

**ORDINANCE NO. 984****AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON  
AMENDING CHAPTERS 20.30 AND 20.50 OF THE SHORELINE  
MUNICIPAL CODE TITLE 20, THE UNIFIED DEVELOPMENT CODE,  
TO ESTABLISH DEVELOPMENT REGULATIONS FOR COTTAGE  
HOUSING.**

WHEREAS, the City of Shoreline is a non-charter optional municipal code city as provided in Title 35A RCW, incorporated under the laws of the state of Washington, and planning pursuant to the Growth Management Act, Title 36.70A RCW; and

WHEREAS, Shoreline Municipal Code (SMC) Title 20 sets forth the City's Unified Development Code; and

WHEREAS, in 2021, the City Council adopted a Housing Action Plan that discusses housing needs and challenges within the City and set forth tools to address housing supply and variety; and

WHEREAS, one of the tools the City Council elected to implement first was the development of regulations for cottage housing so as to address "missing middle housing;" and

WHEREAS, on April 21, 2022, December 1, 2022, February 2, 2023, and March 16, 2023, the Planning Commission discussed cottage housing regulations; and on April 6, 2023, the Planning Commission held a public hearing on the proposed regulations so as to receive public testimony; and

WHEREAS, at the conclusion of the public hearing, the Planning Commission voted that the proposed regulations as presented by staff be approved by the City Council; and

WHEREAS, on April 24, May 22, 2023 and June 5, 2023, the City Council held study sessions on the proposed regulations; and

WHEREAS, pursuant to RCW 36.70A.370, the City has utilized the process established by the Washington State Attorney General so as to assure the protection of private property rights; and

WHEREAS, pursuant to RCW 36.70A.106, the City has provided the Washington State Department of Commerce with a 60-day notice of its intent to adopt the amendment(s) to its Unified Development Code; and

WHEREAS, the environmental impacts of cottage housing regulations resulted in the issuance of a Determination of Non-Significance on March 17, 2023; and

WHEREAS, the City provided public notice of the amendments and the public hearing as provided in SMC 20.30.070; and

WHEREAS, the City Council has considered the entire public record, public comments, written and oral, and the Planning Commission's recommendation and has determined that the amendments to Title 20 are consistent with and implement the Shoreline Comprehensive Plan and serves the purpose of the Unified Development Code as set forth in SMC 20.10.020;

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

**Section 1. Amendments - Unified Development Code.** Title 20 of the Shoreline Municipal Code, Unified Development Code, is amended as set forth in Exhibit A to this Ordinance.

**Section 2. Transmittal of Amendments to Washington State Department of Commerce.** Pursuant to RCW 36.70A.106, the Director of Planning and Community Development, or designee, is directed to transmit a complete and accurate copy of this Ordinance and Exhibit A to the Washington State Department of Commerce within ten (10) calendar days of the date of passage of this Ordinance.

**Section 3. Corrections by City Clerk or Code Reviser.** Upon approval of the City Attorney, the City Clerk and/or the Code Reviser are authorized to make necessary corrections to this Ordinance, including the corrections of scrivener or clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering and references.

**Section 4. Severability.** Should any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to any person or situation.

**Section 5. Publication and Effective Dates.** A summary of this Ordinance consisting of the title shall be published in the official newspaper and shall take effect five days after publication.

**PASSED BY THE CITY COUNCIL ON JUNE 5, 2023.**

  
Keith Scully, Mayor

ATTEST:

  
Jessica Simulcik Smith  
City Clerk

APPROVED AS TO FORM:

  
Margaret King  
City Attorney

Date of Publication: June 8, 2023  
Date of Transmittal to Commerce: June 13, 2023  
Effective Date: June 13, 2023

**SMC 20.20.014 C Definitions**

Cottage Housing Development:

A residential development consisting of a minimum of 2 and a maximum of 24 cottages that comply with cottage development standards.

Cottage:

A dwelling unit located in a cottage housing development that is no greater than 1,500 square feet in gross floor area.

