

## ORDINANCE NO. 321

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON  
AMENDING THE DEVELOPMENT CODE TO FURTHER CLARIFY  
AND ADD REGULATIONS FOR COTTAGE HOUSING INCLUDING  
AMENDING SHORELINE MUNICIPAL CODE CHAPTER 20.40.300.**

WHEREAS, the City adopted Shoreline Municipal Code Title 20, the Development Code, on June 12, 2000; and

WHEREAS, the City has completed a review of its development regulations in accordance with the Washington State Growth Management Act (GMA), RCW36.70A.130, which states "Each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or city that adopted them"; and

WHEREAS, the Planning Commission developed a recommendation on the amendments; and

WHEREAS, a public participation process was conducted to develop and review amendments to the Development Code cottage housing regulations including:

- Cottage neighbor survey mailed to residents within 500 feet of the three constructed cottage housing developments on August 7, 2002.
- Developers of the cottage housing developments interviewed on August 28, 2002.
- Planning Commission tour of the cottage housing developments on October 3, 2002.
- Staff conducted a workshop on potential amendments at the Planning Commission on October 17, 2002.
- Staff presented the Planning Commission with a copy of proposed amendments at the December 5, 2002 Planning Commission meeting for review.
- A public comment period was advertised from January 1, 2003 to January 15, 2003.
- The proposed amendments were available for review and comment at the Planning and Development Services Department, Shoreline and Richmond Beach Libraries and the East and West Side Neighborhood Police Centers.
- The Planning Commission held a Public Hearing on the proposed amendments on January 16, 2003.
- The Planning Commission formulated its recommendation to Council on the proposed amendments on February 6, 2003; and

WHEREAS, a SEPA Determination of Nonsignificance was issued on December 23, 2002 in reference to the proposed amendments to the Development Code; and

WHEREAS, the City Council conducted a Public Hearing on March 24, 2003 to review the Planning Commission recommendation on the proposed amendments; and

WHEREAS, the proposed amendments were submitted to the State Department of Community Development for comment pursuant WAC 365-195-820; and

WHEREAS, the Council finds that the amendments adopted by this ordinance are consistent with and implement the Shoreline Comprehensive Plan and comply with the adoption requirements of the Growth Management Act, Chapter 36.70A. RCW; and

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WHEREAS, the Council finds that the amendments adopted by this ordinance meet the criteria in Title 20 for adoption of amendments to the Development Code;

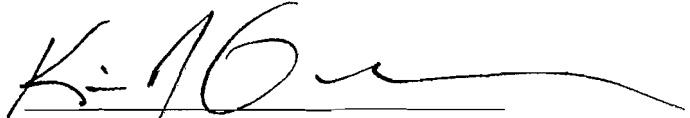
**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE,  
WASHINGTON DO ORDAIN AS FOLLOWS:**

**Section 1. Amendment.** Shoreline Municipal Code Chapter 20.40.300 is amended as set forth in Exhibit A, which is attached hereto and incorporated herein.

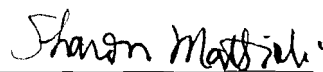
**Section 2. Severability.** Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

**Section 3. Effective Date and Publication.** A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.

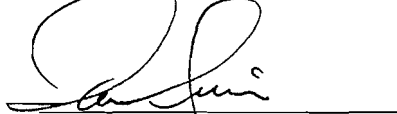
**PASSED BY THE CITY COUNCIL ON MARCH 24, 2003.**

  
Mayor Scott Jepsen

**ATTEST:**

  
Sharon Mattioli, CMC  
City Clerk

**APPROVED AS TO FORM:**

  
Ian Sievers  
City Attorney

Date of Publication: March 27, 2003  
Effective Date: April 1, 2003

20.40.300

Cottage Housing

A. For the definition of Cottage Housing see 20.20.014. The intent of Cottage Housing is to:

- Support the growth management goal of more efficient use of urban residential land;
- Support development of diverse housing in accordance with Framework Goal 3 of the Shoreline Comprehensive Plan;
- Increase the variety of housing types available for smaller households;
- Provide opportunities for small, detached dwelling units within an existing neighborhood;
- Provide opportunities for creative, diverse, and high quality infill development;
- Provide development compatible with existing neighborhoods with less overall bulk and scale than standard sized single family detached dwellings; and
- Encourage the creation of usable open space for residents through flexibility in density and design.

