

Cottage Housing Amendments

Planning Commission

December 1, 2022



Cottage Housing

- What is it?
 - Small homes clustered around common open space
- Why are we doing it?
 - Housing Action Plan
 - Grant Funding



Three Topics

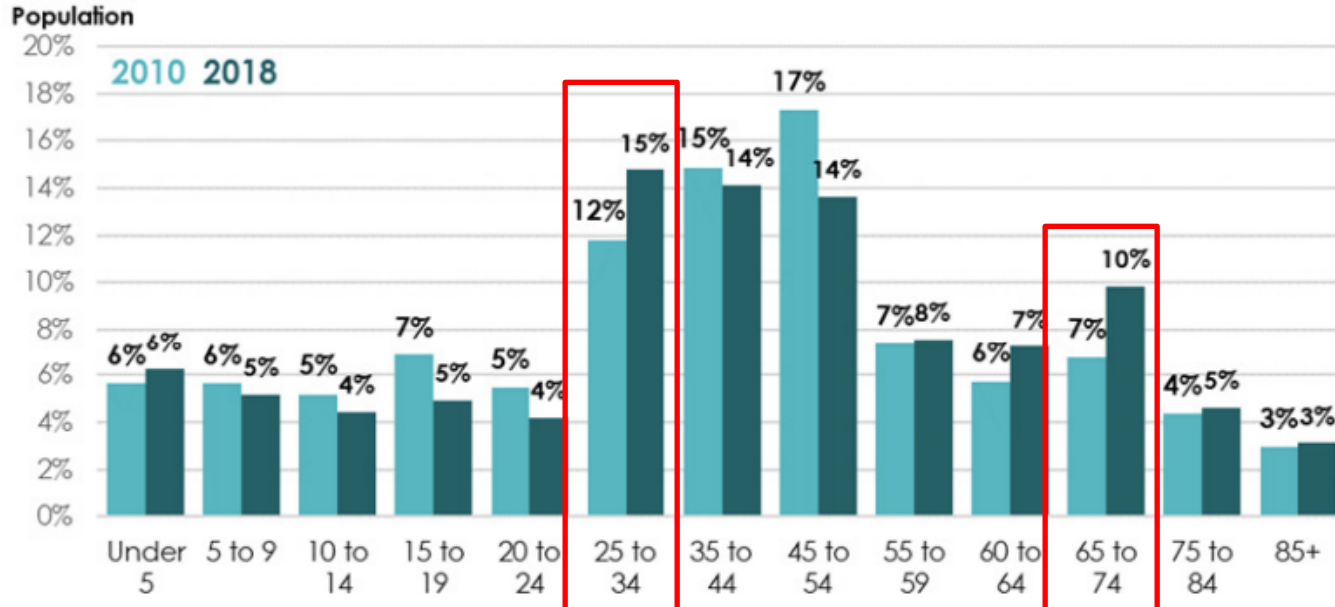
- Existing Conditions Report
- Public Outreach Summary
- The Code

Existing Conditions

- Demographics
- Housing Trends
- Zoning Analysis

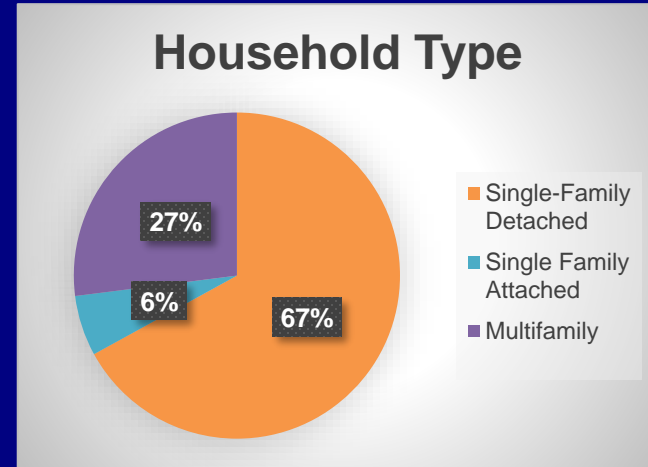
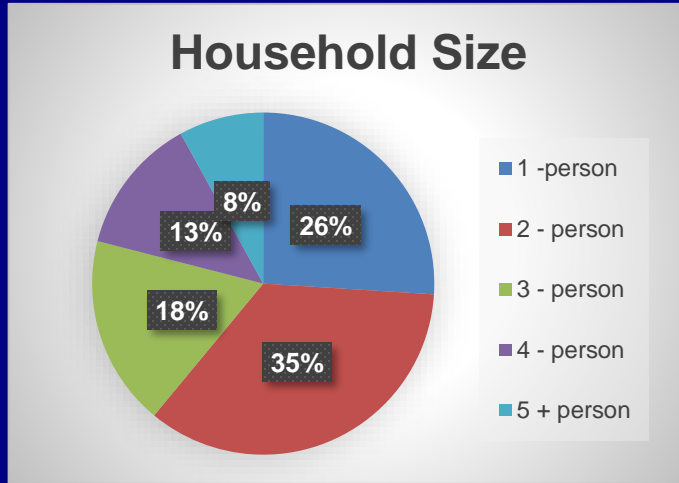
Demographics