**SMC 20.20.040 P Definitions**

Pollinator Habitat

A landscaped area which is entirely comprised of native plants, of which at least eighty percent (80%) are pollen or nectar producing, includes at least one educational sign, and is managed without the application of pesticides. The intent of pollinator habitat is to provide an area for native pollinator foraging, increase the connectivity of all pollinator habitats, and educate residents on the importance of pollination.

**SMC 20.30.297 Administrative Design Review (Type A)**

A. Administrative design review approval of departures from the design standards in SMC 20.50.160 through 20.50.190, 20.50.220 through 20.50.250, 20.50.450 through 20.50.510, SMC 20.50.530 through 20.50.620, and SMC 20.50.720 through 20.50.750 shall be granted by the Director upon their finding that the departure is:

1. Consistent with the purposes or intent of the applicable subsections; or
2. Justified due to unusual site constraints so that meeting the design standards represents a hardship to achieving full development potential.

Chapter 20.40  
Zoning and Use Provisions

Subchapter 2.

Permitted Uses

SMC 20.40.120 Residential Uses

Table 20.40.120 Residential Uses

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
<b>RESIDENTIAL GENERAL</b>									
	Accessory Dwelling Unit	P-i	P-i	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	P-i	P-i
	<u>Cottage Housing Development</u>	<u>P-i</u>	<u>P-i</u>						
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i	P-i				
	Mobile Home Park	P-i	P-i	P-i	P-i				
	Multifamily		C	P	P	P	P-i	P	P
	Single-Family Attached	P-i	P	P	P	P			
	Single-Family Detached	P	P	P	P				
<b>P = Permitted Use</b> <b>C = Conditional Use</b>					<b>S = Special Use</b> <b>-i = Indexed Supplemental Criteria</b>				

**SMC 20.40.300 Cottage Housing Development.**

Repealed by Ord. 408.

Cottage housing developments shall comply with applicable standards in SMC 20.50 Subchapter 10 – Cottage Housing and the provisions set forth below.

Cottage housing developments are subject to the dimensional and base density requirements of the underlying zone as set forth in SMC Table 20.50.020(1) except as provided for below:

- A. Density Bonus: The density bonus granted to a cottage development shall consist of an increase over the base density for the underlying zone equal to at least:

<b><u>Requirement</u></b>	<b><u>Density bonus allowed above the zoning designation’s base density(1)</u></b>
<u>All units within the cottage housing development are certified PHIUS+, or Built Green 4-Star (2)</u>	25%
<u>The cottage housing development is located more than ¼ mile and less than ½ mile from a high-capacity transit service stop (e.g., bus rapid transit, light rail)</u>	25%
<u>All units within the cottage housing development are certified LEED Platinum, Built Green 5-Star, or PHIUS+ Source Zero/Salmon Safe or ZE/Salmon Safe Certification (2)</u>	50%
<u>The cottage housing development is located within ¼ mile of a high-capacity transit service stop (e.g., bus rapid transit, light rail)</u>	50%
<u>20% of for-purchase units shall be affordable to households making 80% or less of the median income for King County adjusted for household size; or 10% of for-purchase units shall be affordable to households making 70% or less of the median income for King County adjusted for household size</u>	100%

Density calculation methods are described in SMC 20.50.020(B)

If requesting a Density Bonus, the applicant shall submit a proposal to the city requesting a specific Density Bonus and how the proposed development satisfies the requirement for the bonus.

- (1) Density bonuses can be combined, up to a maximum of 100 percent of the base density.
- (2) The project must be registered with the appropriate third-party certification entity such as the International Living Future Institute, Built Green, US Green Building Council, Passive House Institute US, or Salmon Safe.

