

Accessory Dwelling Unit - RURAL

What is a rural accessory dwelling?

Rural Accessory dwelling units (RADU) are 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.

Can I establish a 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))



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

Revised 4/17/18



Community Development
1300 Franklin Street, Vancouver, WA 98660
Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/community-development



For an alternate format, contact the Clark County ADA Compliance Office. Phone: (360) 397-2322 Relay: 711 or (800) 833-6384 E-mail: ADA@clark.wa.gov

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 on-site parking 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 (75) percent of school (multifamily rate) and transportation (Rural 1 or Rural 2) impact fees.

What if the rural accessory dwelling is occupying the same lot with a property that is designated a historic site?

The rural accessory dwelling must follow specific design guidelines to conform with the existing primary dwelling, including exterior materials, trim on edges of elements, windows, pediments and dormers refer to CCC 40.260.022(D)(2).

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

Yes. Entrance for the RADU shall be located on the side or rear of the primary dwelling structure.

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 to the Clark County Permit Center, located at 1300 Franklin Street, Vancouver, Washington.

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 do not 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.

Note: This handout is not a substitute for a county code. For more detailed information, please refer to Clark County Code Section 40.260.022 Rural Accessory Dwelling Units.

Fee schedule

The following fees are required to be paid for Detached RADU applications

Planning (Type I Site Plan Review)	\$1,621
Issuance	\$94

Rural Accessory Dwelling Application

Applicant

Name: _____
 Address: _____
 Phone: _____

Property owner

Name: _____
 Address: _____
 Phone: _____

Rural Accessory dwelling / existing property

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
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(s) from public water purveyor and Clark County Public Health (for septic) or, if applicable, the public sewer purveyor
6. ____ 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 sq. ft. _____

Is there an exterior entrance? Y/N

For structures with basements, refer to CCC 40.260.022 for maximum allowed RADU square footage.

Lot coverage (in sq. ft.)

Primary + outbuildings = _____

Footprint of RADU= _____

Total square footage = _____

Existing residence setbacks

Front _____

Side _____

Rear _____

Street side _____

Garage _____

RADU setbacks

Front _____

Side _____

Rear _____

Street side _____

Garage _____

Home business on site? Y / N

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

Primary unit parking spaces

Number of spaces on-site _____

RADU parking spaces

Number of spaces on-site _____

Entrances/Egress

How many entries exist on primary dwelling unit? _____

Give location of RADU entry, if RADU is internal or an attached garage conversion (for example, side or rear entry) _____

Is there is a front door on an addition or attached garage conversion? If yes, did it exist prior to application? **Y / N**

Is this a basement conversion? **Y / N** Is there a separate exterior entrance? **Y / N** If yes, where? _____