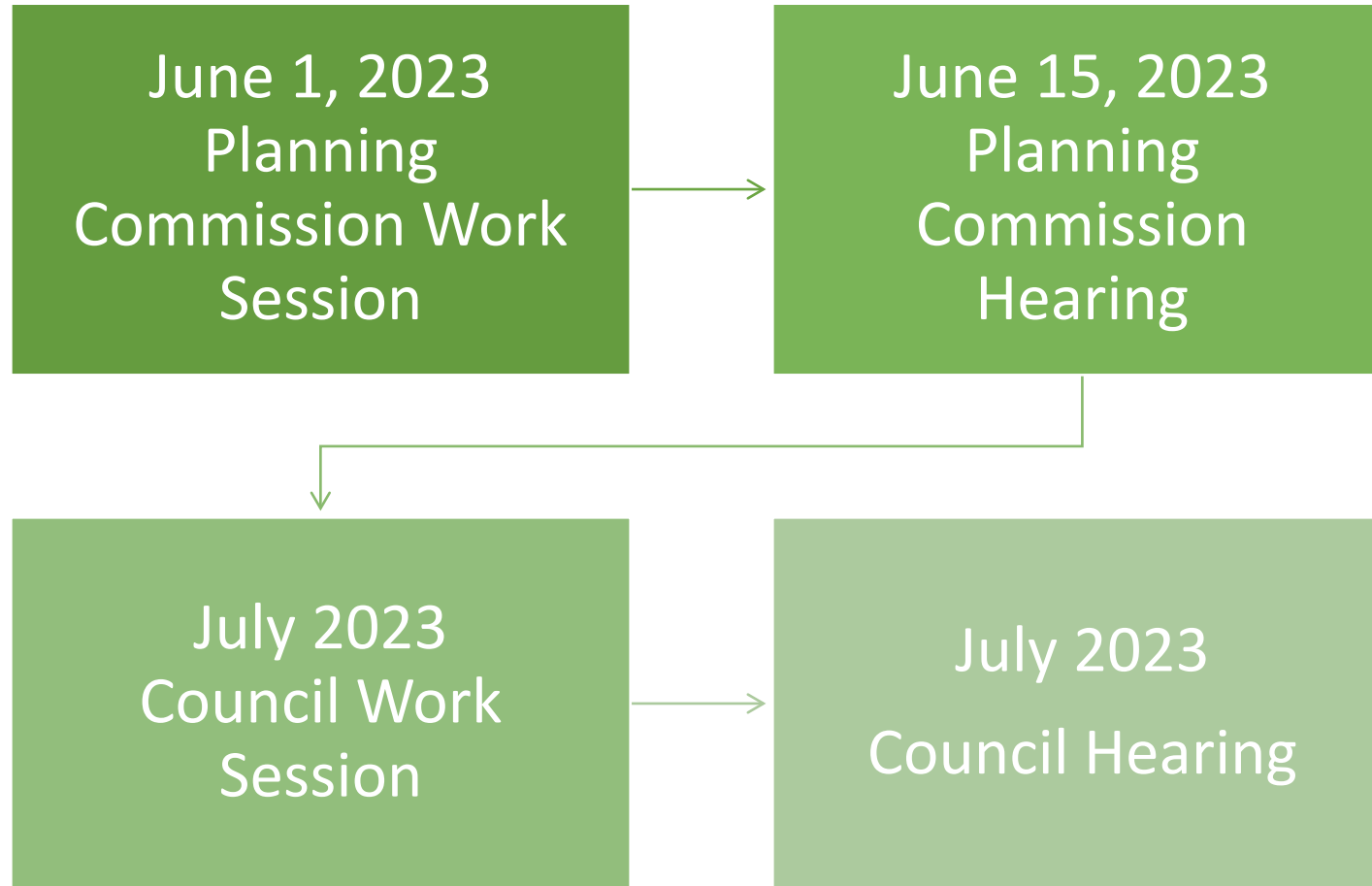
	Minimums
Single-family home	2 spaces/unit
Duplex	<del>2</del> <u>1</u> space/unit
Triplex	<del>2</del> <u>1</u> space/unit
Quadplex	<del>1.5</del> <u>1</u> space/unit
Townhouse	<del>2.5</del> <u>2</u> space/unit <u>1 space per 3 units guest parking</u>
Cottage dwelling	<del>1.5</del> <u>1</u> space/unit
Compact lot	<del>1.5</del> <u>1</u> space/unit <u>1 space per 3 units guest parking</u>
Accessory dwelling unit	<u>0</u> space/unit

