

Cottage Housing Exercise

- 2 acres in the Medium Density Residential District
- No critical areas, but two large tree groves
- Septic capacity of 12 units

What is the maximum number of cottage housing units you can fit on this site?

With septic:

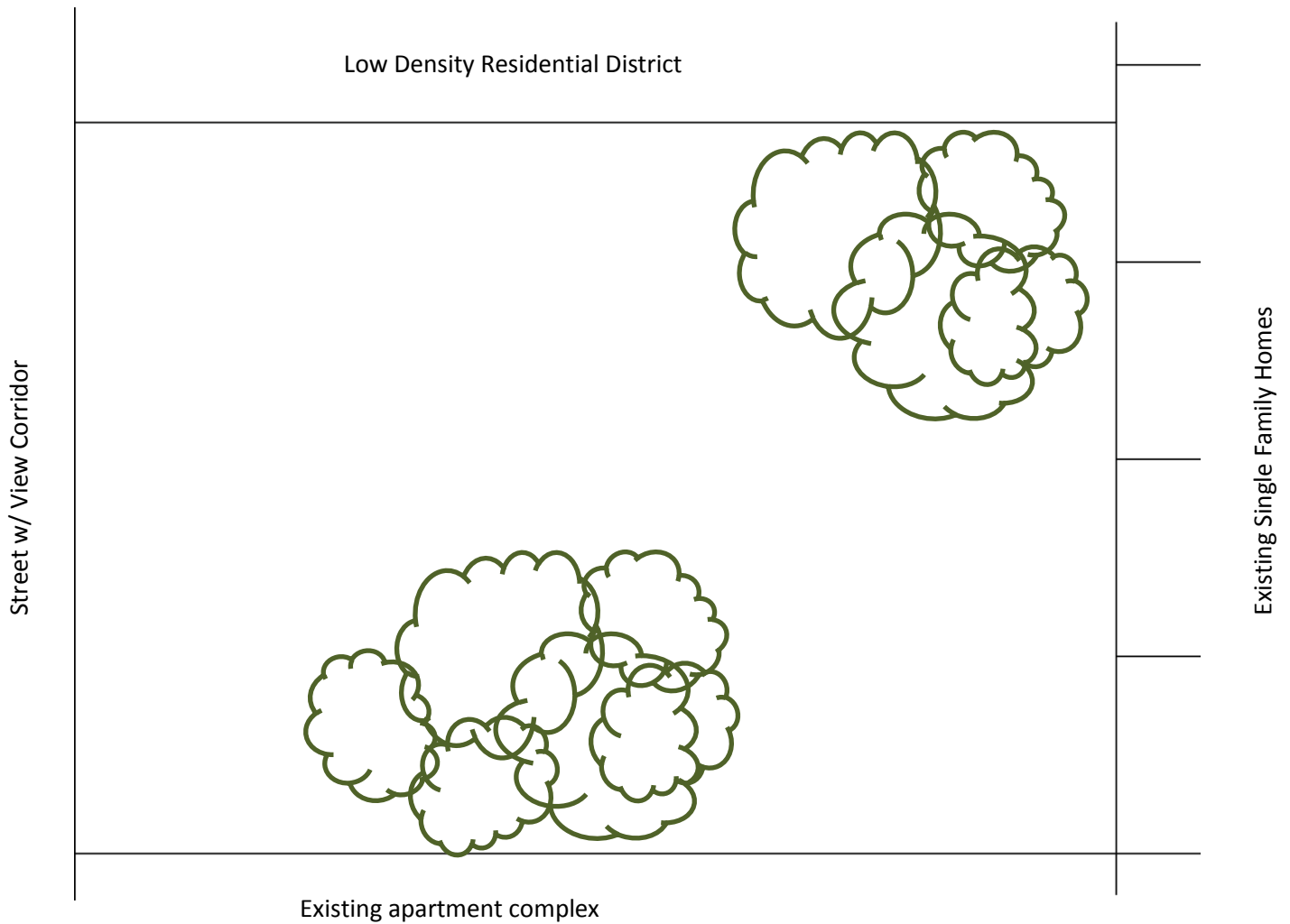
With sewers:

What is the minimum density for this site?

How would you layout this site?

Number of Units:

Common Open Space Required:



NOTES:

Our draft landscaping code encourages you to design with the site, protecting mature tree groves.

Cottage housing is a multi-family housing type. Screening is required between multi-family and single-family.

Table 17.06.540.E.3. – Screening & Buffering Options by Zoning District							
● = Allowed	Low Density Residential	Medium Density Residential	Business Village	Business General	Non-Residential Mixed-Use	Industrial	Public
SCREENING TYPE	LD	MD	BV	BG	NM	IND	PUB
S1. Fence	●	●					
S2. Screening Wall with View Fence ⁽¹⁾	●	●	●	●			●
S3. Solid Screening Wall ⁽¹⁾	● ⁽⁴⁾	●		● ⁽³⁾	●	●	
S4. Screening Wall with Topographic Change ⁽¹⁾	●	●	●	●	●	●	●
S5. Living Screen ⁽¹⁾	●	●	●	●	●	●	●
S6. Natural Area with Enhanced Buffer ⁽²⁾		●	●	●	●	●	●
1. Must select at least one allowed screening type when adjacent to Single Family or Multifamily use 2. Required for development adjacent to wetland, creek, steep slope, or trail. 3. For gas stations adjacent to residential uses 4. Subdivision wall only, not for individual property lines							

A Future Development Plan is required for projects that come in under septic conditions. Staff will review the proposal and any applicable Future Development Plan to ensure:

- (i) Buildings or lots are not in conflict with plans for future infrastructure (including roads, trails, and utilities) as approved in an adopted Comprehensive Plan, Capital Improvement Plan, Transportation Improvement Plan, Non-Motorized Trails Plan, or similar Plan adopted by the Board of Island County Commissioners; and
- (ii) The project is not developed in a manner that precludes future urban densities.
 - (1) The plan must show how space is allocated to allow for potential development in the future that equals the minimum density for the zoning district.
 - (2) Required usable open space and/or pedestrian oriented open space must be calculated and the plan shall demonstrate available space to meet the required open space. Alternatives such as a green roof or water resource zone may be utilized for these calculations.
 - (3) Required parking must be calculated and the plan shall demonstrate available space to meet all on-site parking minimums (including all required parking lot screening). A shared parking factor may be utilized for these calculations if applicable.
 - (4) The Planning Director may approve an alternative to the minimum future density if site conditions limit potential future development (i.e. due to topography, critical areas, significant tree groves, etc.).
 - (5) For cottage housing, where density is calculated at 0.5 per unit, the applicant may choose to use 1.0 per unit for this provision.