

Infill Development Code Revisions

1.1 Cottage Housing and Pocket Residential Code Amendments

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Definitions proposed for insertion into the Cottage and Pocket Residential ordinance as separate sections:

17A.020.010 “A” Definitions

- AP. **Articulation.** *[Definition moved from SMC 17C.110.350(E)(2)]*
The emphasis of architectural elements, such as windows, balconies, and entries that create a complementary pattern or rhythm, dividing the buildings into smaller identifiable pieces.

17A.020.030 “C” Definitions

AQ. **Cottage Housing.**

1. A grouping of individual structures where each structure contains one or two dwelling units.
2. The land underneath the structures ~~is not~~ may or may not be divided into separate lots.
3. A cottage housing development may contain ~~no less than six and no more than twelve individual structures in addition to~~ detached accessory buildings for storing vehicles. It may also include a community building, garden shed, or other facility for use of the residents.
4. The types of units allowed in cottage housing developments are detached cottages, attached unit homes and carriage units. For the purposes of SMC 17C.110.350, the definitions of these types are:
 - a. Cottage. A detached, single-family residential building.



b. Attached Unit Home. A structure containing two dwelling units designed to look like a single-family home.



c. Carriage Unit. A single-family dwelling unit located above a garage structure.



17A.020.040 “D” Definitions

W. **Development Plan, Site.** *[New definition]*

The final site plan that accompanied a recommendation or approval for development permitted by this code and that may identify standards for bulk and location of activities, infrastructure and utilities specific to the development.

17A.020.130 “M” Definitions

P. **Modulation.** *[Definition moved from SMC 17C.110.350(E)(2)]*

A measured and proportioned inflection in a building’s face. Articulation, modulation, and their interval create a sense of scale important to residential buildings.

17A.020.190 “S” Definitions

AX. **Site, Parent.** *[New definition]*

The initial aggregated area containing a development, and from which individual lots may be divided, as used in the context of SMC 17C.110.360 Pocket Residential Development, and SMC 17G.080.065, Alternative Residential Subdivisions.

Section __. That SMC 17C.110.030 is amended to read as follows:

17C.110.030 Characteristics of the Residential Zones

A. Residential Agriculture (RA).

The RA zone is a low-density single-family residential zone that is applied to areas that are designated agriculture on the land use plan map of the comprehensive plan. Uses allowed in this zone include farming, green house farming, single-family residences and minor structures used for sales of agricultural products produced on the premises.

B. Residential Single-family (RSF).

The RSF zone is a low-density single-family residential zone. It allows a minimum of four and a maximum of ten dwelling units per acre. One- and two-story buildings characterize the allowed housing. The major type of new development will be attached and detached single-family residences. In appropriate areas, more compact development patterns are permitted. The RSF zone is applied to areas that are designated residential 4-10 on the land use plan map of the comprehensive plan.

C. Residential Single-family Compact (RSF-C).

The RSF-C zone is a low-density single-family residential zone that is applied to areas that are designated residential 4-10 on the land use plan map of the comprehensive plan. It allows a minimum of four and a maximum of ten dwelling units per acre. One- and two-story attached and detached single-family residences characterize the allowed housing. The RSF-C zone allows lots as small as three thousand square feet provided that the overall maximum density of the development does not exceed ten units per acre. It is the intent of this zone to allow somewhat smaller lots in appropriate locations and to allow new development to move closer to achieving the maximum density of the residential 4-10 designation. To promote compatible infill development, the design standards of SMC 17C.110.310 are applied in this zone. The RSF-C zone is intended to be applied to parcels that are wholly or partially within one-quarter mile of a CC Core designated on the land use plan map of the comprehensive plan. The RSF-C zone may also be implemented on parcels that are adjacent to or across a street or alley from a zoning category that allows higher density uses than the RSF zone, including the RTF, RMF, RHD, Commercial, Center and Corridor and Downtown zones.

D. Residential Two-family (RTF).

The RTF zone is a low-density residential zone. It allows a minimum of ten and a maximum of twenty dwelling units per acre. Allowed housing is characterized by one and two story buildings but at a slightly larger amount of building coverage than the RSF zone. The major type of new development will be duplexes, townhouses, row houses and attached and detached single-family residences.

Cottage-style and pocket residential development are allowed. The RTF zone is applied to areas that are designated residential 10-20 on the land use plan map of the comprehensive plan. Generally, the RTF zone is applied to areas in which the predominant form of development is trending toward duplexes rather than single-family residences.

E. Residential Multifamily (RMF).

The RMF is a medium-density residential zone. Allowed housing is characterized by one to four story structures and a higher percentage of building coverage than in the RTF zone. The major types of development will include attached and detached single-family residential, condominiums, apartments, duplexes, townhouses and row houses. The minimum and maximum densities are fifteen and thirty units per acre.

F. Residential High Density (RHD).

The RHD is a high-density residential zone that allows the highest density of dwelling units in the residential zones. The allowed housing developments are characterized by high amount of building coverage. The major types of new housing development will be attached and detached single-family residential, duplexes, medium and high-rise apartments, condominiums (often with allowed accessory uses). The minimum density is fifteen units per acre; the maximum is limited by other code provisions (i.e., setbacks, height, parking, etc.).

Section __. That SMC Table 17C.110-2 is amended as follows:

Section 17C.110.115 Housing Types Allowed

A. Purpose.

In the RA through RTF zones, housing types are limited to maintain the overall image and character of the city's residential neighborhoods. However, the standards allow options to increase housing variety and opportunities, and to promote affordable and energy-efficient housing. Other housing types, including multifamily units, are allowed in the higher density zones under the RMF and RHD categories.

B. The kinds of housing types allowed in the residential zones are stated in [Table 17C.110-2](#).

TABLE 17C.110-2 RESIDENTIAL ZONE HOUSING TYPES ALLOWED (Click here to view PDF)					
P – Permitted N – Not Permitted CU – Conditional Use review required	RA	RSF <u>and RSF-C</u>	RTF	RMF	RHD
Single-family Residence (detached)	P	P	P	P	P
Attached Single-family Residence [1]	P	P	P	P	P
Cottage Housing [1]	CU	CU	<u>N</u> CU	<u>N</u>	<u>N</u>
<u>Housing on</u> Transitional <u>Housing Sites</u> [1]	P	P	P		
Zero Lot Line [1]	P	P	P	P	P
Accessory Dwelling Unit (ADU) [2]	P	P	P	P	P
Detached ADU [2]	P	P	P	P	P
Duplexes	N	N	P	P	P
Manufactured Home [3]	P	P	P	P	P
Mobile Home Parks [3]	CU	CU	N	N	N
Single Room Occupancy (SRO)	N	N	N	P	P
Group Living	See SMC 17C.330.100				
Multidwelling Structure	N	N	N	P	P
<u>Short Term Rentals</u> [4]	<u>P/</u> CU	<u>P/</u> CU	<u>P/</u> CU	<u>P/</u> CU	<u>P/</u> CU
Notes: [1] See SMC 17C.110.300 through 17C.110.360 , Alternative Residential Development Standards. [2] See chapter 17C.300 SMC , Accessory Dwelling Units. [3] See chapter 17C.345 SMC , Manufactured Homes and Mobile Home Parks. <u>[4] See chapter 17C.316 SMC, Short Term Rentals.</u>					

Section __. That SMC Table 17C.110-2 is amended as follows:

Section 17C.110T.002 Table 17C.110-2 Residential Zone Housing Types Allowed

TABLE 17C.110-2 RESIDENTIAL ZONE HOUSING TYPES ALLOWED (Click here to view PDF)					
P – Permitted N – Not Permitted CU – Conditional Use review required	RA	RSF <u>and RSF-C</u>	RTF	RMF	RHD
Single-family Residence (detached)	P	P	P	P	P
Attached Single-family Residence [1]	P	P	P	P	P
Cottage Housing [1]	CU	CU	<u>N</u> CU	<u>N</u>	<u>N</u>
<u>Housing on</u> Transitional <u>Housing Sites</u> [1]	P	P	P		
Zero Lot Line [1]	P	P	P	P	P
Accessory Dwelling Unit (ADU) [2]	P	P	P	P	P
Detached ADU [2]	P	P	P	P	P
Duplexes	N	N	P	P	P
Manufactured Home [3]	P	P	P	P	P
Mobile Home Parks [3]	CU	CU	N	N	N
Single Room Occupancy (SRO)	N	N	N	P	P
Group Living	See SMC 17C.330.100				
Multidwelling Structure	N	N	N	P	P
Short Term Rentals [4]	P/CU	P/CU	P/CU	P/CU	P/CU
Notes: [1] See SMC 17C.110.300 <u>through 17C.110.360</u> , Alternative Residential Development Standards. [2] See chapter 17C.300 SMC, Accessory Dwelling Units. [3] See chapter 17C.345 SMC, Manufactured Homes and Mobile Home Parks. [4] See chapter 17C.316 SMC, Short Term Rentals.					