A.B. The total floor area of each cottage unit shall not exceed 1,000 square feet. Total floor area is the area included within the surrounding exterior walls, but excluding any space where the floor to ceiling height is less than six feet. The maximum ~~first floor or~~ main floor area for an individual cottage housing unit shall be as follows:

- For at least 50 percent of the units in a cluster, total floor area shall not exceed 650 square feet;
- For no more than 50 percent of the units in a cluster, the total floor area may be up to 800 square feet.

B.C. The following number of cottage housing units shall be allowed in place of each single family home allowed by the base density of the zone:

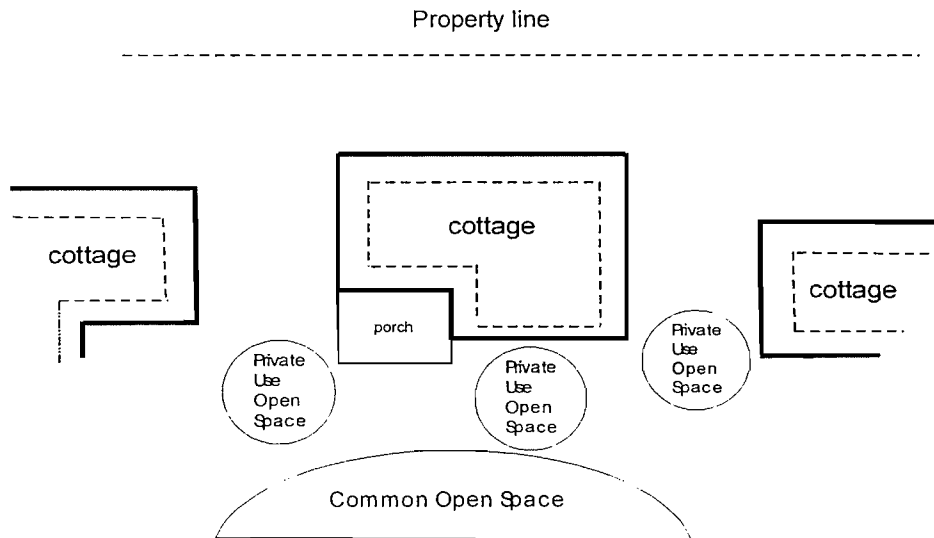
- If all units do not exceed 650 square feet on main floor:  
2.00
- If any unit is between 651 and 800 square feet on main floor:  
1.75

C.D. Cottage homes housing units shall be developed in clusters of a minimum of 4 units to a maximum of 12 homes units.

D.E. The height limit for all structures shall not exceed 18 feet. The ridge of Cottages or amenity buildings having pitched roofs with a minimum slope of 6 and 12 may extend up to 25 feet at the ridge of the roof. All parts of the roof above 18 feet shall be pitched.

E.F. Cottage home housing units shall be oriented around and have the covered porches or main entry from the common open space. The common open space must be at least 250 square feet per cottage home housing unit. Open space with a dimension of less than 20 feet shall not be included in the calculated common open space.

- G. Each cottage housing unit shall be provided with a private use open space of 250 square feet with no dimension of less than 10 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.



**Figure 20.40.300(G): Private Use Open Space** should be contiguous to each cottage, for the exclusive use of the cottage resident, and oriented towards the common open space.

- F.H. Cottage homes housing units shall have a covered porch or entry at least 60 square feet in size with a minimum dimension of 6 feet on any side.