Exhibit 3. Distribution of Residents by Age, Shoreline, 2010 & 2018



Source: US Census Bureau, American Community Survey 5-Year Estimates, 2014-2018

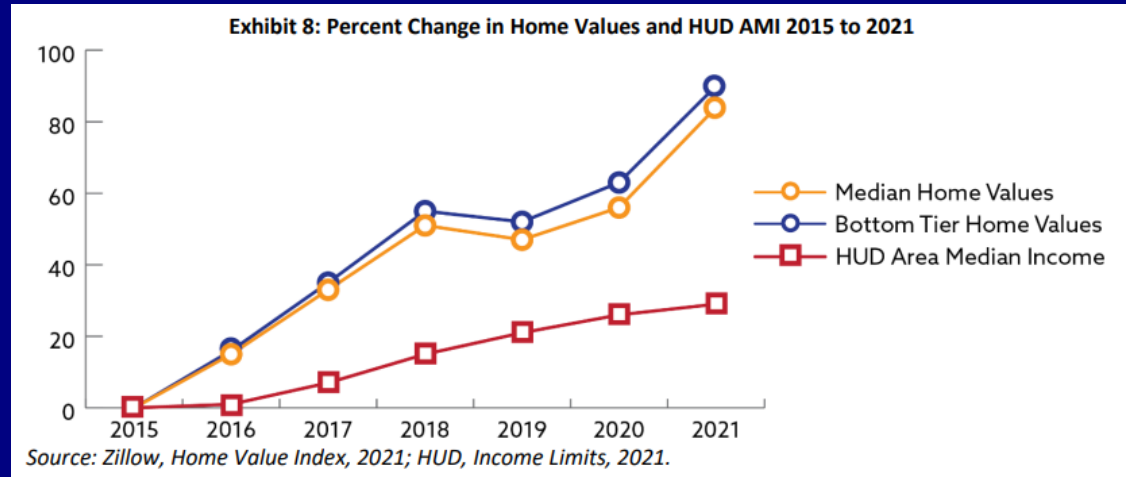
Housing Trends



- Of the people living alone 45% are 65+

Housing Trends

- Home values rise (up 84% since 2015)
- Wages do not keep pace (up 29% since 2015)



Zoning Analysis

- 17 zones permit residential development
- 80% of residential zoned land is exclusively low-density (R-4 and R-6)



Zoning 2021

Zoning Phase

- 185th Station - Phase 3 (Unlock 2033)
- 145th Station - Phase 2 (Unlock 2033)

Zoning Designation

- MUR-70; Mixed Use Residential (70' height)
- MUR-45; Mixed Use Residential (45' height)
- MUR-35; Mixed Use Residential (35' height)
- MB; Mixed Business
- CB; Community Business
- NB; Neighborhood Business
- PA 3; Planned Area 3
- C; Campus
- CZ; Contract Zone
- R-48; Residential, 48 units/acre
- R-24; Residential, 24 units/acre
- R-18; Residential, 18 units/acre
- R-12; Residential, 12 units/acre
- R-8; Residential, 8 units/acre
- R-6; Residential, 6 units/acre
- R-4; Residential, 4 units/acre
- TC-1 to TC-3; Town Center
- TC-4; Town Center
- PA 4; Planned Area 4