Section ____ That SMC section 17C.110.200 and table 17C.110-3 are amended to read as follows:

Note: No changes are proposed to subsections (A) through (E).

The changes to the table are limited to the RSF and RSF-C zones. Further changes in the table to the RMF and RHD zones are proposed to the dimensional standards in a later stage of text amendments as part of the Phase 1 infill code revisions.

- F. Lot Frontage. All residential lots shall front onto a public street and meet the minimum lot frontage requirements of Table 17C.110-3. Except, that frontage on a public street is not required for lots created through alternative residential subdivision under SMC 17G.080.065, and lots approved in a planned unit development or a manufactured home park may have lots or spaces fronting onto private streets, subject to the decision criteria of SMC 17H.010.090.

TABLE 17C.110-3 DEVELOPMENT STANDARDS [1]						
DENSITY STANDARDS						
	RA	RSF & RSF-C	RSF-C	RTF	RMF	RHD
Density - Maximum	4,350 (10 units/acre)	4,350 (10 units/acre)	4,350 (10 units/acre)	2,100 (20 units/acre)	1,450 (30 units/acre)	--
Density - Minimum	11,000 (4 units/acre)	11,000 (4 units/acre)	11,000 (4 units/acre)	4,350 (10 units/acre)	2,900 (15 units/acre)	2,900 (15 units/acre)
MINIMUM LOT DIMENSIONS LOTS TO BE DEVELOPED WITH:						
Multi-Dwelling Structures or Development						
	RA	RSF & RSF-C	RSF-C	RTF	RMF	RHD
Minimum Lot Area					2,900 sq. ft.	2,900 sq. ft.
Minimum Lot Width					25 ft.	25 ft.
Minimum Lot Depth					70 ft.	70 ft.
Minimum Front Lot Line					25 ft.	25 ft.

Compact Lot Standards [2]						
Minimum Lot Area [3]		3,000 sq. ft.				
Minimum Lot Width		36 ft.				
Minimum Lot Depth		80 ft.				
Minimum Front Lot Line		30 ft.				
Attached Houses						
Minimum Lot Area [23]	7,200 sq. ft.	4,350 sq. ft.	3,000 sq. ft.	1,600 sq. ft.	1,600 sq. ft.	None
Minimum Lot Width	40 ft.	40 ft.	36 ft.	36 ft. or 16 ft. with alley parking and no street curb cut	Same	Same
Minimum Lot Depth	80 ft.	80 ft.	80 ft.	50 ft.	25 ft.	25 ft.
Minimum Front Lot Line	40 ft.	40 ft.	30 ft.	Same as lot width	Same as lot width	Same as lot Width
Detached Houses						
Minimum Lot Area [23]	7,200 sq. ft.	4,350 sq. ft.	3,000 sq. ft.	1,800 sq. ft.	1,800 sq. ft.	None
Minimum Lot Width	40 ft.	40 ft.	36 ft.	36 ft.	25 ft.	25 ft.
Minimum Lot Depth	80 ft.	80 ft.	80 ft.	40 ft.	25 ft.	25 ft.
Minimum Front Lot Line	40 ft.	40 ft.	30 ft.	30 ft.	25 ft.	25 ft.
Duplexes						
Minimum Lot Area				4,200 sq. ft.	2,900 sq. ft.	None
Minimum Lot Width				25 ft.	25 ft.	25 ft.
Minimum Lot Depth				40 ft.	40 ft.	25 ft.
Minimum Front Lot Line				25 ft.	25 ft.	25 ft.
PRIMARY STRUCTURE						
Maximum Building Coverage						
	RA	RSF	RSF-C	RTF	RMF	RHD
Lots 5,000 sq. ft. or larger	40%	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.	50%	60%
Lots 3,000 - 4,999 sq. ft.	1,500 sq. ft. + 37.5% for portion of lot over 3,000 sq. ft.					

Lots less than 3,000 sq. ft.	50%					
Building Height						
Maximum Roof Height [45]	35 ft.	35 ft.	35 ft.	35 ft.	35 ft. [56]	35 ft. [56]
Maximum Wall Height	25 ft.	25 ft.	25 ft.	25 ft.	30 ft. [56]	--
Floor Area Ratio (FAR)						
FAR	0.5	0.5 [4]	0.5 [3]	0.5 [34]	--	--
Setbacks						
Front Setback [67, 78]	15 ft.					
Side Lot Line Setback – Lot width more than 40 ft.	5 ft.					
Side Lot Line Setback – Lot width 40 ft. or less	3 ft.					
Street Side Lot Line Setback [67]	5 ft.					
Rear Setback [89, 910]	25 ft.	25 ft. [111]	45 ft.	15 ft.	10 ft.	10 ft.
Required Outdoor Area						
Required Outdoor Area for attached and detached houses. Minimum dimension (See SMC 17C.110.223)	250 sq. ft. 12 ft. x 12 ft.	250 sq. ft. 12 ft. x 12 ft.	250 sq. ft. 12 ft. x 12 ft.	250 sq. ft. 12 ft. x 12 ft.	200 sq. ft. 10 ft. x 10 ft.	48 sq. ft. 7 ft. x 7 ft.
ACCESSORY STRUCTURES						
	RA	RSF & RSF-C	RSF-G	RTF	RMF	RHD
Maximum Roof Height	30 ft.	20 ft.	20 ft.	20 ft.	35 ft.	35 ft.
Maximum Wall Height	30 ft.	15 ft.	45 ft.	15 ft.	35 ft.	35 ft.
Maximum	20%	15%	45%	15%	See	See

Coverage [40 12]					Primary Structure	Primary Structure
Front Setback	20 ft.					
Side Lot Line Setback – Lot width 40 ft. or wider [44 13]	5 ft.					
Side Lot Line Setback – Lot width less than 40 ft. [44 13]	3 ft.					
Street Side Lot Line [42 14]	20 ft.					
Rear [44 13]	5 ft.					
Rear with Alley	0 ft.					

Notes[npg1]:

-- No requirement

[1] Plan district, overlay zone, or ~~SMC 17C.110.300, Alternative Residential Development,~~ development standards contained in SMC 17C.110.310 through 360 may supersede these standards.

[2] See SMC 17C.110.209, Compact Lot Standards.

[23] ~~Lots~~ For developments two acres or greater, lots created through subdivision in the RA, RSF and the RSF-C zones are subject to the lot size transition requirements of SMC 17C.110.200(C)(1).

[34] In the RSF-C and RTF zones, and sites in the RSF zone qualifying for compact lot development standards, described in SMC 17C.110.209, FAR may be increased to 0.65 for attached housing development only.

[45] No structure located in the rear yard may exceed twenty feet in height.

[56] Base zone height may be modified according to SMC 17C.110.215, Height.

[67] Attached garage or carport entrance on a street is required to be setback twenty feet from the property line.

[78] See SMC 17C.110.220(D)(1), setbacks regarding the use of front yard averaging.

[89] See SMC 17C.110.220(D)(2), setbacks regarding reduction in the rear yard setback.

[910] Attached garages may be built to five feet from the rear property line except, as specified in SMC 17C.110.225(C)(6)(b), but cannot contain any living space.

[11] In the RSF-C zone and sites in the RSF zone qualifying for compact lot development standards, described in SMC 17C.110.209, the rear setback is 15 feet.

[~~40~~12] Maximum site coverage for accessory structures is counted as part of the maximum site coverage of the base zone.

[~~44~~13] Setback for a detached accessory structure and a covered accessory structure may be reduced to zero feet with a signed waiver from the neighboring property owner, except, as specified in SMC 17C.110.225(C)(5)(b).

[~~42~~14] The setback for a covered accessory structure may be reduced to five feet from the property line.

Section _____. That there is adopted a new section 17C.110.209 to chapter 17C.110 of the Spokane Municipal Code to read as follows:

Section 17C.110.209 Compact Lot Standards

A. Purpose.

This section allows for development of sites one and a half acres or less for the purpose of compact residential development. It is the intent of these standards to allow somewhat smaller lots in appropriate locations and to allow new development to move closer to achieving the maximum density of the residential 4-10 designation.

Note that the number of housing units per acre permitted (density) does not change for the development as a whole, although some individual lot dimensions within a development may be slightly smaller.

