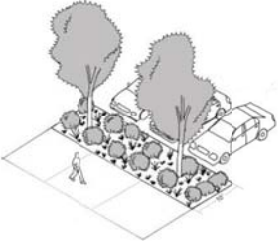






D. **Cottage housing.** Cottage housing developments are subject to the standards of the applicable zoning district (ICC 17.06.100-130), plus the supplemental standards set forth in Table 17.06.320.D below.

<b>Table 17.06.320.D</b>	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="font-size: 24pt; font-weight: bold;">Cottage Housing</div> <div style="text-align: right;">                     Permitted: <span style="background-color: yellow; padding: 2px 5px; font-weight: bold;">LD</span> <span style="background-color: orange; padding: 2px 5px; font-weight: bold;">MD</span> <span style="background-color: pink; padding: 2px 5px; font-weight: bold;">BV</span> </div> </div>	
1. DESCRIPTION & ILLUSTRATION	
<p>“Cottage housing” refers to a multi-family housing style with one or more clusters of small housing units arranged in and around a common open space. Units are typically detached, but may have two attached units.</p>	
2. KEY STANDARDS	
Lot sizes and density bonus	Cottages are exempt from minimum lot area standards provided they comply with density and design standards herein.
Density	<p>Due to the smaller relative size of cottage units, each cottage shall be counted as one-half a dwelling unit for the purpose of calculating density per applicable requirements in ICC 17.06.110. For example, a cluster of 6 cottages are equal to 3 dwelling units for density calculation purposes.</p> <p>When preparing a Future Development Plan per ICC 17.06.105.B for a cottage housing development, the applicant may choose either 1 or 0.5 a dwelling unit per cottage for calculation of capacity for potential future units.</p>
Minimum & maximum number of cottages	Min of 4 cottages and a maximum of 12 cottages per cluster; no limit on the number of clusters provided all other standards are met.
Setbacks	Minimum required by applicable zoning district (see ICC 17.06.110); at least 10' separation between cottages.
Building height	Cottages: 26 feet Accessory structures: 18'
Building coverage	Minimum required by applicable zoning district (see ICC 17.06.110)
Impervious surface	Minimum required by applicable zoning district (see ICC 17.06.110)
Maximum footprint & square footage	<p>Max footprint = 800sf &amp; Max square feet = 1,200sf</p> <p>The largest sized cottage would have an 800 sf ground floor and a 400 sf second floor.</p>

<b>3. SUPPLEMENTAL STANDARDS</b>	
Windows onto the street and common open space	Transparent windows and/or doors are required on at least 10 percent of the facades (all vertical surfaces) of all cottages facing the street and common open space(s).
Parking and driveway location and design    <i>Example of required cottage housing landscaping where adjacent to the street</i>	<ol style="list-style-type: none"> <li>a. Parking areas shall be located to the side or rear of cottage clusters and not between the street and cottages. Parking is prohibited in the front and between cottages.</li> <li>b. Parking and vehicular areas shall be screened from public street and adjacent residential uses by landscaping or architectural screens. For parking lots adjacent to the street, at least 10 feet wide Type C living screen (see ICC 17.06.540) shall be provided between the sidewalk and the parking area (see image to the left). For parking lots along adjacent residential uses, at least 5 feet wide Type A, B, or C living screen (see ICC 17.06.540) shall be required at the property line.</li> <li>c. Parking shall be located in clusters of not more than 5 adjoining spaces (except where adjacent to an alley).</li> <li>d. Garages or carports may be attached to individual cottages or detached, provided all other standards herein are met and the footprint of the ground floor, including garage/carport, does not exceed 1,000 square feet. Such garages/carports shall be located away from the common open spaces.</li> <li>e. No more than one driveway per cottage cluster shall be permitted, except where clusters front onto more than one street.</li> </ol>
Screening	Screening shall be required at the property lines per Table 17.06.540.E.3. Required landscaping and screening shall not count towards the required open space.
Common open space requirements	<ol style="list-style-type: none"> <li>a. Minimum common open space shall be 400 sf per unit.</li> <li>b. Open space shall abut at least 50 percent of the cottages in a cottage housing development.</li> <li>c. Open space shall have cottages abutting on at least 2 sides.</li> <li>d. Cottages shall be oriented around and have the main entry from the common open space.</li> <li>e. Cottages shall be within 60 feet walking distance of the common open space.</li> <li>f. Open space shall include at least one (1) courtyard, plaza, garden, or other central open space, with access to all units. The dimensions of this central common open space shall be a minimum of 15 feet by 20 feet.</li> <li>g. A septic drain field may count towards up to 50% of the common open space requirement.</li> </ol>
Required private open space	A minimum of 200 sf of private open space shall be required adjacent to each dwelling unit, for the exclusive use of the cottage resident(s). The space shall be usable (not on a steep slope), with no dimension less than 10 feet.
Porches	Cottage facades facing the common open space or common pathway shall feature a roofed porch at least 70 square feet in size with a minimum dimension of 7 feet on any side. This shall count towards the required private open space.

