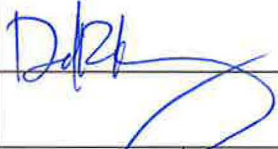


CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: July 8, 2019

AGENDA ITEM: PA19-014 – Cottage Housing Amendments	AGENDA SECTION: New Business	
PREPARED BY: Angela Gemmer, Senior Planner	APPROVED BY: 	
ATTACHMENTS: 1. Memo to City Council dated 6/21/19 2. PC Minutes dated 5/14/19 and 6/11/19 3. Adopting Ordinance <ul style="list-style-type: none"> · Exhibit A – PC Recommendation dated 6/11/19 · Exhibit B – Cottage Housing Amendments 	MAYOR	CAO
	BUDGET CODE:	AMOUNT:

DESCRIPTION:

The Community Development Department was recently approached by a co-housing group that intends to pursue a cottage housing project. Cottage housing developments consist of groupings of small (800 to 1,200 square foot), single family dwellings clustered around a common open space area that is developed with a coherent site plan. In reviewing the co-housing group’s proposed project against our current cottage housing provisions, and in researching other jurisdictions’ cottage housing codes, revisions to our cottage housing provisions were found to be needed. The City’s current cottage housing code is proposed to be repealed and replaced with the enclosed cottage housing provisions. A summary of major substantive changes to the cottage housing code is outlined in the attached memo.

The Planning Commission (PC) held a public hearing on June 11, 2019 to review the proposed amendments to Marysville Municipal Code Title 22, *Unified Development Code*, pertaining to cottage housing developments. The PC received testimony from staff and interested parties at the public hearing following public notice. The PC made a motion to recommend the proposed amendments to City Council for adoption by Ordinance.

RECOMMENDED ACTION: Affirm the Planning Commission’s recommendation and adopt the cottage housing development amendments by Ordinance.
COUNCIL ACTION:



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

DATE: June 21, 2019
TO: City Council
FROM: Angela Gemmer, Senior Planner
RE: Cottage Housing Amendments
CC: Chris Holland, Planning Manager
Cheryl Dungan, Senior Planner
Amy Hess, Associate Planner

The Community Development Department has been approached by a co-housing group that intends to pursue a cottage housing proposal. In reviewing their proposal against our current cottage housing provisions, and in researching other jurisdictions' cottage housing codes, revisions to our cottage housing provisions were found to be needed. The current cottage housing code is proposed to be repealed and replaced with the enclosed cottage housing provisions. The following is a summary of major substantive changes to the cottage housing code:

- Amendment to the applicability provisions to allow for cottage housing in single family zones when unique site circumstances exist;
- Clarify the review process and that cottage housing developments may either be developed similar to a multi-family site with all cottages on the same parcel of land, or may be subdivided into individual lots;
- Specifically list accessory uses which may be pursued in cottage housing developments (e.g. community buildings, garages, community gardens, etc.);
- Present density and dimensional requirements in a table for greater clarity;
- Require greater side setback when cottages are proposed to be subdivided onto individual lots.
- Require a 20 foot setback around the perimeter of the cottage housing proposals abutting single family residential development to mitigate impacts on the surrounding development (exempted are infill within Downtown Planning Area 1 or property lines abutting public right-of-way);
- Present cottage housing dimensional requirements in a table for greater clarity;
- Consolidate cottage orientation and open space requirements in a single section for clarity;
- Clarify how open space should be allocated, when setbacks may contribute to open space, and fence height restrictions (generally 3 ½ feet);
- Provide stronger architectural design standards to promote a better cottage housing product;
- Articulate access expectations. Where cottages will be developed similar to a multi-family site with all cottages on the same parcel of land, the multi-family drive aisle standards will apply. Where cottages are subdivided onto individual lots, the Planned Residential Development (PRD) and cottage housing access road standards will apply. This road standard may be administratively modified where appropriate;
- Consolidate parking, garage, and carport requirements in a single section;
- Clarify the location of parking, garages, and carports;
- Eliminate the requirement to provide covered parking; and
- Consolidate and enhance the screening standards for the overall site and waste/recycling facilities.

Staff respectfully requests that City Council adopt the proposed cottage housing amendments for adoption by Ordinance.

PLANNING COMMISSION



MINUTES

May 14, 2019

7:00 p.m.

City Hall

CALL TO ORDER

Chair Leifer called the May 14, 2019 meeting to order at 7:00 p.m.