B. Applicability.

The compact lot development standards apply for the housing types allowed in Table 17C.110-2 on sites defined in SMC 17C.110.209(B)(1) below in the RSF zone, and throughout the RSF-C zone, unless superseded by development standards of a plan district, overlay zone, or development standards contained in sections SMC 17C.110.310 through 17C.110.360.

1. The standards apply within the RSF zone only on developments meeting the size requirements of subsection (3) below and located:
 - a. At least partially within one thousand three hundred twenty feet of a CC, CA, or DT zone or CC3 zoning overlay; or
 - b. On a lot that is a transitional site as described in SMC 17C.110.330.

The text of (1)(a) and (b) above extends the smaller lot size and dimensions in Table 17C.110-3 within one quarter mile of CC zones, and to sites next to zoning districts with higher density zones; these are currently only available by RSF-C rezone.

2. To determine eligibility of a site, the distance in subsection (1)(a) above is measured in a straight line between the zone/overlay boundary to the lot line of the site containing the development.

3. The maximum size for a development using the compact lot standards of Table 17C.110-3 in the RSF zone is one and a half acres. Compact lot developments over one and a half acres must be approved as a planned unit development.
- C. The design standards of SMC 17C.110.310 apply to projects using the compact lot standards in Table 17C.110-3 in order to complement and reinforce positive residential character.

Section __. That SMC 17C.110.350 is amended to read as follows:

17C.110.350 Cottage Housing

A. Purpose and Intent.

The intent of cottage housing is to:

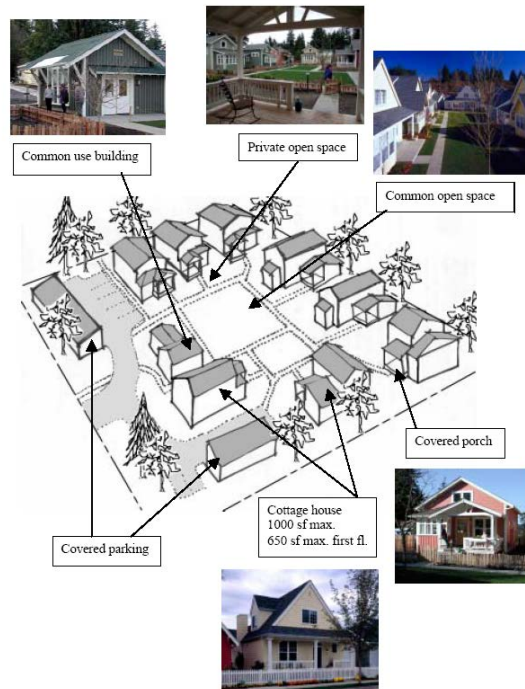
1. ~~support~~ Support the diversity of housing, choices citywide by providing a housing type that responds to changing household sizes and ages (e.g., retirees, small families, single-person households); increases the variety of housing types for smaller households and provides the opportunity for small, detached single-family dwelling units within existing neighborhoods.

2. Require specific design standards on the perimeter of the development to improve compatibility with the surrounding neighborhood;

3. Incentivize higher levels of design, usable open space, and more livable developments through use of density bonuses;

4. Provide opportunities for ownership of small, detached and attached single-family housing types clustered around a centrally located, functional common open space that fosters a sense of community; and

5. Provide semi-private areas around the individual dwellings to enable diversity in landscape design and foster a sense of ownership.



B. Qualifying Situations.

Cottage housing developments are allowed in the RA through RTF zones on sites of one half acre fourteen thousand five hundred square feet or larger with a minimum of six four units and a maximum of twelve units.

C. Procedure.

Cottage housing is allowed by Type II conditional use permit in the RA, and RSF, and RTF zones, subject to the compliance with subsections (D) and (E) of this section. When cottage housing development involves subdivision of land, the permit application shall be processed concurrently with a Type II or Type III application for subdivision in accordance with the procedures of SMC 17G.080.065, Alternative

Residential Subdivisions. If processed concurrently with a subdivision of greater than nine lots, the permit application shall be processed concurrently with the Type III subdivision application. Design-This section is subject to the provisions of SMC 17C.110.015, Design Standards

Administration. Staff will review-of the site plan and each building permit application is requiredfor consistency with this chapter.

Note: Currently cottage housing does not allow subdivision. The text above would allow small lot subdivision.

1. A site plan depicting ~~the~~ building locations and orientation, ~~open space, dimensions of common and~~ private open space, fencing, landscaping, parking, setbacks, easements, footprints of all adjacent structures, and compliance with subsections (D) and (E) of this section ~~is required~~shall be submitted with the ~~Type II~~ permit application. ~~The If the~~ site plan, ~~if is~~ approved, ~~is required to be recorded at the Spokane County auditor's office including~~ deed restrictions for the subject property that enforces the elements of the cottage housing ordinance, including limitation on unit floor area, shall be recorded at the Spokane County Auditor's Office.
2. The permit application shall include elevations of all proposed model types, showing architectural expression and fenestration (to include window and door placement), and photographs of all adjacent structures.
23. A Common open space, parking areas, and common use buildings will be maintained by the owner or an appropriate property management entity, if under singular ownership. In the event that the development is subdivided or condominium platted, a homeowners' association is required to be created for the maintenance of the common open space, parking areas and other common use areas, buildings, and utilities within the development. This requirement shall be included in deed restrictions as required in paragraph 1.
4. With the exception of critical or natural areas, prior to occupancy of more than fifty percent of units approved for the development, the common open space, and private open space landscaping for those units, shall be completed in accordance with the approved landscaping plans. Occupancy of the last fifty percent shall be contingent upon the completion of all site landscaping.

- D. Cottage Housing Site Development Standards.
This subsection provides development standards intended to achieve compatibility with adjacent single-family residential uses. Emergency access shall be provided to all units as required by applicable building and fire code regulations. The special cottage housing site development standards table displays basic requirements that vary from the development standards of the underlying zone.



**TABLE 17C.110.350-1
COTTAGE HOUSING SITE DEVELOPMENT STANDARDS**

STANDARD	SITE REQUIREMENTS
<u>Cluster Size</u>	<u>4 or more units</u>
<u>Maximum Floor Area [1]</u>	<u>Detached Cottage: 1,200 sq. ft.(1,000 sq. ft. footprint)</u> <u>Attached Unit Home: 2,000 sq. ft. total</u> <u>Carriage Unit: 800 sq. ft.</u>
<u>Density Bonus [2]</u>	<u>120 percent of density allowed in the underlying zone</u>
<u>Maximum wall height for Cottage Housing Units [3]</u>	<u>20 ft.</u>
<u>Maximum height for buildings with minimum roof slope of 6:12 [4]</u>	<u>30 ft.</u>
<u>Minimum common open space per unit [5]</u>	<u>300 sq. ft.</u>
<u>Minimum private open space per unit [6]</u>	<u>200 sq. ft.</u>
<u>Common Open Space Setback [7]</u>	<u>10 ft.</u>
<u>Rear Setback</u>	<u>15 ft. or as allowed in adjacent zone, whichever is less</u>
<u>Minimum distance between structures (Including accessory structures) [8]</u>	<u>10 ft.</u>
<u>Notes:</u> <u>[1] See SMC 17C.110.350(D)(2) for limitation on total unit floor area and exclusions for below-grade basements and other spaces from floor area calculation.</u> <u>[2] See SMC 17C.110.350(D)(3)</u> <u>[3] The height of the lowest point of the roof structure intersects with the outside plane of the wall. See SMC 17C.110.350(D)(4)</u> <u>[4] All parts of the roof above 20 ft. shall be pitched with a minimum roof slope of 6:12.</u> <u>[5] No dimension of the common open space shall be less than 20 ft. See SMC 17C.110.350(D)(5)</u> <u>[6] No dimension of the private open space shall be less than 10 ft. See SMC 17C.110.350(D)(6)</u> <u>[7] Porches or patios are allowed up to 6 ft. within this setback.</u> <u>[8] See SMC 17C.110.350(D)(7) for exceptions.</u>	

1. Cluster Size.

At least four units are required around a common open space.

42. Floor Area.

a. Dwelling Units.

Total floor area is the area included within the exterior walls, but excluding any space identified in SMC 17C.110.350(D)(2)(c), Exclusions, below.
Cottage housing unit types are defined in chapter 17A.020 SMC.

