

From: [Bristol Ellington](#)
To: [Chris Roberts](#)
Cc: [John Norris](#); [Pollie McCloskey](#); [Heidi Costello](#)
Subject: Cottage Housing Proposed Amendments
Date: Friday, April 21, 2023 2:43:17 PM

Chris,

Staff responded directly to your response amendments in your email below **in bold blue text**. I will have staff include this in the green folder. Please feel free to contact me if you have any questions. Thanks.

Bristol

From: Chris Roberts <croberts@shorelinewa.gov>
Sent: Wednesday, April 19, 2023 10:46 PM
To: Bristol Ellington <bellington@shorelinewa.gov>
Cc: Pollie McCloskey <pmccloskey@shorelinewa.gov>; John Norris <jnorris@shorelinewa.gov>
Subject: Cottage Housing Proposed amendments

Bristol,

I am thinking about recommending the following amendments to the cottage housing ordinance, and I would appreciate staff feedback on these proposals,

1. Definitions - is no smaller than ~~700~~ 650 square feet (and subsequent places) **No objections. Minimum unit size could be struck entirely.**
2. Height: Cottages are limited to a maximum height of ~~22~~ 24 feet except as provided for in SMC 20.50.760, Tree Preservation Incentives. **No objections.**
3. Hardscape: ~~Cottage housing developments may exceed the maximum hardscape coverage for R-4 and R-6 zones by no more than ten percent (10%).~~ **If cottages have no parking required, then no objections to removal of this section. If cottages do require parking, some additional hardscape is prudent to encourage construction of single-floor dwellings with larger building footprints.**
4. Parking: 0 parking for cottage housing **How does this relate to item 5? Is the proposal just for cottages with proximity to transit, or is it all cottages? Community members had very strong feelings about parking, but opinions varied between 0-3 parking stalls per unit. Staff are not opposed to letting the market determine the parking ratio. It will likely have impacts on street parking and it may be wise for the city to have an established curb management program before waiving parking entirely without some relationship to transit proximity.**
5. Parking: 0 parking in areas within ½ mile of a major transit stop **No objections.**
6. 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.~~ **Community members had strong reaction to grass and wanted**

to limit grasses (seen as wasteful of water and of low ecological function) and to encourage native plantings in required open spaces. Others encouraged open spaces be programmed with at least some grass rather than just native shrubs and bushes so people could use the area perhaps for outdoor gatherings like a picnic or kids playing soccer or something like that. If a lawn is just an open space, is a rose garden a lawn, is a paved patio a lawn? The language is included specifically to address the community feedback of reducing grass-covered open space while still providing outdoor places for people to gather.

7. 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. (typo - capitalized Or) **No objections.**
8. Cottage Size: (strike 1 and 3) **Recommend item 1 remain based on community feedback. Cottages have been seen as too modular without sufficient articulation. Upper floors mass equal in size to ground floors make the development look much bigger to neighbors, especially when there are multiple cottages. Regarding item 3: community members really want options for single-level living, however, that isn't a commonly built form of housing. This was an attempt to require some form of accessible, age in place housing. If it does remain, perhaps it only applies for developments with 5 or more cottages.**
9. Cottages may be attached or detached. A maximum of two cottages may be attached to one another. Detached cottages must comprise at least ~~49%~~ 20% of the total number of cottages per cottage housing development. **No objection. Commission was supportive of additional attached cottages (the initial draft limited attached cottages to just two per development).**

New: Cottage housing developments are not permitted on any lot designated with critical areas or their buffers. **This would mean a site with a regulated slope in one corner couldn't develop with cottages, even if the rest of the site is entirely developable. The City has an adopted critical areas ordinance with which any development, regardless of type, must comply. An apartment complex on a site with critical areas must comply with the critical areas code the same as a site with a single-family residence or a site with cottages. Critical areas are not zone-based or use-based in their application.**

New: The Planning Director may develop a pre-approved Cottage Housing Program (to pre-approve building designs) **Community members and Commissioners definitely expressed interest in this. Shoreline would likely need to develop a competitive program where developers submit their designs for pre-approval. This could be a neat program to expand to all forms of middle housing and ADUs.**

Appreciatively,

Chris

Chris Roberts (he/him)
Councilmember, City of Shoreline
croberts@shorelinewa.gov
(206) 391-2733