- G.I. All structures shall maintain no less than 10 feet of separation within the cluster. Projections may extend into the required separation as follows:

- Eaves may extend up to 12 inches;
- Gutters may extend up to 4 inches;
- Fixtures not exceeding three square feet in area (e.g. overflow pipes for sprinkler and hot water tanks, gas and electric meters, alarm systems, and and air duct termination; i.e., dryer, bathroom, and kitchens); or
- On site drainage systems.

- H.J. Parking for each cottage home housing unit shall be provided as follows:

- Units that do not exceed 650 square feet on main floor:  
1.5
- Units that exceed 650 square feet on main floor:  
2.0

- I.K. Parking shall be:

- Clustered and separated from the common area by landscaping and/or architectural screen. No solid board fencing allowed as architectural screen.
- Screened from public streets and adjacent residential uses by landscaping and/or architectural screen. No solid board fencing allowed as architectural screen.

# ORIGINAL

- Set back a minimum of 40 feet from a public street, except for an area which is a maximum of (1) 50 feet wide; or (2) 50 percent of the lot width along the public street frontage, whichever is less, where parking shall have a minimum setback of 15 feet from a public street.
- Located in clusters of not more than five abutting spaces.

J.L. Setbacks for all structures from the property lines shall be an average of 10 feet, but not less than 5 feet, except 15 feet from a public street.

M. All fences on the interior of a lot shall be no more than 36" in height. Fences along the property line may be up to 6 feet in height subject to the site clearance provisions of SMC 20.70.170, 20.70.180, and 20.70.190(C). No chain link fences allowed.

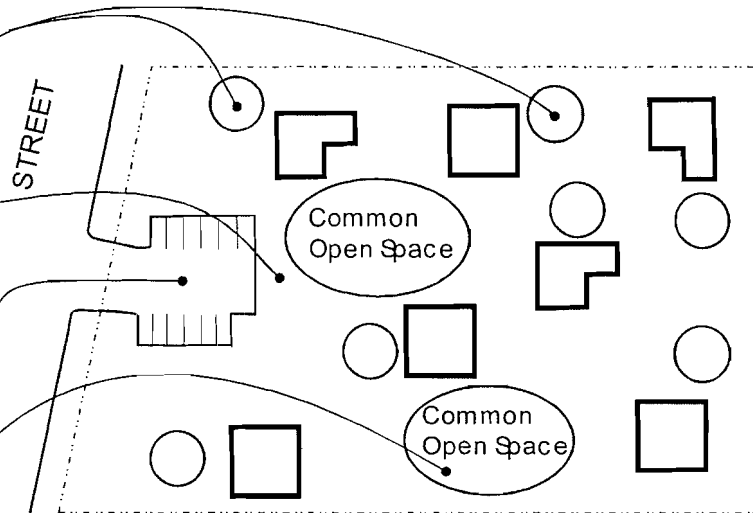
## DON'T DO THIS

Private use open space not oriented toward common open space.

Parking not separated from common open space by landscaping or architectural screen.

Parking not set back 40' from street and not screened from public street and located in more than 5 abutting spaces.

Cottages not clustered around common open space.



## DO THIS

Parking is clustered, set back, and in no more than 5 abutting spaces. Parking separated from common open space and adjacent residential uses by landscaping.

Cottages clustered and oriented around common open space.

Parking set back 40' and screened from public street.

Private use open space oriented toward common open space.