- i. The total floor area of each cottage unit shall not exceed one thousand two hundred square feet and the footprint shall not exceed one thousand square feet. Total floor area is the area included with the surrounding

~~exterior walls, but excluding any space where the floor to ceiling height is less than six feet.~~

~~ii. The total combined floor area of attached unit homes, including all units in the structure, shall not exceed two thousand square feet.~~

~~iii. The total floor area of a carriage unit home shall not exceed eight hundred square feet.~~

~~b. The maximum first floor or main floor area for an individual principal structure shall be as follows:~~

~~i. For at least fifty percent of the units, the floor area may not exceed six hundred fifty square feet; and~~

~~ii. For no more than fifty percent of the units, the floor area may be up to one thousand square feet.~~

~~eb. Limitation on Total Unit Floor Area.~~

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

~~dc. Exclusions from Total Floor Area Calculation.~~

Cottage housing unit areas that ~~do not~~ count toward the total floor area calculation are:

~~i. Unheated storage space located under the main floor of the cottage~~Below-grade basement;

ii. Architectural projections, such as bay windows, fireplaces or utility closets no greater than eighteen inches in depth or six feet in width;

iii. Attached ~~roof~~ porches, decks, and balconies (unenclosed);

iv. Detached garages or carports, and garages located in the same structure as carriage units;

v. Stairwells;

vi. Covered breezeways, such as between a home and a garage or carport;

~~vii.~~ Spaces with ceiling height of six five feet or less ~~measured to the exterior walls;~~ and

~~viii. The director may approve o~~Other exemptions similar in nature provided the intent of this section is met and upon approval of the director.

~~2. Lot Coverage. The maximum lot coverage permitted for all structures shall not exceed forty percent.~~

3. Density.

a. The cottage housing development is permitted~~allows~~ a twenty percent density bonus based on the minimum lot size permitted in the base zone to a maximum of twelve units in the development over what is allowed in the underlying zone.



[Plan Commission: Should we consider providing a greater density bonus (40 percent?) for a development where all units are 500 sf or less and detached, as long as a shared community facility is provided for the use of the residents.]

~~b. To calculate the permitted density, divide the lot area by the minimum lot size of the base zone, and then multiply that number by twenty percent.~~ The transition lot size requirements of SMC 17C.110.200(C) do not apply for purposes of calculating the number of units permitted in a cottage housing development.

c. The following formula is used to determine the maximum number of units allowed on the site:

Square footage of site, less the area set aside for right-of-way and tracts of land dedicated for stormwater facilities;

Divided by maximum density from Table 17C.110-3;

To achieve the density bonus, multiply by 1.2;

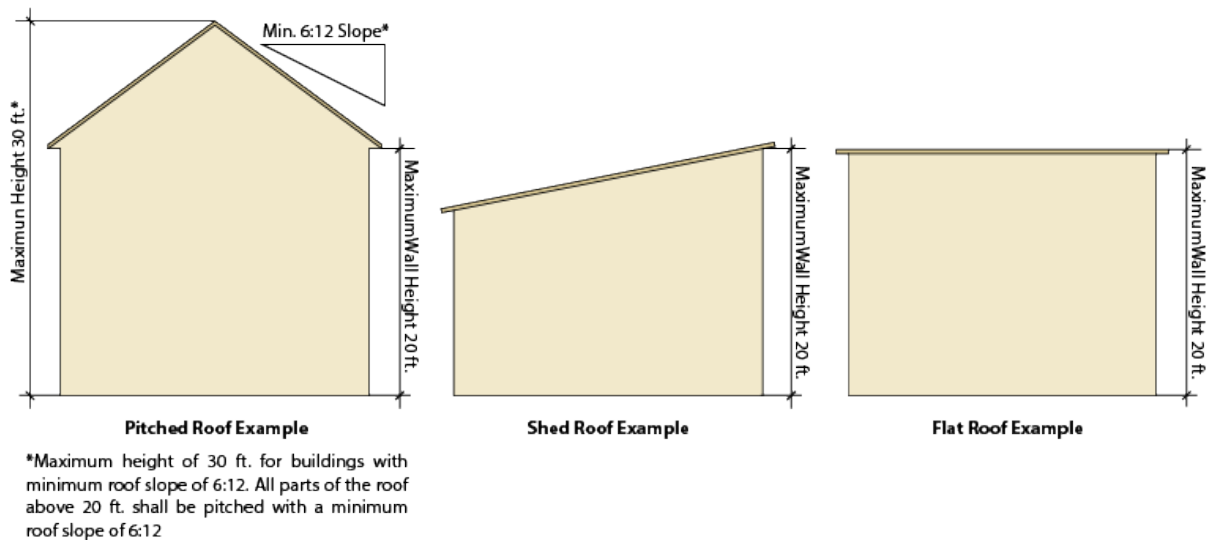
Equals maximum number of units allowed. If this formula results in a decimal fraction, the resulting maximum number of units allowed is rounded to the next whole number. Decimal fractions of five tenths or greater are rounded up. Fractions less than five tenths are rounded down.

4. Height.



[Plan Commission: Do we need to limit building height only on structures of 1,000 square feet or less, or do we need to limit heights differently from other development in the zone at all (25 ft. high wall; 35 ft. high roof)?]

The height for all structures with cottage housing units shall not exceed ~~eighteen~~twenty feet. ~~Cottage or amenity buildings~~ Structures with cottage housing units having pitched roofs with a minimum slope of 6:12 may extend up to ~~twenty-five~~thirty feet at the ridge of the roof. Height requirements for accessory structures are listed in Table 17C.110-3.



Note: Proposed height graphic to be added above.

5. Porches.

a. ~~Cottage housing units shall be oriented around and have the covered porches of main entry from the common open space. Except, cottages adjacent to a public street shall orient the front of the cottage to the street including placement of the porch. This provision does not preclude the use of additional porches or architectural features of the cottage from being oriented to the common open space.~~

b. ~~Cottage housing units shall have a covered porch or entry at least sixty square feet in size with a minimum dimension of six feet on any side.~~

Note: The provisions above for porches are moved to Subsection (E)(3), below.

65. Common Open Space.

a. This section requires units clustered around a common open space. The common open space ~~must shall~~ be at least ~~two hundred fifty~~three hundred square feet per cottage housing unit. Open space with a any dimension of less than twenty feet shall not be included in the calculated common open space.

~~b. Each cottage housing unit shall be provided with a private use open space of two hundred fifty square feet with no dimension of less than ten 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.~~

Note: Provisions for private open space are moved to a new subsection 6, below.

b. Common open space shall be located in a central area and be easily accessible to all dwellings within the surrounding cluster.

~~c. The common open space is required to be landscaped prior to the occupancy of any of the structures and shall be maintained by a homeowners association.~~

Note: The landscaping requirement above is altered and moved to the Procedures section, in paragraph (C)(4) above.

c. Landscaping located in common areas shall be designed by a Landscape Architect registered in the State of Washington. The design shall follow standards in:

i. SMC 17C.110.350(D)(5)(d) for open space preservation in site design;

ii. Subsection (D)(8) for fences and screening;

iii. Subsection (D)(9) for parking areas;

iv. Subsection (D)(10) for pedestrian connectivity;

v. Subsection (E)(2) for open space and landscaping design standards and guidelines; and

vi. For all other parts of the common open space, the design shall be lawn or follow the general requirements and L3 open area landscaping described in SMC 17C.200.030 Landscape Types.

d. The following critical and natural areas, where proposed to be preserved through site design, may be used to meet up to fifty percent of the total requirement for common open space, provided that these areas are either accessible to pedestrians to the extent practical or visually accessible from adjacent common open space:

i. Wetlands and wetland buffers;

ii. Frequently flooded areas;

iii. Shorelines and Shoreline buffers;

iv. Natural features (such as basalt outcroppings); and

v. Native vegetation (including stands of mature trees).

6. Private Open Space.

A private use open space of two hundred square feet shall be provided for each cottage housing unit, which may include porches or balconies. Open space with any dimension of less than ten feet shall not be included in the calculated private open space. The private open space shall be contiguous to each unit, for the exclusive use of that unit's resident(s).

7. Setbacks and Subdivisions.

a. All ~~structures~~ cottage housing units shall maintain ~~no less than a~~ minimum of ten feet of separation from structures within the cluster, except as allowed in paragraph (b) below.

b. Projections may extend into the required separation as follows:

i. Eaves may extend up to ~~twelve~~ twenty-four inches.

ii. Architectural projections, such as bay windows, fireplaces or utility closets no greater than eighteen inches in depth or six feet in width.

~~ii-iii.~~ Minor appurtenances such as pipes, gas and electrical meters, HVAC equipment, alarm systems, air vents, and downspouts.

~~bc.~~ Setbacks for all structures from the exterior side and front property lines shall be an average of ten feet, but shall not be less than five feet, and not less than fifteen feet from a public street, similar to the front yard setback required of a standard detached single family residence the setbacks of the underlying zone. The exterior rear yard setback shall be fifteen feet.

