

23.43.012 - Cottage Housing Developments (CHDs)

- A. Accessory dwelling units shall not be permitted in cottage housing developments.
- B. Density and Minimum Lot Area.
 - 1. In cottage housing developments (CHDs), the permitted density shall be one (1) dwelling unit per one thousand six hundred (1,600) square feet of lot area.
 - 2. Cottage housing developments shall contain a minimum of four (4) cottages arranged on at least two (2) sides of a common open space, with a maximum of twelve (12) cottages per development.
 - 3. The minimum lot area for a cottage housing development shall be six thousand four hundred (6,400) square feet.
 - 4. On a lot to be used for a cottage housing development, existing detached single-family residential structures, which may be nonconforming with respect to the standards of this section, shall be permitted to remain, but the extent of the nonconformity may not be increased.
- C. Height Limit and Roof Pitch.
 - 1. The height limit permitted for structures in cottage housing developments shall be eighteen (18) feet.
 - 2. The ridge of pitched roofs with a minimum slope of six to twelve (6:12) may extend up to twenty-eight (28) feet. The ridge of pitched roofs with a minimum slope of four to twelve (4:12) may extend up to twenty-three (23) feet. All parts of the roof above eighteen (18) feet shall be pitched.
- D. Lot Coverage and Floor Area.
 - 1. The maximum lot coverage permitted for principal and accessory structures in cottage housing developments shall not exceed forty (40) percent.
 - 2. The lot coverage for an individual principal structure in a cottage housing development shall not exceed six hundred fifty (650) square feet.
 - 3. The total floor area of each cottage shall not exceed either 1.5 times the area of the main level or nine hundred seventy-five (975) square feet, whichever is less. Enclosed space in a cottage located either above the main level and more than twelve (12) feet above finished grade, or below the main level, shall be limited to no more than fifty (50) percent of the enclosed space of the main level, or three hundred seventy-five (375) 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.
- E. Yards and setbacks
 - 1. Front Setback. The minimum front setback for cottage housing developments is an average of 10 feet, and at no point shall it be less than 5 feet.
 - 2. Rear Yards. The rear yard for a cottage housing development shall be 10 feet.
 - 3. Side Yards. The side yard for a cottage housing development shall be 5 feet. If there is a principal entrance along a side facade, the side yard shall be no less than 10 feet along that side for the length of the pedestrian route. This 10 foot side yard requirement applies only to a height of 8 feet above the access route.
 - 4. Interior Separation. A minimum separation of 6 feet is required between principal structures. Facades of principal structures facing facades of accessory structures shall be separated by a minimum of 3 feet. If there is a principal entrance on an interior facade of either or both of the facing facades, the minimum separation shall be 10 feet.

5. Exceptions from standard yard, setback and interior separation requirements. For all developments, only structures that comply with the following may project into a required yard, setback or interior separation:
 - a. Uncovered porches or steps. Uncovered, unenclosed porches or uncovered, unenclosed steps that project into a required front setback, a side or a rear yard, if the porch or steps are no higher than 4 feet on average above existing grade, no closer than 3 feet to any side lot line, no wider than 6 feet, and project no more than 6 feet into a required front setback or rear yard. The heights of porches and steps are to be calculated separately. If an interior separation of 10 feet is required pursuant to subsection 23.43.012.E.4, uncovered, unenclosed steps no higher than 4 feet on average above existing grade may project up to 3 feet into the interior separation. If an interior separation of 6 feet or less is required, porches and steps may not project into the interior separation.
 - b. Certain features of a structure
 - 1) External architectural features with no living area such as chimneys, eaves, cornices and columns, that project no more than 18 inches into a required yard or into a required interior separation between structures;
 - 2) Bay windows that are no wider than 8 feet and project no more than 2 feet into a required front setback or rear yard;
 - 3) Other external architectural features that include interior space such as garden windows, and project no more than 18 inches into a required front setback or rear yard, starting a minimum of 30 inches above the height of a finished floor, and with maximum dimensions of 6 feet in height and 8 feet in width;
 - 4) The combined area of features that project into a required yard or interior separation pursuant to subsection 23.43.012.E.5.b may comprise no more than 30 percent of the area of the facade on which the features are located.
 - c. A structure may be permitted to extend into front setbacks and rear yards as necessary to protect exceptional trees and trees over 2 feet in diameter pursuant to Section 25.11.060

F. Required Open Space.

1. Quantity of Open Space. A minimum of four hundred (400) square feet per unit of landscaped open space is required. This quantity shall be allotted as follows:
 - a. A minimum of two hundred (200) square feet per unit shall be private usable open space; and
 - b. A minimum of one hundred fifty (150) square feet per dwelling unit shall be provided as common open space.
2. Development Standards.
 - a. Private usable open space shall be provided at ground level in one (1) contiguous parcel with a minimum area of two hundred (200) square feet. No horizontal dimension of the open space shall be less than ten (10) feet.
 - b. Required common open space shall be provided at ground level in one (1) contiguous parcel with a minimum area of one hundred fifty (150) square feet per unit. Each cottage shall abut the common open space, and the common open space shall have cottages abutting at least two (2) sides.
 - c. The minimum horizontal dimension for open space shall be ten (10) feet.

G. Parking

1. One (1) parking space per dwelling unit shall be required, as provided in Chapter 23.54

2. Access. Access to parking shall be from the alley when property abuts a platted alley improved to the standards of subsection C of Section 23.53.030 or when the Director determines that alley access is feasible and desirable to mitigate parking access impacts.
3. Location.
 - a. Parking shall be on the same lot as the cottage housing development.
 - b. Parking may be in or under a structure, or outside a structure, provided that:
 - (1) The parking is screened from direct street view by one (1) or more street-facing facades, by garage doors, or by a fence and landscaping as provided in subsection D of Section 23.45.018.
 - (2) Parking outside a structure may not be located between cottages.
 - (3) Parking may not be located in the front yard.
 - (4) Parking may be located between any structure and the rear lot line of the lot, or between any structure and a side lot line which is not a street side lot line.

(Ord. 124378, § 15, 2013; Ord. 123046, § 13, 2009; Ord. 117430 § 41 (part), 1994.)