- (3) Designation of Affordable for-purchase Housing Units. This density bonus shall only be available at such time as the City creates an affordable ownership program. The Director shall review and approve the location and unit mix of the affordable for-purchase housing units, consistent with the following standards, prior to the issuance of any building permit:
- a. Location. The location of the affordable housing unit(s) shall be approved by the City, with the intent that the units are generally mixed with all other market rate housing in the development. The affordable unit(s) constructed under the provisions of this chapter shall be included within the parcel of land for which the density bonus is granted. Segregation of affordable housing units from market rate housing units is prohibited.
  - b. Unit Size. The affordable housing unit(s) shall consist of a range of the gross floor area and number of bedrooms that are comparable to the market rate housing units in the overall development.
  - c. Timing/Phasing: The affordable housing unit(s) shall be available for occupancy in a time frame comparable to the availability of the market rate housing units in the development.
  - d. Affordable Housing Agreement. Prior to the final approval of any land use application subject to the affordable housing provisions, the owner of the affected parcels shall deliver to the City a duly executed covenant running with the land, in a form approved by the City Attorney, requiring that the affordable dwellings that are created pursuant to those sections remain affordable housing for a period of fifty (50) years from the commencement date. The commencement date for for-purchase units shall be the date of settlement between the developer and the first owner in one of the applicable income groups. The applicant shall be responsible for the cost and recording of the covenant.
- B. Setbacks: Front, rear, and side setbacks for a cottage housing development site shall either meet the setback standards for the underlying zone or may pursue an aggregate setback standard as described below:
- a. The total of setbacks shall be no less than the sum of the minimum front yard, rear yard, and side yards setbacks.
  - b. No rear or side yard setback shall be less than five feet.
- C. Height: Cottages are limited to a maximum height of 24 feet.
- D. Cottage Size: The gross floor area for a cottage shall be a maximum of fifteen hundred square feet (1,500 sq. ft.) in gross floor area.

**SMC Table 20.50.020 (1)**

Residential Zones								
STANDARDS	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Base Density: Dwelling Units/Acre	4 du/ac (21)	6 du/ac (7) (21)	8 du/ac (21)	12 du/ac (21)	18 du/ac	24 du/ac	48 du/ac	Based on bldg. bulk limits
Min. Density	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10 du/ac	12 du/ac	Based on bldg. bulk limits
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	N/A
Min. Lot Area (2) (13)	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	N/A
Min. Front Yard Setback (2) (3) (14)	20 ft	20 ft	10 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	5 ft
Min. Side Yard Setback (2) (4) (5)	5 ft min.	5 ft min.	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Base Height (9)	30 ft (35 ft with pitched roof) (21)	30 ft (35 ft with pitched roof) (21)	35 ft (21)	35 ft (21)	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof) (16)	35 ft (40 ft with pitched roof) (8) (16)	35 ft (16)
Max. Building Coverage (2) (6)	35%	35%	45%	55%	60%	70%	70%	N/A
Max. Hardscape (2) (6)	45%	50%	65%	75%	85%	85%	90%	90%

Exceptions to Table 20.50.020(1) and Table 20.50.020(2):

*This section has been edited to include references to cottage housing developments.*

...

(5) For developments consisting of three or more dwellings located on a single parcel, the building setback shall be 15 feet along any property line abutting R-4 or R-6 zones. Please see SMC 20.50.160. This standard shall not apply to cottage housing developments.

...

(21) For cottage housing developments, see the density and dimensional standards as described in SMC 20.40.300.

**SMC 20.50.310(B)**

B. **Partial Exemptions.** With the exception of the general requirements listed in SMC [20.50.300](#), the following are exempt from the provisions of this subchapter, provided the development activity does not occur in a critical area or critical area buffer. For those exemptions that refer to size or number, the thresholds are cumulative during a 36-month period for any given parcel:

1. The removal of three significant trees on lots up to 7,200 square feet and one additional significant tree for every additional 7,200 square feet of lot area, except removal of trees greater than 24 inches DBH. Nonexempt trees that are removed require tree replacement per SMC 20.50.360.
2. The removal of any tree greater than 24 inches DBH shall require a clearing and grading permit (SMC [20.50.320](#) through [20.50.370](#)).
3. Landscape maintenance and alterations on any property that involve the clearing of less than 3,000 square feet, provided the tree removal threshold listed above is not exceeded.