~~c. Cottage housing may be developed as condominiums, and shall not be allowed as small lot subdivision.~~

d. All cottage housing units shall maintain a minimum setback of ten feet from the common open space. Patios or porches may extend up to six feet within this setback. Fences thirty-six inches in height or less may be located within this setback.



e. When cottage housing development involves subdivision of land, the application shall be processed in accordance with the procedures of SMC 17G.080.065, Alternative Residential Subdivisions. Frontage on a public street is not required for lots created in a cottage housing development.

8. Fences and Screening.

a. All fences on the interior of the development shall be no more than thirty-six inches in height.

b. Fences along the exterior property lines are subject to the fence requirements of SMC 17C.110.230.

c. Chain link fences shall not be allowed.

[Plan Commission: Should chain link fences be allowed, or at least allowed on the interior of the site?]

9. Parking.

~~a. The required minimum number of parking stalls~~Parking requirements ~~for each cottage housing developments unit shall be provided as required for single-family~~are as stated for residential uses in chapter 17C.230 SMC-, Parking and Loading, ~~except as modified in this subsection.~~

~~b. Parking shall be clustered and separated from the common area by landscaping and/or architectural screen. Solid board fencing shall not be allowed as an architectural screen.~~

~~c. Parking shall be screened from public streets and adjacent residential uses by landscaping and/or architectural screen. Solid board fencing shall not be allowed as an architectural screen.~~

a. General Parking Requirements.

dj. Parking, garages, and vehicular maneuvering areas, excluding driveways, shall be set back a minimum of twenty feet from a public street lot line.

- ii. All parking shall be separated and screened from adjacent public streets, residential areas, and the common open space by landscaping and/or architectural screen, consistent with landscape type L2 see-through buffer in SMC 17C.200.030, Landscape Types.
 - iii. Parking areas shall be located to the side or rear of cottage clusters and not between a public street and cottage housing structures. Parking may be located between structures and an alley.
 - iv. Garage doors and/or carport openings shall not face a public right-of-way except where alley access is provided.
- eb. Off-Street Surface Parking.
Surface parking shall be located configured in clusters of not more than five adjoining spaces. To allow more efficient use of the site in some parking configurations, the minimum parking spaces and aisle dimensions shall follow the standards in Table 17C.230-4.
- f. A pitched roof design is required for all parking structures.
- c. Attached Garages and Carports.
- i. Garages may be attached to individual cottage housing units provided all other standards herein are met and the footprint of the ground floor, including the garage, does not exceed the maximum allowed under SMC 17C.110.350(D)(2). Such garages shall not abut the common open spaces, but may abut and shall access an alley, if provided under SMC 17H.010.130.
 - ii. Attached garages and carports shall not exceed four hundred square feet.
 - iii. Excavated basement garages may be allowed. The basement elevation shall be no more than three feet above grade. The basement elevation shall be measured as the distance between grade and the finished floor of the first story.
- d. Detached Garages and Carports.
Detached garage structures shall not exceed a total of one thousand five hundred square feet.

10. Pedestrian Connectivity.

~~All buildings and common spaces shall be served by a pedestrian circulation system that connects to an existing or planned sidewalk, public sidewalk or trail system.~~

- a. The pedestrian circulation system shall connect all main entrances on the site. For cottage housing units fronting the street, the public sidewalk may be used to meet this standard.
- b. Direct pedestrian access should be provided to adjacent, publicly accessible parks, open space, and trails, transit, rideshare, and bicycle storage facilities, where feasible.
- c. Pedestrian walkways shall be separated from structures by at least three feet.
- d. Pathways in common open space and other shared areas of the development must be at least five feet wide and meet Americans with Disabilities Act (ADA) standards.

11. Attached Unit Homes and Carriage Units.

Attached unit homes and carriage units, defined in chapter 17A.020 SMC, are permitted within cottage housing developments, subject to the applicable site development standards and design standards and guidelines of this section. A maximum of two units may be attached in a single structure.

12. Existing Structures.

- a. Existing detached single-family residential structures may be permitted to remain.
- b. Retained existing structures will be counted in calculating density and building coverage on the site.
- c. Existing structures may be modified to be more consistent with this section. For example, roof pitches may be increased consistent with subsection (D)(4) Height above, but neither the building ground floor nor total floor area may be increased beyond the maximum allowed in this section.

13. Community Buildings.

- a. Community buildings are permitted as accessory structures in cottage developments, and shall not contain a dwelling unit.
- b. Community buildings shall be located within the cottage housing development.
- c. Community buildings shall be clearly incidental in use to the dwelling units.

E. Building Design Standards and Guidelines.



~~To prevent the repetitive use of the same combination of building features and site design elements within a cottage housing development, and to help provide compatabilty of the cottage housing develoment with the character of the surrounding neighborhood, building and site design shall provide variety and visual interest. The following are required to be provided within a cottage housing development:~~

~~1. Variety in Building Design. The same combination of building elements, features and treatments shall not be repeated for more than twenty percent of the total dwelling units in a cottage housing development. Dwellings with the same combination of features and treatments shall not be located adjacent to each other.~~

Note: The preceding sentence is moved to (E)(5)(d), below.

~~For example, each dwelling in a six unit cottage housing development could include a porch provided building elements such as the details of the porch, roof shape or color, building color or materials, or building accents were varied to achieve visual interest.~~

1. Orientation and Building Facades.

~~a. Each building abutting a public street shall have~~ A-a ~~minimum of four of the following building elements, features, and treatments~~ incorporated into the street-facing facade ~~that provide variety and visual interest shall be provided:~~ (R)

~~a. Additional porches and patios (required porch not included).~~

~~b. Varying roof shapes or gables between adjacent structures.~~

~~c.i. Windows with visible trim and mullions~~ or recessed windows.

~~d. Roof brackets.~~

~~e.ii. Dormers.~~

~~f. Fascia boards.~~

~~g.iii. Bay windows.~~

~~h.iv. Entry enhancement such as a well detailed door (multi-panel or glass insert), window adjacent to front door~~ (sidelite) ~~, or roof extension.~~

~~i. Trellis.~~

~~j. Modulation.~~

~~k. Chimney (shown on the exterior of the house).~~



lv. Variation in roof or building colors and materials on individual units, such as brick, stone or other masonry as accents.

~~m. Variation in housing type and size.~~

nvi. Other building elements, treatments, features, or site designs approved by the ~~code administrator~~director that provide variety and visual interest.



b. Exterior stairs that provide access to an upper level are not allowed on the front facade of the building. (R)

c. Parking lots, garages, and solid, blank wall facades shall not dominate common areas or other public areas. (R)

d. Each of the units abutting a public street must have its address, windows, and main entrance oriented toward the street frontage. (R)

e. Attached unit homes abutting public streets shall be designed to appear like a detached single-family home, with only one entry per building face/elevation. Attached unit homes on corner lots shall be designed so each unit is oriented towards a different street. This gives the structure the overall appearance of a house when viewed from either street. (R)

f. Units that are on the interior of a development should be oriented toward the common open space or the most important path or street. (P)

g. Design of attached units and carriage units shall be similar in terms of style, materials, color, detailing, articulation, fenestration (including window and door placement), etc., of the entire development. (P)

2. Open Space and Landscaping.

a. A planting strip five feet in width shall be provided along exterior rear and side property lines consistent with L2 see-through buffer landscape standard of SMC 17C.200.030. (R)

b. All street-facing facades must have landscaping along the foundation. There must be at least one three-gallon shrub for every three lineal feet of foundation. (R)

c. Sixty percent of the area between the front lot line and the front building line must be landscaped. At a minimum, the required landscaped area must be planted with living ground cover. Up to one-third of the required landscaped area may be for recreational use, or for use by pedestrians. Examples include walkways, play areas, or patios. (R)

d. Generous use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design is encouraged, consistent with L3 open area landscaping standard of SMC 17C.200.030. (R)

Note: The three preceding paragraphs are the same as existing text in pocket residential design standards, SMC 17C.110.360(E)(5)(a) through (c).

e. At least fifty percent of the units in the development shall abut a common open space. A cottage housing unit is considered to “abut” an area of open space if there is no structure between the unit and the open space. (P)

f. Common area sidewalks should be located at the edge of the common open space, and separated from private open space by narrow plantings and/or fencing. (P)

g. No more than one driveway per cottage cluster should be permitted, except along an alley or where clusters front onto more than one street. (P)

h. Landscaping and trees should be used to achieve compatibility in areas where these are unifying elements of community character. (C)

i. To enhance the function of the required open spaces and delineate the thresholds between public and private areas, the following features are encouraged in the open spaces: (C)

i. When a sidewalk in a common open space is adjacent to a private residence, a perimeter buffer of two feet should be provided between the sidewalk and the residence’s private open space.

ii. A residence’s private open space should be generously planted with a variety of plantings, such as herbaceous shrubs and flowers, and foundational plantings near the home.