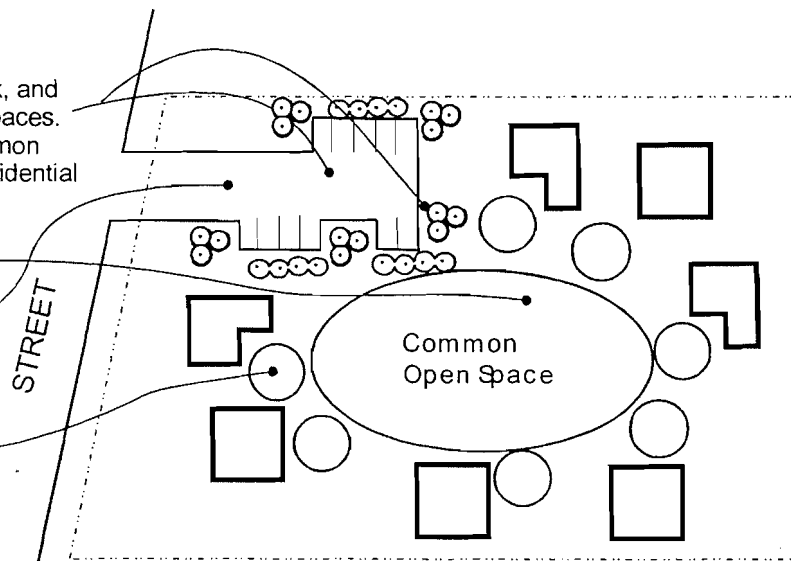


Figure 20.40.300: Avoid large clusters of parking, set back parking from the street, create functional common and private use open space, provide for screening of parking from cottages and common open space. The site should be designed with a coherent concept in mind.

# ORIGINAL

## ORDINANCE NO. 362

### **AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, ADOPTING A MORATORIUM FOR SIX MONTHS ON THE FILING, ACCEPTANCE OR APPROVAL OF ANY APPLICATIONS FOR DEVELOPMENT OF LAND UTILIZING COTTAGE HOUSING BONUS DENSITIES AND DECLARING AN EMERGENCY**

WHEREAS, under the provisions of the Growth Management Act the City is required to adopt development regulations implementing the City of Shoreline Comprehensive Plan; and

WHEREAS, the City initiated a public outreach and planning process for the production of new land development regulations; and

WHEREAS, development regulations increased the minimum lot size for low density districts from the interim zoning code (Title 21A of the King County Code, adopted on June 26, 1995 by City Ordinance No.11), while adopting a cottage housing bonus density that was permitted in R8-12 and R18-48 zones, and could be approved as a conditional use permit in R4 -6 zones as part of the City's strategy to reach GMA population targets; and

WHEREAS, policy provisions of the City of Shoreline Comprehensive Plan support new residential development that is compatible with existing neighborhoods; and

WHEREAS, existing land development standards intended to require the integration of new cottage housing residential development with existing neighborhoods may not be adequate, particularly in many existing low density neighborhoods; and

WHEREAS, the continued acceptance of development applications proposing the creation of residential development utilizing existing cottage housing development standards and density may allow development that is incompatible with existing neighborhoods, leading to erosion of community character and harmony, and a decline in property values; and

WHEREAS, a six-month moratorium on the filing of applications utilizing cottage housing bonus densities will allow the City to preserve planning options and prevent substantial change until the existing cottage housing strategy and any needed revision are made to the City's development regulations that implement the Shoreline Comprehensive Plan; and

WHEREAS, the City Council has determined from recent public correspondence and comment that the integrity of existing land uses, the Comprehensive Plan, and the State Growth Management Act planning process may suffer irreparable harm unless a moratorium preventing the creation of cottage housing development is adopted; and

AUG 27 2004

WHEREAS, the potential adverse impacts upon the public safety, welfare, and peace, as outlined herein, justify the declaration of an emergency; and

WHEREAS, pursuant to SEPA regulations, SMC 20.30.550 adopting Washington Administrative Code Section 197-11-880, the City Council finds that an exemption under SEPA for this action is necessary to prevent an imminent threat to public health and safety and to prevent an imminent threat of serious environmental degradation through continued development under existing regulations. The City shall conduct SEPA review of any permanent regulations proposed to replace this moratorium; **NOW, THEREFORE,**

**THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1. Finding of Fact.** The recitals set forth above are hereby adopted as findings of the City Council.

