

Cottage Housing Amendments

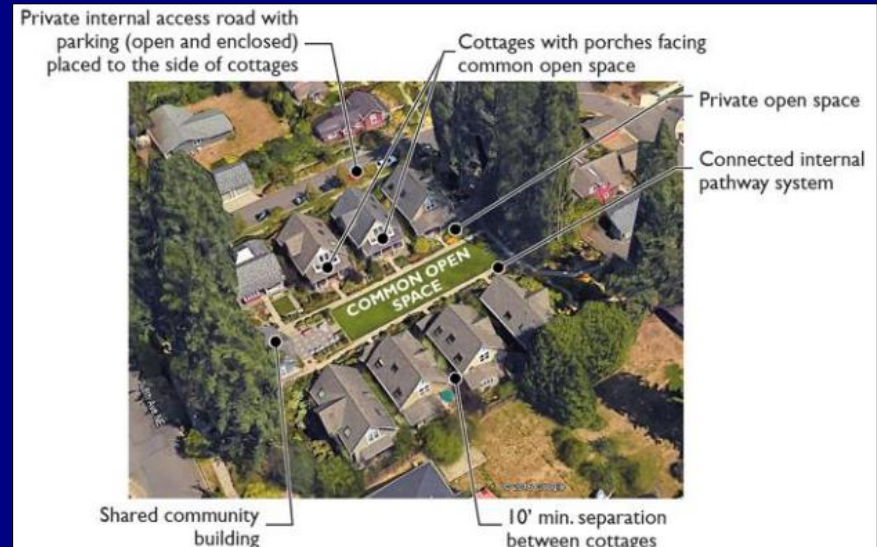
Planning Commission

March 16, 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

- Density
- Affordability
- Lot Coverage
- Setbacks
- Tree Preservation Incentives

The 2012 Comprehensive Plan

- Encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations. (Goal H II)
- Consider regulations that would allow cottage housing in residential areas, and revise the Development Code to allow and create standards for a wider variety of housing styles. (Policy H6)

The 2012 Comprehensive Plan

- Provide the potential for a broad range of housing choices and levels of affordability to meet the changing needs of a diverse community. (LU Policy 8)

LU Policy 1, 2 & 3

- Describe the land use designations (low, medium & high)
- Describe types of residential uses allowed outright or under certain conditions
- Base density

Density

- Green Building (25-50% density bonus)
- Close to Transit (25-50% density bonus)
- Affordability (100% bonus)
- Bonuses are Stackable
- Maximum of 100% (double density)



