



CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT
LAND USE REVIEW

*Working together.
Securing your safety.
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Public Service Center
1300 Franklin St.
Vancouver, WA 98660
564.397.2375
landuse@clark.wa.gov
www.clark.wa.gov/community-
development



This handout is intended as an informational guide. For more information, refer to Clark County Code Section 40.260.022 Rural Accessory Dwelling Units.

For other formats, contact the Clark County ADA Office
Voice: 564.397.2322
Relay: 711 or 800.833.6388
Fax: 564.397.6165

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Accessory Dwelling Unit - Rural

What is a rural accessory dwelling?

A rural accessory dwelling unit (RADU) is an additional smaller, subordinate dwelling unit on a lot with an existing or new house. An RADU is an **attached** dwelling unit that provides 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.

An attached RADU means sharing a common wall or walls. A rural accessory dwelling unit that meets the requirements of this code section may be allowed in the R-20, R-10, R-5, RC-1, RC-2.5, AG-20, FR-40, FR-80, and AG-WL zones, except as noted in the code.

What conditions will allow for the establishment of an RADU?

A rural accessory dwelling unit may be created through the following:

1. Internal conversion within an existing dwelling;
2. Additions to an existing house or attached garage;
3. Conversion of an attached existing garage; or
4. Inclusion as part of construction of a new single-family dwelling.

Does a rural accessory dwelling need a building permit?

Yes. An RADU shall comply with applicable building, fire, and health and safety codes. An RADU cannot be occupied until a *Certificate of Occupancy* is issued by Building Safety.

Do I have to connect to water and septic?

Yes. A rural accessory dwelling unit shall connect to water and a septic system. A Clark County Public Health Septic System Release/Water Adequacy Verification form needs to be completed by Public Health prior to the issuance of the building permit. If you have access to Clark Public Utilities Water then you must visit the utility and have them document the availability of water prior to the issuance of the building permit. A fire flow letter may be required.

What is the maximum area allowed for a rural accessory dwelling?

The total gross floor area (living space not including the garage square feet) of an accessory dwelling shall not exceed 1,500 square feet or 40 percent of the area of the primary dwelling's living area, whichever is less. This excludes uninhabitable floor area of the primary dwelling, the garage, or other

outbuildings. However, under some circumstances, larger units are allowed as follows:

The total floor area of a basement RADU may be used, however the RADU shall not exceed the size of the primary dwelling unit and must have an exterior entrance.

Are there any restrictions on building heights?

The building height is limited to the height restrictions of the zone.

Can I have a rural accessory dwelling unit if I am operating a home business?

You may have an accessory dwelling if you are operating a Type I, but not a Type II home business (see Home Business handouts).

What about parking?

You are required to provide an on-site parking space for a rural accessory dwelling.

What about impact fees?

You are required to pay impact fees. Clark County is providing an incentive by waiving seventy-five percent (75%) of school and transportation impact fees at the multi-family rate.

Are there other design guidelines that are applicable to an RADU?

Yes. New entrances for the RADU shall be located on the side or rear of the primary dwelling structure, unless no feasible alternative exists.

Additionally, RADUs attached to historic structures must follow specific design guidelines to conform with the existing primary dwelling, including exterior materials, trim on edges of elements, windows, pediments and dormers per CCC 40.260.022(D)(2).

Can I establish an RADU if there are two single-family units on the lot?

You may **not** establish a rural accessory dwelling unit on a lot of record with two or more single-family residences. (CCC40.260.020(B)(2))

What is the application process?

An application form and the *Rural Accessory Dwelling Unit Application* form and Checklist (see attached) must be completed and submitted electronically via LMS [at www.clark.wa.gov/community-development/clark-county-land-management-system](http://www.clark.wa.gov/community-development/clark-county-land-management-system). Whomever creates the LMS account will be the person listed as the contact on the application and will be the only person that will be able to upload application items and pay the required fees. Once the LMS account is created, you will need to create a Land Use Preliminary Site Plan case and upload all application items. **DO NOT PAY ANY FEES.**



Once the items are uploaded, email the case number (PSR-202x-xxxxx) to planningapps@clark.wa.gov. Staff will check the application items for Counter Complete. They will respond and let you know if all items were received and verify the case has been routed for review.