# Streamline Permitting Processes

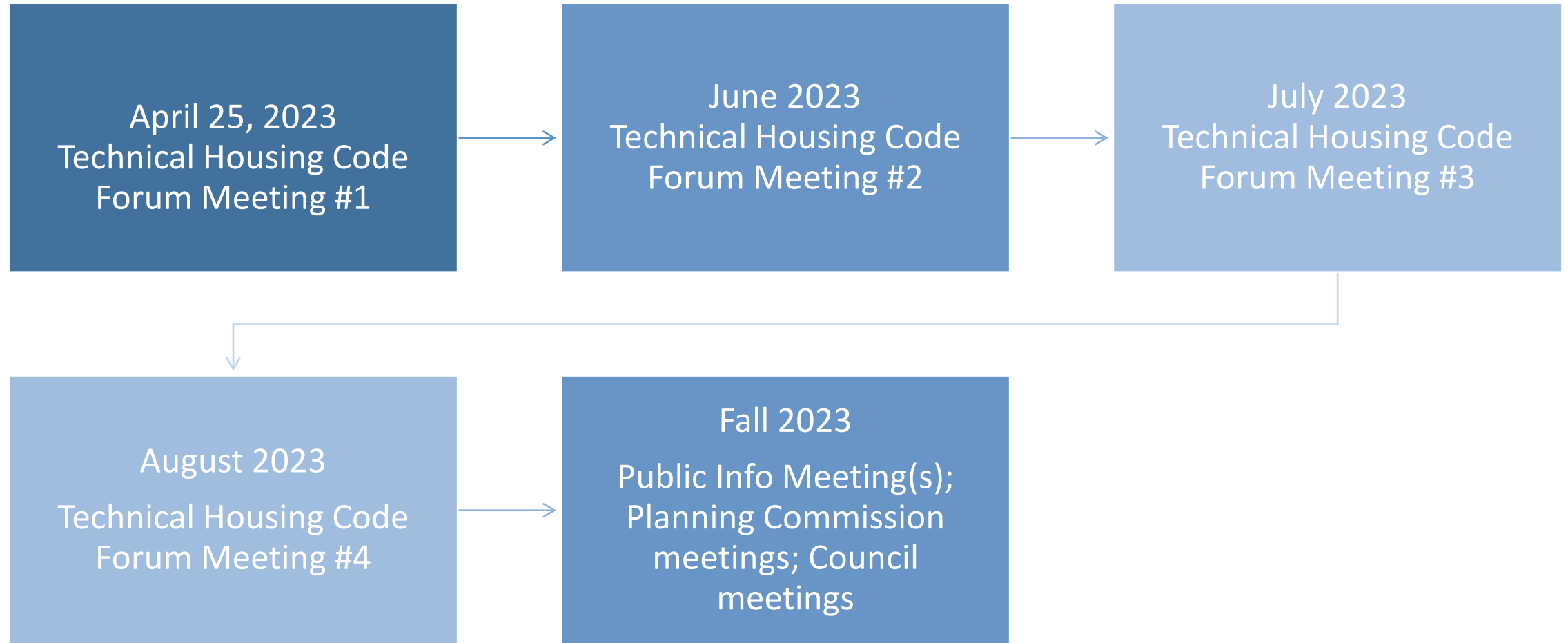


- Apply clear standards and non-discretionary reviews for housing
- Building-permit level review for single-family homes, ADUs, duplexes, townhouses
- Type I review for triplexes and quadplexes
- Type II site plan review for cottages, compact lots, and townhouse developments
- Separate subdivision review

# Next steps for Phase 1: Middle Housing/Small Single Family



# Next steps for Phase 2: Multi-family and Regulated Affordable Housing



# QUESTIONS?

Review code and provide additional comments:  
<https://clark.wa.gov/community-planning/housingoptions>

# Proposed Lot Adjustments

	R1-20	R1-10	R1-7.5	R1-6	R1-5
Average minimum lot sizes	<del>20,000</del>	<del>10,000</del>	<del>7,500</del>	<del>6,000</del>	<del>5,000</del>
	16,000	8,500	6,500	5,500	4,000
Average minimum lot width	100	<del>80</del> 70	50	<del>50</del> 45	<del>45</del> 40
Average minimum lot depth	100	90	90	<del>90</del> 80	65
Maximum lot coverage	50%	50%	50%	<del>50%</del>	<del>50%</del>
				55%	60%

*Any clarifying questions?*

# Proposed Housing Types

	R1-20	R1-10	R1-7.5	R1-6	R1-5
Single-family homes	P	P	P	P	P
Accessory dwelling units	P	P	P	P	P
Duplexes	<del>X</del> <u>P</u>	<del>X</del> <u>P</u>	<del>X</del> <u>P</u>	P	P
<u>Triplex &amp; quadplexes</u>	X	X	<u>P</u>	<u>P</u>	<u>P</u>
Townhouses	<del>R/A</del> <u>P</u> (2 units)	<del>R/A</del> <u>P</u> (2 units)	<del>R/A</del> <u>P</u> (4 units)	<del>R/A</del> <u>P</u> (4 units)	<del>R/A</del> <u>P</u> (4 units)
<u>Compact lot development</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Cottage housing	<del>X</del> <u>P</u>	<del>X</del> <u>P</u>	P	P	P