Marysville

Chairman: Steve Leifer

Commissioners: Roger Hoen, Kay Smith, Kelly Richards, Tom Thetford, Brandon Whitaker

Staff: Planning Manager Chris Holland, Senior Planner Angela Gemmer

Absent: Jerry Andes (excused)

APPROVAL OF MINUTES

March 26, 2019

Motion made by Commissioner Smith, seconded by Commissioner Whitaker, to approve the March 26, 2019 Meeting Minutes. **Motion** passed with Councilmember Thetford abstaining.

AUDIENCE PARTICIPATION

None

NEW BUSINESS

A. MMC 22C.010.280 Cottage Housing Developments

Senior Planner Gemmer made a presentation on Cottage Housing and proposed amendments to the current code as outlined and described in staff's memo to the Planning Commission dated May 10, 2019.

Commissioner Whitaker asked if cottage housing developments have an HOA. Planning Manager Holland commented that this is a requirement.

Commissioner Hoen asked for more information about the stronger architectural design standards Senior Planner Gemmer had referred to. Senior Planner Gemmer stated it would be modeled after the Mukilteo standards which provide much more clarity and specificity.

Chair Leifer asked if the co-housing group had brought up the stronger architectural standards. Senior Planner Gemmer commented that they did not. Staff had brought it up as a way to ensure the quality of the finished product. The current code is relatively vague. Planning Manager Holland noted that it also provides a toolbox of different elements that will meet the intent of the code which provides more flexibility for developers.

Chair Leifer asked for clarification about some calculations he had done in commercial zones. Planning Manager Holland explained that co-housing and cottage housing would not be allowed in commercial zones anymore. Chair Leifer asked why detached garages are not counted, but attached garages are counted in square footage area. Senior Planner Gemmer wasn't sure, but she thought perhaps it was to discourage the attached garages. Chair Leifer asked about roof heights. Senior Planner Gemmer reviewed the menu of options. Chair Leifer referred to item f, page 4 of 5 of the old code and asked why no two adjacent structures could be built with the same building size. Planning Manager Holland commented that this had been eliminated in the new proposal.

Commissioner Hoen asked about the economic level of the intended residents. Senior Planner Gemmer thought they were trying to appeal to a variety of economic groups. Commissioner Hoen referred to the apartment development behind Costco. Planning Manager Holland stated that this was a low income housing development and has resulted in higher generation of calls to police and fire. Cottage housing would not qualify for the tax incentives which were used in that project.

Dean Smith, 3007 Federal Avenue, Everett, principal developer of the co-housing proposal, referred to an article in *The Globe* and discussed co-housing. He spoke in support of the proposed amendments. They intend to build a development of about 50-60 people on 4.75 acres.

Chair Leifer asked about essential components of a co-housing development. Mr. Smith replied that they include totally self-contained, but small homes; a big common house that is jointly owned with a professional kitchen and large dining room; guest rooms in the community to share; and shared open space such as gardens.

Planning Manager Holland and Senior Planner Gemmer explained that the code would not allow for a separate guest rooms or guest rooms in the community building.

Planning Manager Holland stated that staff will bring this back in June for a public hearing.

B. MMC Chapter 22C.250 Wireless Communication Facilities

Senior Planner Gemmer reviewed proposed changes as outlined in staff's memo to the Planning Commission dated May 10, 2019. She stated that a representative from Verizon was in attendance and available to answer any questions, if needed.

Commissioner Whitaker asked if they anticipate most of the small cells to go on existing poles or new poles. Planning Manager Holland explained it would depend on whether or not there are spots on existing poles that meet all the spacing requirements. It will need to be determined on a case-by-case basis.

Chair Leifer asked if there is a requirement to prove they can't make existing poles work before putting up new poles. Planning Manager Holland explained that there is not.

Motion made by Commissioner Richards, seconded by Commissioner Smith, to set a public hearing for June 11. **Motion** passed unanimously.

CITY COUNCIL AGENDA ITEMS AND MINUTES

Planning Manager Holland announced that the 1st Street Bypass project contractors will begin work on Monday. There was discussion about details of this project. Planning Manager Holland indicated he would send links with more information to the commissioners. He also gave an update on activity related to the MIC area.

ADJOURNMENT

Motion made by Commissioner Richards, seconded by Commissioner Whitaker, to adjourn the meeting at 8:12 p.m. **Motion** passed unanimously.

NEXT MEETING:

June 11, 2019



Laurie Hugdahl, Recording Secretary

DRAFT

PLANNING
COMMISSION



MINUTES

June 11, 2019

7:00 p.m.

