



# INNOVATIVE HOUSING

## Community Planning

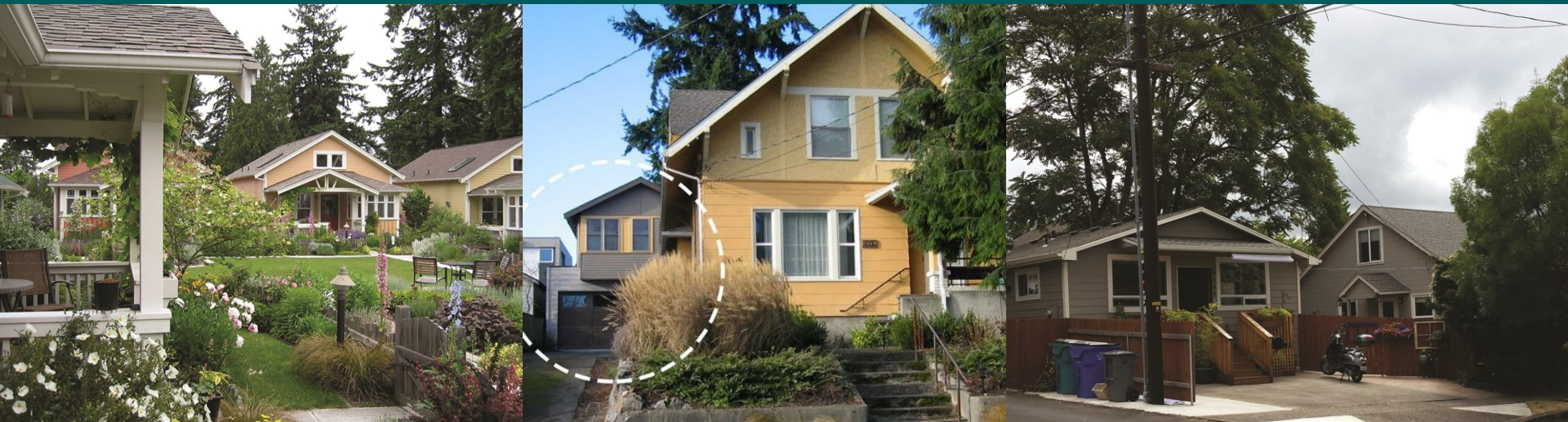
October 25, 2017

October 26, 2017

## Community Meeting

Luke Jensen Sports Park, Vancouver

Battle Ground Community Center



# Agenda

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- Background
- Innovative housing
  - Urban cottage housing development
  - Urban accessory dwelling units
  - Rural accessory dwelling units
- Questions and discussion

# Background

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Why are innovative housing types in the news?

- Affordable housing challenges
- Change in demographic trends
- Unmet need

# Cottage housing development

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## **Definition:**

Cottage housing is a grouping of small, single-family detached dwellings clustered around a common area and developed with a coherent plan for the entire site.

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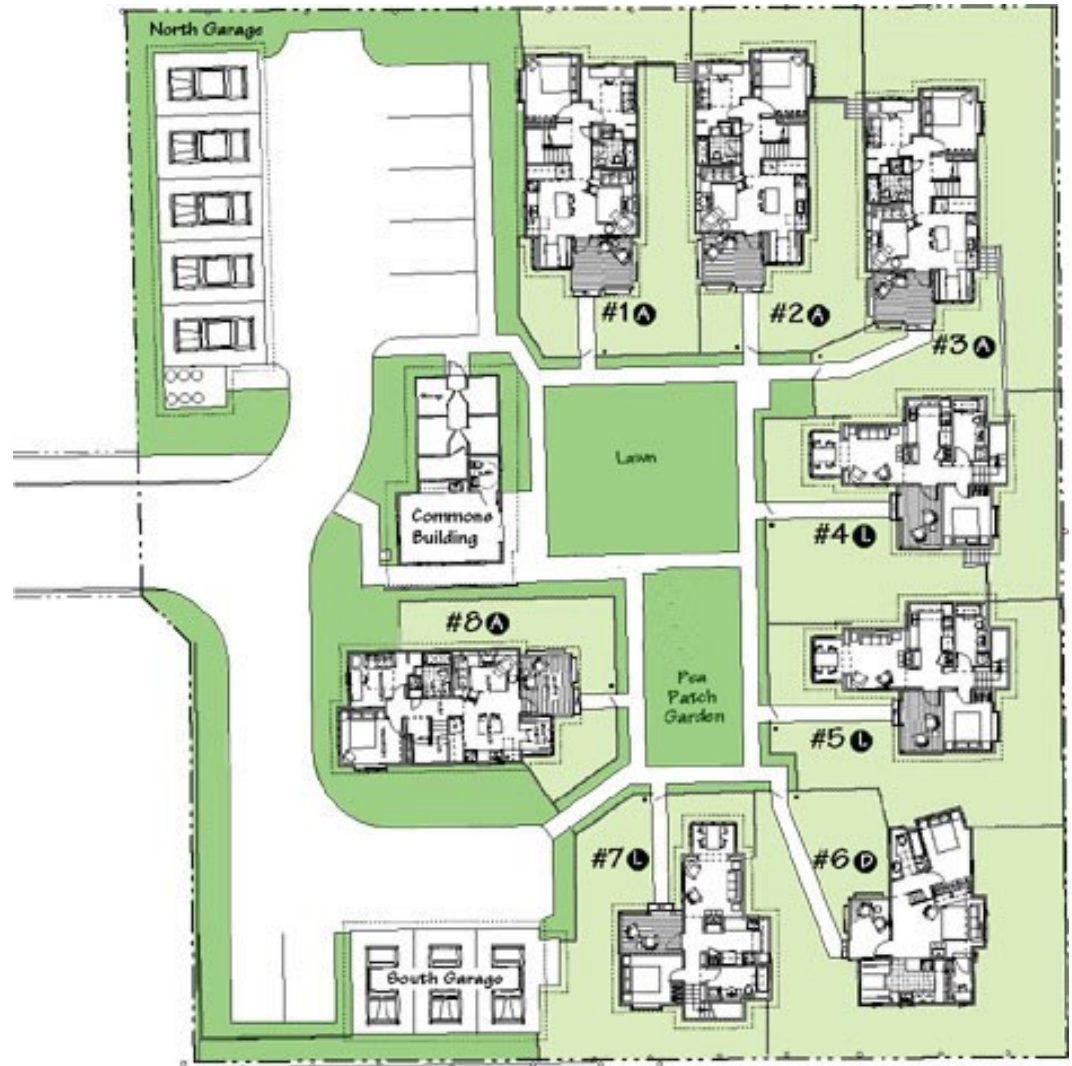
**Greenwood Avenue Cottages - Shoreline, WA**



