



## SHORELINE PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, March 16, 2023

Council Chamber – Shoreline City Hall

7:00 p.m. <https://us02web.zoom.us/j/88504079810?pwd=dFd6WlZxTDJMSnlTFk2VmttKzZlZz09>  
253-215-8782 | Webinar ID: 885 0407 9810 Passcode: 570825

*This meeting is conducted in a hybrid manner with both in-person and virtual options to attend.*

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00
2. ROLL CALL	7:01
3. APPROVAL OF THE AGENDA	7:02
4. APPROVAL OF THE MINUTES FROM:	7:03
a. <u>February 16, 2023 – Draft Minutes</u>	
5. GENERAL PUBLIC COMMENT	7:04

*The Planning Commission provides several options for public comment: in person in the Council Chamber; remote via computer or phone; or through written comment. Members of the public may address the Planning Commission during regular meetings for three minutes or less, depending on the number of people wishing to speak. The total public comment period will be no more than 30 minutes. If more than 10 people are signed up to speak, each speaker will be allocated 2 minutes. Please be advised that each speaker's comments are being recorded.*

**The Planning Commission is providing opportunities for public comment by submitting written comment or by joining the meeting webinar (via computer or phone) to provide oral public comment:**



**[Sign-Up for Remote Public Comment](#)** Pre-registration is required by 6:30 p.m. the night of the meeting.



**[Submit Written Public Comment](#)** Written comments will be presented to Council and posted to the website if received by 4:00 p.m. the night of the meeting; otherwise, they will be sent and posted the next day.

6. STUDY ITEMS	
(a) <u>Cottage Housing Development Code Amendments</u>	7:05
7. DIRECTOR'S REPORT	7:45
8. UNFINISHED BUSINESS	7:55
9. NEW BUSINESS	7:56
10. REPORTS OF COMMITTEES & COMMISSIONERS/ANNOUNCEMENTS	7:57
11. AGENDA FOR NEXT MEETING: April 6, 2023	7:58
12. ADJOURNMENT	8:00

*The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 801-2230 in advance for more information. For TTY telephone service call 546-0457.*

**DRAFT**  
**CITY OF SHORELINE**

**SHORELINE PLANNING COMMISSION**  
**MINUTES OF REGULAR MEETING**

February 16, 2023  
7:00 P.M.

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**Commissioners Present**

Chair Pam Sager  
Vice Chair Julius Rwamashongye  
Commissioner Leslie Brinson (online)  
Commissioner Janelle Callahan (online)  
Commissioner Christopher Mosier

**Staff Present**

Andrew Bauer, Planning Manager  
Steve Szafran, Senior Planner  
Carla Hoekzema, Planning Commission Clerk  
Julie Ainsworth-Taylor, Assistant City Attorney  
(online)

Commissioner Absent:

Commissioner Mei-shiou Lin (excused)  
Commissioner Andy Galuska (excused)

**CALL TO ORDER**

Chair Sager called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

**ROLL CALL**

Ms. Hoekzema called the roll.

**APPROVAL OF AGENDA**

The agenda was accepted as presented.

**APPROVAL OF MINUTES**

The minutes of February 2, 2023 were accepted as presented.

**GENERAL PUBLIC COMMENT**

Kathleen Russell, Shoreline resident, stated that Save Shoreline Trees values the opportunity to participate in local government. Prior to the February 2 meeting they provided information to the Planning Commission regarding cottage housing regulations and the protection of trees. In the letter

dated January 30 they referenced Ordinance 975 in effect as of November 28, 2022 in which the City Council directs, “Develop regulations to maintain and increase Shoreline’s urban tree canopy with the goal of encouraging tree retention and protection while also increasing housing opportunities and choice.” Currently there is a separate tree code for the seven multifamily business development zones where all the trees can be cut down. To balance this tree code, Save Shoreline Trees requests the Planning Commission to ask staff to provide a separate and reasonable tree code for residential zones. The existing tree code for residential zones on a flat parcel allows the removal of three trees per 7200 square feet plus one tree for each additional 7200 square feet plus the removal of 75% of the trees. Tree replacement for the non-exempt trees do not replace the benefits of established trees. Tree retention incentives were suggested by staff but developers do not seem to be interested in the incentives. She requested the Planning Commission ask staff to provide a compromise on the residential tree code.

**STUDY ITEM: 2024 COMPREHENSIVE PLAN UPDATE: PUBLIC PARTICIPATION PLAN**

Staff Presentation: Planning Manager Bauer shared the draft Public Participation Plan for the 2024 Comprehensive Plan update. He reviewed some background and gave an overview of the Comprehensive Plan. The strategy for the Public Participation Plan is on how to best engage the community with a focus on the members of the community who maybe haven’t been heard from in the past. Within the Plan there is a focus on equity and social justice. Key audiences include communities of color, low-income households, people who speak languages other than English, and native and indigenous people.

Public Participation Principles:

- Input matters and is a priority.
- Outreach and engagement need to occur early and regularly.
- Outreach and engagement will be equitable, transparent, and inclusive.
- Outreach should build partnerships and leverage existing relationships.
- Outreach includes following up with the community.

There are three overarching goals within the Plan:

1. Ensure members of the Shoreline community understand the purpose and importance of the Comprehensive Plan, as well as the project scope and schedule for the update.
2. Ensure members of the Shoreline community have meaningful opportunities to participate in the development of the Comprehensive Plan and understand how their input will shape City decision-making.
3. Ensure the City of Shoreline has the right information and context to inform the Comprehensive Plan through an equity lens and advance the larger equity and social justice goals of the City.

Community liaisons are individuals representing a particular community-based organization or group to advise and co-create engagement; identify/recruit liaisons; and establish new community partners. Planning Manager Bauer generally reviewed the public participation roadmap including tools and tactics staff plans to utilize. The Participation Plan will be presented to Council for potential adoption by Resolution on February 27. An online open house is planned to be held in April. Staff intends to be adaptable and nimble throughout the process.

Discussion:

Commissioner Rwamashongye referred to plans for web-based or online engagement/tactics. He suggested partnering with schools and having the kids do a project with parents to engage in a useful way that gathers input from the parents for the City.

Commissioner Mosier suggested also focusing on Shoreline Community College students for outreach.

Commissioner Callahan asked if community liaisons can be paid for their time and involvement. Planning Manager Bauer confirmed that the intention is to compensate individuals for their time and efforts since this would go above and beyond a typical engagement process.

Chair Sager thanked staff and stated she is feeling very hopeful. She asked if the community liaisons would only be people from the city or if some would also be from outside the city. Planning Manager Bauer did not think it would be limited just to Shoreline residents and business owners. He thought they would be open to using whoever would be most effective at reaching the groups, organizations, and individuals they want to reach. Chair Sager said she is eager to see how this plays out.

**STUDY ITEM: JOINT MEETING WITH CITY COUNCIL – ANNUAL REPORT**

Senior Planner Steve Szafran noted that the date for the joint meeting has been scheduled for May 8 at 5:45 p.m. prior to the Council’s regular meeting. Staff has prepared a draft letter in the Commission packet. This will be an opportunity to meet and talk informally with the Council without a set agenda.

Chair Sager said she would like the signature to either be hers on behalf of the entire Planning Commission or she would like the entire Planning Commission to sign it.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

Commissioner Callahan referred to an email question they received about pedestrian safety on 15<sup>th</sup> and 14<sup>th</sup>. She asked if this got routed to the city’s traffic engineer. Mr. Szafran confirmed that he passed it onto the city traffic engineer. He indicated he would follow up to the Planning Commission with the response that was provided by the traffic engineer.

**REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS**

None

**AGENDA FOR NEXT MEETING**

Staff reviewed the agenda for the next meeting which is scheduled for March 16. Staff is requesting that the March 2 meeting be cancelled. The Commission concurred with cancelling the March 2 meeting.

**ADJOURNMENT**

The meeting was adjourned at 7:28 p.m.

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Pam Sager  
Chair, Planning Commission

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Carla Hoekzema  
Clerk, Planning Commission

**PLANNING COMMISSION AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

**AGENDA TITLE:** Cottage Housing Development Code Amendments  
**DEPARTMENT:** Planning & Community Development  
**PRESENTED BY:** Elise Keim, Senior Planner

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Public Hearing | <input checked="" type="checkbox"/> Study Session | <input type="checkbox"/> Recommendation Only |
| <input type="checkbox"/> Discussion     | <input type="checkbox"/> Update                   | <input type="checkbox"/> Other               |

**INTRODUCTION**

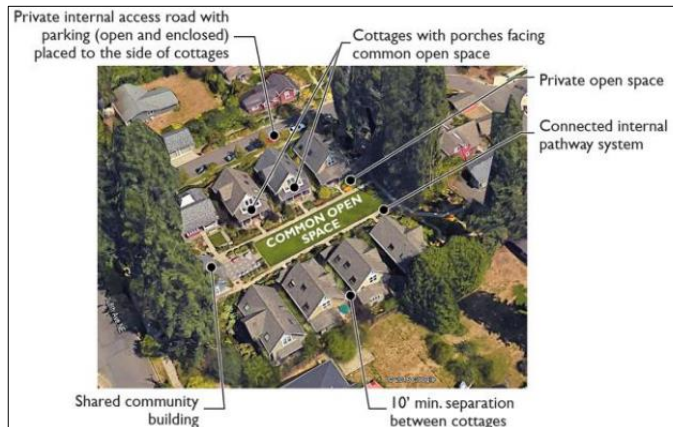
The City Council identified cottage housing as the first priority for implementation of the Housing Action Plan adopted in May 2021.<sup>1</sup> The City received a Washington State Department of Commerce grant to assist in preparation of cottage housing Development Code amendments. Work to develop the amendments has been ongoing in recent months with the completion of an initial draft code. A summary table of draft code requirements is included as Attachment A and the draft code is included as Attachment B.

Tonight, staff will be presenting a revised draft code and is seeking input from the Planning Commission on the code to date.

**BACKGROUND**

Cottage housing regulations generally allow for 1 or 2 story houses that may be attached or detached. Houses are small, with a maximum floor area and are arranged around a common interior courtyard.

With appropriate design standards, this type of housing blends into single family neighborhoods as cottage housing appears similar to single family houses from the street.



*Image: Cottage Housing Site Plan Example*  
*Source: City of Anacortes Municipal Code*

<sup>1</sup> The Housing Action Plan can be reviewed at the following link:  
<https://www.shorelinewa.gov/government/departments/planning-community-development/long-range-planning/housing-action-plan>

## 6a. SR - Cottage Housing Development Code Amendments

Cottage housing is currently not a permitted type of development in Shoreline. The City previously had cottage housing regulations and permitted seven cottage housing developments from 2000-2004. These regulations were repealed in 2006 due to concerns about design and compatibility.

Cottage housing was most recently discussed at the February 2, 2023 Planning Commission meeting. The staff report from the February 2<sup>nd</sup> meeting is at the following link:<https://www.shorelinewa.gov/home/showpublisheddocument/58046/638103471354630000>.

### **COTTAGE HOUSING DEVELOPMENT CODE AMENDMENTS**

Below is a summary of the revised draft of the cottage code. Staff are seeking input on the updated draft code.

#### **Organization:**

A main change from the previous version of the cottage housing code presented on February 2, 2023 is its organization. Cottages are subject to supplemental use criteria detailed in SMC 20.40 and then specific design standards are located in SMC 20.50 in a cottage housing subchapter which is similar in organizational flow to townhouse and multifamily design standards. This was done to allow ease of code navigation for both applicants and planning staff.

#### **Graphics:**

Illustrations have been added to clarify concepts like building-to-building setbacks, location of parking and allowance for breaking up common open space.

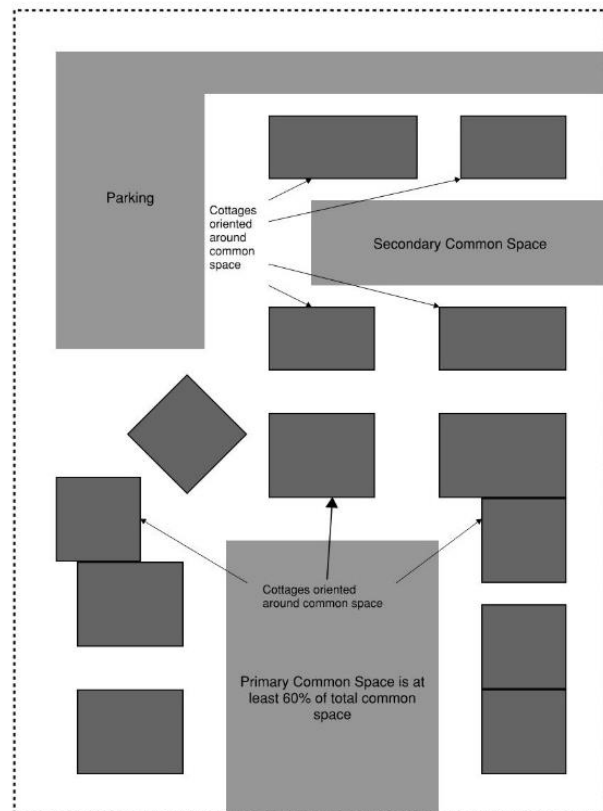


Image: Proposed graphic for common open space

#### **Density:**

Based on previous direction from Planning Commission, cottages were proposed in the previous draft code amendments to be outright permitted at twice the density of the underlying zone as increasing the supply and variety of housing is a benefit to the city and consistent with the Housing Action Plan. However, the current comprehensive plan includes regulatory language that limits a zone's base density.

*Land Use Policy LU1: The Low Density Residential land use designation allows single-family detached dwelling units. Other dwelling types, such as duplexes, single family attached, cottage housing,*

## 6a. SR - Cottage Housing Development Code Amendments

*and accessory dwellings may be allowed under certain conditions. The permitted base density for this designation may not exceed 6 dwelling units per acre.*

*Land Use Policy LU2: The Medium Density Residential land use designation allows single-family dwelling units, duplexes, triplexes, zero lot line houses, townhouses, and cottage housing. Apartments and professional offices may be allowed under certain conditions. The permitted base density for this designation may not exceed 12 dwelling units per acre.*

As the cottage code amendments were scoped by staff in early 2022, the approach was for cottages to be allowed as “bonus density” above the “base density.” This approach was reviewed internally and determined to be consistent with Land Use Policies LU1 and LU2. The draft amendments have been revised to include this bonus density approach.

In order to address the housing action plan’s goals of increasing variety and supply of housing in the face of an ever-mounting housing crisis, while also maintaining consistency with a comprehensive plan from 2012, staff are proposing a more explicit density bonus program that addresses the community’s priorities of sustainability, walkability and affordability voiced during the public engagement process and discussions by the Commission. The density bonus program is detailed in the table below.