**Section 2. Moratorium Adopted.** A moratorium is adopted upon the use or application of SMC 20.40.130 (cottage housing supplemental development criteria) and the "cottage housing" use listed in the residential land use table, SMC 20.40.120 . No land use development proposal or application may be filed or accepted which proposes a development relying upon these code sections for approval.

**Section 3. Public Hearing.** Pursuant to RCW 35A.63.220 the City Clerk shall notice a public hearing before the City Council to take testimony concerning this moratorium within sixty days of passage of this ordinance.

**Section 4. Severability.** Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

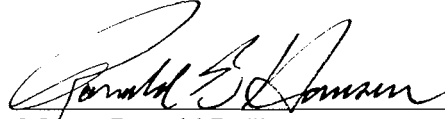
**Section 5. Effective Date.** The City Council declares that an emergency exists requiring passage of this ordinance for the protection of public health, safety, welfare and peace based on the Findings set forth in Section 1 of this ordinance. This ordinance shall take effect and be in full force immediately upon passage and shall expire six months from its effective date unless extended or repealed according to law.

**Section 6. Publication.** The summary of this ordinance is approved as a

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summary of this ordinance for publication in the official newspaper of the City.

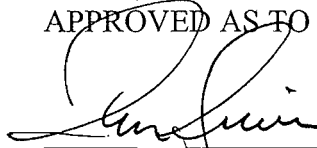
PASSED BY THE CITY COUNCIL ON AUGUST 23, 2004

  
Mayor Ronald B. Hansen

ATTEST:

APPROVED AS TO FORM:

  
Sharon Mattioli, MMC  
City Clerk

  
Ian Sievers  
City Attorney

Date of Publication: August 26, 2004

Effective Date: August 23, 2004



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# ORIGINAL

## ORDINANCE NO. 371

### **AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, EXTENDING A MORATORIUM FOR SIX MONTHS ON THE FILING, ACCEPTANCE OR APPROVAL OF ANY APPLICATIONS FOR DEVELOPMENT OF LAND UTILIZING COTTAGE HOUSING BONUS DENSITIES**

WHEREAS, Shoreline development regulations increased the minimum lot size for low density districts from the interim zoning code (Title 21A of the King County Code, adopted on June 26, 1995 by City Ordinance No. 11), while adopting a cottage housing bonus density that was permitted in R8-12 and R18-48 zones, and could be approved as a conditional use permit in R4 -6 zones, as part of the City's strategy to reach GMA population targets; and

WHEREAS, City Council passed Ordinance No. 362 on August 23, 2004 which adopted findings that 1) existing land development standards intended to require the integration of new cottage housing residential development with existing neighborhoods may not be adequate, particularly in many existing low density neighborhoods; 2) the continued acceptance of development applications proposing the creation of residential development utilizing existing cottage housing development standards and density may allow development that is incompatible with existing neighborhoods, leading to erosion of community character and harmony, and a decline in property values; and 3) the integrity of existing land uses, the Comprehensive Plan, and the State Growth Management Act planning process may suffer irreparable harm unless a moratorium preventing the creation of cottage housing development was adopted; and

WHEREAS, a six -month moratorium was adopted by Ordinance No. 362 which expires February 23, 2005; and

WHEREAS, the Council finds that review of cottage housing issue should include a process for surveying interested parties including developers, neighbors to existing cottage housing, and cottage residents; and this process will require additional time up to an additional six -month period; and

WHEREAS, in accordance with state law, the City Council conducted a public hearing on this extension on January 24, 2005 prior to passage of this ordinance; and

WHEREAS, the City Council finds that the protection of the public health, safety and welfare requires that the moratorium established by Ordinance No. 362 be extended for an additional six month period; NOW, THEREFORE,

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**THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO  
ORDAIN AS FOLLOWS:**

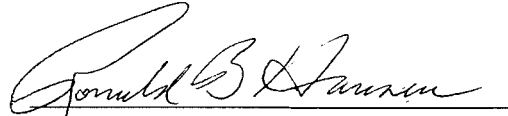
**Section 1. Findings of Fact.** The recitals set forth above are hereby adopted as Findings of Fact by the City Council.