**SMC 20.50.350 Development Standards for Clearing Activities**

A. No trees or ground cover shall be removed from critical area or buffer unless the proposed activity is consistent with the critical area standards.

B. **Minimum Retention Requirements.** All proposed development activities that are not exempt from the provisions of this subchapter shall meet the following:

1. Except for cottage housing developments, at least 25 percent of the significant trees on a given site shall be retained, excluding critical areas, and critical area buffers; or
2. At least 30 percent of the significant trees on a given site (which may include critical areas and critical area buffers) shall be retained.
3. Tree protection measures ensuring the preservation of all trees identified for retention on approved site plans shall be guaranteed during development through the posting of a performance bond equal to the value of the installation and maintenance of those protection measures.
4. The minimum amount of trees to be retained cannot be removed for a period of 36 months and shall be guaranteed through an approved maintenance agreement.
5. The Director may require the retention of additional trees to meet the stated purpose and intent of this title, as required by the critical areas regulations, Chapter [20.80](#) SMC, or Shoreline Master Program, SMC Title [20](#), Division II, or as site-specific conditions demand using SEPA substantive authority.

6. The following shall apply for cottage housing developments:

a. At least 35 percent of significant trees on a given site shall be retained.

b. If a significant tree 24 inches DBH or larger is approved for removal, a fee must be paid to the City Tree Fund as set forth in the Fee Schedule adopted pursuant to Chapter 3,01 SMC in addition to the tree replacement required per SMC 20.50.360.

**SMC 20.50.390 Minimum Off-Street Parking Requirements – Standards**

*This section has been edited to include the parking requirements for cottage housing developments.*

Table 20.50.390A - General Residential Parking Standards

RESIDENTIAL USE	MINIMUM SPACES REQUIRED
Single-family detached:	2.0 per dwelling unit.
Single-family attached:	2.0 per dwelling unit. 1.0 per dwelling unit in the MUR zones.
Multifamily dwelling:	
Studio units:	0.75 per dwelling unit
One-bedroom units:	0.75 per dwelling unit
Two-bedroom plus units:	1.5 per dwelling unit
Accessory dwelling units:	1.0 per dwelling unit
Mobile home park:	2.0 per dwelling unit
<b>Cottage Housing Development</b>	<b>1.0 per unit</b>

Table 20.50.390E - Electric Vehicle (EV) Charging Infrastructure Parking Standards

RESIDENTIAL USE	MINIMUM EV SPACES REQUIRED
Single-family detached/single-family attached/ <u>cottage housing development</u> :	An EV-ready space for each private garage or private parking area provided for a dwelling unit
Multifamily Dwelling/ <u>Cottage housing development</u> :	A minimum of 20 percent of EV-ready spaces in shared parking garages or shared parking spaces
Nonresidential:	A minimum of 10 percent EV-ready spaces of the required parking spaces

**SMC 20.50.410 Parking Design Standards**

*This section has been edited to include the parking requirements for cottage housing developments.*

A. All vehicle parking and storage for single-family detached dwellings, cottage housing developments, and duplexes must be in a garage, carport or on an approved impervious surface or pervious concrete or pavers. Any surface used for vehicle parking or storage must have direct and unobstructed driveway access.

**SMC 20.50.480 Street trees and landscaping within the right-of-way – Standards**

*This section has been edited to include the parking requirements for cottage housing developments.*

A. When frontage improvements are required by Chapter 20.70 SMC, street trees are required for all commercial, office, public facilities, industrial, multifamily developments, and for single-family subdivisions, and cottage housing developments on all arterial streets.