# Cottage housing development

Greenwood Avenue  
Cottages  
Shoreline, Wash.

- Site size: .8 acre
- No. homes: 8
- Sq. ft./unit: 768-998





**Wyer's End - White Salmon, WA**



# Cottage housing development

Wyer's End  
White Salmon, Wash.

- Site size: 2.4 acre
- No. homes: 28
- Sq. ft./unit: 650-1,600







**Inglenook – Zionsville, IN**



# Cottage housing development



Inglenook, Zionsville, IN

- Site size: 17 acre
- No. homes: 48
- Sq. ft./unit: 1,700

# Cottage housing development

First Floor:



Second Floor:



First Floor:

|           |             |
|-----------|-------------|
| Porch     | 10.0'x12.0' |
| Living    | 13.5'x12.5' |
| Dining    | 8.0'x11.5'  |
| Kitchen   | 15.5'x10.0' |
| Laundry   |             |
| Bath 1    | Full        |
| Bath 2    | Half        |
| Bedroom 1 | 11.5'x10.5' |
| Garage    | Two-car     |

Second Floor:

|           |             |
|-----------|-------------|
| Bedroom 2 | 13.0'x14.0' |
| Bedroom 3 | 13.5'x13.0' |
| Bath 3    | Full        |

Basement:

Option to finish



# Cottage housing development

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## **What's changing?**

- Proposal to change the minimum sq. ft. from:  
500 sq. ft. to 150 sq. ft.
- Proposal to change the maximum sq. ft. from:  
1,200 gross floor area to 1,600 gross floor area  
800 main floor to 1,200 main floor

# Urban Accessory dwelling units

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## **Definition:**

An Urban Accessory Dwelling Unit (ADU) is an additional smaller, subordinate dwelling unit on a lot with, or in, an existing or new house.

The ADU can be an attached or detached dwelling unit that provides for a greater range of housing types in single-family and multifamily residential districts while protecting the character of the residential neighborhood.

# Urban Accessory dwelling units

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## Definition:

- **Attached ADU** - means sharing a common wall or walls that separate interior occupant space or attached garage space on separate lots.
- **Detached ADU** – means physically separated.





**Attached accessory dwelling unit - Basement**



**Detached accessory dwelling unit -Vancouver, WA**





**Detached accessory dwelling unit – Vancouver, WA**





**Detached accessory dwelling unit – Vancouver, WA**





**Detached accessory dwelling unit – Portland, OR**

# Accessory dwelling units

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**Attached accessory dwelling unit – Clark County**



# Herzog Farm

137<sup>th</sup> St./52<sup>nd</sup> Ave.

Vancouver, WA

2-Story 3,524 sq. ft.

~740 sq. ft. next-gen apt.







# Urban accessory dwelling units

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## **What's changing?**

- Eliminates the one bedroom restriction
- Allows basement ADUs to match main floor sq. ft.
- Allows manufactured or modular homes
- Reduces transportation and park impact fees by 75%
- Reduces the minimum sq. ft. to 150
- Removes site plan review requirement for conversions or expansions

# Rural Accessory dwelling units

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## **Definition:**

A Rural Accessory Dwelling Unit (RADU) is an attached dwelling unit that provides for a greater range of housing types in Rural and Resource lands while maintaining rural community character and ensuring the conservation, enhancement and protection of resource lands.



