



Cottage Housing

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Definition

Cottage Housing: A grouping of small, single family dwelling units clustered around a common outdoor space and developed with a coherent plan for the entire site. [\[Link to Full Definition\]](#)

What zones can this tool be used in?

Zoning	RA	RSF	RSF-C	RTF	RMF	RHD
Cottage Housing	✓	✓	✓	✓	*	*

* For similar site arrangements - See Pocket Residential Development

What housing types are allowed?

Detached cottage units, carriage units, and attached 2-unit homes.

Cottage housing can be developed as rentals, condominiums, or subdivided through alternative residential subdivision.

How do I apply for Cottage Housing?

Cottage housing is allowed by [Type II Conditional Use Permit](#) in the [RA](#) through [RTF](#) zones, subject to compliance with the Site Development Standards and Design Standards and Guidelines.

[\[Type II Conditional Use Permit Procedures\]](#) / [\[Conditional Use Permit\]](#)

A [Type III](#) process is required for subdivisions of 10 or more units.

Density

	Zoning	RA, RSF, RSF-C	RTF
Minimum Units per Development		4	4
Minimum Units per Net Acre		4	10
Max. Units per Net Acre	20% Bonus	12	24
	40% Bonus**	14	28

**Maximum unit size of 500 ft², location, and other requirements apply.

Design Standards

Cottage Housing developments must adhere to Design Standards relating to: [Entrances](#), [Building Facades](#), [Building Form](#), [Exterior Lighting](#), and [Porches](#). [\[Cottage Housing Design Standards\]](#)

Site Development Standards

Minimum Lot Area: 14,500 ft² (about 1/3 acre)

Maximum Building Height: 20 feet

-Pitched Roofs may extend to 30 feet with minimum slope of 6:12.

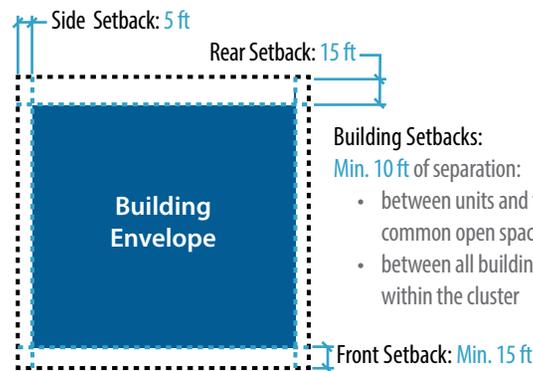
Max. Building Size	Detached Cottage	2 Attached Unit Homes	Carriage Unit above Garage
Max. Floor Area † not including garage	1,200 ft ²	2,000 ft ²	800 ft ²
Max. Footprint † incl. any attached garage	1,000 ft ²	2,000 ft ²	1,500 ft ²

† All units limited to 500 ft² where using the 40% density bonus.

Areas not included in the total floor area calculation:

- Floors at least 4 feet below adjacent right-of-way (basements)
- Architectural projections, such as bay windows and fireplaces
- Stairways
- Spaces with ceiling height of 5 feet or less

Example Site Setbacks:



Pedestrian Connectivity: All buildings and common spaces shall be served by a pedestrian circulation system.

Other Site Development Standards: Cottage Housing developments must adhere to Site Development Standards relating to [Landscaping](#), [Open Space](#), [Fences](#), and [Parking](#). [\[Site Development Standards\]](#)



▲ The Cottage Company | Conover Commons Homes - Redmond, WA



▲ The Cottage Company | Greenwood Avenue Cottages - Shoreline, WA

References:

[Spokane Municipal Code \(SMC\)](#)

[\[Cottage Housing SMC § 17C.110.350\]](#)

[\[Land Use Application Procedures SMC § 17G.060.070\]](#)

Design Inspiration

[\[City of Portland - Infill Design Toolkit | Courtyard Housing\]](#)

[\[The Cottage Company Website\]](#)

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Generally, all points of the building reviewed under the Residential building code will be required to be within 150 feet of a curb for fire access, or will require fire suppression sprinklers.