**SMC 20.50.490 Landscaping along interior lot line – Standards.**

- A. Type I landscaping in a width determined by the setback requirement shall be included in all nonresidential development along any portion adjacent to single-family and multifamily residential zones or development. All other nonresidential development adjacent to other nonresidential development shall use Type II landscaping within the required setback. If the setback is zero feet then no landscaping is required.
- B. Multifamily development shall use Type I landscaping when adjacent to single-family residential zones and Type II landscaping when adjacent to multifamily residential and commercial zoning within the required yard setback. Cottage housing developments shall include a five-foot Type II landscaping buffer combined with a six-foot-tall solid fence or wall along side and rear property lines. Single-family attached and mixed single-family developments shall use Type I landscaping when adjacent to R-4 or R-6 zoning, and Type II landscaping when adjacent to all other zoning districts. Single-family attached and mixed single-family developments that have a shared access drive with an abutting property are exempt from this requirement on the side with the shared access drive.

**SMC 20.50.500 Internal Landscaping for Parking Area**

*This section has been edited to include the requirements for cottage housing developments.*

Required parking area landscaping shall include landscape areas that are located in areas within or adjacent to parking areas. However, landscaping designed to meet perimeter landscaping requirements cannot also be used to meet parking lot landscaping requirements.

- A. Multifamily developments and Cottage housing developments with common parking areas shall provide planting areas in parking lots at a rate of 20 square feet per parking stall.

## **SMC Subchapter 10 Cottage Housing**

### **SMC 20.50.700 Purpose**

The purpose of this subchapter is to establish standards for cottage housing developments in R-4, R-6 and R-8 and R-12 zones. All cottage housing developments shall meet the design standards contained in this subchapter. Standards that are not addressed in this subchapter will be supplemented by the standards in SMC 20.40.300 and the remainder of Chapter 20.50 SMC. In the event of a conflict, the standards of this subchapter shall prevail. The purposes of this subchapter are as follows:

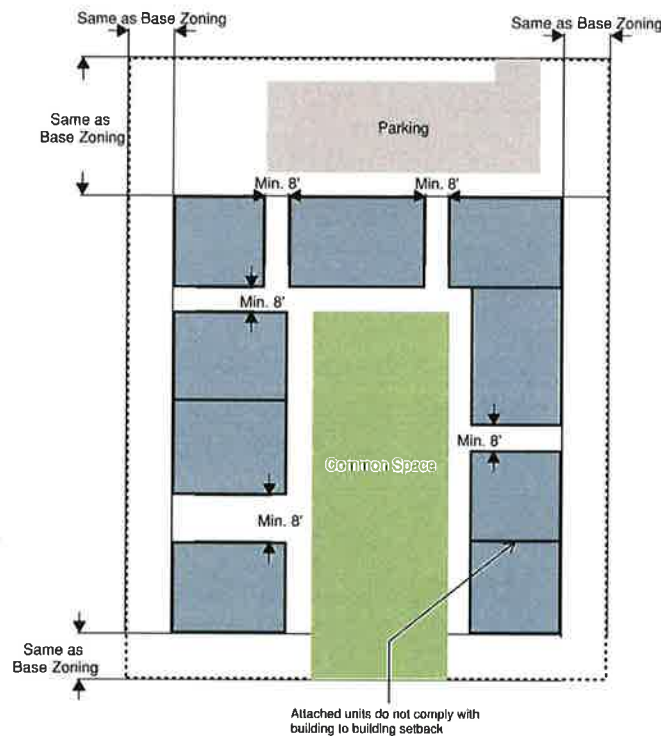
- A. To increase the supply and variety of housing choices available in the city to better meet the needs of residents, especially those in smaller households.
- B. To encourage development of attractive infill residential communities that are compatible with other forms of low-density residential uses.
- C. To enhance the aesthetic appeal of new cottage housing development by encouraging a variety of home sizes and heights, in an architecturally cohesive development.
- D. To encourage site design which maximizes the preservation of existing large trees in order to provide habitat for wildlife, protect biodiversity, and enhance the environmental quality of the development.
- E. To provide a site design that fosters community interaction, a sense of safety, and connection to the environment by orienting cottages around accessible, usable, common open space while reducing the dominance of vehicles on the site.
- F. To provide a cottage design that encourages community interaction through usable front porches while maintaining a resident's privacy within the home.

### **SMC 20.50.710 Administrative Design Review**

- A. Administrative design review approval under SMC 20.30.297 is required for all development applications that propose departures from the design standards contained in this subchapter.

