

From: [Plancom](#)
To: [Rachael Markle](#); [Steve Szafran](#); [Easton Craft](#); [David Maul](#); [William Montero](#); [Paul Cohen](#); [Lisa Basher](#); [Jack Malek](#); [Laura Mork](#); [Miranda Redinger](#); [Julie Ainsworth-Taylor](#); [Susan Chang](#); [Donna M. Moss](#)
Subject: FW: Mork Question
Date: Wednesday, October 19, 2016 3:30:14 PM

From: Paul Cohen
Sent: Wednesday, October 19, 2016 3:30:10 PM
To: Plancom; Rachael Markle; Steve Szafran; Easton Craft; David Maul; William Montero; Lisa Basher; Jack Malek; Laura Mork; Miranda Redinger; Julie Ainsworth-Taylor; Susan Chang; Donna M. Moss
Subject: RE: Mork Question
Auto forwarded by a Rule

Laura - yes, if you mean that a single family housekeeping unit is where they all live in the house - not camping on the property. Yes, the same for AirB&Bs. The code also has provisions to allow guest to stay in an RV \]

20.40.495 Recreational vehicle. Recreational vehicles (RVs) as defined in SMC 20.20.044 may be occupied for temporary lodging for up to two weeks (two weeks equals one occupancy) on a lot with the permission of the property owner subject to the following conditions:

- A. Limited to one recreational vehicle per lot plus additional recreational vehicles for every additional 10,000 square feet of lot, above the minimum lot size for a particular zone;
- B. No more than two occupancies per calendar year per lot;
- C. Such occupancy does not create a public health hazard or nuisance;
- D. RV must be parked on approved surface that meets the off-street parking construction standards in the Engineering Development Manual;
- E. RV may not be parked in yard setbacks;
- F. RV may be occupied for temporary lodging for up to 30 days if connected to approved utilities including water and wastewater disposal;
- G. No business occupation shall be conducted in said recreational vehicle;
- H. Recreational vehicles shall not use generators;
- I. Any deviation from time limits, number of occupancies per year, and number of recreational vehicles allowed may be proposed through a temporary use permit,

We have no immediate plans to talk with churches regarding tiny houses, however, in 2017 the city will start studying affordable housing, homelessness, housing choices and tiny houses may be part of that study. However, the proposed definition of Temporary Encampments are nonpermanent housing might include tiny houses.

-----Original Message-----

From: Plancom
Sent: Wednesday, October 19, 2016 3:11 PM
To: Rachael Markle; Steve Szafran; Easton Craft; David Maul; William Montero; Paul Cohen; Lisa Basher; Jack Malek; Laura Mork; Miranda Redinger; Julie Ainsworth-Taylor; Susan Chang; Donna M. Moss

Subject: FW: Mork Question

From: Laura Mork
Sent: Wednesday, October 19, 2016 3:11:27 PM
To: Plancom; Paul Cohen
Subject: RE: Mork Question
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thank you Paul.

From that I assume that an residential homeowner interested in having "people with no other place to call home" live on their property could do so without city involvement, provided there were 8 adults or less on the property, and they claimed they were living as a "single housekeeping unit" - true?
Similarly, a residential homeowner interested in airB&B (or similar) could do so without city involvement, provided there were 8 adults or less on the property, and they claimed that they were living as a "single housekeeping unit" - true?

Another follow up question:

Pulling a few sentences out of "Shoreline Area News" today - "This week, members of GSC will be meeting with representatives from LIHI to tour one of their tiny house communities and learn what is involved in hosting one. We will soon be reaching out to see if any of our church contacts would consider allowing LIHI to build some Tiny Houses on their property."

Am I correct in thinking that the "transitional encampment" issues we are working on now are not applicable to "tiny houses"?

Thank you for helping me understand.

Laura

From: Plancom
Sent: Wednesday, October 19, 2016 10:04 AM
To: Rachael Markle; Steve Szafran; Easton Craft; David Maul; William Montero; Paul Cohen; Lisa Basher; Jack Malek; Laura Mork; Miranda Redinger; Julie Ainsworth-Taylor; Susan Chang; Donna M. Moss
Subject: FW: Mork Question

From: Paul Cohen
Sent: Wednesday, October 19, 2016 10:04:56 AM
To: Plancom
Subject: Mork Question
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1. How many people can live in a residence? (if it is "unlimited" for related people, then I'm asking for unrelated people) 2. Are there regulations that would need to be followed for an airB&B from a planning perspective? How many people can live in a residence for that use?

Laura – Shoreline allows ones family per residence. “Family” is defined in SMC 20.20.020

“An individual; two or more persons related by blood or marriage, a group of up to eight persons who may or may not be related, living together as a single housekeeping unit; or a group living arrangement where eight or fewer residents receive supportive services such as counseling, foster care, or medical supervision at the dwelling unit by resident or nonresident staff. For purposes of this definition, minors living with a parent shall not be counted as part of the maximum number of residents.”

There are no Development Code regulations for AirB&Bs because we don't regulate the renting/leasing of property as long as they meet our code as a residential land use.

There number of people that can live in an AirB&B must meet our the definition of “Family”

Paul L. Cohen - Planning Manager

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