**Section 2. Moratorium Extended.** The Shoreline City Council hereby extends the moratorium established by Ordinance No. 362, upon the acceptance of applications for and the issuance of any land use, building and development permits or approval, or any other permit, license or approval required to construct, install, relocate, or operate any residential development utilizing cottage housing bonus densities.

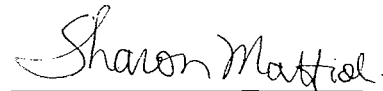
**Section 3. Effective Date and Duration.** The current moratorium shall expire at midnight on February 23, 2005. The extension authorized herein shall immediately take effect upon expiration of the current moratorium and shall thereafter be in effect for 180 days (until August 22, 2005) unless repealed, modified, or extended by action of the City Council.

**Section 4. Publication.** The summary of this ordinance is approved as a summary of this ordinance for publication in the official newspaper of the City.

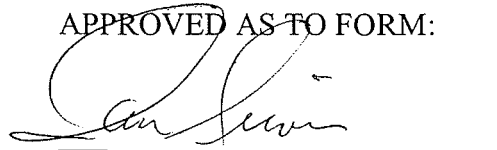
**PASSED BY THE CITY COUNCIL ON January 24, 2005**

  
Mayor Ronald B. Hansen

ATTEST:

  
Sharon Mattioli, MMC  
City Clerk

APPROVED AS TO FORM:

  
Ian Sievers  
City Attorney

Date of Publication: January 27, 2005  
Effective Date: February 1, 2005

## ORDINANCE NO. 408

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON,  
REPEALING COTTAGE HOUSING BONUS DENSITIES; AND REPEALING  
SHORELINE MUNICIPAL CODE 20.40.120, 20.40.300 AND AMENDING  
SHORELINE MUNICIPAL CODE 20.20.014**

WHEREAS, Shoreline development regulations increased the minimum lot size for low density districts from the interim zoning code (Title 21A of the King County Code, adopted on June 26, 1995 by City Ordinance No. 11), while adopting a cottage housing bonus density that was permitted in R8-12 and R18-48 zones, and could be approved as a conditional use permit in R4 -6 zones, as part of the City's strategy to reach GMA population targets; and

WHEREAS, City Council passed Ordinance No. 362 on August 23, 2004 which adopted findings that 1) existing land development standards intended to require the integration of new cottage housing residential development with existing neighborhoods may not be adequate, particularly in many existing low density neighborhoods; 2) the continued acceptance of development applications proposing the creation of residential development utilizing existing cottage housing development standards and density may allow development that is incompatible with existing neighborhoods, leading to erosion of community character and harmony, and a decline in property values; and 3) the integrity of existing land uses, the Comprehensive Plan, and the State Growth Management Act planning process may suffer irreparable harm unless a moratorium preventing the creation of cottage housing development was adopted; and

WHEREAS, the six month moratorium adopted by Ordinance No. 362 was extended by Ordinance No. 371 and Ordinance No. 397 until February 19, 2006;

WHEREAS, the Council finds that although the Planning Commission's recommendation for permanent amendments to cottage housing regulations would reduce some negative impacts of cottage housing cited above in support of the moratorium, it is unlikely that these additional restrictions, or a design review process, will reliably create the high quality development necessary to compliment Shoreline's lowest density residential neighborhoods;

WHEREAS, the Council further finds that this ordinance is consistent with the Comprehensive Plan, specifically recent amendments repealing LU 27 and adopting LU 9 that provides that dwelling types other than single family detached dwellings may be allowed under certain circumstances in the Low Density Residential land use designation; existing regulations and proposed amendments do not create sufficient safeguards to allow higher density cottage housing in this designation; now therefore

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**THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO  
ORDAIN AS FOLLOWS:**

**Section 1. Repeal.** Shoreline Municipal Code sections 20.20.014 'Cottage Housing' and 20.40.300 are hereby repealed in their entirety.