Zoning 2021

Zoning Phase

- 165th 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

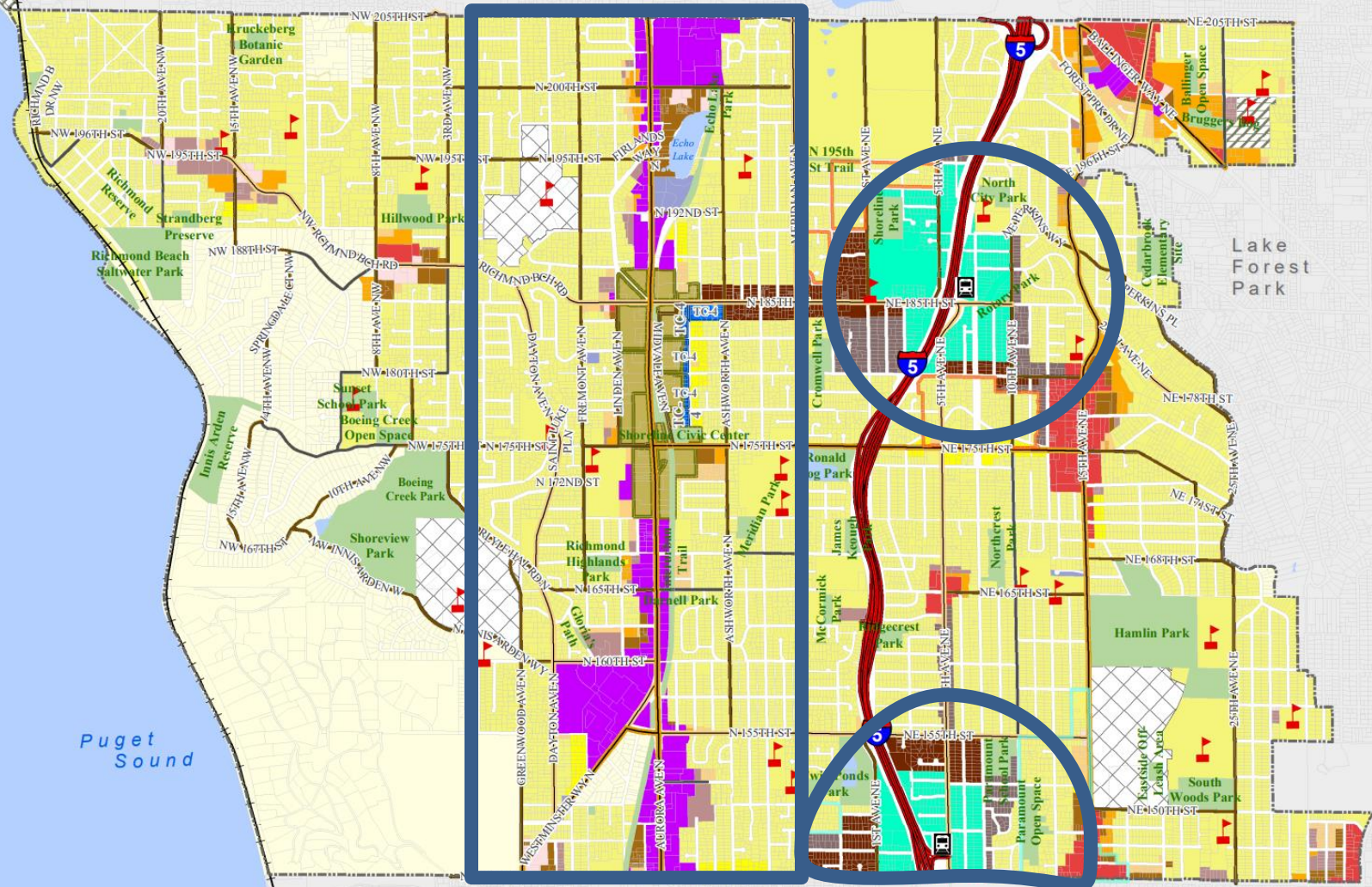
- Light Rail Station
- City Boundary
- School
- Burlington Northern Rail
- Open Water
- Tax Parcel
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Local Primary
- Shoreline Park

Representation of Official Zoning Map
Adopted by City Ordinance Nos. 292, 811, 836,
837, 838, & 925
Shows amendments through May 10, 2021.



