

**From:** [Bristol Ellington](#)  
**To:** [Chris Roberts](#)  
**Cc:** [John Norris](#); [Pollie McCloskey](#); [Rachael Markle](#); [Andrew Bauer](#)  
**Subject:** Cottage Housing questions  
**Date:** Wednesday, April 19, 2023 4:08:05 PM  
**Attachments:** [Zoning Walkshed CriticalAreas v02.pdf](#)  
[image001.png](#)

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Chris,

Below are staff's responses to your questions. Also attached is a map which should address your request.

1. The 22-foot height came about based on a blend of community feedback, review of other jurisdictions, developer feedback and Commission feedback. Community members indicated a desire to maintain privacy from denser neighboring developments by restricting cottage height and upper floor mass. Other jurisdictions height standards varied. Many had a height limit of 18 feet which could go up to 25 feet if the roof was steeply pitched. Developers indicated a desire to be able to build full second stories rather than 1.5 stories. The draft code allows cottages to reach a height of 25 feet with tree preservation incentives, another community priority. Current ADU regulations do not list an ADU-specific height limit in Shoreline. Height of ADUs is determined by the zone.
2. ADUs are not cottage housing, so HB 1337 does not apply unless a cottage housing development sought to establish an ADU on the property. Based on staff's reading of the most recent version of HB 1110, middle housing (which includes cottage housing) within ½ mile walking distance of a major transit stop (light rail, BRT) shall not require off-street parking as a condition of permitting the development.
3. Critical areas code was not changed as part of the cottage housing update. Any development site with critical areas must meet the critical areas code, regardless of housing type.
4. Attached is a zoning map of the city which also includes critical areas (streams, wetlands and landslide hazards). The BRT bus stops and the light rail stations are also shown with buffers at ¼ mile and ½ mile distance to show the area of effect for the cottage density bonus. Please be aware these buffers are straight-line distance and are not based on any network of sidewalk/pavement.
5. The base density would be calculated as typical:  $ACRES \times DENSITY = BASE DENSITY$ . The bonus density would be calculated as follows:  $BASE DENSITY \times BONUS \% = BONUS DENSITY$ . The allowable density is the total sum of the base density and bonus density. Here are a few examples:
  - a. A lot zoned R-6 one half-acre in size, but not near transit. All units will be Built Green 5-star for a 50% density bonus.

Base Density:  $0.5 \times 6 = 3.0$

Bonus Density:  $3.0 \times .50 = 1.5$

Conclusion:  $3.0 + 1.5 = 4.5$ , which rounds to 5 cottages

- b. A lot zoned R-8 one half-acre in size and located within  $\frac{1}{4}$  mile of major transit stop for a 50% density bonus.

Base Density:  $0.5 \times 8 = 4.0$

Bonus Density:  $4.0 \times .50 = 2.0$

Conclusion:  $4.0 + 2.0 = 6$  cottages

- c. A lot is zoned R-6 and is 7,200sf (minimum lot size in the zone) which is .165 acres, the lot is  $\frac{1}{4}$  miles from a major transit stop for a 50% density bonus, and all units are built green 5-star for an additional 50% density bonus.

Base Density:  $0.165 \times 6 = 0.99$

Bonus Density:  $0.99 \times 1.00 = 0.99$

Conclusion:  $0.99 + 0.99 = 1.98$ , which rounds to 2 cottages

Presently, ADUs do not count towards a lot's density in Shoreline. It does not appear HB 1337 changes that. Rather than limiting a lot to one ADU, HB 1337 would allow a lot to have two ADUs. HB 1337 does not change how Cottage housing density bonus calculations work. A cottage development could have up to double the primary dwelling units based on density calculations and additionally have two ADUs on the lot. However, the City's current ADU regulations restrict an ADU to 50% of the size of the primary dwelling. This ADU size limitation may be challenging when the primary dwelling is a cottage with a maximum size of 1,500sf. However, staff notes that HB 1337 says the maximum GFA for an ADU shall not be less than 1,000sf. Shoreline may need to update its ADU code, but would not need to change the cottage code based on HB 1337.