**Section 2. Amendment.** SMC 20.40.120 is amended to read as follows:

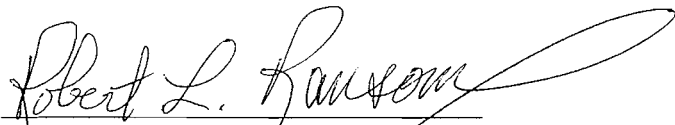
**20.40.120 Residential type uses.**

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	NB & O	CB & NCBD	RB & I
<b>RESIDENTIAL GENERAL</b>							
	Accessory Dwelling Unit	P-i	P-i	P-i	P-i	P-i	P-i
	Affordable Housing	P-i	P-i	P-i	P-i	P-i	P-i
	Apartment		C	P	P	P	P
	<del>Cottage Housing</del>	<del>C-i</del>	<del>P-i</del>	<del>P-i</del>			
	Duplex	P-i	P-i	P-i	P-i		
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i			
	Mobile Home Park	P-i	P-i	P-i			
	Single-Family Attached	P-i	P	P	P		
	Single-Family Detached	P	P	C	C		
<b>GROUP RESIDENCES</b>							
	Boarding House	C-i	C-i	P-i	P-i	P-i	P-i
	Community Residential Facility-I (Less than 11 residents and staff)	C	C	P	P	P	P

	Community Residential Facility-II			P-i	P-i	P-i	P-i
721310	Dormitory		C-i	P-i	P-i	P-i	P-i
<b>TEMPORARY LODGING</b>							
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i
72111	Hotel/Motel					P	P
	Recreational Vehicle	P-i	P-i	P-i	P-i	P-i	P-i
	Tent City	P-i	P-i	P-i	P-i	P-i	P-i
<b>MISCELLANEOUS</b>							
	Animals, Small, Keeping and Raising	P-i	P-i	P-i	P-i	P-i	P-i
<b>P = Permitted Use S = Special Use</b> <b>C = Conditional Use -i = Indexed Supplemental Criteria</b>							

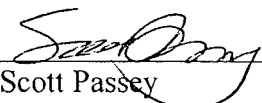
**Section 3. Effective Date, Publication.** The title of this Ordinance shall be published as a summary, and the Ordinance shall take effect five days from publication.

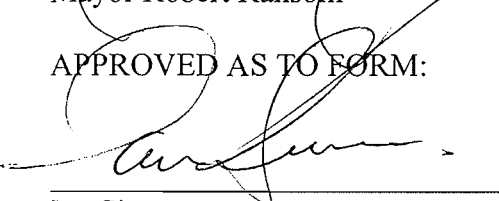
**PASSED BY THE CITY COUNCIL ON FEBRUARY 13, 2006.**

  
 Mayor Robert Ransom

ATTEST:

APPROVED AS TO FORM:

  
 Scott Passey  
 City Clerk

  
 Ian Sievers  
 City Attorney

Date of Publication: February 16, 2006  
 Effective Date: February 21, 2006

## ORDINANCE NO. 462

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, DELETING ALL REFERENCES TO COTTAGE HOUSING AND AMENDING SHORELINE MUNICIPAL CODE SECTIONS 20.20.014, 20.40.030, 20.40.230, AND 20.50.020**

WHEREAS, the City Council repealed Cottage Housing Bonus Densities in Ordinance No. 408;

WHEREAS, the Shoreline Municipal Code includes other references to cottage housing which are no longer relevant;

City staff drafted several amendments to the Development Code;

WHEREAS, the Planning Commission held a Public Hearing, and developed a recommendation on the proposed amendments; and

WHEREAS, a public participation process was conducted to develop and review amendments to the Development Code including:

- A public comment period on the proposed amendments was advertised from December 14, 2006 to December 28, 2006 and
- The Planning Commission held a Public Hearing and formulated its recommendation to Council on the proposed amendments on February 1, 2007.