<b><u>Requirement</u></b>	<b><u>Density bonus allowed above the zoning designation’s base density</u></b>
<u>All units within the cottage housing development are certified PHIUS+, or Built Green 4-Star (2)</u>	<u>25%</u>
<u>The cottage housing development is located more than ¼ mile and less than ½ mile from a high-capacity transit service stop (e.g., bus rapid transit, light rail)</u>	<u>25%</u>
<u>All units within the cottage housing development are certified LEED Platinum, Built Green 5-Star, or PHIUS+ Source Zero/Salmon Safe or ZE/Salmon Safe Certification</u>	<u>50%</u>
<u>The cottage housing development is located within ¼ mile of a high-capacity transit service stop (e.g., bus rapid transit, light rail)</u>	<u>50%</u>
<u>20% of units shall be affordable to households making 80% or less of the median income for King County adjusted for household size; or 10% of units shall be affordable to households making 70% or less of the median income for King County adjusted for household size</u>	<u>100%</u>

Tiers of density bonuses are proposed based on a development’s level of green building, its proximity to transit and its level of affordability. These density bonuses are



## 6a. SR - Cottage Housing Development Code Amendments

allowed to be combined up to a doubling of (100%) the base density of the underlying zone, consistent with previous direction from the Commission.

For example, a cottage development in the R-6 zone located within ¼ mile of a BRT stop and developing to Built Green 5-Star could achieve the maximum density of 12 units per acre (100% increase over the base density).

### **Alternative for Planning Commission Discussion**

A fee in lieu alternative.

The affordability density bonus could be modified to also include an option for a fee-in-lieu of constructing affordable units:

20% of units shall be affordable to households making 80% or less of the median income for King County adjusted for household size; or  
10% of units shall be affordable to households making 70% or less of the median income for King County adjusted for household size;  
**or payment of an affordable housing fee in lieu for each unit that would have been required to be affordable in accordance with the City of Shoreline Fee Schedule – Affordable Housing Fee in Lieu.**

### **Pros and Cons of a Fee-in-Lieu Option:**

<b>Pros</b>	<b>Cons</b>
These fees could contribute to a fund the City manages for subsidizing housing that is available at deeper levels of affordability (50% AMI and below).	By allowing a fee in lieu for this density bonus rather than requiring the construction of affordable for-sale cottages this means affordable housing units are not immediately built. Creating a fee-in-lieu option does include some added administrative resources to manage funds and limitations on spending.

### **Question:**

Does Planning Commission want to see a density bonus for affordable cottages which must be built as part of a cottage development, or a density bonus for cottages with an option for a fee-in-lieu for construction of other forms of more affordable housing?

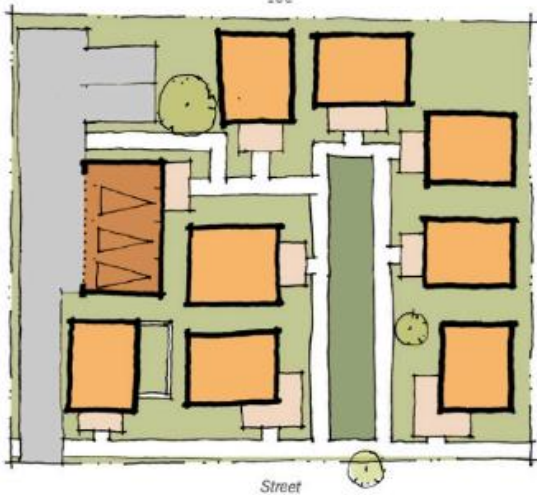
### **Responses to Planning Commission Requests from February 2<sup>nd</sup> Meeting**

At the February 2, 2023 meeting Commissioners were interested in incentives for affordable housing providers, perhaps a community land trust or other mission-driven housing developer. To create such a program will require partnering closely with these organizations to understand what incentives meet their needs and how their housing product meets the needs of Shoreline residents in order to attract such a developer. At this time the proposed affordability language focuses on the level of affordability in the development rather than the affiliation of the developer.

### **Building and Hardscape Coverage:**

## 6a. SR - Cottage Housing Development Code Amendments

At the February 2<sup>nd</sup> meeting, Commission was curious about the appropriate amount of hardscape and building coverage for a cottage housing development. The first draft of the code proposed a maximum amount of impervious surface coverage (buildings, walkways, driveways, parking etc.) on a cottage development to be 75% of the lot area and maximum building coverage of 45%. This increase in allowable impervious area was proposed in order to encourage more livable single-story units and acknowledge the desire for on-site parking, vehicle maneuvering and waste storage.



This site plan from a cottage development feasibility study for the City of Milwaukie, Oregon details a scenario with a .55-acre site containing eight cottages. Regulations limit building coverage to no more than 50% and a hardscape coverage to no more than 60% of the site area.

*Image: Sample site plan Milwaukie, OR – Cascadia Partners, et. al.<sup>2</sup>*



This .86-acre development in Shoreline includes eight cottages and two detached parking garages. Cottage building footprints were either 900sf or 750sf. With these small footprints the site achieved a building coverage of 23% and a hardscape coverage of 42%. A density of nine dwelling units per acre was achieved, a 50% increase over the base density.

*Image: Greenwood Avenue Cottages - The Cottage Company*

After some research of comparable jurisdictions and an evaluation of the building coverage and hardscape of existing cottages, staff are proposing hardscape and building coverage be increased by 10% in R-4 and R-6 zones. This increase would permit a maximum building coverage of 45% in the R-4 and R-6 zones and a maximum hardscape of 55% and 60% respectively. These amounts are comparable to other jurisdictions and are a bit larger than the building and hardscape coverages seen in existing cottages which had a more restrictive building footprint under the old code.

<sup>2</sup> Visit <https://www.milwaukieoregon.gov/communitydevelopment/cottage-cluster-feasibility-study> for more information.

## 6a. SR - Cottage Housing Development Code Amendments

### Setbacks:

Setbacks are proposed to be consistent with the underlying zone or that a cottage pursue aggregate setbacks of the underlying zone. Aggregate setbacks mean the total of the setbacks is required to be the sum of the front, rear, and side yards and that side and rear setbacks shall not be less than five feet. This allows for some flexibility in site design, location of parking and maximizing centralized common open space area.

### Tree Preservation:

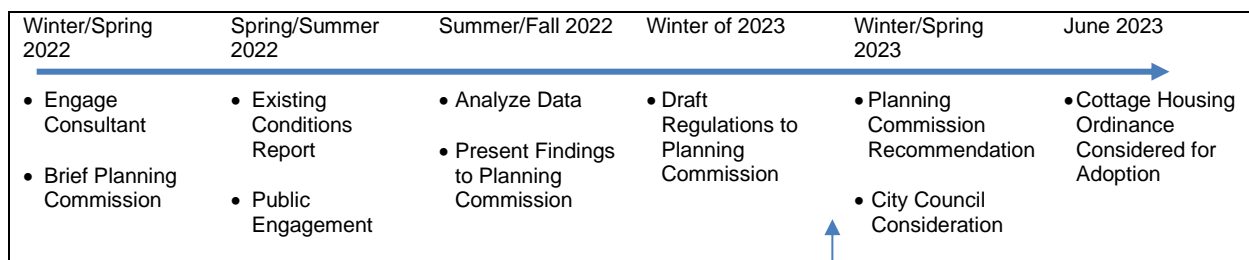
Based on Planning Commission’s feedback from the February 2, 2023 meeting staff have further developed incentives for additional protection of significant trees over 24” DBH. Cottage-specific code requirements were identified and allowances for departures from those standards were created with a tiered approach, for a larger number of retained trees, larger departures from cottage-specific code requirements are permitted.