Other Map Features

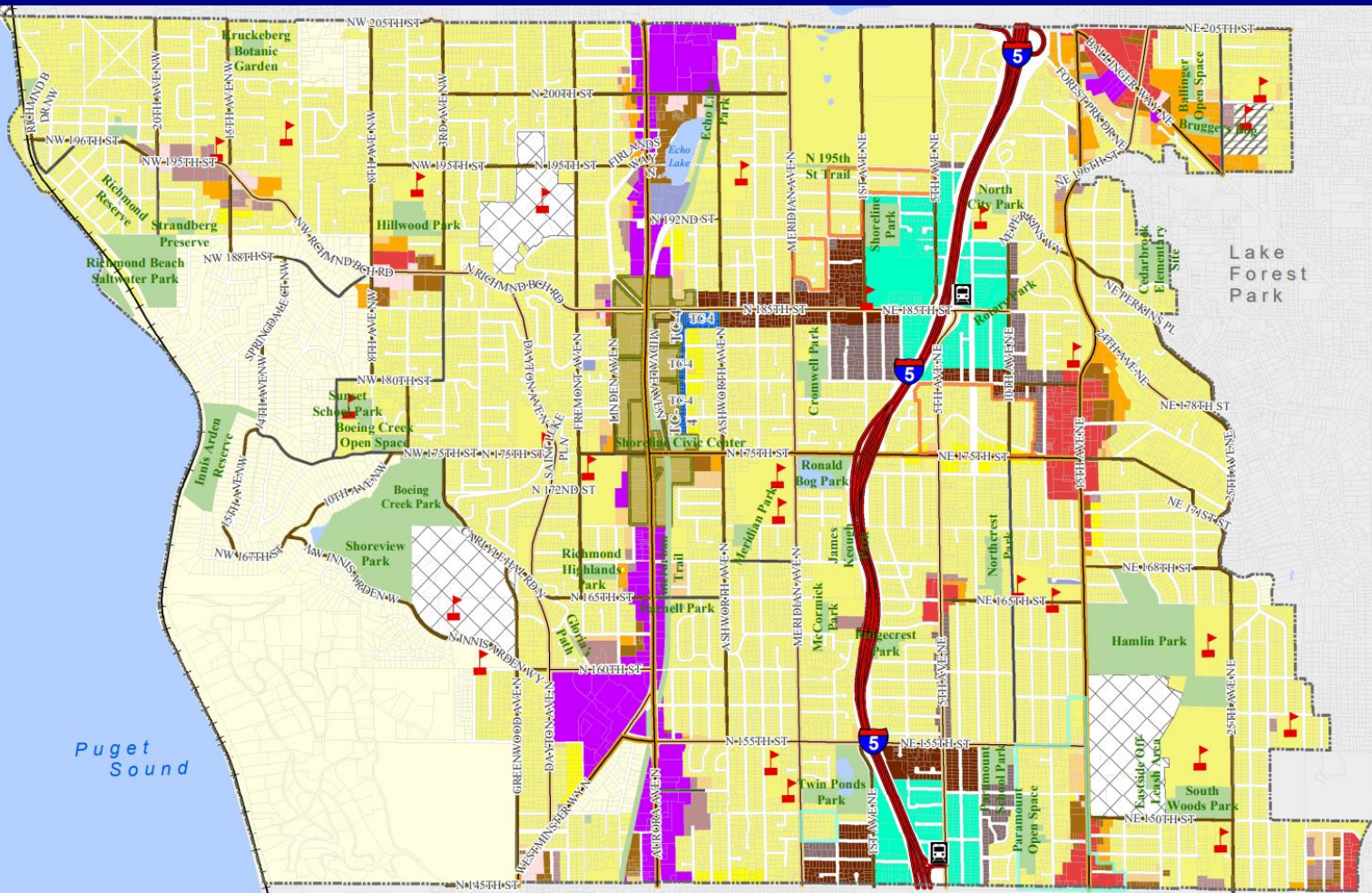
- Light Rail Station
- City Boundary
- School
- Burlington Northern Rail
- Open Water
- Tax Parcel
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Local Primary
- Shoreline Park

Representation of Official Zoning Map
 Adopted by City Ordinance Nos. 292, 811, 836,
 837, 838, & 923
 Shows amendments through May 10, 2021.

1 inch = 2,000 feet



Date: 7/2/2021 | Request: 29200



Where Should Cottages Go?

- Where people want to be
- Incentivize development in walkable areas
 - Commerce, services, points of interest
 - Transit proximity



Any Questions?



Public Outreach

- Online Survey - 325 responses
- Cottage Resident Survey - 11 responses
- Focus Groups
 - Community
 - Developers
 - Staff
- Virtual Open House

Major Themes

- Tree Preservation
- Single-Level Living
- Sustainable Design
- Affordability
- Parking

Cottage Design

- Front porch
- Let the community decide about fences
- Design for privacy

“Covered porches are a great way for residents to sit outside and still be protected from rain or sun.”



Interest in Cottage Housing?

