

21B.30.420

Single-Family – Cottage housing.

(1) Intent.

- (a) To provide an opportunity for small, detached housing types clustered around a common open space;
- (b) To ensure that cottage developments contribute to the overall character of the Town Center;
- (c) To provide for centrally located and functional common open space that fosters a sense of community;
- (d) To provide for semi-private area around individual cottages to enable diversity in landscape design and foster a sense of ownership;
- (e) To minimize visual impacts of parking areas on the street and adjacent properties and the visual setting for the development; and
- (f) To promote conservation of resources by providing for clusters of small dwelling units on a property.

(2) Description.

Cottage housing refers to clusters of small detached dwelling units arranged around a common open space.

(3) Lot configuration.

Cottages may be configured as condominiums or fee-simple lots provided they meet the standards herein.

(4) Density bonus.

Due to the smaller relative size of cottage units, each cottage shall be counted as one-half a dwelling unit for the purpose of calculating density. For example, a cluster of six cottages would be equivalent to three dwelling units.

(5) Table of dimensional standards.

Dimensional standards for cottages are identified below:

Standard	Requirement
Maximum Floor Area	1,200SF
Maximum Floor Area/Ground or Main Floor	800 SF
Minimum Common Space (See Design Standards below for more info)	400 SF/unit
Minimum Private Open Space (See Design Standards below for more info)	200 SF/unit

Standard	Requirement
Maximum Height for Cottages	25' (all parts of the roof above 18' shall be pitched with a minimum roof slope of 6:12)
Maximum Height for Cottage Accessory Structures	18'
Setbacks (to exterior property lines)	Same as Single-Family Detached (except as noted in 21B.30.420(6))
Minimum Landscaped Open Space [see SMC 21B.30.160(1)(e) and 21B.35]	40% of site
Minimum Distance Between Structures (Including accessory structures)	10'
Minimum Parking Spaces per Cottage:	1.5

(6) Units in each cluster.

Cottage housing developments shall contain a minimum of four and a maximum of 12 cottages located in a cluster to encourage a sense of community among the residents. A development site may contain more than one cottage housing development.

(7) Parking and driveway location and design.

- (a) Parking shall be located on the same property as the cottage development;
- (b) Parking areas shall be located to the side or rear of cottage clusters and not between the street and cottages. Parking is prohibited in the front and interior setback areas;
- (c) Parking and vehicular areas shall be screened from public street and adjacent residential uses by landscaping or architectural screens. For parking lots adjacent to the street, at least 10 feet of Type III landscaping shall be provided between the sidewalk and the parking area. For parking lots along adjacent residential uses, at least 5 feet of Type I, II, or III shall be required. The Director will consider alternative landscaping techniques provided they effectively mitigate views into the parking area from the street or adjacent residential uses and enhance the visual setting for the development;
- (d) Parking shall be located in clusters of not more than five adjoining uncovered spaces (except where adjacent to an alley). Exceptions will be considered by the Director provided alternative configurations improve the visual setting for development;
- (e) Garages may be attached to individual cottages provided all other standards herein are met and the footprint of the ground floor, including garage, does not exceed 1,000 square feet. Such garages shall be located away from the common open spaces; and
- (f) No more than one driveway per cottage cluster shall be permitted, except where clusters front onto more than one street.

(8) Common open space requirements.

- (a) Shall abut at least 50 percent of the cottages in a cottage housing development;
- (b) Shall have cottages abutting on at least two sides;

- (c) Cottages adjacent to common open space shall be oriented around and have the main entry from the common open space;
- (d) Cottages shall be within 60 feet walking distance of the common open space; and
- (e) Open space shall include at least one courtyard, plaza, garden, or other central open space, with access to all units. The minimum dimensions of this open space are 15 feet by 20 feet.

(9) Required private open space.

Required private open space shall be adjacent to each dwelling unit, for the exclusive use of the cottage resident(s). The space shall be usable (not on a steep slope) and oriented toward the common open space as much as possible, with no dimension less than 10 feet.

(10) Porches.

Cottage facades facing the common open space or common pathway shall feature a roofed porch at least 80 square feet in size with a minimum dimension of eight feet on any side.

(11) Covered entry and visual interest.

Cottages facing a public street shall provide:

- (a) A covered entry feature (with a minimum dimension of six feet by six feet) visible from the street;
- (b) At least 10 feet of landscaped open space between the residence and the street; and
- (c) At least two architectural details approved by the Director, such as:
 - (i) Decorative lighting;
 - (ii) Decorative trim;
 - (iii) Special door;
 - (iv) Trellis or decorative building element; and/or
 - (v) Bay window.

Alternative design treatments may be considered by the Director provided the design treatments provide visual interest to the pedestrian.

(12) Character and diversity.

Cottages and accessory buildings within a particular cluster shall be designed within the same “family” of architectural styles. Examples elements include:

- (a) Similar building/roof form and pitch;
- (b) Similar siding materials;
- (c) Similar porch detailing; and/or
- (d) Similar window trim;

A diversity of cottages can be achieved within a “family” of styles by:

- (e) Alternating porch styles (such as roof forms);
- (f) Alternating siding details on facades and/or roof gables; and/or
- (g) Different siding color.

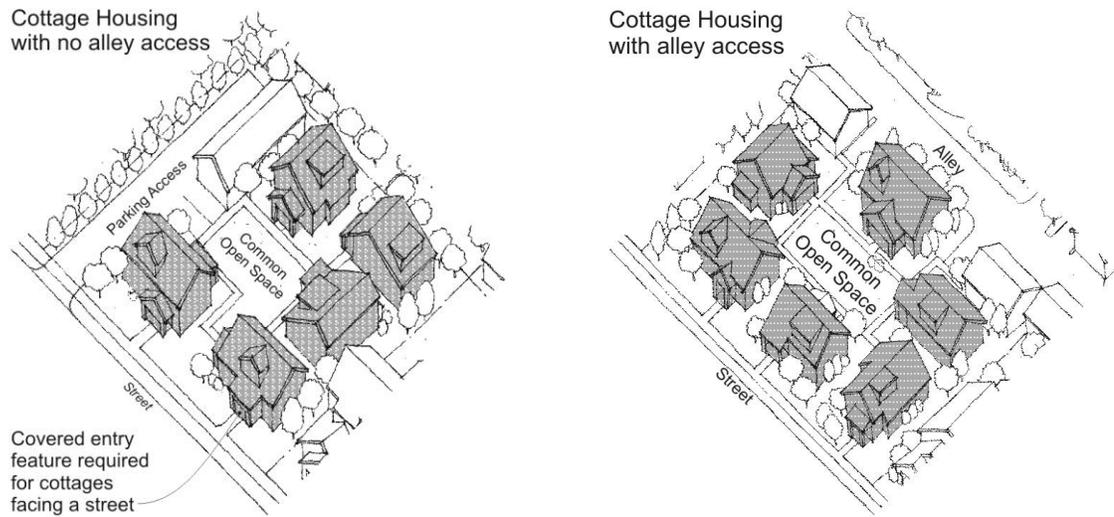


Figure 21B.30.420a. Typical cottage housing layouts.



Figure 21B.30.420b. Cottage housing examples.

(13) ADA Accessibility.

Developments are encouraged to maximize the number of units that are accessible per ADA requirements as provided in the adopted International Building Code.