# Proposed Lot Coverage for Middle Housing

Maximum lot coverage	R1-20	R1-10	R1-7.5	R1-6	R1-5
Single-family home	50%	50%	50%	55%	60%
Duplex & ADU	50%	50%	55%	60%	60%
Triplex & Quadplex	--	--	60%	65%	65%
Townhouse	55%	55%	65%	65%	65%

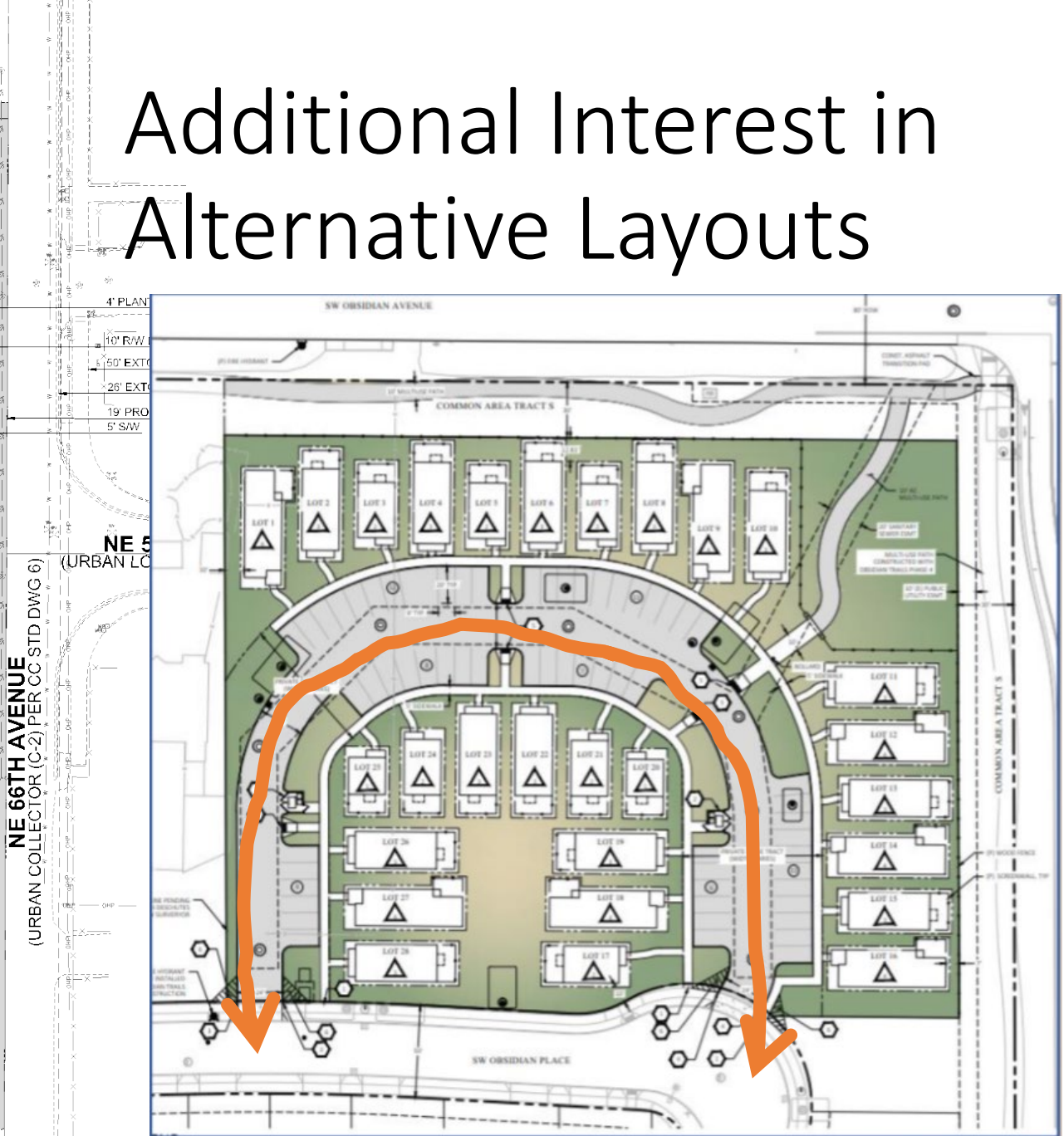
# “Traditional” Cottage Clusters



# Recent Cottage Project Proposal



# Additional Interest in Alternative Layouts



# Proposed Cottage and Compact Lot Standards

	Cottages	Compact Lots
Project Size	Clusters of 4-12 homes, no maximum	<3 acres
Density	2x underlying zone	2x underlying zone
Unit Size	Max 1,600 SF	none
Height	25 ft	35 ft
Open Space	Common open space Private yards optional	Private yards
Orientation	Homes facing common open space, street or pedestrian paths	Homes facing street, req'd street frontage elements

*Any clarifying questions?*