WHEREAS, a SEPA Determination of Nonsignificance was issued on December 28, 2006, in reference to the proposed amendments to the Development Code; and

WHEREAS, the proposed amendments were submitted to the State Department of Community Development for comment pursuant WAC 365-195-820; and

WHEREAS, the Council finds that the amendments adopted by this ordinance are consistent with and implement the Shoreline Comprehensive Plan and comply with the adoption requirements of the Growth Management Act, Chapter 36.70A. RCW; and

WHEREAS, the Council finds that the amendments adopted by this ordinance meet the criteria in Title 20 for adoption of amendments to the Development Code;

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:**

**Section 1. Amendment.** Shoreline Municipal Code Sections 20.20.014, 20.40.030, 20.40.230, and 20.50.020 are amended to delete all references to cottage housing as set forth in Exhibit 1, which is attached hereto and incorporated herein.

**Section 2. Severability.** Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

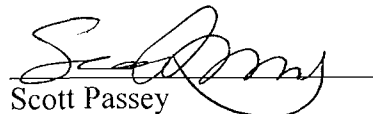
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**Section 3. Effective Date and Publication.** A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.


**PASSED BY THE CITY COUNCIL ON MARCH 26, 2007.**

  
Mayor Robert L. Ransom

**ATTEST:**

  
Scott Passey  
City Clerk

**APPROVED AS TO FORM:**

  
Ian Sievers  
City Attorney

Date of Publication: March 29, 2007  
Effective Date: April 3, 2007

20.20.014. C definitions

**Cottage**

A small, detached dwelling unit.

20.40.030 Residential zones.

- A. The purpose of low density residential, R-4 and R-6 zones, is to provide for a mix of predominantly single detached dwelling units and other development types, such as accessory dwelling units, ~~cottage housing~~ and community facilities that are compatible with existing development and neighborhood character.

20.40.030 Residential zones.

- B. The purpose of medium density residential R-8 and R-12 zones, is to provide for a mix of single-family homes, duplexes, triplexes, townhouses, ~~cottage housing~~ and community facilities, in a manner that provides for additional density at a modest scale.

20.40.230 Affordable housing.

- A. Provisions for density bonuses for the provision of affordable housing apply to all land use applications, except the following which are not eligible for density bonuses: (a) the construction of one single-family dwelling on one lot that can accommodate only one dwelling based upon the underlying zoning designation, (b) provisions for accessory dwelling units, (c) ~~provisions for cottage housing~~, and (d) projects which are limited by the critical areas requirements.

**Table 20.50.020(1) – Densities and Dimensions in Residential Zones**

*Note: Exceptions to the numerical standards in this table are noted in parenthesis and described below.*

Residential Zones							
STANDARDS	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Units/Acre	4 du/ac	6 du/ac (4)(7)	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Min. Density	4 du/ac	4 du/ac	4	6	8 du/ac	10 du/ac	12 du/ac



# ORIGINAL

			du/ac	du/ac			
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft
Min. Lot Area (2)	7,200 sq ft	7,200 sq ft	5,000 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft
Min. Front Yard Setback (2) (3)	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Min. Rear Yard Setback (2) (4) (5)	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Min. Side Yard Setback (2) (4) (5)	5 ft min. and 15 ft total sum of two	5 ft min. and 15 ft total sum of two	5 ft	5 ft	5 ft	5 ft	5 ft
Base Height	30 ft (35 ft with pitched roof)	30 ft (35 ft with pitched roof)	35 ft	35 ft	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof) (8) (9)
Max. Building Coverage (6)	35%	35%	45%	55%	60%	70%	70%
Max. Impervious Surface (6)	45%	50%	65%	75%	85%	85%	90%

## Exceptions to Table 20.50.020(1):

- (1) ~~In order to provide flexibility in types of housing and to meet the policies of the Comprehensive Plan, the base density may be increased for cottage housing in R-6 (low density) zone subject to approval of a conditional use permit.~~