# Rural accessory dwelling units

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**Attached accessory dwelling unit – Clark County**



# Rural accessory dwelling units



**Attached accessory dwelling unit – Portland, OR**



# Rural accessory dwelling units



**Attached accessory dwelling unit – Portland, OR**

# Rural accessory dwelling units

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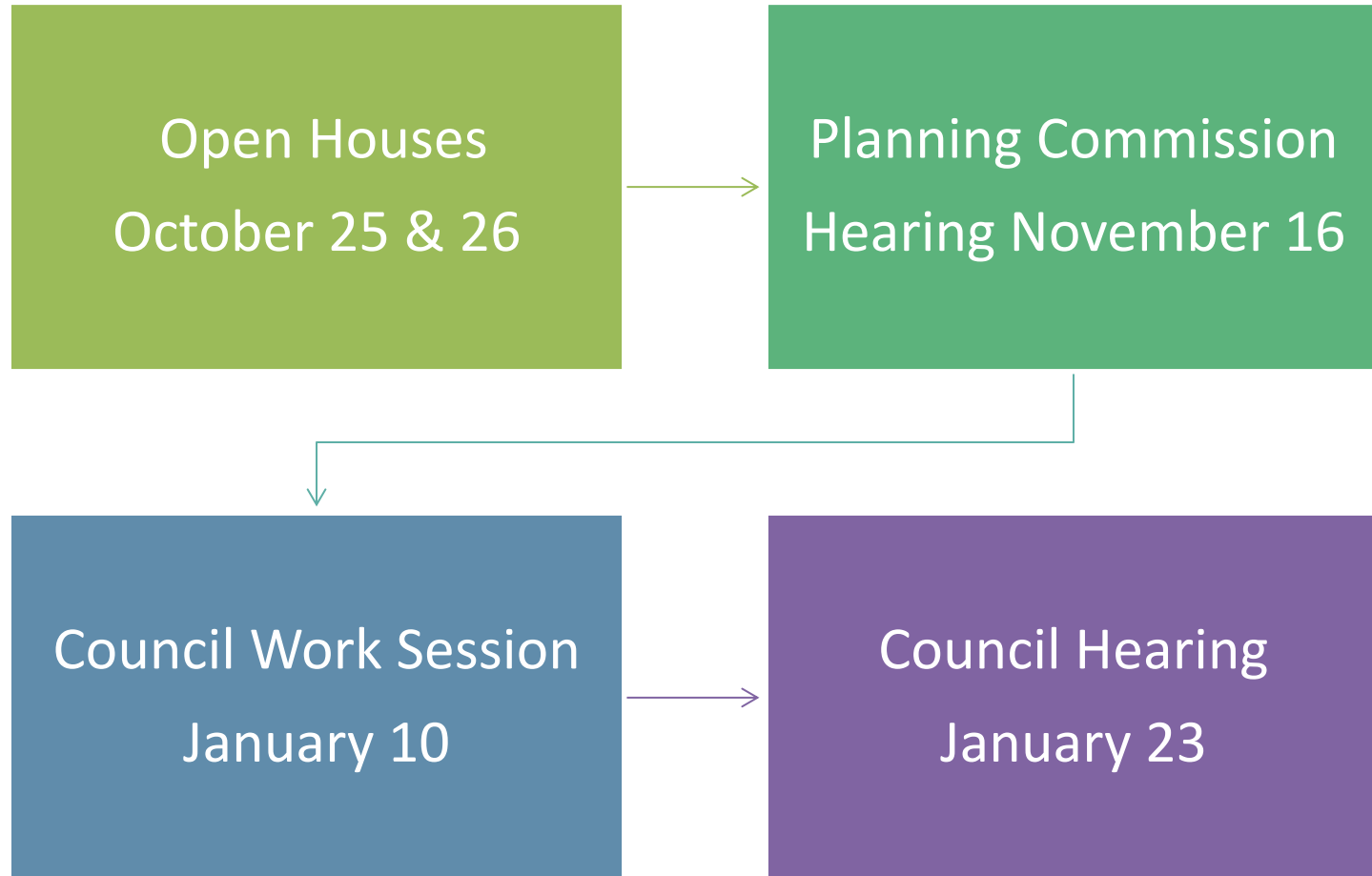
## **What's new?**

- Very similar to Urban ADUs
- Allows attached RADUs in rural centers, rural and resource lands
- Allows basement RADUs to match main floor sq. ft.
- Reduces transportation impact fees by 75%
- 150 sq. ft. minimum not to exceed 1,500 sq. ft.



# Next Steps

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# Questions and discussion

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Thank you!

**Clark County Community Planning**  
[www.clark.wa.gov/community-planning](http://www.clark.wa.gov/community-planning)