Would you ever choose to live in a cottage house?	Percent of Respondents	Number of Responses
Yes	71.83%	232
No	12.07%	39
Other (please specify)	16.10%	52

What We Heard

- Diverse people, diverse housing needs
- Design with nature
- Establish community, maintain privacy

Any Questions?



A Grounding Question

- How can cottage housing regulations help meet Shoreline's housing needs?



The Cottage Code

- Location
- Bulk/Density
- Setbacks
- Parking
- Landscaping & Trees
- Design
- Process

Location

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
RESIDENTIAL GENERAL									
	Accessory Dwelling Unit	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Affordable Housing	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i	P-i				
	Mobile Home Park	P-i	P-i	P-i	P-i				
	Multifamily		C	P	P	P	P-i	P	P
	Single-Family Attached	P-i	P	P	P	P			
	Single-Family Detached	P	P	P	P				

P = Permitted

P-i = Permitted, subject to indexed criteria

C = Conditional Use



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	Affordable Housing	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i	P-i				
	Mobile Home Park	P-i	P-i	P-i	P-i				
	Multifamily		C	P	P	P	P-i	P	P
	Single-Family Attached	P-i	P	P	P	P			
	Single-Family Detached	P	P	P	P				

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Alternatives for Discussion

- Allow cottages in low-to medium residential zones
- Allow cottages in all zones that allow SFR

Density

Residential Zones								
Standards	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Base Density: Dwelling Units/Acre	4 du/ac	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac	Based on building bulk limits

Density Bonuses for Community Priorities?

- Tree retention
- Sustainability
- Walkability
- Accessibility (single-story homes)

Alternatives for Discussion

- Cottages develop 50% above base density
 - Cottage develop 50% above base density if:
 - Built Green
 - Cottage develop 50% above base density if:
 - Built Green
 - Walkable
 - Accessible
- } Stackable?

Minimum/Maximum Units

- Other jurisdictions vary: 2-24 units
- Public feedback: 10-12 maximum
- Low minimums allow modest development on smaller lots

Alternatives for Discussion

- Cottage developments shall have between 2-12 units total
- Cottage development maximums are based on lot size

Minimum Lot Size

Residential Zones								
Standards	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Minimum lot area	7,200 sq ft	7,200 sq ft	5,000 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	N/A

Minimum Lot Size

- Kirkland, WA: No minimum
- Ashland, OR: 7,500sf
- Spokane, WA: 1/3 acre (14,520sf)
- Redmond, WA: 1/2 acre (21,780sf)

Alternatives for Discussion

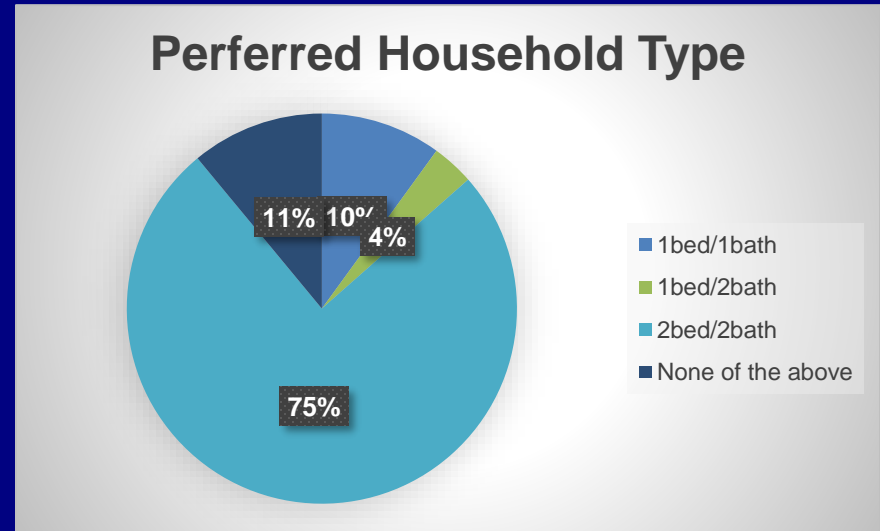
- Minimum lot sizes for cottage development are subject to the underlying zone
- Cottage developments have a minimum lot size of 9,000sf

Maximum Unit Size

Residential Unit Type				
Standards	Single-Family House	Townhouse	Multi-Family/ Apartment	Accessory Dwelling Unit
Maximum unit size	N/A	N/A	N/A	50% of the living area of the primary residence

Maximum Unit Size

- Imagine you live in a cottage house; please choose the size of house you would most prefer.