<u>Number of retained Significant Trees &gt; 24-inch DBH</u>	<u>Reduction of Common Open Space</u>	<u>Increase in Cottage Height for all units in the Development</u>	<u>Increase in allowed Upper Floor Area for all units in the Development (1)</u>	<u>Parking Reduction</u>
<u>1 or 2</u>	<u>5%</u>	<u>3 – feet</u>	<u>5%</u>	<u>5%</u>
<u>3</u>	<u>10%</u>	<u>3 – feet</u>	<u>10%</u>	<u>5%</u>
<u>4</u>	<u>15%</u>	<u>3 – feet</u>	<u>10%</u>	<u>15%</u>
<u>5+ (2)</u>	<u>20%</u>	<u>3 - feet</u>	<u>10%</u>	<u>15%</u>

### NEXT STEPS

With direction received this evening, staff will prepare the cottage housing Development Code amendments and bring them back for a public hearing and potential recommendation at the April 6, 2023 meeting.

A project timeline is shown below.



↑  
We are here

## **6a. SR - Cottage Housing Development Code Amendments**

### **ADDITIONAL INFORMATION**

For more information about the cottage housing code, please visit the project webpage: [www.shorelinewa.gov/cottagehousing](http://www.shorelinewa.gov/cottagehousing) or contact Elise Keim, Senior Planner, at [ekeim@shorelinewa.gov](mailto:ekeim@shorelinewa.gov) or (206) 801-2553.

### **ATTACHMENTS**

Attachment A – Proposed Cottage Code Summary Table

Attachment B – Proposed Cottage Code

## Att. A - Cottage Code Summary Table

Cottage Code Summary Table

STANDARD	REQUIREMENT
Density	Density Bonus Program
Max. Building Coverage	Same as underlying zone requirements  Exceptions: R-4 and R-6 zones may increase by 10%
Max. Hardscape	Same as underlying zone  Exceptions: R-4 and R-6 zones may increase by 10%
Min. Floor Area	700 sq ft
Max. Floor Area	1,500 sq ft
Max. Cottages per Development	24 units
Min. Cottages per Development	2 units
Min. Lot Size	Same as underlying zone requirements
Unit size variety	Min 20% of units must vary at least 250 sq ft above or below average size
Building Height max.	22 feet
Pitch roof requirement	Structures greater than 15 feet in height must have a roof pitch between 12:6 and 12:12
Minimum percent of cottages 15 feet or shorter in height	20%
Minimum total floor area on ground floor	60%
Front setback for development	Same as underlying zone or aggregate
Rear setback for development	Same as underlying zone or aggregate
Side setback for development	Same as underlying zone or aggregate

## Att. A - Cottage Code Summary Table

Minimum distance building to building	8 feet <sup>1</sup>
Parking stalls per cottage with 1,250 square feet or less	Min. 1 stall
Parking stalls per cottage with 1,251 square feet or more	Min. 1.5 stalls
Interior parking lot landscaping	Min. 20 square feet per stall
Interior parking lot trees	Min. 1 tree for every 5 stalls
Parking lot islands	Min. 1 island for every 6 stalls
Min. common space amenities	Min. 1 amenity for every four cottage units
Common space per cottage	Min. 250 square feet per every cottage
Common space linear dimension	Min. 20 feet
Max. lawn allowance	60% of common open space
Min. pollinator habitat	10% of common open space
Community structure height	Max. 15 feet
Private open space min.	300 square feet per cottage
Porch size	Min. 10% of cottage square footage
Porch min. depth	6 linear feet

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<sup>1</sup> Building to building setbacks are not required when two units are attached. In cottage developments, up to two cottage units can be attached to one another.

**SMC 20.20.014 C Definitions**

Cottage Housing Development:

A residential development consisting of a minimum of 2 and a maximum of 24 cottages that comply with cottage development standards.

Cottage:

A dwelling unit located in a cottage housing development that is no smaller than 700 square feet in gross floor area and no greater than 1,500 square feet in gross floor area.

**SMC 20.20.040 P Definitions**

Pollinator Habitat

A landscaped area which is entirely comprised of native plants, of which at least eighty percent (80%) are pollen or nectar producing, includes at least one educational sign, and is managed without the application of pesticides. The intent of pollinator habitat is to provide an area for native pollinator foraging, increase the connectivity of all pollinator habitats, and educate residents on the importance of pollination.

**SMC 20.30.297 Administrative Design Review (Type A)**

A. Administrative design review approval of departures from the design standards in SMC 20.50.160 through 20.50.190, 20.50.220 through 20.50.250, 20.50.450 through 20.50.510, SMC 20.50.530 through 20.50.620, and SMC 20.50.720 through 20.50.750 shall be granted by the Director upon their finding that the departure is:

1. Consistent with the purposes or intent of the applicable subsections; or
2. Justified due to unusual site constraints so that meeting the design standards represents a hardship to achieving full development potential.



Chapter 20.40  
Zoning and Use Provisions

Subchapter 2.

Permitted Uses

**SMC 20.40.120 Residential Uses**

Table 20.40.120 Residential Uses

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
<b>RESIDENTIAL GENERAL</b>									
	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
	<u>Cottage Housing Development</u>	<u>P-i</u>	<u>P-i</u>						
	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				
<b>P = Permitted Use</b> <b>C = Conditional Use</b>					<b>S = Special Use</b> <b>-i = Indexed Supplemental Criteria</b>				

**SMC 20.40.300 Cottage Housing Development.**

Repealed by Ord. 408.

Cottage housing developments shall comply with applicable standards in SMC 20.50 Subchapter 10 – Cottage Housing and the provisions set forth below.

Cottage housing developments are subject to the dimensional and base density requirements of the underlying zone as set forth in SMC Table 20.50.020(1) except as provided for below:

- A. Density Bonus: The density bonus granted to a cottage development shall consist of an increase over the base density for the underlying zone equal to at least:

<u>Requirement</u>	<u>Density bonus allowed above the zoning designation’s base density(1)</u>
<u>All units within the cottage housing development are certified PHIUS+, or Built Green 4-Star (2)</u>	<u>25%</u>
<u>The cottage housing development is located more than ¼ mile and less than ½ mile from a high-capacity transit service stop (e.g., bus rapid transit, light rail)</u>	<u>25%</u>
<u>All units within the cottage housing development are certified LEED Platinum, Built Green 5-Star, or PHIUS+ Source Zero/Salmon Safe or ZE/Salmon Safe Certification (2)</u>	<u>50%</u>
<u>The cottage housing development is located within ¼ mile of a high-capacity transit service stop (e.g., bus rapid transit, light rail)</u>	<u>50%</u>
<u>20% of units shall be affordable to households making 80% or less of the median income for King County adjusted for household size; or 10% of units shall be affordable to households making 70% or less of the median income for King County adjusted for household size (3)</u>	<u>100%</u>

Density calculation methods are described in SMC 20.50.020(B)

If requesting a Density Bonus, the applicant shall submit a proposal to the city requesting a specific Density Bonus and how the proposed development satisfies the requirement for the bonus.