Marysville City Hall

CALL TO ORDER

Chair Leifer called the June 11, 2019 meeting to order at 7:00 p.m.

Present:

Chairman: Steve Leifer

Commissioners: Roger Hoen, Jerry Andes, Kay Smith, Kelly Richards, Tom Thetford, Brandon Whitaker

Staff: Community Development Director Dave Koenig, Senior Planner Angela Gemmer

Absent: None

APPROVAL OF MINUTES

May 14, 2019

Motion made by Commissioner Richards, seconded by Commissioner Thetford, to approve the May 14, 2019 Meeting Minutes as presented. **Motion** passed unanimously (7-0).

AUDIENCE PARTICIPATION

None

PUBLIC HEARINGS

A. MMC 22C.010.280, Cottage Housing

Senior Planner Gemmer introduced the hearing and discussed the proposed code amendments.

Commissioner Andes asked about the parking standards and asked why the upper square foot limit wasn't 800 (instead of 750) because that would be consistent with the maximum square footage allowed on the ground floor. Senior Planner Gemmer indicated that this could be aligned if desired by the Planning Commission, but that this was an existing code provision.

The public hearing was opened at 7:07 p.m. and comments were solicited.

Public Testimony:

Deborah Adams, 5210 54th Avenue Everett, stated she is an Everett resident who hopes to move to Marysville. She thanked the Planning Commission for considering the code amendments and spoke in support of the cottage housing amendments.

Jennie Lindberg, 3007 Federal Avenue, Everett, thanked the Planning Commission for considering this code amendment. They have found the City of Marysville to be responsive, cooperative, and forward thinking, especially Angela Gemmer.

Sage Billings, 9009 West Mall Drive #2311, Everett, stated she also lives in Everett, but would love to someday live in Marysville at the proposed co-housing development.

Mary Rawlins, 1626 46th Street SE, Everett, spoke in support of the proposed amendments. She thanked the City for considering the proposal. She is looking forward to the opportunity to live in a co-housing situation with the applicants.

Seeing no further comments, the public testimony portion of the public hearing was closed at 7:14 p.m.

Commissioner Hoen stated he has an ongoing concern about construction not creating true neighborhoods and the impacts that is having on the community. He is impressed with the testimony from the applicants about this group's cohesiveness already.

Commissioner Richards asked for clarification about the parking requirements. Senior Planner Gemmer reviewed these.

Motion made by Commissioner Richards, seconded by Commissioner Thetford, to forward this to City Council with a recommendation to approve. **Motion** passed unanimously (7-0).

The hearing was closed at 7:19 p.m.

B. MMC Chapter 22C.250, Wireless Communication Facilities (small wireless)

Senior Planner Gemmer reviewed this item.

Commissioner Whitaker asked how this would work in areas that have HOA owned lighting. Senior Planner Gemmer explained that the wireless communications company

would need to get permission from the HOA before the City would entertain issuing permits for HOA owned facilities.

The public hearing was opened at 7:25 p.m. and comments were solicited. Seeing none, the public testimony portion of the public hearing was closed at 7:25 p.m.

Motion made by Commissioner Richards, seconded by Commissioner Whitaker, to forward this to City Council with a recommendation for approval. **Motion** passed unanimously (7-0).

The public hearing was closed at 7:26 p.m.

CITY COUNCIL AGENDA ITEMS AND MINUTES

Director Koenig had the following comments:

- The City Council approved the Shoreline Master Program by Resolution. This will now go to the Department of Ecology and come back to City Council in ordinance form. The City Council did not make any changes from what was recommended by the Planning Commission.
- He gave an update on the Manufacturing Industrial Plan which was approved by the Planning Commission and the City Council and is currently going through the process of approval by the Puget Sound Regional Council.
- He gave an update on development in the City.
- He announced that he will be retiring in June.

ADJOURNMENT

Motion made by Commissioner Richards, seconded by Commissioner Thetford, to adjourn the meeting at 7:45 p.m. **Motion** passed unanimously.

NEXT MEETING:

June 25, 2019

Laurie Hugdahl, Recording Secretary

CITY OF MARYSVILLE
Marysville, Washington
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARYSVILLE, WASHINGTON, REPEALING THE EXISTING MMC SECTION 22C.010.280, COTTAGE HOUSING DEVELOPMENTS ADOPTED BY ORDINANCE 2742, AND ADOPTING A NEW MMC SECTION 22C.010.280, COTTAGE HOUSING DEVELOPMENTS, AND UPDATING SECTION 22A.010.160 OF THE MARYSVILLE MUNICIPAL CODE.

