



INNOVATIVE HOUSING

Community Planning
August 9, 2017

County Council
Work Session



Agenda

- Background
- Innovative housing
 - Cottage housing development
 - Accessory dwelling units
 - Tiny homes on wheels
 - Questions and discussion

Background

Why are innovative housing types in the news?

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

Cottage housing development

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.

CCC 40.100.070

Cottage housing development

Goals of cottage housing

1. Promote sustainable development practices
2. Diversify the county's housing stock
3. Encourage development in existing residential areas
4. Provide functional, centrally located common open space
5. Provide private areas around individual dwellings
6. Maintain the character of existing residential neighborhoods

CCC 40.260.073



Greenwood Avenue Cottages - Shoreline

Cottage housing development

Greenwood Avenue Cottages Shoreline

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





Wyer's End - White Salmon

Cottage housing development

Wyer's End
White Salmon

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



Cottage housing development

What are barriers?

- New development model for Clark County
- Perception that financing might be difficult
- Perceived high risk

Accessory dwelling units

Definition:

An additional smaller, subordinate dwelling unit on a lot with, or in, an existing or new house.

These units are intended to provide a greater range of housing choices in single-family and multifamily residential districts while protecting the character of the neighborhood.

CCC 40.100.070



Detached accessory dwelling unit -Vancouver



Detached accessory dwelling unit – Vancouver



Detached accessory dwelling unit – Vancouver



Detached accessory dwelling unit – Portland

Accessory dwelling units



Attached accessory dwelling unit – Clark County

Herzog Farm
137th St./52nd Ave.
Vancouver



Accessory dwelling units

What are barriers?

- Impact fees at multi-family rate
- New construction requires site plan review
- Owner occupancy required for at least six months
- Parking requires one space on-site or on street
- One bedroom limit
- Size: max 800 sq. ft. or 40 percent of primary dwelling – a tiered system
- Excludes manufactured homes

Tiny homes on wheels

Definition:

Tiny homes on wheels is another name for recreational vehicle.



Tiny homes on wheels



Tiny homes on wheels

Tiny homes on wheels



Tiny homes on wheels

What are barriers?

State building and fire codes bar RVs, motor homes and travel trailers from long-term occupancy.

Questions and discussion

Thank you!

Clark County Community Planning

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