Note: A graphic will be inserted to illustrate (i)(i) and (ii) above.

3. Patios and Porches.

a. Cottage housing units shall have a covered, unenclosed porch or entry at least sixty square feet in size with a minimum depth of six feet and minimum width of eight feet. (R)

- b. If the cottage housing unit is fronting on a public street then at least one primary entry porch shall be located to face the street. If the unit is not fronting on a public street then the covered porch shall be located on the side of the home that serves as the main entry from a common open space. (R)



- c. Porch or patio railings within the private open space should be semi-transparent and a maximum of forty-two inches in height. (C)

4. Exterior Building Lighting.

- a. The common open space shall be provided with lighting in the common area or alternately, the individual units fronting on the common open space shall have exterior lighting features. (P)
- b. The design shall incorporate lighting fixtures on any shared access or external lighting on units facing private access areas. (P)
- c. To diminish the amount of glare and spillover from lighting, the following standards shall apply: (R)
- i. Intensity: Exterior lighting fixtures shall not exceed one foot-candle in intensity.
- ii. Cutoffs Required: Lighting fixtures shall comply with the standards of SMC 17C.220.080.

5. Variety in Design and Architectural Features.

- a. Reduce the potential impact of new cottage housing development on established and historic neighborhoods by incorporating elements and forms from nearby buildings. This may include reference to architectural details, building massing, proportionality, and use of high-quality materials such as wood, brick, and stone. (P)
- b. Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows. (P)

2.c. Modulation and Articulation.

- i. Modulation and articulation is achieve through a combination of changes in plan and materials detailing. They function should be incorporated on each individual building to add visual interest through shadows, human



scale detailing, and textures while ~~reducing-reducing~~ the ~~apparent appearance of~~ mass and scale of the buildings. ~~The use of these techniques shall be varied between adjacent buildings.~~ (P)

~~ii. Attached units must be modulated along the public street at least every thirty feet. Building modulations must step the building wall back or forward at least four feet. (R)~~

~~a. Articulation is the giving of emphasis to architectural elements (like windows, balconies, entries, etc.), that create a complimentary pattern or rhythm, dividing the buildings into smaller identifiable pieces.~~

~~b. Modulation is a measured and proportioned inflection in a building's face. Together articulation, modulation and their interval create a sense of scale important to residential buildings.~~

Note: The definition of these terms 'articulation' and 'modulation' are proposed to be moved to the Definitions chapter 17A.020 SMC.

~~d. Dwellings with the same combination of features and treatments shall not be located adjacent to each other. (R)~~

~~[Plan Commission: The above provision could be problematic and cumbersome in administering subdivisions. It is an existing provision, but should it be included going forward?]~~

Note: The subsection above is existing text in SMC 17C.110.350(E)(1) removed to this location.

~~e. Design of garage structures and carports shall be similar to the style, materials, color, detailing, articulation, fenestration, etc. of the cottage housing units. (R)~~

~~f. Carriage unit homes shall not comprise more than fifty percent of the total dwelling units in a cottage housing development. (P)~~

~~g. Detached, combined garages or carports are encouraged. (C)~~

Section ____ That SMC 17C.110.360 is amended to read as follows:

17C.110.360 Pocket Residential Development

A. Purpose.

The purpose of the pocket residential development is to:

1. Encourage greater efficiency of land use by allowing compact infill development on aggregate sites.
2. Stimulate new housing that is compatible in scale and character to established surrounding residential areas.
3. Produce a broader range of building forms for residential development.
4. Expand opportunities for affordable home ownership.
5. Promote high quality housing of a character compatible with existing neighborhoods.
6. Encourage adequate, usable open space.

B. Applicability.

Pocket residential development is permitted within the RSF, RSF-C, RTF, RMF, RHD, O, OR, CC, NR, CB, and GC zones.

-
- *The text of subsection (B) above adds all areas zoned Residential Single-family (RSF) to allow pocket residential development. Currently, the only opportunity would be through a rezone, to RSF-Compact (RSF-C), available to areas described in SMC 17C.110.030(C).*
 - *This proposed change would allow pocket residential development by right rather than requiring rezoning RSF to RSF-C; however, a short plat or subdivision would also be required because only one house is allowed per lot in the RSF zone.*
-

C. Application Procedure.

Pocket residential development is allowed outright with a building permit ~~except when a subdivision of land is proposed. In the RTF zone a community meeting with the Planning Department and the neighborhood is required prior to the issuance of a development permit.~~ When pocket residential development involves subdivision of land, the application shall be processed in accordance with the procedures of chapter 17G.080 SMC, Subdivisions.

D. Basic Development Standards.

1. Maximum Building Height.

The maximum height of structures within a pocket residential development is as allowed in the underlying zone.

2. Maximum Building Coverage.

The maximum building coverage ~~within a pocket residential development site is forty percent in the RA, RSF-C, RTF zones; fifty percent in the RMF zone and sixty percent in the RHD zone of the aggregate buildings located upon the parent site shall not exceed the maximum building coverage permitted by the underlying zone.~~ Maximum building coverage is not limited in the O, OR, CC, NR, CB, and GC zones.

The text of subsection (D)(2) above is moved here from SMC17G.080.065(D)(5). It makes maximum building coverage for pocket residential development the same as the underlying zone.

3. Setbacks.

Setbacks in a pocket residential development are measured from the exterior boundary of the parent site. The following setbacks are required except in commercial and center and corridor zones where the setbacks are as required in the underlying zoning district.

a. Front Setback.

The front yard requirement for the parent site shall be fifteen feet except as allowed under the front yard averaging provisions of SMC 17C.110.220(D)(1).

b. Side Setback, Abutting a Residential Zoning District.

If the side yard of the site is adjacent to other residentially zoned property the side yard shall be a minimum of five feet.

c. Side Setback, Interior to Parent Site.

If platted, the side yard, interior to the parent site, may be zero, provided, however, that any structure located upon a lot created under SMC 17G.080.065 shall comply with applicable building and fire code and the setbacks applicable to the underlying site development plan.

d. Side Setback, Street.

The street side yard requirement for the parent site shall be a minimum of five feet.

- e. Rear Setback of the Parent Site.
Twenty-five feet or as required in the underlying zoning district.
- 4. Minimum and Maximum Parent Site Size:
 - a. The minimum parent site size for a pocket residential development is as follows:
 - i. RSF and RSF-C zone: Eight thousand seven hundred square feet.
 - ii. RTF zone: Four thousand two hundred square feet.
 - iii. RMF, RHD zones: Two thousand nine hundred square feet.
 - iv. O, OR, CC, NR, CB, and GC zones: No minimum parent site size.
 - b. The maximum parent site size for a pocket residential development is one and a half acres. Pocket residential developments over one and a half acres must be approved as a planned unit development.
- 5. Density.
The maximum density allowed in a pocket residential development is limited to that allowed in the underlying zoning district in which the parent site is located, except as permitted by SMC 17C.110.330(C) for transitional sites. ~~The density of a pocket residential development is based on the gross site area including area set aside for public or private street rights-of-way and tracts of land dedicated for stormwater facilities.~~
- 6. Frontage.
Frontage on a public street is not required for lots created in a pocket residential development. ~~Private streets or private access may be used to provide lot frontage when a private street or private access is approved in accordance with SMC 17H.010.090 and a street design variance request is approved in accordance with SMC 17H.010.020. The parent site shall have a minimum of twenty-four feet of frontage on a public street.~~
- 7. Parking.
The minimum required off-street parking for a pocket residential development ~~is one stall for each dwelling unit~~ shall comply with the required parking standards of the underlying zone for residential uses in chapter 17C.230 SMC Parking and Loading.
- 8. Required Outdoor Area.

Pocket residential developments shall comply with the required outdoor area standards of the underlying zone in accordance with SMC 17C.110.223 and Table 17C.110-3 Development Standards. Common outdoor areas designated to meet this requirement ~~shall~~will be permanently maintained by ~~and conveyed to the owner or an appropriate property management entity, if under singular ownership. In the event that the development is subdivided or condominium platted, a homeowners' or property owners' association as regulated by law is required to be created for the maintenance of the common open space within the development. This requirement shall be included in deed restrictions as required in SMC 17G.080.065(D).~~

9. Permitted Housing Types.

The housing types allowed in a pocket residential development are those allowed in the underlying zone in accordance with Table 17C.110-2.