WHEREAS, the State Growth Management Act, Chapter 36.70A RCW mandates that cities periodically review and amend development regulations, including zoning ordinances and official controls; and

WHEREAS, RCW 36.70A.106 requires the processing of amendments to the City's development regulations in the same manner as the original adoption of the City's comprehensive plan and development regulations; and

WHEREAS, the State Growth Management Act requires notice and broad public participation when adopting or amending the City's comprehensive plan and development regulations; and

WHEREAS, the City, in reviewing and amending its development regulations has complied with the notice, public participation, and processing requirements established by the Growth Management Act, as more fully described below; and

WHEREAS, the City Council of the City of Marysville finds that from time to time it is necessary and appropriate to review and revise provisions of the City's municipal code and development code (MMC Title 22); and

WHEREAS, during public meetings on May 14, 2019 and June 11, 2019, the Planning Commission discussed proposed amendments to MMC Section 22C.010.280, Cottage Housing Developments; and

WHEREAS, the City of Marysville has submitted the proposed development regulation revisions to the Washington State Department of Commerce on May 16, 2019, as required by RCW 36.70A.106; and

WHEREAS, after providing notice to the public as required by law, on June 11, 2019, the Marysville Planning Commission held a Public Hearing on the proposed amendments to the City's development regulations; and

WHEREAS, on June 11, 2019 the Planning Commission made a Recommendation to the City Council recommending the adoption of the proposed amendments to MMC Section 22C.010.280, Cottage Housing Developments; and

WHEREAS, at a public meeting on July 8, 2019 the Marysville City Council reviewed and considered the Planning Commission's Recommendation and proposed amendments to the development regulations; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Approval of Planning Commission's Recommendation and Adoption of Findings and Conclusions. The Planning Commission's June 11, 2019 Recommendation regarding

the proposed development regulation amendments, including the Findings and Conclusions contained therein, as set forth in the attached **Exhibit A**, is hereby adopted and incorporated herein by this reference.

Section 2. Required Findings. In accordance with MMC 22G.010.520, the following findings are made regarding the development regulation amendments which comprise this ordinance:

- (1) The amendments are consistent with the purposes of the comprehensive plan; and
- (2) The amendments are consistent with the purpose of Title 22 MMC; and
- (3) There have been significant changes in the circumstances to warrant a change; and
- (4) The benefit or cost to the public health, safety, and welfare is sufficient to warrant the action.

Section 3. Repeal of Existing Cottage Housing Regulations. The City Council hereby repeals the existing Section 22C.010.280, Cottage Housing Developments, of the Marysville Municipal Code that was adopted by Ordinance 2742.

Section 4. Adoption of New Cottage Housing Regulations. A new Section 22C.010.280, Cottage Housing Developments, of the Marysville Municipal Code is hereby adopted as set forth in **Exhibit B** attached hereto.

Section 5. Section 22A.010.160, Amendments, of the Marysville Municipal Code is hereby amended as follows by adding reference to this adopted ordinance in order to track amendments to the City's Unified Development Code:

"22A.010.160 Amendments.

The following amendments have been made to the UDC subsequent to its adoption:

<u>Ordinance</u>	<u>Title (description)</u>	<u>Effective Date</u>
_____	Cottage Housing Amendments	_____, 2019"

Section 6. Severability. If any section, subsection, sentence, clause, phrase, or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase, or word of this ordinance.

Section 7. Upon approval by the city attorney, the city clerk or the code reviser are authorized to make necessary corrections to this ordinance, including scrivener's errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

Section 8. Effective Date. This ordinance shall become effective five days after the date of its publication by summary.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 2019.

CITY OF MARYSVILLE

By: _____
JON NEHRING, MAYOR

Attest:

By: _____
TINA BROCK, DEPUTY CITY CLERK

Approved as to form:

By: _____
JON WALKER, CITY ATTORNEY

Date of Publication: _____

Effective Date: _____
(5 days after publication)

EXHIBIT A



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

PC Recommendation – Cottage Housing Amendments

The Planning Commission (PC) of the City of Marysville, having held a public hearing on June 11, 2019 in review of NON-PROJECT action amendments of the Marysville Municipal Code, proposing amendments to MMC Chapter 22C.010.280, *Cottage Housing Developments*. Having considered the exhibits and testimony presented, PC does hereby enter the following findings, conclusions and recommendation for consideration by the Marysville City Council:

FINDINGS:

1. The Community Development Department held a public meeting to introduce the NON-PROJECT action Cottage Housing Amendments to the community on May 14, 2019.
2. The proposal was submitted to the State of Washington Department of Commerce for 14-day expedited review on May 16, 2019, in accordance with RCW 36.70A.106.
4. The PC held public work sessions to review the NON-PROJECT action amendments proposing adoption of the NON-PROJECT action Cottage Housing Amendments as described above, on May 14 and June 11, 2019.
5. The PC held a duly-advertised public hearing on June 11, 2019 and received testimony from city staff and the public.
6. At the public hearing, the PC reviewed and considered the Cottage Housing Code Amendments.