Maximum Unit Size

- Single-level living → larger building footprint
- Other jurisdictions maximum unit size: 1,000sf-1,700sf

Alternatives for Discussion

- Cottages shall have a maximum unit size of 1,300sf
- Cottages with lofts or second stories shall have a maximum building footprint of 800sf.
- Single-story cottages shall have a maximum building footprint of 1,000sf

Maximum Building Height

Residential Zones								
Standards	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Maximum building height	30 ft (35 with pitched roof)	30 ft (35 with pitched roof)	35 ft	35 ft	35 ft (40 with pitched roof)	35 ft (40 with pitched roof)	35 ft (40 with pitched roof)	35 ft

Maximum Building Height



Alternatives for Discussion

- Cottages are limited to 20 feet (25 feet with pitched roof)
- Cottage heights are not to exceed the building height of abutting properties.

Other Development Standards

Residential Zones								
Standards	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Minimum lot width	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	N/A
Front Yard Setback	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Rear Yard Setback	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Side Yard Setback	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Max. Building Coverage	35 %	35%	45%	55%	60%	70%	70%	N/A
Max. Hardscape	45%	50%	65%	75%	85%	85%	90%	90%

Setbacks

- Any property with three or more dwellings abutting an R-4 or R-6 property will have increased setbacks to 15 feet along the shared property line.



Alternatives for Discussion

- Cottage developments are subject to the regulations of the underlying zone.
- Developments with three or more units shall have a 15-foot setback from any R-4 or R-6 property.
- Cottage development setbacks are determined by unit height.

Tree Preservation

- 25% retention (30% with critical areas)
- Tree retention is a community priority
- Incentives for greater tree retention

Alternatives for Discussion

- Cottage developments are subject to the tree code with no incentives for additional tree retention.
- Significant tree retention above the 25% minimum is incentivized through flexibility in development standards

Parking Standards

Residential Use Type				
Standards	Single-Family House	Townhouse	Multi-Family/ Apartment	Accessory Dwelling Unit
Minimum Parking Stalls	2 per unit	2 per unit	.75-1.5/DU depending on size	1 per unit

Alternatives for Discussion

- Cottage development parking is required at a rate of 2 per unit.
- Cottage development parking is related to unit size, units under 1,000sf require 1 stall per unit, units 1,000sf and above require 2 parking stalls per unit.

Alternatives for Discussion

- Cottage development parking can be reduced up to 25% when within $\frac{1}{4}$ mile of a transit stop or to preserve on-site significant trees above the minimum 25% retention requirement.
- Cottage development guest parking is .25 stalls per unit which must be provided on site unless frontage improvements require on-street parking be built in which case those stalls can count toward the guest parking

Landscaping

Residential Unit Type				
Standards	Single-Family House	Townhouse	Multi-Family/ Apartment	Accessory Dwelling Unit
Landscaping	N/A	Façade, setback and parking	Setback, transition area and parking	N/A

Alternatives for Discussion

- Cottages have no specific landscaping standards.
- Cottage developments shall have Type II perimeter landscaping at least 5-feet deep along the outer perimeter property lines.
- Landscaping is required at the front of each cottage at a minimum depth of three feet.
- Common open space shall be at least 250sf per cottage with no minimum dimension less than 10 feet.

Site Design

- Parking
- Pedestrian Access (Walkways)
- Solid Waste (Storage & Staging)
- Utility and Mechanical Equipment
- Private Outdoor Space
- Common Outdoor Space
- Façade Landscaping
- Fences

Building Design

- Entryway Orientation
- Covered Entry Porch
- Cohesive Architectural Design
- Roof Forms
- Buildings Oriented for Privacy

Design Standards

- Should the City look at other design standards for regulation and if so, what?
- Is it more important for a cottage community to have internal architectural consistency or for it to match the neighborhood?

Process

	Single-Family House	Townhouse	Multifamily/ Apartment
Permit Type	Building Permit	Building Permit	Building Permit
Notice	None*	None*	None*

- Notice is given to neighbors for subdivisions and SEPA

Alternatives for Discussion

- Cottage development is reviewed through building and associated site development, utility and right-of-way permits.
- Cottage development of 6 units or greater requires notice to neighbors.

Next Steps

Winter/Spring 2022	Spring/Summer 2022	Summer/Fall 2022	Winter of 2023	Winter/Spring 2023	June 2023
Engage Consultant Brief Planning Commission	Existing Conditions Report Public Engagement	Analyze Data Present Findings to Planning Commission	Draft Regulations to Planning Commission	Planning Commission Recommendation City Council Consideration	Cottage Housing Ordinance Considered for Adoption

We Are Here



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