This handout includes responses to questions related to the requirements for establishing an RADU, but is not a substitute for the applicable code requirements.

The application packet will be reviewed by Clark County staff to determine if the applicant has satisfied all the applicable conditions.

RADUs require a Type I site plan review.

What if I didn't provide all the required information?

Applications with incomplete information will be returned to the applicant at the counter. If the applicant fails to provide all required information, staff cannot act on the agreement and decision form until the applicant provides the information identified in the packet.

What kind of public notice is provided?

None.

Fee schedule

There are no Land Use Review fees for RADU reviews.

Rural Accessory Dwelling Application

Applicant

Name: _____
Address: _____
Phone: _____
Email: _____

Property owner

Name: _____
Address: _____
Phone: _____
Email: _____

Project location

Address: _____
Parcel number: _____
Legal description: _____

Required Submittal Items for RADUs

1. ___ Plot plan, drawn to scale, and including information such as:
 - Outline and dimensions of the property boundaries
 - Location and name of all abutting streets and location of existing access to the site
 - Location of all existing/proposed building structures, including dimensions
 - Distance from proposed structure to all lot lines existing structures, easements
 - Distance from proposed structure to any steep slopes, habitat or wetland areas
 - Location of any wells, water lines, sewer lines, septic tanks primary and secondary drainfield areas and underground power lines
 - Location of parking spaces for the primary residence (two required in most cases) and the RADU

2. ___ Rural Accessory Dwelling Unit checklist, see next page

3. ___ Color photographs of all sides of the primary dwelling unit - not required if the proposed RADU is created by internal conversion of space within an existing dwelling or is included as part of a new single-family-residence

4. ___ Scaled building plan elevation for the rural accessory dwelling unit. Drawing shall include:
 - Dimensions
 - Siding material and color
 - Roofing material and color
 - Window types
 - Description of how the architectural features will be similar in character to the primary structure

5. ___ Letter of authorization from property owner, if applicant is other than property owner

Rural Accessory Dwelling Unit Checklist

This RADU is being built as: (check one)

- Internal conversion
- Addition to an existing single-family house
- Conversion of attached garage
- Included in new construction of a single-family house

RADU allowed square footage

Primary living sq. ft. ____ x .40 = ____ sq. ft. allowed for RADU (with a maximum of 1,500 sq. ft.)

Basement RADU conversions can exceed 1,500 square feet per Clark County Code 40.260.022 (C) (6)(a).

Proposed RADU square footage (living space) ____

Lot coverage (in sq. ft.)

Primary + outbuildings = ____ Footprint of ADU = ____ Total square footage of lot = ____

Existing residence setbacks

Front ____
Side ____
Rear ____
Street side ____
Garage ____

RADU setbacks

Front ____
Side ____
Rear ____
Street side ____
Garage ____

Building Height

Primary unit ____ ADU ____

Is a home business located on site? Y / N

If yes, describe fully in separate narrative. Is this a Type II home business? Y / N

Primary unit parking spaces

Number of spaces on-site ____

RADU parking spaces

Number of spaces on-site ____

Entrances/Egress

Is there an exterior entrance to the RADU? Y / N

Where is it located? For example, side or rear entry. _____

For attached ADUs, new entrances for the ADU shall be located on the side or rear of the primary residence, unless no feasible alternative exists

Is there a front door on the proposed RADU? If yes, did it exist prior to application? Y / N

For example, as part of an existing attached garage being converted to an RADU.

Is this a basement conversion? Y / N

Historic structures

Is the existing primary residence a historic structure designated on the national, state, or local register? Y / N

If yes, a narrative of how the proposal will meet the design criteria of CCC 40.260.022 (D) (2) is required.