CONCLUSION:

At the public hearing, held on June 11, 2019, the PC recommended **APPROVING** the Cottage Housing Code Amendments.

RECOMMENDATION:

Forwarded to City Council as a Recommendation of **APPROVAL** of the NON-PROJECT action known as the Cottage Housing Code Amendments, an amendment to Marysville Municipal Code Section 22C.010.280, *Cottage Housing Developments*, this **June 11, 2019**.

By: 
Stephen Leifer, Planning Commission Chair

EXHIBIT B

22A.020.040 "C" definitions.

"Cottage housing developments" means a grouping of small, single-family dwelling units, clustered around a common area and developed with a coherent plan for the site in accordance with [MMC 22C.010.280](#), Cottage housing developments.

22C.010.280 Cottage housing developments.

- (1) Purpose. The purpose of this section is to:
 - (a) Provide a housing type that responds to changing household sizes and ages (e.g., retirees, small families, single-person households);
 - (b) Provide opportunities for ownership of small, detached units within a single-family neighborhood;
 - (c) Encourage creation of more usable space for residents of the development through flexibility in density and lot standards;
 - (d) Support the growth management goal of more efficient use of urban residential land; and
 - (e) Provide guidelines to ensure compatibility with surrounding uses.
- (2) Applicability. Cottage housing developments are allowed, as follows:
 - (a) Within residentially zoned properties in Downtown Planning Area 1;
 - (b) Within single-family zones where properties are encumbered by at least 35 percent critical areas and associated buffers;
 - (c) On single-family zoned parcels adjacent to multifamily, commercial and industrial zoned parcels, as a transition to multifamily, commercial and industrial uses, including across the street on a case-by-case basis, if approved by the director;
 - (d) Within single-family zones where two or more unique site circumstances exist. Unique site circumstances may include shared common boundary with a city-owned park or nature preserve; close proximity to multi-family, commercial or industrial zoned properties as a complementary use; or other unique site circumstances as determined by the director.
 - (e) Within multi-family zoned properties.
- (3) Review Process.
 - (a) Cottage housing developments that are developed with all cottages located on a common lot shall be processed in accordance with [MMC Chapter 22G.120](#), Site Plan Review; and
 - (b) Cottage housing developments that are developed with cottages on individual lots shall be processed in accordance with [MMC Chapter 22G.090](#), Subdivisions and Short Subdivisions.
- (4) Accessory Uses. The following accessory uses are permitted within cottage housing developments:
 - (a) Community Buildings. Commonly owned community building(s) for the use of the residents of the cottage housing development are allowed but not required. Where provided, common buildings must be centrally located; clearly incidental in use and size to the rest of the development; and similar in design (i.e. roof pitch, architecture, materials and colors) to the cottage units. Common buildings may include meeting space, recreational facilities, a food preparation area, sinks, and toilets, but shall not include commercial uses, sleeping quarters, or bathing facilities (unless the bathing facility is clearly incidental to a recreational facility located within the common building).
 - (b) Garages or carports as outlined in [subsection \(11\)](#).
 - (c) Community gardens, play structures, and similar amenities for use of the occupants of the cottage housing development.

(5) Accessory Dwelling Units. Accessory dwelling units and/or extended-family dwelling units are not allowed in cottage housing developments.

(6) Density and Dimensions.

Density (dwelling unit/ acre)	2 times the base density of the underlying zone ^(a)
Development Size	Minimum 4 cottage units Maximum 12 cottage unit per grouping. Development may contain multiple groupings.
Minimum Lot Size	Beyond density and dimensional restrictions, there is no required minimum lot size for subdivided cottage lots.
Minimum front setback or yard	10 feet ^(b)
Minimum side setback or yard	5 feet ^{(c), (d)}
Minimum rear setback or yard	10 feet ^{(b), (c)}
Minimum setback from critical area buffers, or critical areas, if no buffer is required	15 feet
Maximum building coverage: percentage	40 percent ^(e)
Maximum impervious coverage: percentage	60 percent ^(e)

(a) Existing detached single-family residences, which may be nonconforming with respect to the standards of this section, shall be permitted to remain provided that the extent of the nonconformity may not be increased. Said residences shall be included in the maximum permitted cottage density, and must meet the applicable density and dimensional requirements of the underlying zone.