- (1) Density bonuses can be combined, up to a maximum of 100 percent of the base density.
- (2) The project must be registered with the appropriate third-party certification entity such as the International Living Future Institute, Built Green, US Green Building Council, Passive House Institute US, or Salmon Safe.
- (3) Designation of Affordable for-purchase Housing Units. The Director shall review and approve the location and unit mix of the affordable for-purchase housing units, consistent with the following standards, prior to the issuance of any building permit:

- a. Location. The location of the affordable housing unit(s) shall be approved by the City, with the intent that the units are generally mixed with all other market rate housing in the development. The affordable unit(s) constructed under the provisions of this chapter shall be included within the parcel of land for which the density bonus is granted. Segregation of affordable housing units from market rate housing units is prohibited.
  - b. Unit Size. The affordable housing unit(s) shall consist of a range of the gross floor area and number of bedrooms that are comparable to the market rate housing units in the overall development.
  - c. Timing/Phasing: The affordable housing unit(s) shall be available for occupancy in a time frame comparable to the availability of the market rate housing units in the development.
  - d. Affordable Housing Agreement. Prior to the final approval of any land use application subject to the affordable housing provisions, the owner of the affected parcels shall deliver to the City a duly executed covenant running with the land, in a form approved by the City Attorney, requiring that the affordable dwellings that are created pursuant to those sections remain affordable housing for a period of fifty (50) years from the commencement date. The commencement date for for-purchase units shall be the date of settlement between the developer and the first owner in one of the applicable income groups. The applicant shall be responsible for the cost and recording of the covenant.
- B. Setbacks: Front, rear, and side setbacks for a cottage housing development site shall either meet the setback standards for the underlying zone or may pursue an aggregate setback standard as described below:
- a. The total of setbacks shall be no less than the sum of the minimum front yard, rear yard, and side yards setbacks.
  - b. No rear or side yard setback shall be less than five feet.
- C. Height: Cottages are limited to a maximum height of 22 feet except as provided for in SMC 20.50.760, Tree Preservation Incentives.
- D. Building Coverage: Cottage housing developments may exceed the maximum building coverage for R-4 and R-6 zones by no more than ten percent (10%).
- E. Hardscape: Cottage housing developments may exceed the maximum hardscape coverage for R-4 and R-6 zones by no more than ten percent (10%).
- F. Cottage Size: The gross floor area for a cottage shall be a minimum of seven hundred square feet (700 sq. ft.) and a maximum of fifteen hundred square feet (1,500 sq. ft.) in gross floor area.

**SMC Table 20.50.020 (1)**

<b>Residential Zones</b>								
<b>STANDARDS</b>	<b>R-4</b>	<b>R-6</b>	<b>R-8</b>	<b>R-12</b>	<b>R-18</b>	<b>R-24</b>	<b>R-48</b>	<b>TC-4</b>
Base Density: Dwelling Units/Acre	4 du/ac (21)	6 du/ac (7) (21)	8 du/ac (21)	12 du/ac (21)	18 du/ac	24 du/ac	48 du/ac	Based on bldg. bulk limits
Min. Density	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10 du/ac	12 du/ac	Based on bldg. bulk limits
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	N/A
Min. Lot Area (2) (13)	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
Min. Front Yard Setback (2) (3) (14)	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Min. Rear Yard Setback (2) (4) (5)	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Min. Side Yard Setback (2) (4) (5)	5 ft min.	5 ft min.	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Base Height (9)	30 ft (35 ft with pitched roof) (21)	30 ft (35 ft with pitched roof) (21)	35 ft (21)	35 ft (21)	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof) (16)	35 ft (40 ft with pitched roof) (8) (16)	35 ft (16)
Max. Building Coverage (2) (6)	35% (21)	35% (21)	45%	55%	60%	70%	70%	N/A
Max. Hardscape (2) (6)	45% (21)	50% (21)	65%	75%	85%	85%	90%	90%

Exceptions to Table 20.50.020(1) and Table 20.50.020(2):

*This section has been edited to include references to cottage housing developments.*

...

(5) For developments consisting of three or more dwellings located on a single parcel, the building setback shall be 15 feet along any property line abutting R-4 or R-6 zones. Please see SMC 20.50.160. This standard shall not apply to cottage housing developments.

...

(21) For cottage housing developments, see the density and dimensional standards as described in SMC 20.40.300.

**SMC 20.50.390 Minimum Off-Street Parking Requirements – Standards**

*This section has been edited to include the parking requirements for cottage housing developments.*

**Table 20.50.390A - General Residential Parking Standards**

<b>RESIDENTIAL USE</b>	<b>MINIMUM SPACES REQUIRED</b>
Single-family detached:	2.0 per dwelling unit.
Single-family attached:	2.0 per dwelling unit. 1.0 per dwelling unit in the MUR zones.
Multifamily dwelling:	
Studio units:	0.75 per dwelling unit
One-bedroom units:	0.75 per dwelling unit
Two-bedroom plus units:	1.5 per dwelling unit
Accessory dwelling units:	1.0 per dwelling unit
Mobile home park:	2.0 per dwelling unit
<b><u>Cottage Housing Development</u></b>	<b>1.0 per unit 1,250-sf or less, 1.5 per cottage over 1,250-sf</b>

**Table 20.50.390E - Electric Vehicle (EV) Charging Infrastructure Parking Standards**

<b>RESIDENTIAL USE</b>	<b>MINIMUM EV SPACES REQUIRED</b>
Single-family detached/single-family attached/ <u>cottage housing development</u> :	An EV-ready space for each private garage or private parking area provided for a dwelling unit
Multifamily Dwelling/ <u>Cottage housing development</u> :	A minimum of 20 percent of EV-ready spaces in shared parking garages or shared parking spaces
Nonresidential:	A minimum of 10 percent EV-ready spaces of the required parking spaces

**SMC 20.50.410 Parking Design Standards**

*This section has been edited to include the parking requirements for cottage housing developments.*

A. All vehicle parking and storage for single-family detached dwellings, cottage housing developments, and duplexes must be in a garage, carport or on an approved impervious surface or pervious concrete or pavers. Any surface used for vehicle parking or storage must have direct and unobstructed driveway access.

**SMC 20.50.480 Street trees and landscaping within the right-of-way – Standards**

*This section has been edited to include the parking requirements for cottage housing developments.*

- A. When frontage improvements are required by Chapter 20.70 SMC, street trees are required for all commercial, office, public facilities, industrial, multifamily developments, and for single-family subdivisions, and cottage housing developments on all arterial streets.

**SMC 20.50.490 Landscaping along interior lot line – Standards.**

- A. Type I landscaping in a width determined by the setback requirement shall be included in all nonresidential development along any portion adjacent to single-family and multifamily residential zones or development. All other nonresidential development adjacent to other nonresidential development shall use Type II landscaping within the required setback. If the setback is zero feet then no landscaping is required.
- B. Multifamily development shall use Type I landscaping when adjacent to single-family residential zones and Type II landscaping when adjacent to multifamily residential and commercial zoning within the required yard setback. Cottage housing developments shall include a five-foot Type II landscaping buffer combined with a six-foot-tall solid fence or wall along side and rear property lines. Single-family attached and mixed single-family developments shall use Type I landscaping when adjacent to R-4 or R-6 zoning, and Type II landscaping when adjacent to all other zoning districts. Single-family attached and mixed single-family developments that have a shared access drive with an abutting property are exempt from this requirement on the side with the shared access drive.

**SMC 20.50.500 Internal Landscaping for Parking Area**

*This section has been edited to include the requirements for cottage housing developments.*

Required parking area landscaping shall include landscape areas that are located in areas within or adjacent to parking areas. However, landscaping designed to meet perimeter landscaping requirements cannot also be used to meet parking lot landscaping requirements.

- A. Multifamily developments and Cottage housing developments with common parking areas shall provide planting areas in parking lots at a rate of 20 square feet per parking stall.