### **SMC 20.50.720 Site Design – Standards**

- A. Setbacks
  1. The building-to-building setback between units shall be a minimum of eight feet (8 ft) except for those units that are attached by common vertical walls.

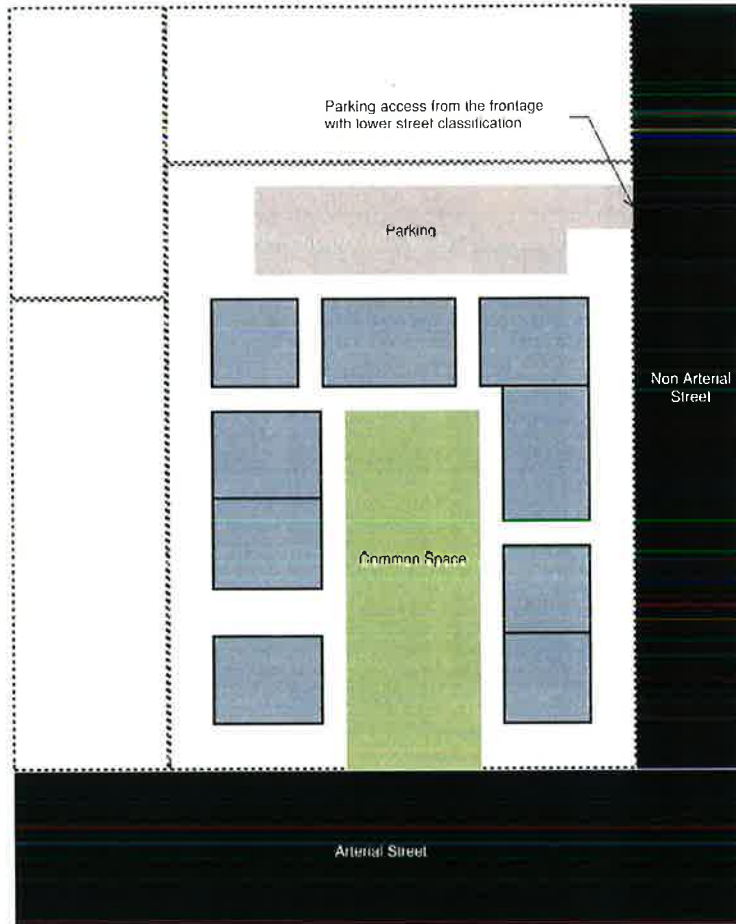


**Figure 20.50.720 (A)(1): Cottage Setbacks and Building to Building Placement**

**B. Parking**

1. Parking shall be clustered within a common parking area that is accessible but peripheral to the units.
2. Parking shall be located to minimize visual impact on the site while limiting the amount of hardscape devoted to vehicles. Parking shall be screened from public view and shall not visually dominate the site frontage.
3. The priority order of the location of parking access shall be as follows:
  - a. Parking shall be located in the rear of the development if accessed by an alley;
  - b. Parking shall be located on the side of the development if accessed by a private driveway, or arterial, or non-arterial street;
  - c. If accessing from the street and the site has multiple street frontages, the frontage with the lowest street classification shall be the primary access point.

- d. The applicant may request a waiver from the Director with a demonstration that the parking area is not feasible and that parking shall be screened from public view.



