

# Cottage Housing Amendments

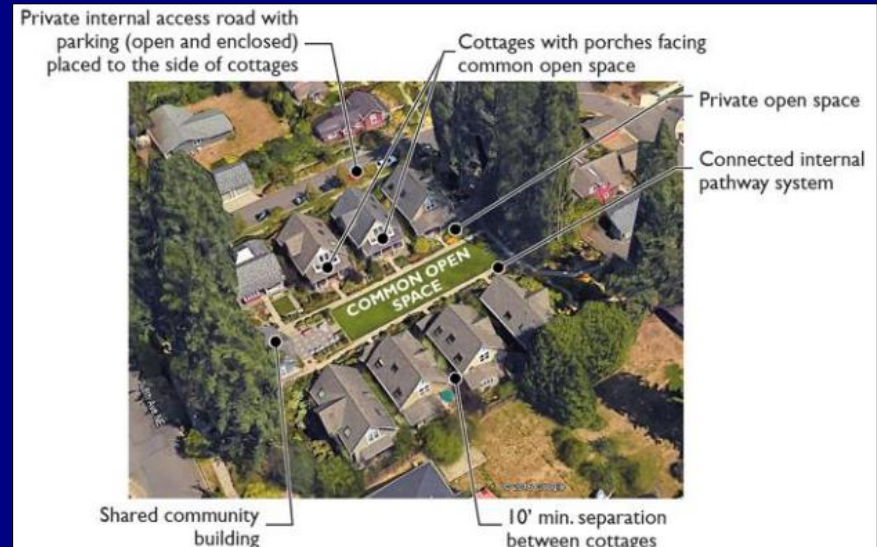
Planning Commission

February 2, 2023



# Cottage Housing

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



# The Cottage Code

- Location
- Density
- Unit Size
- Lot Coverage
- Setbacks
- Parking
- Trees
- Landscaping
- Site Design
- Building Design

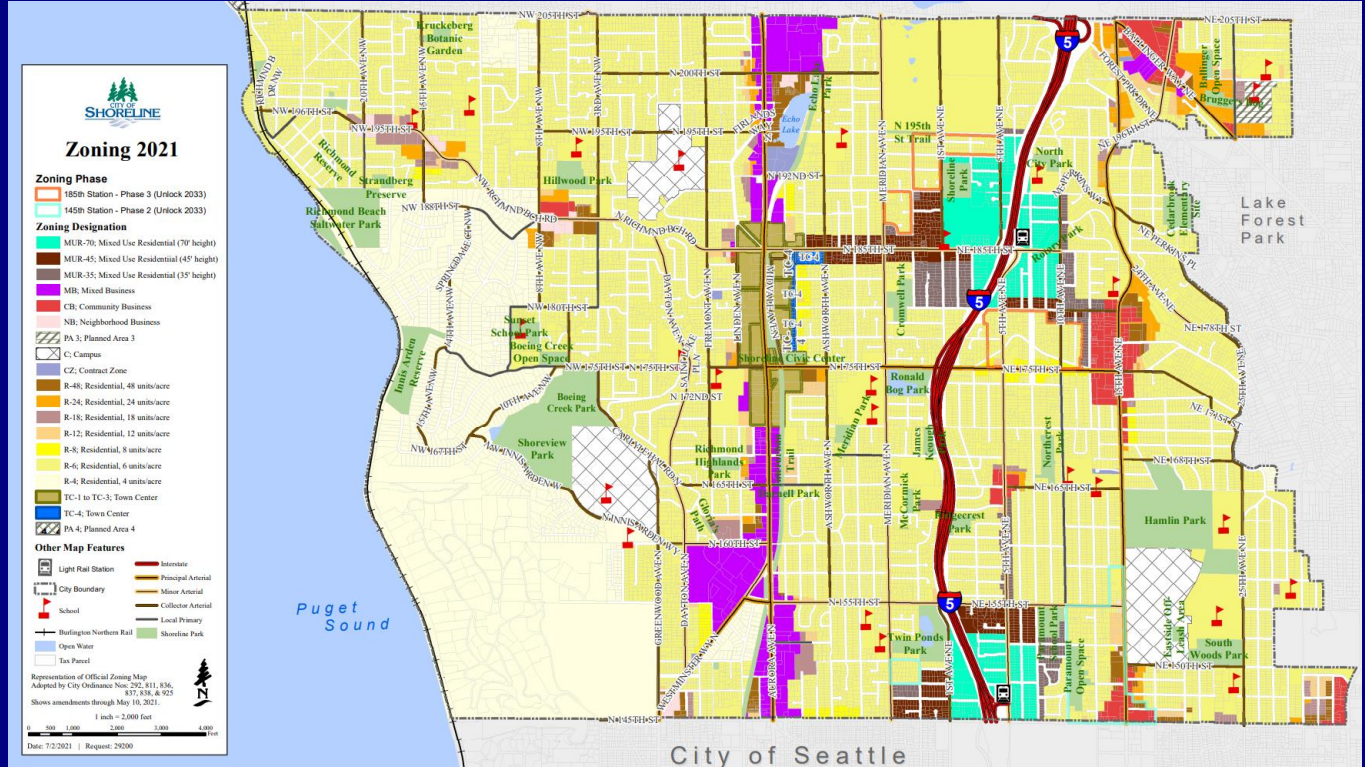
# A Grounding Question

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



# Location

- R-4
- R-6
- R-8
- R-12



# Discussion Question

- Should staff explore cottages in MUR-35?