10. Lot Size.

There is no minimum lot size for lots created within a pocket residential development.

E. Design Standards:~~—~~.

1. Ground Level Access.

In order to create the appearance of individual homes, rather than apartments, each attached dwelling unit shall have its own individual access from grade. Stacked units are permitted to have one main entrance with an internal stairways accessed from grade ~~are permitted to internal individual unit entrances.~~

Individual Access from Grade



Example of Individual Access for Each Unit



Example of Individual Access with Shared Open Space



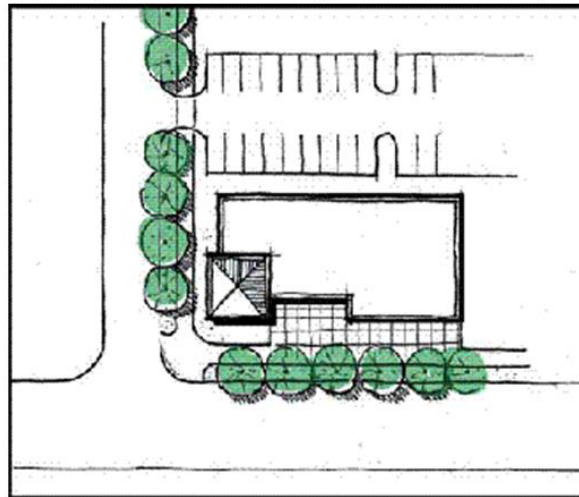
2. Parking Lots.

To ensure that parking is as unobtrusive as possible the following standards must be met:

a. Alley Access.

If the development abuts an alley, parking must be accessed from the alley.

Example of Surface Parking Accessed from Alley



- b. Screening: Surface parking lots shall be screened both from the street and adjacent residential development by ~~a combination of trees and shrubs. Trees shall be at least two inches in caliper at the time of planting and no more than thirty feet apart. Shrubs shall be at least thirty inches in height at the time of planting. landscape type L2 see-through buffer in SMC 17C.200.030, Landscape Types.~~ Decorative walls or fences no more than forty-two inches in height may be used in lieu of shrubs. Parking is not allowed in a required front yard setback area.

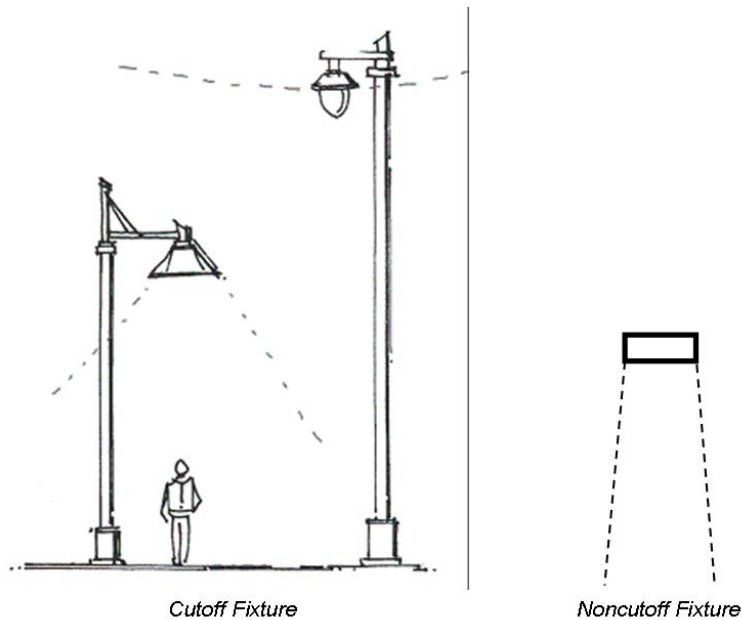
Planting Material Screen



Example of Surface Parking Screened from Street

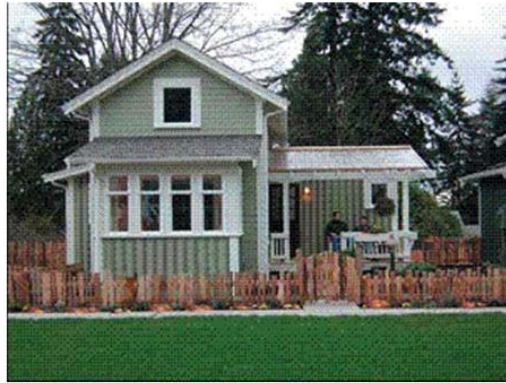


- c. Paving: All surface parking shall be improved in accordance with the standards of SMC 17C.230.140.
- 3. Lighting.
To diminish the amount of glare and spillover from lighting, the following standards shall apply:
 - a. Intensity: Exterior lighting fixtures shall not exceed one foot-candle in intensity.
 - b. Cutoffs Required: Lighting fixtures shall comply with the standards of SMC 17C.220.080



- 4. Fencing: To ensure a residential atmosphere, fencing higher than forty two inches shall not be permitted along any street frontage.

Residential Fencing



Residential Fence Along Street Frontage No Higher than 42 inches



5. Residential Building Design.

This section is subject to the provisions of SMC 17C.110.015, Design Standards Administration. For pocket residential development, the following design standards must be met:

- a. All street-facing facades must have landscaping along the foundation. There must be at least one three-gallon shrub for every three lineal feet of foundation. (R)
- b. Sixty percent of the area between the front lot line and the front building line must be landscaped. At a minimum, the required landscaped area must be planted with living ground cover. Up to one-third of the required landscaped area may be for recreational use, or for use by pedestrians. Examples include walkways, play areas, or patios. (R)
- c. Generous use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design

is encouraged, consistent with L3 open area landscaping standard of SMC 17C.200.030.(PR)

- d. Front facade. Fire escapes, or exterior stairs that provide access to an upper level are not allowed on the front facade of the building. (R)
- e. Duplexes and attached houses on corner lots shall be designed so each unit is oriented towards a different street. This gives the structure the overall appearance of a house when viewed from either street. (R)
- f. All units must meet the following standards. Adjustments to this paragraph are prohibited, but modifications may be requested through a design departure. The standards are:
 - i. Entrances. Each of the units fronting on the street must have its address, windows, and main entrance oriented toward a street frontage. Units that are on the interior of a parent site may be oriented toward a private access or shared open space. Where an existing house is being converted to two units, one main entrance with internal access to both units is allowed. (R)
 - ii. Each unit must have a covered, main entry-related porch or stoop area of at least fifty square feet with no dimension less than five feet. (R)
 - iii. Buildings must be modulated along the public street at least every thirty feet. Building modulations must step the building wall back or forward at least four feet. (R)
 - iv. Reduce the potential impact of new Pocket Residential Development on established and historic neighborhoods by incorporating elements and forms from nearby buildings. This may include reference to architectural details, building massing, proportionality, and use of high-quality materials such as wood, brick, and stone. (P)
 - v. Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows. (P)

Section ____ That SMC section 17C.230.130 is amended to read as follows:

17C.230.130 Parking Exceptions

- A. In center and corridor downtown, and FBC CA1, CA2, and CA3 zones any new building or building addition with a floor area less than three thousand square feet shall have no parking requirement.
- B. In the neighborhood retail zone, any existing building, new building, or building addition, having a floor area less than three thousand square feet shall have no parking requirement. In addition, if a building has a floor area of five thousand square feet or less, the parking requirement will be determined after deducting the three thousand square foot exemption from the building's floor area. For example, the parking requirement for a four thousand square foot building would be based on one thousand square feet of floor area – i.e., a four thousand square foot building size minus the three thousand square foot exemption.
- C. The director may approve ratios that are higher than the maximum or lower than the minimum if sufficient factual data is provided to indicate that a different amount is appropriate. The applicant assumes the burden of proof. Approval of parking above the maximum shall be conditioned upon increasing the amount of required landscaping by thirty percent. Approval of parking below the minimum shall be conditioned upon the project contributing towards a pedestrian and transit supportive environment both next to the immediate site and in the surrounding area. When determining if a different amount of parking is appropriate, the director shall consider the proximity of the site to frequent transit service, the intensity of the zoning designation of the site and surrounding sites, and the character of the proposed use.
- D. If property owners and businesses establish a parking management area program with shared parking agreements, the director may reduce or waive parking requirements.
- E. Except in the residential single-family and residential two-family zones, existing legal nonconforming buildings that do not have adequate parking to meet the standards of this section are not required to provide off-street parking when remodeling which increases the amount of required parking occurs within the existing structure.

