

20.40.300

Cottage Housing

A. For the definition of Cottage Housing see 20.20.014. The intent of Cottage Housing is to:

- Support the growth management goal of more efficient use of urban residential land;
- Support development of diverse housing in accordance with Framework Goal 3 of the Shoreline Comprehensive Plan;
- Increase the variety of housing types available for smaller households;
- Provide opportunities for small, detached dwelling units within an existing neighborhood;
- Provide opportunities for creative, diverse, and high quality infill development;
- Provide development compatible with existing neighborhoods with less overall bulk and scale than standard sized single family detached dwellings; and
- Encourage the creation of usable open space for residents through flexibility in density and design.

A-B. The total floor area of each cottage unit shall not exceed 1,000 square feet. Total floor area is the area included within the surrounding exterior walls, but excluding any space where the floor to ceiling height is less than six feet. The maximum first floor or main floor area for an individual cottage housing unit shall be as follows:

- For at least 50 percent of the units in a cluster, total floor area shall not exceed 650 square feet;
- For no more than 50 percent of the units in a cluster, the total floor area may be up to 800 square feet.

B-C. The following number of cottage housing units shall be allowed in place of each single family home allowed by the base density of the zone:

- If all units do not exceed 650 square feet on main floor:
2.00
- If any unit is between 651 and 800 square feet on main floor:
1.75

C-D. Cottage home housing units shall be developed in clusters of a minimum of 4 units to a maximum of 12 homes units.

D-E. The height limit for all structures shall not exceed 18 feet. The ridge of Cottages or amenity buildings having pitched roofs with a minimum slope of 6 and 12 may extend up to 25 feet at the ridge of the roof. All parts of the roof above 18 feet shall be pitched.

E-F. Cottage home housing units shall be oriented around and have the covered porches or main entry from the common open space. The common open space must be at least 250 square feet per cottage home housing unit. Open space with a dimension of less than 20 feet shall not be included in the calculated common open space.

G. Each cottage housing unit shall be provided with a private use open space of 250 square feet with no dimension of less than 10 feet on one side. It should be contiguous to each cottage, for the exclusive use of the cottage resident, and oriented toward the common open space.

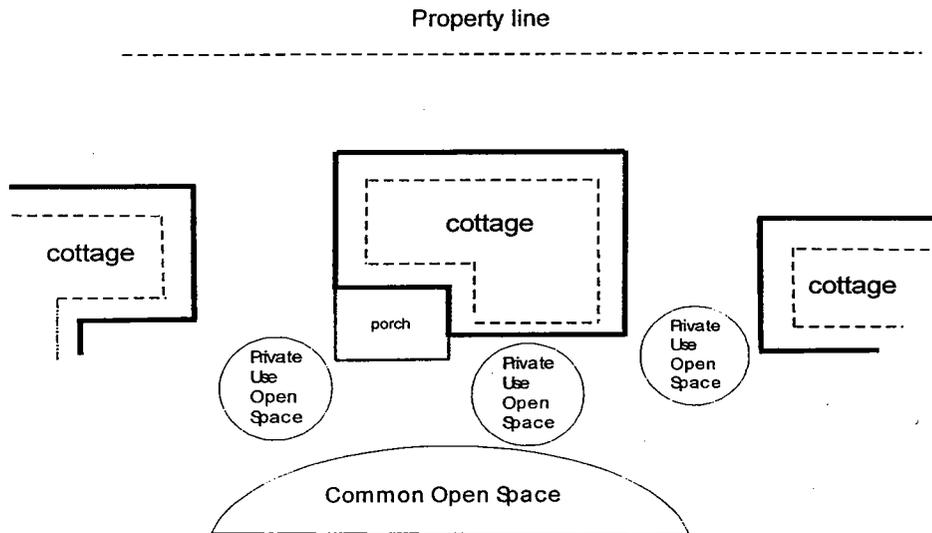


Figure 20.40.300(G): Private Use Open Space should be contiguous to each cottage, for the exclusive use of the cottage resident, and oriented towards the common open space.

F.H. Cottage homes housing units shall have a covered porch or entry at least 60 square feet in size with a minimum dimension of 6 feet on any side.

G.I. All structures shall maintain no less than 10 feet of separation within the cluster. Projections may extend into the required separation as follows:

- Eaves may extend up to 12 inches;
- Gutters may extend up to 4 inches;
- Fixtures not exceeding three square feet in area (e.g. overflow pipes for sprinkler and hot water tanks, gas and electric meters, alarm systems, and and air duct termination; i.e., dryer, bathroom, and kitchens); or
- On site drainage systems.