(b) The front and rear yard setbacks for cottages and two-story accessory structures shall be increased to 20 feet along the perimeter of cottage housing developments that abut existing single family residential development or single family zoned properties; provided, that this requirement shall not apply along perimeter boundaries abutting public right-of-way, or for infill lots located within Downtown Planning Area 1

(c) The side or rear yard setback adjacent to a public street or private drive aisle shall be 10 feet except when the side or rear yard abuts a designated arterial in which case the setback shall be increased to 15 feet.

(d) There shall be a minimum separation of six feet between principal structures; provided that:

- (i) Where cottages will be subdivided onto individual lots, a 5 foot side yard setback from the property line, and 10 feet of structure separation shall be provided;
- (ii) When there is a principal entrance on an interior facade of either or both of the facing facades, the minimum separation shall be 10 feet; and
- (iii) When there is a principal entrance along a side facade, the side yard shall be no less than 10 feet.

(e) The building and impervious surface coverage allowances apply to the overall development site (when subdivision is not proposed), or to the individual lots.

(7) Cottage Size, Height, and Porch Dimensional Standards.

Maximum cottage main floor area	800 square feet ^(a)
Maximum cottage total floor area	1 ½ times the area of the main floor or 1,200 square feet, whichever is less
Height	18 feet 23 feet (to ridge of pitched roof with minimum slope of 4:12) 28 feet (to ridge of pitched roof with minimum slope of 6:12) All parts of roof above 18 feet must be pitched.
Porch (primary)	Primary entry: 60 square feet Minimum dimension: 6 feet
Porch (secondary)	Secondary entry: 36 square feet Minimum dimension: 6 feet

(a) Cottage floor area shall be subject to the following standards:

(i) Enclosed space in a cottage located either above the main floor and more than 12 feet above finished grade, or below the main floor, shall be limited to no more than 50 percent of the enclosed space of the main floor, or 400 square feet, whichever is less. This restriction applies regardless of whether a floor is proposed in the enclosed space, but shall not apply to attic or crawl spaces (less than six feet in height).

(ii) Attached garages shall be included in the calculation of total floor area.

(iii) Areas that do not count as total floor area are:

(A) Unheated storage space located under the main floor of the cottage.

(B) Attached roofed porches.

(C) Detached garages or carports.

(D) Spaces with ceiling height of six feet or less measured to the exterior walls, such as a second floor area under the slope of a roof.

(iv) The total square foot area of a cottage dwelling unit may not be increased. A note shall be placed on the title to the property for the purpose of notifying future property owners that any increase in the total square footage of a cottage is prohibited for the life of the cottage or duration of city cottage regulations.

(8) Cottage Orientation and Open Space Standards. Cottages shall meet the following orientation and open space standards:

(a) Cottages shall be oriented around and have their main entry from the common open space.

(b) Each cottage shall abut the common open space, and the common open space shall have cottages abutting at least two sides.

(c) Four hundred square feet of open space shall be provided (200 square feet of private open space and 200 square feet of common open space).

(i) Private and common open space must be calculated separately (i.e. private open space does not count towards common open space, and common open space does not count towards private open space);

(ii) All open space must be usable and located at ground level. Critical areas and buffers shall not count towards open space;

(iii) Setbacks shall not be counted as either private or common open space unless the setback abuts a designated common open space area in which case the setback area may meet both setback and private open space requirements;

(d) Private open space shall:

(i) Be located in a contiguous area and abut the cottage it serves;

(ii) Be oriented towards the common open space as much as possible;

(iii) Have no horizontal dimension less than 10 feet; and

(iv) A fence or hedge not to exceed 3 ½ feet may separate private open space from common open space.

(e) Common open space shall:

(i) Be provided in a contiguous area to the extent feasible;

(ii) Be allocated so that at least 50 percent of the common open space for a grouping of cottages is located centrally among the grouping of cottages; and

(iii) Have no horizontal dimension less than 15 feet.

(9) Building Design Standards—Including Garages/Parking Structures. The purpose of the design standards is to: encourage variety and visual interest in new residential development in a manner that is compatible with the neighborhood character; ensure the scale of the cottages is proportional to their lot and parcel size; provide landscaping between new and existing development to buffer and provide a transition, to enhance the building and site appearance, and to maintain the quality of the neighborhood.