## **SMC Subchapter 10 Cottage Housing**

### **SMC 20.50.700 Purpose**

The purpose of this subchapter is to establish standards for cottage housing developments in R-4, R-6 and R-8 and R-12 zones. All cottage housing developments shall meet the design standards contained in this subchapter. Standards that are not addressed in this subchapter will be supplemented by the standards in SMC 20.40.300 and the remainder of Chapter 20.50 SMC. In the event of a conflict, the standards of this subchapter shall prevail. The purposes of this subchapter are as follows:

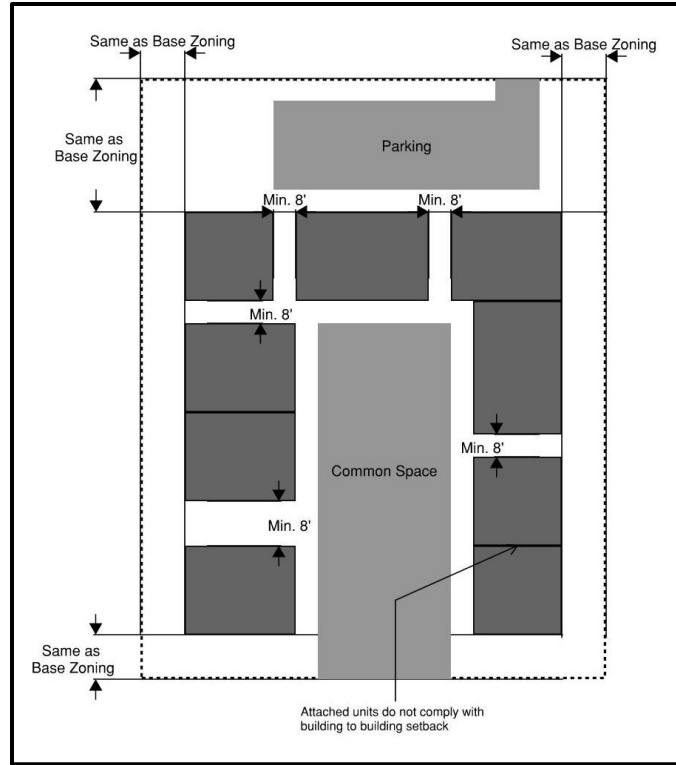
- A. To increase the supply and variety of housing choices available in the city to better meet the needs of residents, especially those in smaller households.
- B. To encourage development of attractive infill residential communities that are compatible with other forms of low-density residential uses.
- C. To enhance the aesthetic appeal of new cottage housing development by encouraging a variety of home sizes and heights, in an architecturally cohesive development.
- D. To encourage site design which maximizes the preservation of existing large trees in order to provide habitat for wildlife, protect biodiversity, and enhance the environmental quality of the development.
- E. To provide a site design that fosters community interaction, a sense of safety, and connection to the environment by orienting cottages around accessible, usable, common open space while reducing the dominance of vehicles on the site.
- F. To provide a cottage design that encourages community interaction through usable front porches while maintaining a resident's privacy within the home.

### **SMC 20.50.710 Administrative Design Review**

- A. Administrative design review approval under SMC 20.30.297 is required for all development applications that propose departures from the design standards contained in this subchapter.

### **SMC 20.50.720 Site Design – Standards**

- A. Setbacks
  - 1. The building-to-building setback between units shall be a minimum of eight feet (8 ft) except for those units that are attached by common vertical walls.

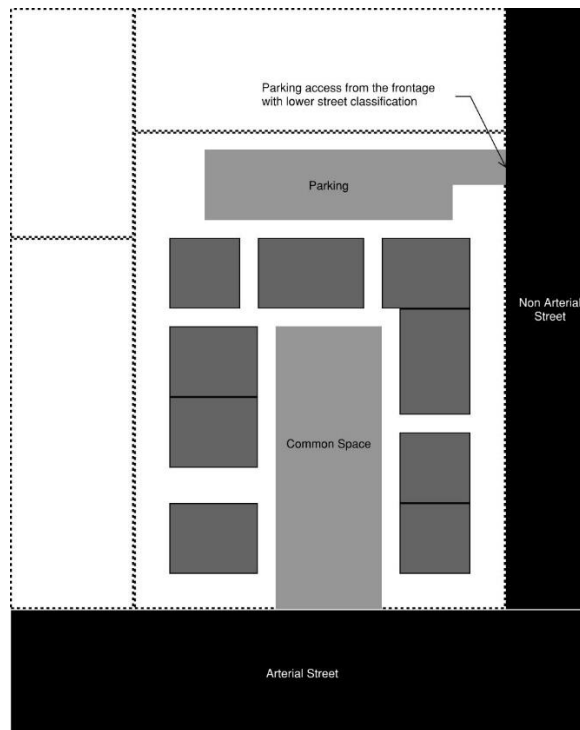


**Figure 20.50.720 (A)(1): Cottage Setbacks and Building to Building Placement**

**B. Parking**

1. Parking shall be clustered within a common parking area that is accessible but peripheral to the units.
2. Parking shall be located to minimize visual impact on the site while limiting the amount of hardscape devoted to vehicles. Parking shall be screened from public view and shall not visually dominate the site frontage.
3. The priority order of the location of parking access shall be as follows:
  - a. Located in the rear of the development, accessed from an alley;
  - b. Located on the side of the development accessed by a private driveway;
  - c. Located on the side or front of the development and accessed by a non-arterial street;
  - d. Located on the side or front of the development and accessed via an arterial street;
  - e. If accessing from the street and the site has multiple street frontages, the frontage with the lowest street classification shall be the primary access point.





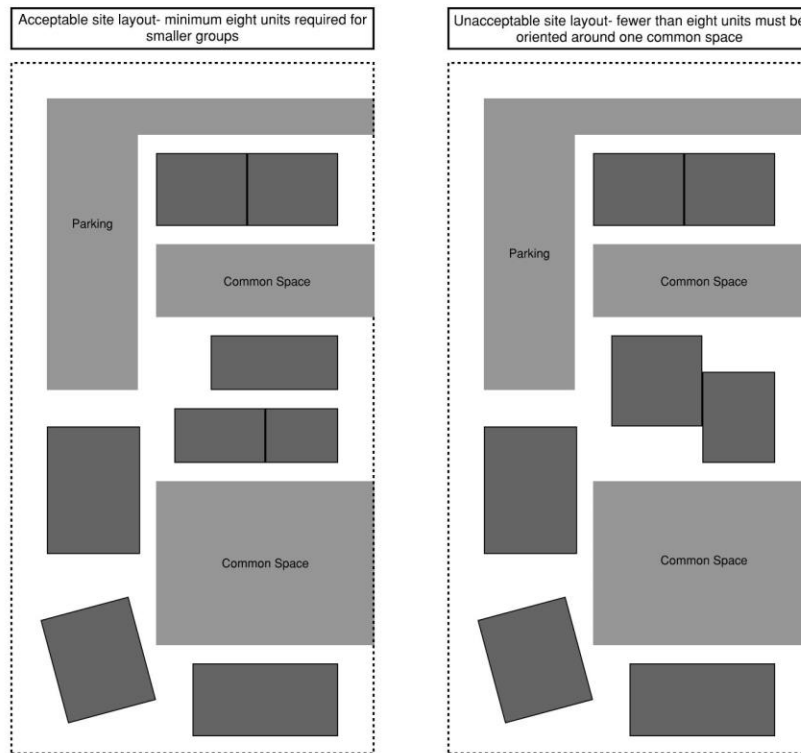
**Figure 20.50.720(B)(3): Preferred Parking Configuration through Rear Access Driveway**

- f. If parking cannot be provided in a priority location, the applicant shall demonstrate the design is not feasible or that a lower priority location better meets the intent of minimizing visual impact.
4. Garages. Parking provided in garages shall meet the following standards.
  - a. Garages shall meet location and parking access standards set forth in SMC 20.50.720(B).
  - b. Garage elevations visible from a public street shall be designed to minimize visual impact through the use of fencing, lattices, landscaping, or other screening methods.
  - c. Garages shall use materials and architectural design elements that are consistent with the architecture of the cottages.
  - d. Garages shall not be attached to cottages and shall be a minimum of eight feet from a cottage.
  - e. Up to four garages may be attached to one another.
5. Surface Parking. Parking outside of garages shall meet the following standards.
  - a. Parking shall be screened per SMC 20.50.470.
  - b. Internal landscaping for parking areas shall be consistent SMC 20.50.500 (A) and (C) – (E).