E. **Townhouses.** Townhouses are subject to the standards per the applicable zoning district in ICC 17.06.100 plus the supplemental standards in Table 17.06.320.E below.

<b>Table 17.06.320.E – Townhouse standards</b>	
<b>Townhouses</b>	Permitted:    
<b>1. DESCRIPTION &amp; ILLUSTRATION</b>	
Townhouses are a type of single family home that share a common wall with at least one other home on one or more sides.	
<b>2. KEY STANDARDS</b>	
Site coverage	For townhouse developments, site coverage is calculated for the whole development, not individual lots.
Impervious surface	For townhouse developments, impervious surface is calculated for the whole development, not individual lots.
Useable open space	<p>Townhouses must provide open space at least equal to 10 percent of the building living space, not counting automobile storage. The required open space may be provided by one or more of the following ways:</p> <ul style="list-style-type: none"> <li>• Usable private open space that is directly adjacent and accessible to dwelling units. Such space must have minimum dimensions of at least 12 feet on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc. Front setbacks may be used to meet this standard, provided they are defined with a fence.</li> <li>• Balconies, roof decks and/or front porches.</li> </ul>
Relationship to the Street	<p>Any dwelling unit located within 10' of a front yard setback shall be oriented to the street.</p> <p>Each dwelling unit oriented to the street shall have an Entrance on the street facing facade that incorporates a visually prominent porch or canopy (see block frontage options in ICC 17.06.430 and front porch encroachment standards in ICC 17.06.660).</p>
Garage placement	<p>Individual garages facing the street are not allowed for townhouses less than 30 feet wide. Garages may be provided to the rear of the dwelling via alley access or shared driveway as depicted below.</p> <p>Where individual garages are provided, garages shall meet the standards in ICC 17.06.670.</p>
Driveway standards	<p><u>Parking in Rear</u></p> <ul style="list-style-type: none"> <li>• Buildings under 30ft wide</li> <li>• two car garage (side by side)</li> </ul> <p><u>Parking in Front</u></p> <ul style="list-style-type: none"> <li>• 30ft or more only</li> <li>• 12ft driveway</li> <li>• One car garage or tandem garage only</li> <li>• Must pair driveways</li> </ul>
Covered entry	<p>For townhouses where the primary pedestrian access to the dwelling is from an alley or private internal vehicular access, buildings must emphasize individual pedestrian entrances over private garages by using both of the following measures:</p> <ul style="list-style-type: none"> <li>• Enhance entries with a trellis, small porch, or other architectural features that</li> </ul>

**Table 17.06.320.E – Townhouse standards**

provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.

- Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than 4 feet.

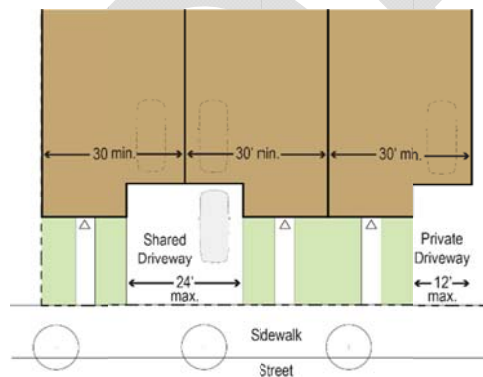
**3. EXAMPLES**



**Good and bad examples of garage/entry configurations** (when adjacent to an internal private access lane). The left example features a landscaped area and a trellis to highlight the entry. In the middle image, the balconies and landscaped areas deemphasize the garage. In the right image, the lack of landscaping near the entries would not be allowed (where this is the primary pedestrian entry to the unit).



**Good townhouse examples.** Townhomes with garages served by an alley to the rear of the buildings.



**Good and bad driveway examples.** In the left example, front-loaded townhouses with 12 feet drive aisles are allowed where units are at least 30 feet in width. Adjacent units must utilize shared driveways to minimize the number of curb cuts. The right example shows individual driveways for townhouse units that are less than 30' wide and thus, the driveways are a dominant visual feature of the streetscape.