



CLARK COUNTY WASHINGTON

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COMMUNITY DEVELOPMENT

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MEMORANDUM

DATE: July 9, 2025

TO: DEAB

FROM: Brent Davis, Land Use Review Manager *BD*

SUBJECT: Applicability of Narrow Lot Standards to Compact Lots Developments

Staff's interpretation is that CCC 40.260.072.B.3 specifically refers to CCC 40.260.155.C. Note that the provision in CCC 40.260.072.B.3 does not say that compact lot developments shall also be subject to CCC 40.260.155 (which in the absence of the provision in question, would still apply to any qualifying lots) but specifically references the "narrow lot standards of Section 40.260.155", which are the development standards found in CCC 40.260.155.C.

Because compact lot developments have substantially reduced average minimum lot size standards for detached single family dwellings and the overall impact generally warrants review of the entire development under the narrow lot standards.

Narrow Lot Requirements

1. Site Plan requirements are the same regardless of interpretation of narrow lot standard applicability.
2. Parking standards will be revised within 18 mo. per SB 5184 and guest parking will no longer be required when the code amendments are adopted.
3. Street Trees-1 per lot minimum(on-site or in ROW) – grouping may be allowed for constrained lots.
4. Solid Waste Collection – Common area only if per lot collection is not feasible.
5. Sight distance triangles on corner lots and off-street guest parking can be excluded from density calculations.
6. Driveway Locations on the Site Plan – Corner and attached lots only unless detached, ADA compliant sidewalks are not provided.
7. All other narrow lot standards are optional.



For other formats, contact
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