- c. Required perimeter landscaping shall not count towards parking area landscaping requirements.

**C. Site Configuration**

- 1. Cottage developments may have flexibility in how cottages are placed if a minimum of eight cottages are proposed. Applicants may provide multiple common open space areas to meet the requirements of SMC 20.50.720(H) Common Open Space. If multiple common open space areas are provided, cottages can be divided into smaller common-area oriented groups.



**Figure 20.50.720(C): Flexible Site Configuration with Multiple Common Open Space Areas**

**D. Site Access and Circulation**

- 1. Vehicle access requirements are set forth in the Engineering Development Manual and SMC 15.05.050 Fire Code.
- 2. Each cottage shall have a paved on-site pedestrian pathway, providing access to a public sidewalk, common open space, common parking areas, common buildings and common solid waste areas, if provided.
- 3. Pedestrian pathways shall be a minimum of four feet wide and shall be illuminated as provided in SMC 20.50.740 – Outdoor Lighting Standards

**E. Storage Space and Staging Area for the Collection of Solid Waste**

1. Developments with nine or fewer cottages shall comply with one of the following options for providing solid waste storage and staging areas:
  - a. If the storage space is provided in a garage belonging to an individual cottage, the storage space shall be its own dedicated area and shall not conflict with space needed for required vehicle parking.
  - b. Staging areas for solid waste collection shall comply with one of the following:
    - i. Solid waste bins shall be placed in the amenity zone if there is adequate area and placement does not conflict with above-grade infrastructure or services, including, but not limited to, fire hydrants, electrical poles, mailboxes, and street trees; or
    - ii. Solid waste bins shall be placed within the front setback, provided the area needed to accommodate the bins does not preclude compliance with other codes and standards; or
    - iii. Solid waste bins shall be placed along one side of the access drive, provided placement does not interfere with vehicular access and circulation, and the City's solid waste purveyor provides written confirmation it will service the location of the bins.
  - c. If the storage space and staging area are provided in a common indoor trash room or rooms or a common outdoor enclosure or enclosures, it shall comply with all the following:
    - i. Access to and maintenance of the trash room(s) or enclosure(s), and financial responsibility, shall be addressed in a covenants, conditions and restrictions document to be recorded prior to development permit issuance;
    - ii. The City's solid waste purveyor provides written confirmation it will service the location of the trash room(s) or enclosure(s); and
    - iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened from pedestrian view from the public right(s)-of-way by a solid enclosure such as a fence or wall, or dense landscaping.
2. Developments with 10 or more cottages shall comply with one of the following options for providing solid waste storage space and a staging area:
  - a. If the storage space is provided in a garage belonging to an individual cottage, the storage space shall be its own dedicated area and shall not conflict with space needed for required vehicle parking.
  - b. Staging areas shall abut vehicle access drives, but shall not obstruct vehicle circulation, and shall comply with one of the following:
    - i. The vehicle access shall not dead-end, but provide a through connection to a public right-of-way; or
    - ii. The site shall contain a turnaround that meets the standard detail required by the Public Works Director.
  - c. If the storage space and staging area is provided in a common indoor trash room or room(s), or in a common outdoor enclosure or enclosure(s), it shall comply with the following:
    - i. Access to and maintenance of the trash room(s) or enclosure(s), and billing, shall be addressed in a covenants, conditions and restrictions document to be recorded prior to development permit issuance; and

- ii. The City's solid waste purveyor provides written confirmation it will service the location of the trash room(s) or enclosure(s); and
- iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened.

F. Utility and Mechanical Equipment

- 1. Mechanical and utility equipment shall be located and designed to minimize visibility by the public. Preferred locations are abutting alleys, access drives, within, atop, or under buildings, underground, or other locations away from the public right-of-way. Equipment shall not intrude into required common open space or pedestrian pathways.

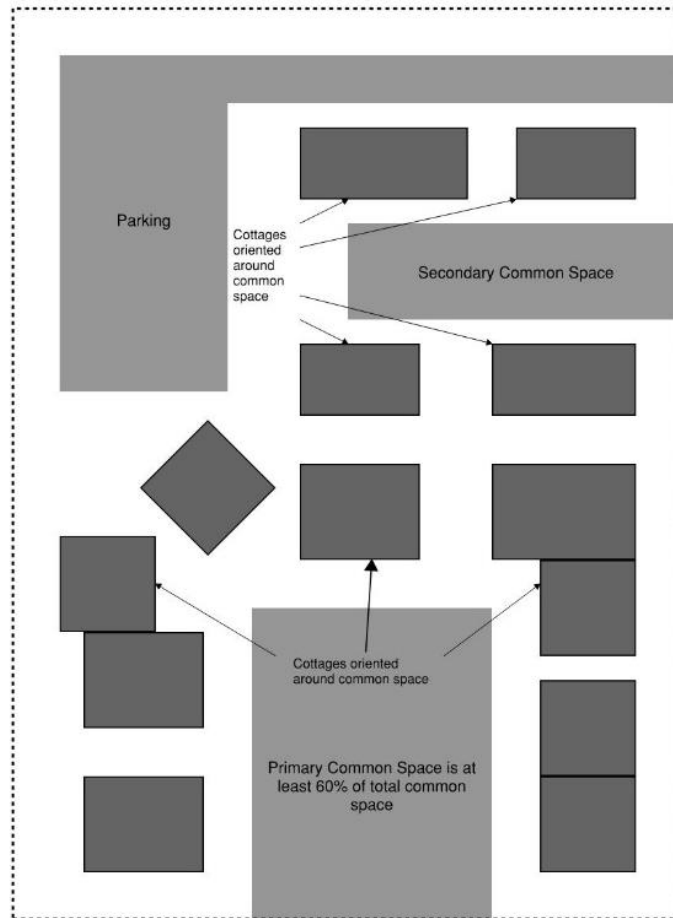
G. Private Open Space.

- 1. Each cottage shall be provided private open space. Private open space shall be directly contiguous to and accessed from each cottage.
- 2. Dimensional Requirements:
  - a. Each cottage shall be provided with no less than three hundred square feet (300 sq ft) of private open space.
  - b. No open space with a dimension less than six linear feet (6 ft) shall count towards private open space requirements.
  - c. Required porch areas may be counted as private open space.
  - d. Required perimeter landscaping shall not be counted as private open space.
- 3. Porches:
  - a. Each cottage shall have a covered front porch which equals no less than ten percent (10%) of the total gross floor area of the cottage.
  - b. All required porches shall be attached to the cottage, provide access to the cottage, and have a minimum lineal dimension of six feet (6 ft).
  - c. Porches shall be oriented toward the common open space, or right of way.

H. Common Open Space

- 1. A cottage development shall provide a minimum of two hundred fifty square feet (250 sq. ft.) of common open space per cottage.
- 2. Common open space shall serve as a focal point for the development, be landscaped, and provide usable open space for recreation and community activities for the development.
  - a. Common open spaces may be comprised of lawns, gardens, plazas, trees, or similar features.
  - b. Common open spaces may include seating areas.
  - c. Covered but unenclosed permanent structures such as gazebos may count as both common open space and as a required amenity.

