

From: [Daniel Wisner](#)
To: [Jacqui Kamp](#); [Elizabeth Decker](#)
Cc: [Eric Golemo](#)
Subject: ADU code
Date: Friday, May 5, 2023 3:12:22 PM

CAUTION: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Forgive me for bringing this up at such a late date but I believe that the new ADU code needs to be tweaked going forward or it will cause interpretation concerns and if closely interpreted will greatly reduce the value to create middle housing, especially those units focused on small households.

In the code it has the same verbiage that has caused a great deal of discussion as the cottage code " total gross floor area". Having 800 sq ft as a max on lots less than 10,000 sq ft means that it would be very difficult to do anything other than a "tiny house" if any garage was included in the ADU

City of Vancouver code excludes the garage - "*Maximum unit size*. The gross floor area, calculated from finished wall to finished wall. ADU shall not exceed 800 square feet or 50 percent of the primary single-family structure, not including garage and/or detached accessory buildings (whichever is less). ADUs created entirely within existing basements may exceed 800 square feet, provided they are not larger than the size of the remainder of the overall home."

So I think that Clark County code needs to be clear to exclude garage also. Otherwise it can get trapped in the same conflict that we are seeing in cottages. Since ADUs no longer would require any parking this would mean that all ADU would be developed w/o garage which I do not believe is preferred in most neighborhoods or it would be developed where there is an extra garage space in the primary home or detached garage that would be "shared" with ADU occupant since that sq footage is specifically excluded by code

Daniel Wisner

Songbird Homes and Visionary Property Development
Chair 2021 Clark County Developer/Engineer Advisory Board
Email: Wisnerdan@gmail.com
Cell: 360.607.7849

Mailing Address:

10013 NE Hazel Dell Ave. PMB 504 | Vancouver, WA 98685