1 inch = 2,000 feet
0 500 1,000 2,000 3,000 4,000 Feet

Date: 7/2/2021 | Request: 29200





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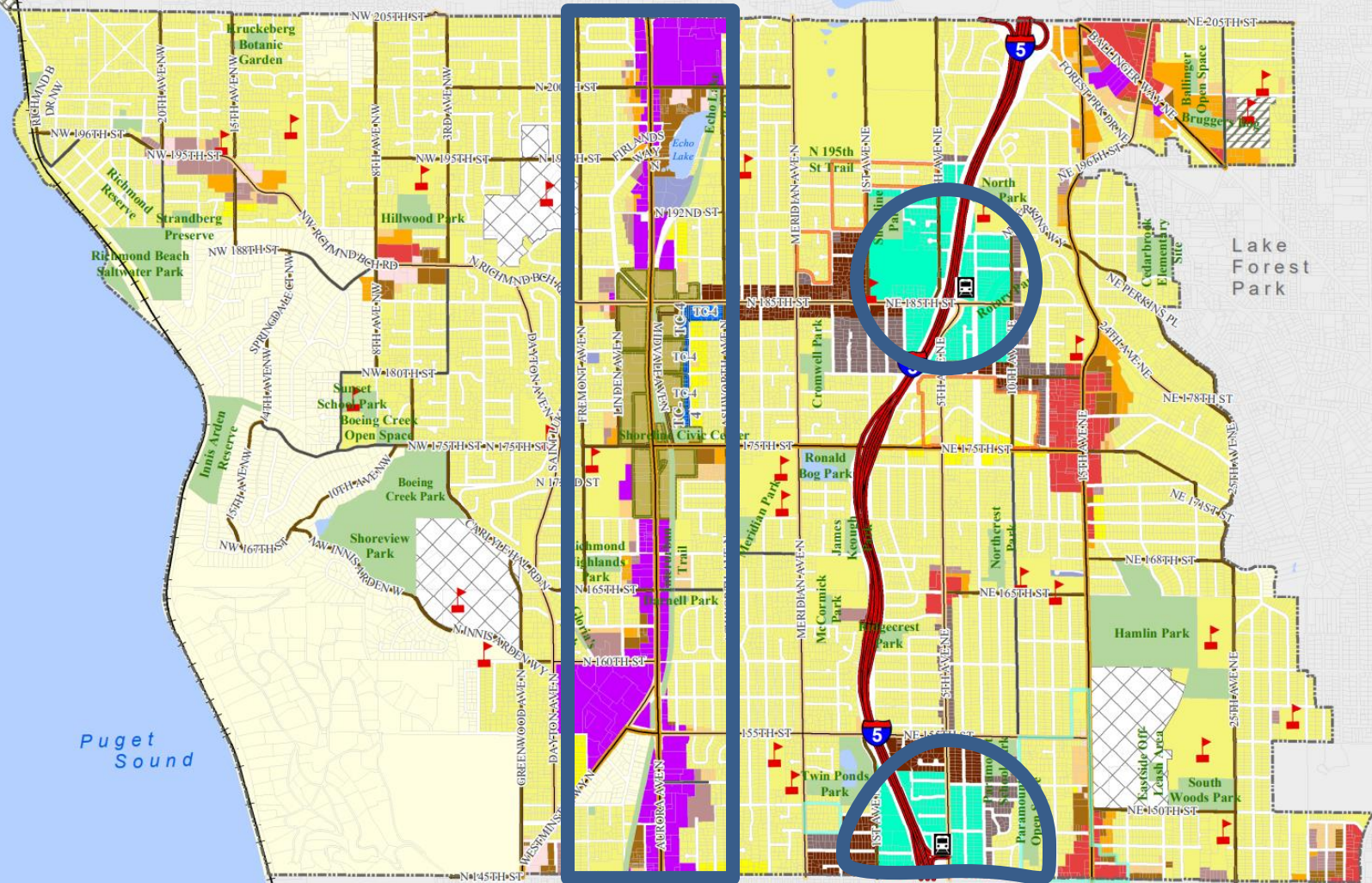
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How to Approach Affordability

- Percentage of Area Median Income
- Affordable Housing Provider
- Fee-in-Lieu

Fee-In-Lieu

- Rate updated annually
- 2023 Fee Schedule
 - 10% of units affordable: \$229,417/unit
 - 20% of units affordable: \$176,330/unit