# Density and Development Size

- Twice the underlying density
- Minimum 2-units
- Maximum 24-units

<u>Zoning District</u>	<u>Existing Residential Density per District</u>	<u>Max Cottage Density per District</u>
<u>R-4</u>	<u>4 units/acre</u>	<u>8 cottage units/acre</u>
<u>R-6</u>	<u>6 units/acre</u>	<u>12 cottage units/acre</u>
<u>R-8</u>	<u>8 units/acre</u>	<u>16 cottage units/ acre</u>
<u>R-12</u>	<u>12 units/acre</u>	<u>24 cottage units/acre</u>





# Discussion Question

- Should any additional density bonuses be explored beyond the base density being doubled for cottages?
- Should cottage developments with more than 12 units be required to break up the development into smaller clusters?



# Minimum Lot Size

- Match Underlying Zone
- Meet Cottage Standards
  - Open Space
  - Parking
  - Setbacks

Standards	R-4	R-6	R-8	R-12
Minimum lot area	7,200 sq ft	7,200 sq ft	5,000 sq ft	2,500 sq ft

# Unit Size

- Minimum 700sf
- Maximum 1,500sf
- 20% of units to vary from average size by 250sf
- 60% floor area on ground floor

# Maximum Building Height

- 22 feet (two stories)
- Greater than 15 feet (one story) requires roof pitch
- 20% of cottages not higher than 15 feet (one story)

# Lot Coverage

Existing Standards				
Standards	R-4	R-6	R-8	R-12
Max. Building Coverage	35 %	35%	45%	55%
Max. Hardscape	45%	50%	65%	75%

Cottage Standards				
Standards	R-4	R-6	R-8	R-12
Max. Building Coverage	45 %	45%	45%	55%
Max. Hardscape	75%	75%	75%	75%



# Discussion Question

- Is an increase in impervious surface and building coverage appropriate for cottages?

# Setbacks

- Match Underlying Zone
- No 15-Foot Setback Increase
  - Privacy Fence
  - Perimeter Landscaping

# Discussion Question

- Support for cottages without increasing setbacks when there are three or more cottages on a site abutting an R-4 or R-6 zone?



# Tree Preservation

- Utilize Existing Tree Code
  - 6-inch DBH
  - 25% Retention (30% Critical Areas)
- Incentivize Further Retention of Large Trees (>24" DBH)

# Incentives

- Large Tree Dripline = Common Open Space
- Retention of:
  - More than Min. 25%; and
  - Large Significant Trees (> 24" DBH)
- Reduction in Common Open Space Area
- 5+ Large Trees = Amenity

# Public Comment

- Cottage Specific Tree Code
- Allowed Tree Removal Dependent on Lot Size
- 7,200sf lot = 3 Trees Removed
- Every Additional 7,200sf = 1 Tree Removed
- No Other Trees Can be Removed

# Public Comment

- Proposed update to tree code:
  - Cottage housing structures and dwellings will be planned and designed around established significant trees
  - SMC 20.50.350(D)(1)

# Discussion Question

- Should staff study the proposed cottage-specific tree code recommended by public comment?
- Does Planning Commission support a separate tree code for cottages?

# Parking Requirements

- Cottage Under 1,250sf = 1 stall
- Cottage Over 1,250sf = 1.5 stalls
- Electric Vehicle Ready
- Require 1 Garage per Cottage
- Standard Parking Reductions Apply
  - Garages Ineligible for Reduction

# Discussion Question

- Should a garage be required for a cottage development?



# Landscaping

- Perimeter Landscaping + Fence
- Parking Lot Landscaping
- Internal Landscaping Standards Minimal
  - Pollinator Habitat

# Site Design

- Parking Design
- Solid Waste Storage/Staging
- Common Open Space
- Private Open Space



# Parking Design

- Minimize Visual Impact
- Screening
- Garages Match Cottages
- Parking Lot Landscaping

# Solid Waste

- Individual Bins in Garages
- Screened Dumpster Enclosure

# Common Open Space

- 250sf per Cottage
- Minimum Dimension: 20 linear feet, 500sf
- Formally or Informally Programmed
- Amenities 1:4 Units
- Community Buildings

# Discussion Question

- Should community buildings count as common open space?
- If so, should the square footage of a community building count for more, the same, or less square footage as outdoor common open space?

# Private Open Space

- 300sf per Unit
- Minimum Dimension: 6 Linear Feet
- Attached Covered Front Porch
  - 10% of Cottage Floor Area
  - 6 Linear Feet
  - Count as Private Open Space



# Building Design Standards

- Minimal
- Consistency
- Variety
- Privacy
- Community



The Cottage Company


# Building Design Standards

- Architectural Consistency
- Not Identical to Neighbor Cottage
- Offset Cottages from Each Other
- Porches Face Common Open Space
- Two (2) Cottages can be Attached

# General Discussion Questions

- Unit Lot Subdivision for Cottages?
- Graphics/Illustrations for Concepts?
- Cottages as Infill vs. Cottages as Redevelopment?

# 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

# Cottage Housing

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