



2024 Housing Code Changes

Vancouver Planning Commission workshop

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Discussion Items:

- Expanded allowances for ADUs and duplexes
- Streamlined infill development standards
- Amended cottage cluster standards
- Potential creation of mobile home park zoning district





Expanded ADU and duplex allowances

- HB 1337 requires allowing two 1,000 SF ADUs per SFR lot
- HB 1110 requires allowing 4-6 unit middle housing developments on all SFR lots
- Proposed 2024 changes would comply with new ADU requirements, and begin moving towards middle housing compliance by allowing duplexes





Streamlined infill standards

- Currently allows parcels of 2.5 acres or less to be divided into smaller lots than otherwise allowed. Likely rendered moot by new middle housing law.
- 2024 changes could eliminate requirement for neighborhood meeting before application submittal, and allow smaller lots more consistent with new middle housing law.





Amended cottage cluster standards

- Currently allows parent parcels of 20,000 SF or more in SFR zones to be divided into small lots with small cottages.
- Update would allow parent parcels of 10,000 SF or more.
- Update would also better clarify that cluster developments can consist of separate individual lots, not only single site plans





Potential new mobile home park (MHP) zone

- Role of mobile homes in providing lower cost housing and preservation of existing MHPs increasingly recognized
- New zone could allow long standing existing uses at Vancouver's 16 MHPs to continue, while limiting but not eliminating alternative uses currently allowed



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7 2024 housing code changes

Next Steps

- Bring ADU/duplex allowances, infill streamlining, and cluster amendments to Council for adoption in summer
- Begin outreach to mobile home park owners and residents to develop standards for new zoning district to be adopted later in 2024



Thank You



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