- d. Common open space shall be designed and located to protect existing stands of trees. See SMC 20.50.760 Tree Preservation Incentives.
    - i. The dripline of on-site significant trees greater than 24-inches DBH can count as common open space area on a per square-foot basis.
  - e. Common open space areas shall be a maximum of 60% lawn area. For the purposes of this subsection lawn area is an open space covered with soil and planted with grass which is cut regularly.
  - f. A minimum of ten percent (10%) of the common open space area shall be dedicated as pollinator habitat.
    - i. If at least 20% of the required common open space is dedicated as pollinator habitat it may count as a required amenity.
3. Accessibility:
- a. Common open space shall be located and made accessible to all residents of the cottage housing development.
  - b. Common open space shall be connected to other areas of the development through on-site pedestrian pathways.
4. Dimensional Requirements:
- a. No space with any dimension less than twenty linear feet (20 ft) Or an area of less than 500 square feet shall count towards common open space requirements, except that the drip line area of a significant tree greater than 24-inches DBH that is providing common open space is not subject to these standards.
  - b. Required perimeter landscaping shall not count towards common open space.
  - c. For developments with a minimum of eight cottages, common open space is permitted to be separated into smaller areas, subject to the following:
    - i. Total common open space and dimensional requirements of this subchapter are satisfied. A separate common area is permitted for every four (4) cottages. There shall be a primary common open space that comprises a minimum of 60% of the total common open space area.



**Figure 20.50.720(H)(4)(c): Cottage Open Space Sample Layout**

5. Amenities: Amenities shall be provided within common open space. For the purposes of this subsection an amenity is defined as interactive social or recreational spaces and/or equipment. An amenity can either be outdoors or inside a community building.
  - a. A minimum of one amenity shall be provided for every four cottages.
  - b. At least one outdoor amenity must be provided in each development.
    - i. Outdoor amenities include, but are not limited, to gazebos, community gardens, landscape structures, permanently affixed tables and chairs or communal lounging areas, or a pollinator habitat that is at least 20% of the common open space.
    - ii. Outdoor amenities shall comply with lighting standards in SMC 20.50.740.
6. Community Buildings: Community buildings, clubhouses, or structures are optional and can be counted as a required amenity provided the following requirements are satisfied:
  - a. Community buildings shall be on-site and permanently affixed.
  - b. Community buildings shall be consistent with the architectural design of the development.

- c. Community buildings shall not exceed 1,000 square feet in gross floor area and 15 feet in height.
- d. Enclosed community buildings may not be counted towards the area requirements for common open space.

I. Perimeter Landscaping:

- 1. As required by SMC 20.50.490, a perimeter landscaping buffer is required along the side and rear property lines.
- 2. Required perimeter landscaping shall not count towards private open space, common open space, or parking area landscaping requirements.

**SMC 20.50.730 Building Design – Standards**

A. Building Orientation

- 1. Cottage front facades shall face a common open space or a right of way.
- 2. Site layout shall ensure privacy between cottages. Cottage orientations, window locations, landscaping, and staggering cottages are examples of strategies that support privacy.
- 3. Cottages may be attached or detached. A maximum of two cottages may be attached to one another. Detached cottages must comprise at least 49% of the total number of cottages per cottage housing development.

B. Cottage Size:

- 1. At least sixty percent (60%) of the gross floor area of a cottage shall be on the ground floor.
- 2. A minimum of twenty percent (20%) of cottages shall vary at least two hundred fifty square feet (250 sq. ft.) above or below the average gross square footage of cottages in the development.
- 3. A minimum of twenty percent (20%) of all cottages within a development shall not exceed 15 feet in height.
- 4. Cottages that exceed 15 feet in height shall have a pitched roofline. The roofline may not exceed the maximum height permitted and must be between a 12:6 and 12:12 pitch. Dormers must also meet this pitch requirement.

C. Cottage Variety:

- 1. Architectural techniques to create a variety of cottage designs are required. A development shall select a minimum of three techniques to diversify cottages, including but not limited to: windows, articulation, variation, trim, and varied rooflines. Other architectural features may be considered by the city if the design meets the purpose of this subchapter in SMC 20.50.700.
- 2. Cottages with identical architectural designs shall not be placed directly adjacent to one another and shall be separated by at least one other non-identical cottage. Variation in materials or colors between adjacent cottages are required to create distinct cottages within a development.

**SMC 20.50.740 Outdoor Lighting Standards**

- A. Light Trespass Standard. All light sources, such as a lamp or bulb, shall be shielded within a fixture, and fixtures shall be located, aimed or shielded to prevent direct light trespassing from the development to adjacent properties or directly up towards the sky.

- B. On-site pedestrian pathways shall be illuminated with at least two foot-candles of light.
- C. Cottage entries shall be illuminated with at least four foot-candles of light.
- D. Prohibited Lighting. The following types of lighting are prohibited:
  - 1. Outdoor floodlighting by floodlight projection above the horizontal plane;
  - 2. Search lights, laser source lights, or any similar high intensity light; and
  - 3. Any flashing, blinking, rotating or strobe light illumination device located on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot.

Exemptions:

- d. Lighting in swimming pools and other water features governed by Section 321 (Lighting) of the International Swimming Pool and Spa Code, or Chapter 246-260 WAC, as applicable.
- e. Signs and sign lighting regulated by Chapter 20.50 SMC, Subchapter 8.
- f. Holiday and event lighting (except for outdoor searchlights and strobes).
- g. Lighting triggered by an automatic emergency or security alarm system.

**SMC 20.50.750 Fences and Walls – Standards**

- A. **Front Yard** Fences and walls located within the required minimum front yard setback shall be a maximum of three feet, six inches high and shall be no more than 60 percent opaque.
- B. **Side and Rear Yards.** A six-foot-tall solid fence or wall is required along the side and rear property lines.
- C. **Private Open Space Fences.** Fences delineating private open space are optional and shall be a maximum of three feet, six inches high.
- D. **Materials.** Fences and walls shall be constructed of wood, wrought iron, brick, stone, or other high quality material. All chain link, electric, razor wire, and barbed wire fences, and other similar types of security fences are prohibited.
- E. **Height.** The height of a fence located on a retaining wall shall be measured from the finished grade at the top of the wall to the top of the fence. The overall height of the fence located on the wall shall be a maximum of six feet.

**SMC 20.50.760 Tree Preservation Incentives**

- A. The tree retention regulations in SMC 20.50. Subchapter 5 shall apply.
- B. Flexibility in site design shall be granted to applicants preserving existing significant trees on the site in quantities greater than required by SMC 20.50 Subchapter 5.
- C. Cottage Housing developments that retain significant trees over 24-inches DBH in quantities greater than required by SMC 20.50 Subchapter 5 may choose from the following incentives in addition to adjustment set forth in SMC 20.50.350(C):

<u>Number of retained Significant Trees &gt; 24-inch DBH</u>	<u>Reduction of Common Open Space</u>	<u>Increase in Cottage Height for all units in the Development</u>	<u>Increase in allowed Upper Floor Area for all units in the Development (1)</u>	<u>Parking Reduction</u>
<u>1 or 2</u>	<u>5%</u>	<u>3 feet</u>	<u>5%</u>	<u>5%</u>
<u>3</u>	<u>10%</u>	<u>3 feet</u>	<u>10%</u>	<u>5%</u>
<u>4</u>	<u>15%</u>	<u>3 feet</u>	<u>10%</u>	<u>15%</u>
<u>5+ (2)</u>	<u>20%</u>	<u>3 feet</u>	<u>10%</u>	<u>15%</u>



- (1) This does not permit an increase in gross floor area above 1,500sf.
- (2) Preservation of more than five significant trees greater than 24-inches DBH in quantities greater than required by SMC 20.50 Subchapter 5 can count as an amenity. A weather resistant interpretive sign is required to be permanently affixed near the tree(s) identifying the tree(s) as an amenity and identifying a tree's genus and species.

D. Tree protection requirements for trees preserved as part of this incentive program shall be recorded as a notice to title or on some other legal document that runs with the property.