ADUs are not cottages. This has been an important point in messaging and educating the public about cottages. There is a decent amount of confusion from developers and the general public about what a cottage is. Many conflate ADU and cottage, but they are distinct forms of housing. Cottages are built in cottage housing developments which are a group of multiple principle residences. ADUs are built accessory to one principle residence. There are numerous cottage housing development proposals (not in Shoreline, but elsewhere) that include cottages and ADUs. For example, ADUs can be placed over the detached garage of a cottage development in a "carriage house" style of unit. This allows an increase in units without an increase in building footprint. There is nothing in the cottage housing regulations that preclude ADUs from being a part of a cottage housing development.

Please feel free to contact me with additional questions. Thanks.

Bristol

**Bristol S. Ellington**

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**From:** Bristol Ellington <[bellington@shorelinewa.gov](mailto:bellington@shorelinewa.gov)>  
**Sent:** Monday, April 17, 2023 4:36 PM  
**To:** Chris Roberts <[croberts@shorelinewa.gov](mailto:croberts@shorelinewa.gov)>  
**Cc:** John Norris <[jnorris@shorelinewa.gov](mailto:jnorris@shorelinewa.gov)>; Pollie McCloskey <[pmccloskey@shorelinewa.gov](mailto:pmccloskey@shorelinewa.gov)>; Rachael Markle <[rmarkle@shorelinewa.gov](mailto:rmarkle@shorelinewa.gov)>; Andrew Bauer <[abauer@shorelinewa.gov](mailto:abauer@shorelinewa.gov)>  
**Subject:** RE: Cottage Housing questions

Chris,

I will forward your inquiry to Planning. Thanks.

Bristol

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**From:** Chris Roberts <[croberts@shorelinewa.gov](mailto:croberts@shorelinewa.gov)>  
**Sent:** Monday, April 17, 2023 3:07 PM  
**To:** Bristol Ellington <[bellington@shorelinewa.gov](mailto:bellington@shorelinewa.gov)>  
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**Subject:** Cottage Housing questions

Bristol,

I have a few questions about the cottage housing ordinance and how state legislation (HB 1110 and HB 1337).

1. I believe that HB 1337 provides a maximum height of 24 feet (compared with the Planning Commission recommendation of 22 feet). Can you explain how the PC decided on 22'?
2. If signed by the governor, would HB 1110 or HB 1337 limit or eliminate the parking requirements for certain areas of the city for cottage housing developments?
3. Did the Planning Commission consider prohibiting cottage housing developments in critical areas?
4. Can staff create maps for the Council which illustrates a half-mile walk shed from a major transit stop and a critical area map?

5. Can staff illustrate how the density bonus of the cottage housing regulations works in practice? How does HB 1337's requirement of three units per parcel affect the base density of a lot to determine the base density for a density bonus?