Lot Coverage

- Building
- Hardscape
- 10% Increase in R-4 & R-6



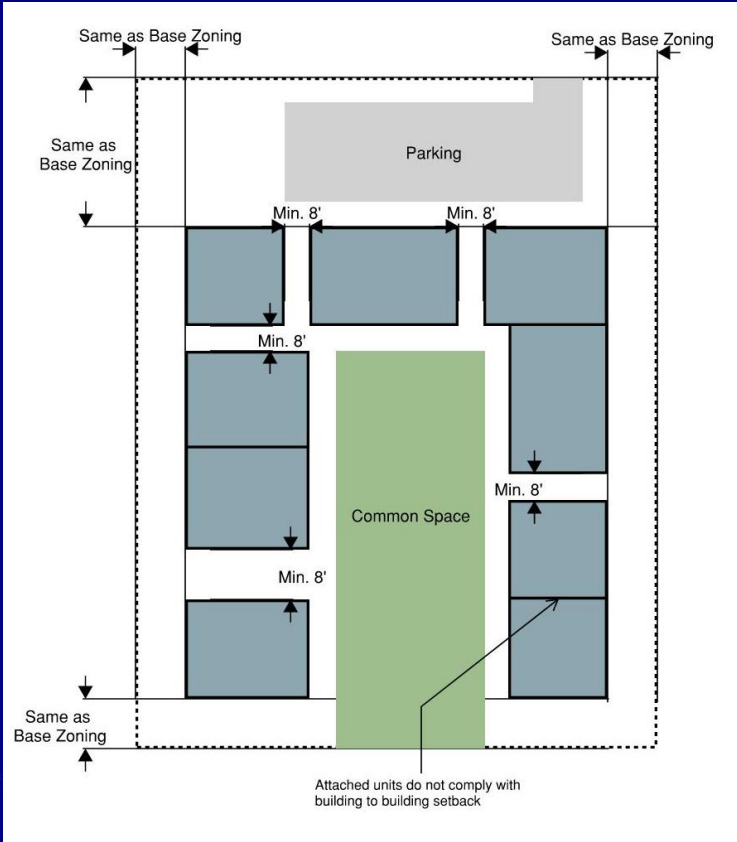
Setbacks

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

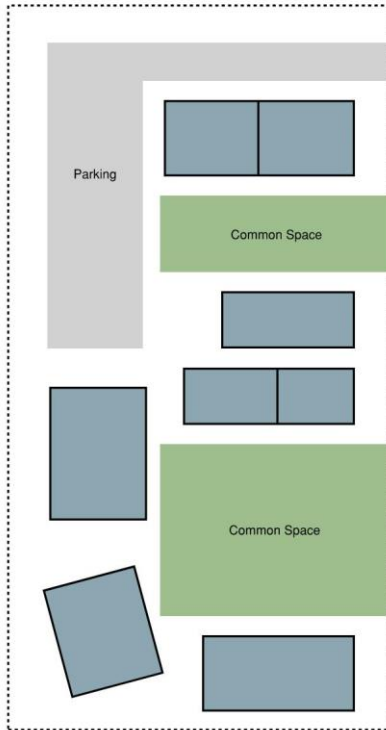
Tree Preservation Incentives

- Large Tree Dripline = Common Open Space
- Reduce Required Common Open Space (5-20%)
- Cottage Height Increase by 3 feet
- Increase in Upper Floor Area (5-10%)
- Parking Reduction 5-15%

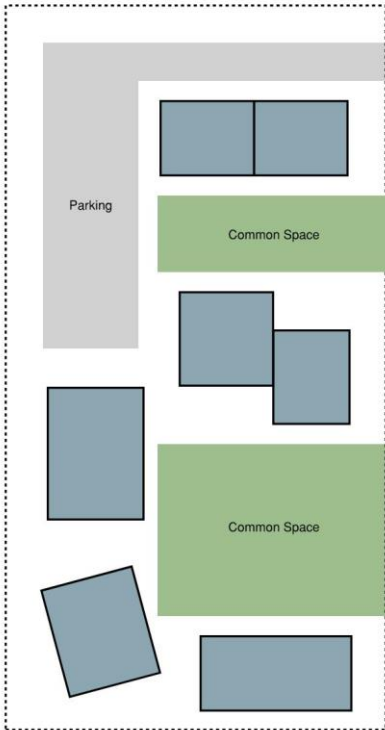
Graphics



Acceptable site layout- minimum eight units required for smaller groups



Unacceptable site layout- fewer than eight units must be oriented around one common space



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

Public Comment



Discussion Question

- Does Planning Commission want to see an affordability density bonus option that includes a fee-in-lieu?

Planning Commission Discussion



Cottage Housing

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