(a) Inviting Façade. Each cottage unit shall have an inviting façade for any façades abutting common open space areas, public rights-of-way, and private roads or accesses serving the cottage housing development. If a cottage unit abuts more than one public right-of-way or private road or access, the director shall determine which access the inviting façade shall be oriented towards.

(b) Building Character Proportionality and Massing. Size and height reductions of cottage housing, design techniques and perimeter buffer landscaping shall be used to promote compatibility with the surrounding neighborhood and proportionality and massing of new cottage development adjacent to existing single-family neighborhoods.

(c) Variety in Buildings and Visual Interest with Consistency in Architectural Style. The building designs and layout shall prevent the repetitive use of the same combination of building features, building layout, and site design elements within any cottage development, grouping of cottages, and adjacent dwellings.

(i) Varied and Interesting Rooflines. Varied and interesting rooflines must be provided which include use of varied pitched roof styles, gables, or dormers. Roof breaks or step-downs are encouraged and can be used to reduce required setbacks adjacent to parcel boundaries.

(ii) Separation of Identical Buildings and Elevations. Units of identical elevation types must be separated by at least two different elevations. This will result in at least three different building elevation plans per cluster. No two adjacent structures shall be built with the same building elevation (reverse elevations do not count as a different building elevation), façade materials, or colors.

(iii) Different Roof, Window Design and Entries. Provide differing roof forms, gables or dormers. Roof overhangs a minimum of six inches are required. Different window design, entry treatments and base treatments shall be utilized to help achieve variety.

(iv) Corner Lot Cottages. Cottages on corner lots shall be architecturally designed to provide modulation and detail on both frontages. Examples of modulation include use of bay windows, wrapped porches, and dormers.

(v) Open and Closed Cottages along Private Side Yards. Private side yards are an important element in cottage development. The side yard is typically designated to a particular cottage (like zero lot line homes) and this cottage should be open to the side yard

using doors, windows or a wrapped porch. The adjacent cottage having a closed side and window placement is an essential part of the design to achieve this relationship.

(d) Variety in Building Design. Provide variety and visual interest by using a combination of building elements, features and treatments in cottages as well as garages. Structures must include building articulation, change in materials or textures, windows, or other architectural features. A minimum of at least one side articulation or roof break shall occur for side elevations facing public streets or common open spaces or walkways to the common open spaces. No blank walls are allowed. The following building elements, features, and treatments that provide variety and visual interest shall be used in combination to create variety in building design, but are not limited to:

- (i) Variation in building type and plans.
- (ii) Variation in layout and orientation.
- (iii) Variation in building materials, mixture and texture.

(A) Vertical Changes. Changes in materials in a vertical wall shall occur at an internal corner or a logical transition such as aligning with a window edge or chimney.

(B) Horizontal Changes. Transition in materials on a wall surface, such as shingle or lap siding, shall be required to have a material separation, such as a trim band board.

(C) Acceptable Exterior Wall Material. Wood, cement fiberboard, stucco, standard sized brick and stone may be used. Simulated stone, wood, stone or brick may be used to detail homes.

(D) Trim. Trim may be wood, cement fiberboard, stucco, or stone materials. Trim is required around all doors and windows. The trim must be three and one-half inches minimum and be used on all elevations.

- (iv) Building modulation.
- (v) Building intervals and articulation.
- (vi) Varying roof shapes, pitches and gables.
- (vii) Varied roof heights and roof breaks or roof extensions.
- (viii) Dormers.
- (ix) Window trim and mullions.
- (x) Bay windows or bump outs.
- (xi) Entry enhancement.
- (xii) Porches and patios. (Porches with railings preferred.)
- (xiii) Use of varied siding, trim and base colors.
- (xiv) At a minimum use bottom and top material treatment and if

recommended use tripartite architecture.

(xv) Chimney or tower.

(xvi) Trellis.

(xvii) Belly bands, brackets/braces.

(xviii) Other building elements and the combined use of the above shall be

approved by the planning director.

(10) Site Access Standards. Access to the cottage housing development shall be provided as follows:

(a) Access to parking shall be from the alley when the cottage housing development abuts a platted alley improved to the city's engineering design and development standards, or when the director determines that alley access is feasible and desirable to mitigate parking access impacts.

(b) For cottage housing developments where all of the cottages are located on a common lot and alley access is not available, the private drive aisle standards outlined in [MMC Section 22C.130.050 Table 2](#) shall apply.

