

DEAB October 2, 2025

SB 5184 Overview of impact to County Code

Background

SB 5184, limiting local governments ability to require parking for new development became effective in late July. Staff has done a preliminary review of the impacts this bill could have on Title 40 of the Clark county Code. At this time it appears unlikely the Community Development will be leading the code amendment process.

Key issues

1. The bill amends RCW 36.01 as opposed to RCW 36.70A raising questions about the role of the Planning Commission in the County code amendment process.
2. A substantial re-write of CCC 40.340.010 will likely be required.
3. Revisions to parking standards in the Narrow Lot, Cottage Housing, and Manufactured Home Parks standards.
4. Review of parking standards in Hwy 99 Overlay and Mixed Use Standards.
5. Review of Site Plan Review thresholds based on parking requirements.
6. Review of SEPA Minor New Construction flexible categorical exemption threshold based on parking required for office, school, commercial, recreational, service or storage buildings.
 - a. Will Ecology amend the WAC (WAC 197-11-800(1)(d))?
7. Other Special Use Standards that need review"
 - a. Agricultural Stands and Markets
 - b. Coffee and Food Stands
 - c. Home Businesses
 - d. Rural ADUs
 - e. Retirement Housing
 - f. Staffed Residential Homes
 - g. Bed and Breakfast Establishments
 - h. Parks
 - i. RV Parks
 - j. One-time event parking (CCC 5.32.170)
8. SB 5184 does not affect ADA or EV charging requirements
9. Some questions about interpretation of the statute:
 - a. Units in duplexes/triplexes/quadplexes (single or multifamily)?
 - b. Lodging allowed in residential districts (single family/multi-family, or commercial)?
 - c. Is outdoor seating "commercial space?"
 - d. Is the commercial space exemption per structure or per development?
 - e. Does the statute apply to parks, and public or private schools?
 - f. Is the exemption for religious organizations consistent with Federal law?