TABLE 17C.230-2
PARKING SPACES BY USE [1]
(Refer to Table 17C.230-1 for Parking Space Standards by Zone)
CU = Conditional Use

RESIDENTIAL CATEGORIES			
USE	SPECIFIC	MINIMUM PARKING	MAXIMUM PARKING

CATEGORIES	USES		
Group Living		1 per 4 residents	None
Residential Household Living		1 per unit plus 1 per bedroom after 3 bedrooms; 1 per Accessory Dwelling Unit (ADU); Single Resident Occupancy (SRO) are exempt	None
COMMERCIAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Adult Business		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Commercial Outdoor Recreation		20 per acre of site	30 per acre of site
Commercial Parking		Not applicable	None
Drive-through Facility		Not applicable	None
Major Event Entertainment		1 per 8 seats or per CU review	1 per 5 seats or per CU review
Office	General Office	1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
	Medical/Dental Office	1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Quick Vehicle Servicing		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Retail Sales and Service	Retail, Personal Service, Repair-oriented	1 per 330 sq. ft. of floor area	1 per 200 sq. ft. of floor area
	Restaurants and Bars	1 per 250 sq. ft. of floor area	1 per 60 sq. ft. of floor area
	Health Clubs, Gyms, Lodges, Meeting Rooms and similar continuous	1 per 330 sq. ft. of floor area	1 per 180 sq. ft. of floor area

	entertainment, such as Arcades and Bowling Alleys		
	Temporary Lodging	1 per rentable room; for associated uses such as Restaurants, see above	1.5 per rentable room; for associated uses such as Restaurants, see above
	Theaters	1 per 4 seats or 1 per 6 feet of bench area	1 per 2.7 seats or 1 per 4 feet of bench area
	Retail sales and services of large items, such as appliances, furniture and equipment	1 per 1,000 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Mini-storage Facilities		Same as Warehouse and Freight Movement	Same as Warehouse and Freight Movement
Vehicle Repair		1 per 750 sq. ft. of floor area	1 per 200 sq. ft. of floor area
INDUSTRIAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Industrial Services, Railroad Yards, Wholesale Sales		1 per 1,000 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Manufacturing and Production		1 per 1,000 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Warehouse and Freight Movement		1 per 1,000 sq. ft. of floor area for the first 3,000 sq. ft. of floor area and then 1 per 3,500 sq. ft. of floor area thereafter	1 per 200 sq. ft. of floor area
Waste-related		Per CU review	Per CU review

INSTITUTIONAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Basic Utilities		None	None
Colleges		1 per 600 sq. ft. of floor area exclusive of dormitories, plus 1 per 4 dorm rooms	1 per 200 sq. ft. of floor area exclusive of dormitories, plus 1 per 2.6 dorm room
Community Service		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Daycare		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Medical Centers		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Parks and Open Areas		Per CU review for active areas	Per CU review for active areas
Religious Institutions		1 per 100 sq. ft. of main assembly area or per CU review	1 per 60 sq. ft. of main assembly area
Schools	Grade, Elementary, Junior High	1 per classroom	2.5 per classroom
	High School	7 per classroom	10.5 per classroom
OTHER CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Agriculture		None or per CU review	None or per CU review
Aviation and Surface Passenger Terminals		Per CU review	Per CU review
Detention Facilities		Per CU review	Per CU review
Essential Public Facilities		Per CU review	Per CU review
Wireless Communication Facilities		None or per CU review	None or per CU review
Rail Lines and Utility Corridors		None	None
<u>[1] The director may approve different amounts of parking spaces under the exceptions listed in SMC 17C.230.130.</u>			

Section _____. That SMC section 17G.080.065 is amended to read as follows:

17G.080.065 ~~Unit Lot~~Alternative Residential Subdivisions.

A. Purpose.

The purpose of these provisions is to allow for the creation of lots for ~~types of~~ alternative residential development as described in SMC 17C.110.300, including attached housing, and specified cottage housing projects, and similar developments with multiple dwelling units on a parent site, while applying only those site development standards applicable to the parent site as a whole, rather than to individual ~~unit~~ lots resulting from the subdivision.

B. Applicability.

~~The provisions of this section apply exclusively to the subdivision of land that is already developed with residential dwelling units.~~ The types of existing development that may use the ~~unit lot~~alternative residential subdivision are:

1. Cottage housing projects ~~previously~~ approved under SMC 17C.110.350 ~~and built prior to January 1, 2014;~~
2. Housing developed under SMC 17C.110.360 Pocket Residential Development; or
3. A similar existing development that consists of multiple dwelling units on a single parcel or site, provided that such existing structures shall comply with applicable building and fire code; or
3. ~~An existing townhouse development in zones in which townhouse dwellings are a permitted use.~~

C. Application Procedure.

~~Unit lot~~Alternative residential subdivisions of nine or fewer lots shall be processed as short plats and all others shall be processed as subdivisions according to the associated permit types in SMC chapter 17G.060.

D. General Regulations.

1. ~~The unit lot~~An alternative residential subdivision ~~as a whole~~ shall meet development standards applicable to the underlying site development plan approval, if any, the basic development standards and design standards of SMC 17C.110.350 Cottage Housing or SMC 17C.110.360 Pocket Residential Development, and the provisions of this section. As a result of the ~~unit lot~~alternative residential subdivision, development on individual ~~unit~~ lots may be nonconforming as to some or all of the development standards based on

- analysis of the individual ~~unit~~ lot. So long as the parent site meets the criteria of the underlying site development plan or the dwelling units are already in existence, each ~~unit~~ lot will be deemed to be in conformance. If ~~the existing dwelling~~ units ~~are already legally in existence and~~ do not comply with development standards (i.e.: minimum building setbacks, maximum density, etc.), a ~~unit~~ lot may be created for each existing dwelling unit. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent ~~lot~~ site;
2. ~~Unit lot~~ Alternative residential subdivisions shall be subject to all applicable requirements of Title 17 SMC, except as otherwise modified by this section;
 3. ~~Unit~~ Each lot's area and width ~~per unit~~ for purposes of subdivision may be as small as the ~~coverage footprint~~ of the individual dwelling unit;
 4. Portions of the parent site not subdivided for individual ~~unit~~ lots shall be owned in common by the owners of the individual ~~unit~~ lots, or by a homeowners association comprised of the owners of the individual ~~unit~~ lots located within the parent site. A homeowners' association is required to be created for the maintenance of any shared required outdoor area or other open space, shared parking areas, and other common use areas, buildings, and utilities within the development. This requirement shall be included in deed restrictions as required in paragraph 7;
 5. Maximum ~~lot building~~ coverage of the aggregate buildings located upon the parent site shall not exceed the maximum ~~lot building~~ coverage permitted by the underlying zone;
 6. Except for existing nonconforming development, building setbacks shall be as required for the zone as applied to the underlying parent site as a whole. There shall be no setback required from individual ~~unit~~ lot lines which are interior to the perimeter of the parent site; provided, however, that any structure located upon a ~~unit~~ lot created hereunder shall comply with the setbacks applicable to the underlying site development plan;
 - ~~7. Internal drive aisles providing vehicular access to unit lots shall not be considered public or private streets when utilizing the provisions of this section;~~

The text of subsection (D)(7) is deleted because it is inconsistent with SMC 17C.110.360. Since these provisions have never been used since this section's adoption, subsections below are renumbered.

7. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and responsibilities of property owners and/or the homeowners association shall be executed for use and maintenance of common garage, parking and vehicle access areas; on-site recreation; landscaping; ~~underground~~ utilities; common open space; exterior building facades and roofs; and other similar features, and shall be recorded with the county auditor's office. Separation requirements for utilities must be met. Each ~~unit lot~~alternative residential subdivision shall make adequate provisions for ingress, egress and utilities access to and from each ~~unit~~ lot created by reserving such common areas or other easements over and across the parent site as deemed necessary to comply with all other design and development standards generally applicable to the underlying site development plan;

98. Notes shall be placed on the plat recorded with the county auditor's office to acknowledge the following:

- a. Approval of the design and layout of the development was granted by the review of the development, as a whole, on the parent site by the site development plan approval (stating the subject project file number if applicable);
- b. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent site as a whole, and shall conform to the approved site development plan;
- c. If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved site development plan;
- d. ~~The individual unit lots are not separate building sites and a~~Additional development of the individual ~~unit~~ lots may be limited as a result of the application of development standards to the parent site.

E. Conflicts.

Any conflicts between the provisions of this section and the text of other sections in the Unified Development Code shall be resolved in favor of the text of this section.