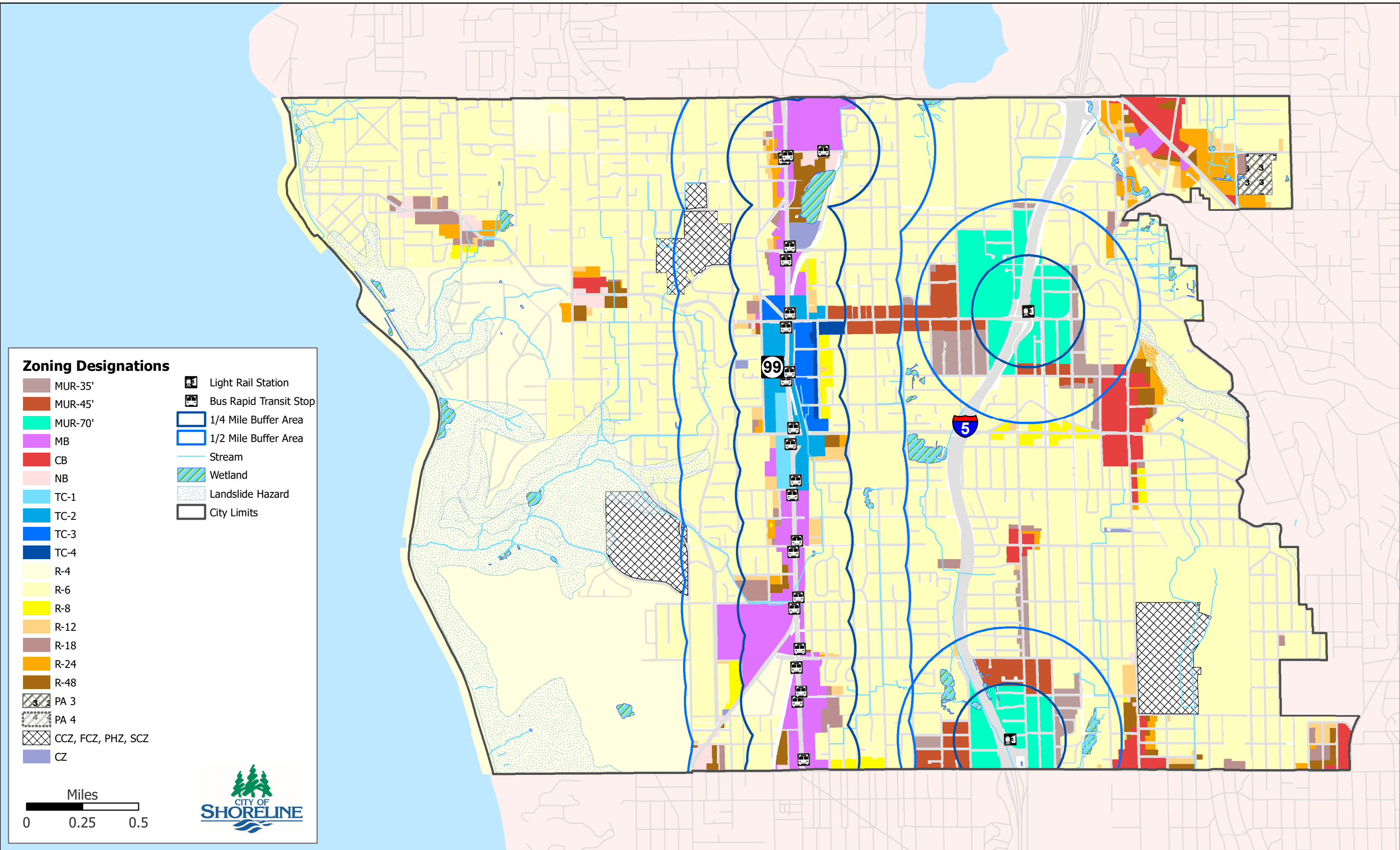
Note - I realize that HB 1337 is about ADU's, not about middle housing types and not directly applicable. I see a detached ADU as similar to a cottage house and see potential value in harmonizing the development code for the building.

Appreciatively,

Chris

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**Zoning Designations**

- MUR-35'
  - MUR-45'
  - MUR-70'
  - MB
  - CB
  - NB
  - TC-1
  - TC-2
  - TC-3
  - TC-4
  - R-4
  - R-6
  - R-8
  - R-12
  - R-18
  - R-24
  - R-48
  - PA 3
  - PA 4
  - CCZ, FCZ, PHZ, SCZ
  - CZ
- Light Rail Station
  - Bus Rapid Transit Stop
  - 1/4 Mile Buffer Area
  - 1/2 Mile Buffer Area
  - Stream
  - Wetland
  - Landslide Hazard
  - City Limits



**1/4 Mile / 1/2 Mile Walkshed from High Capacity Transit**