H.J. Parking for each cottage home housing unit shall be provided as follows:

- Units that do not exceed 650 square feet on main floor:
1.5
- Units that exceed 650 square feet on main floor:
2.0

I.K. Parking shall be:

- Clustered and separated from the common area by landscaping and/or architectural screen. No solid board fencing allowed as architectural screen.
- Screened from public streets and adjacent residential uses by landscaping and/or architectural screen. No solid board fencing allowed as architectural screen.

ORIGINAL

- Set back a minimum of 40 feet from a public street, except for an area which is a maximum of (1) 50 feet wide; or (2) 50 percent of the lot width along the public street frontage, whichever is less, where parking shall have a minimum setback of 15 feet from a public street.
- Located in clusters of not more than five abutting spaces.

J.L. Setbacks for all structures from the property lines shall be an average of 10 feet, but not less than 5 feet, except 15 feet from a public street.

M. All fences on the interior of a lot shall be no more than 36" in height. Fences along the property line may be up to 6 feet in height subject to the site clearance provisions of SMC 20.70.170, 20.70.180, and 20.70.190(C). No chain link fences allowed.

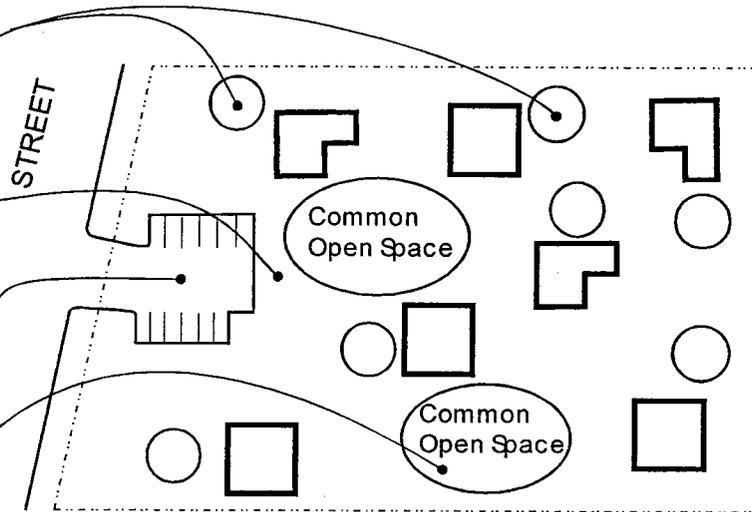
DON'T DO THIS

Private use open space not oriented toward common open space.

Parking not separated from common open space by landscaping or architectural screen.

Parking not set back 40' from street and not screened from public street and located in more than 5 abutting spaces.

Cottages not clustered around common open space.



DO THIS

Parking is clustered, set back, and in no more than 5 abutting spaces. Parking separated from common open space and adjacent residential uses by landscaping.

Cottages clustered and oriented around common open space.

Parking set back 40' and screened from public street.

Private use open space oriented toward common open space.

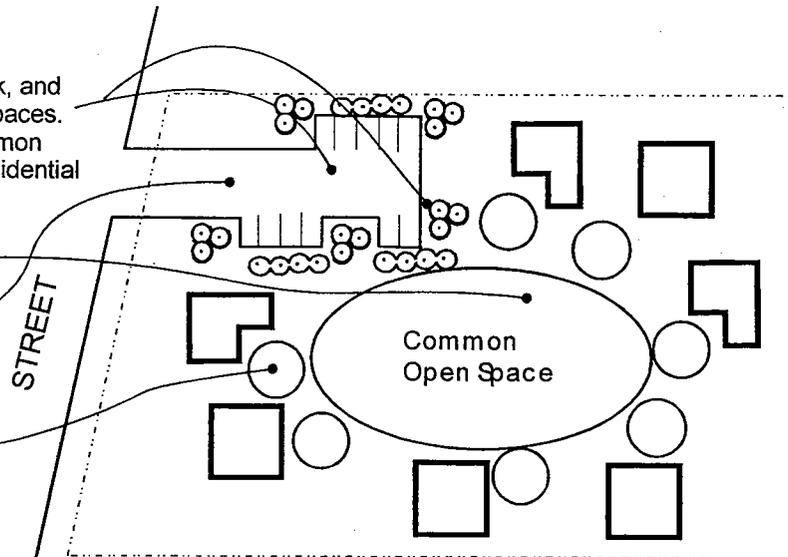


Figure 20.40.300: Avoid large clusters of parking, set back parking from the street, create functional common and private use open space, provide for screening of parking from cottages and common open space. The site should be designed with a coherent concept in mind.