(c) For cottage housing developments where the cottages will be subdivided onto individual lots, the City's PRD and cottage housing street standards as set forth in the Engineering Development and Design Standards (EDDS) shall apply. The "PRD and Cottage Housing Access Street" standard shall apply where fewer than 20 dwelling units are proposed, and the "PRD and Cottage Housing Access Street with Parking" standard shall apply where 20 or more dwelling units are proposed. Modifications to the "PRD and Cottage Housing Access Street" and the "PRD and Cottage Housing Access Street with Parking" standards may be requested for sidewalks, planter strips, and on-street parking. The burden to clearly demonstrate the proposed modification meets the requirements of this section is the applicant's. (Note: it is not likely multiple reductions will be allowed along a single section of road.) If requesting a modification, the applicant shall submit an integrated pedestrian travel, landscape and parking plan as well as other information to demonstrate:

(i) Safe, aesthetically pleasing pedestrian travel is provided throughout the development;

(ii) Pedestrian travel within the development shall be tied to pedestrian travel routes outside the development, actual and/or planned.

(iii) Reduction of planter strips shall require additional equivalent or greater landscaping to benefit the development.

(iv) Any proposed modifications shall allow for efficient flow and movement of automobiles and pedestrians without negatively altering or constraining their movement.

(d) Five-foot-wide pedestrian pathways (sidewalks) must be included to provide for movement of residents and guests from parking areas to homes and other amenities.

(11) Parking Standards. Parking shall meet the following standards:

(a) Off-street parking spaces shall be provided as follows:

(i) 1 space for cottages 700 square feet or less;

(ii) 1 ½ spaces for cottages 701 to 1,000 square feet; and

(iii) 2 spaces for cottages 1,001 to 1,200 square feet.

(b) Parking stalls, garages and carports must be screened from public streets or abutting residential properties.

(c) Parking stalls, garages and carports shall be located in the following preferential order:

(i) To the rear of the units accessed off an alley;

(ii) To the side of the units accessed by a private driveway; or

(iii) A garage, landscaping, and/or fencing shall screen parking next to a side street.

(d) Parking stalls, garages and carports must meet the front yard setback requirements outlined in [Subsection \(6\)](#).

(e) Parking areas must be located in clusters of not more than six adjoining spaces. Landscaping or other architectural features shall separate clusters of parking, and clusters of parking from common areas.

(f) The parking area should not be the major view from the public right-of-way or street. Landscaping, cottages, or the common area should provide the view into the cottage development.

(g) Garages and carports shall be located so their visual presence is minimized, and associated noise or other impacts do not intrude into public spaces.

(h) The architectural design of all garages and carports must be similar and compatible to that of the cottage dwelling units within the development.

(i) Garage and carport rear and side elevations facing the public street or adjacent existing development shall have architectural details to minimize the impact of the facade.

(j) A six-single-vehicle-stall garage or carport is the maximum number allowed in any garage or carport.

(k) Shared detached garage structures shall be reserved for the parking of vehicles owned by the residents of the development. Storage of items which precludes the use of the parking spaces for vehicles is prohibited.

(12) Screening Standards.

(a) Boundaries between cottage dwellings and neighboring properties shall be screened with landscaping to reduce the appearance of bulk or intrusion onto adjacent properties, or otherwise treated (i.e., through setbacks or architectural techniques) to meet the intent of this section.

(b) Yard and open space fencing within the cottage housing development shall not exceed 3 ½ feet tall.

(c) Trash and Recycling Container Enclosure and Landscape Screening. All dumpster containers, individual refuse containers, and trash compactors shall be enclosed per the following standards:

(i) All loading, trash, recycling and storage areas shall be located so they are not visible from streets and will be concealed.

(ii) An architectural screen shall surround all sides except the access entry. Building walls of adjacent structures may be used to partially satisfy this requirement. Screen walls shall be a solid visual screen constructed out of metal, concrete, and/or masonry units; or other materials similar to the cottages and garage structures. Required gates and trellises, and other architectural screening elements, shall be designed so that they complement the surrounding buildings unless there is some overriding fire access issue.

(iii) A concrete slab shall be installed as the base material within the enclosure.

(13) Homeowners' Association. A homeowners' association and covenants are required for the maintenance of the common areas and buildings.

(14) Requests for Modifications to Standards. The community development director may approve minor modifications to the general parameters and design standards set forth in this chapter, provided the site is constrained due to unusual shape, topography, easements or sensitive areas.

(a) The modification is consistent with the objectives of this chapter.

(b) The modification will not result in a development that is less compatible with neighboring land uses.