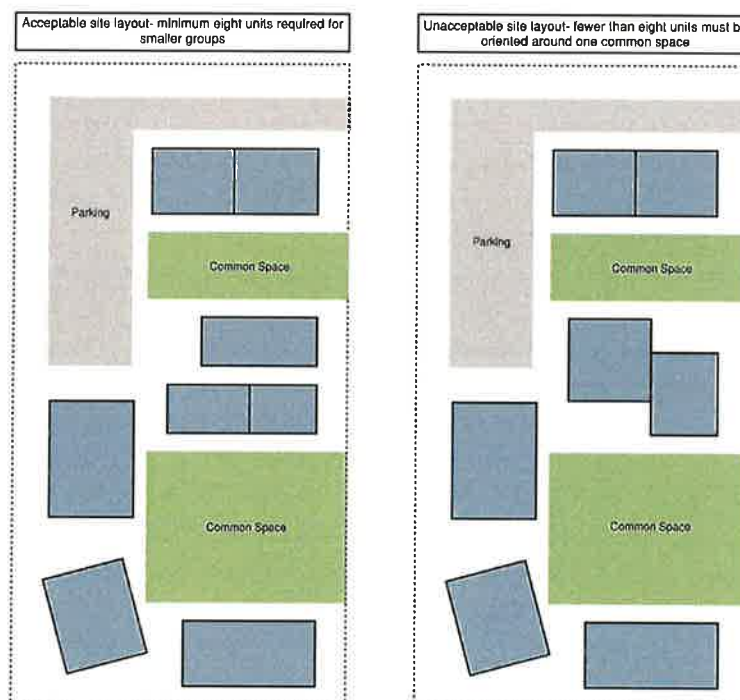
**Figure 20.50.720(B)(3): Preferred Parking Configuration through Rear Access Driveway**

4. Garages. Parking provided in garages shall meet the following standards.
  - a. Garages shall meet location and parking access standards set forth in SMC 20.50.720(B).
  - b. Garage elevations visible from a public street shall be designed to minimize visual impact through the use of fencing, lattices, landscaping, or other screening methods.
  - c. Garages shall use materials and architectural design elements that are consistent with the architecture of the cottages.
  - d. Garages shall not be attached to cottages and shall be a minimum of eight feet from a cottage.
  - e. Up to four garages may be attached to one another.
5. Surface Parking. Parking outside of garages shall meet the following standards.
  - a. Parking shall be screened per SMC 20.50.470.

- b. Internal landscaping for parking areas shall be consistent SMC 20.50.500 (A) and (C) – (E).
- c. Required perimeter landscaping shall not count towards parking area landscaping requirements.

C. Site Configuration

1. Cottage developments may have flexibility in how cottages are placed if a minimum of eight cottages are proposed. Applicants may provide multiple common open space areas to meet the requirements of SMC 20.50.720(H) Common Open Space. If multiple common open space areas are provided, cottages can be divided into smaller common-area oriented groups.



**Figure 20.50.720(C): Flexible Site Configuration with Multiple Common Open Space Areas**

D. Site Access and Circulation

1. Vehicle access requirements are set forth in the Engineering Development Manual and SMC 15.05.050 Fire Code.
2. Each cottage shall have a paved on-site pedestrian pathway, providing access to a public sidewalk, common open space, common parking areas, common buildings and common solid waste areas, if provided.
3. Pedestrian pathways shall be a minimum of four feet wide and shall be illuminated as provided in SMC 20.50.740 – Outdoor Lighting Standards

E. Storage Space and Staging Area for the Collection of Solid Waste

1. Developments with nine or fewer cottages shall comply with one of the following options for providing solid waste storage and staging areas:
  - a. If the storage space is provided in a garage belonging to an individual cottage, the storage space shall be its own dedicated area and shall not conflict with space needed for required vehicle parking.
  - b. Staging areas for solid waste collection shall comply with one of the following:
    - i. Solid waste bins shall be placed in the amenity zone if there is adequate area and placement does not conflict with above-grade infrastructure or services, including, but not limited to, fire hydrants, electrical poles, mailboxes, and street trees; or
    - ii. Solid waste bins shall be placed within the front setback, provided the area needed to accommodate the bins does not preclude compliance with other codes and standards; or
    - iii. Solid waste bins shall be placed along one side of the access drive, provided placement does not interfere with vehicular access and circulation, and the City's solid waste purveyor provides written confirmation it will service the location of the bins.
  - c. If the storage space and staging area are provided in a common indoor trash room or rooms or a common outdoor enclosure or enclosures, it shall comply with all the following:
    - i. Access to and maintenance of the trash room(s) or enclosure(s), and financial responsibility, shall be addressed in a covenants, conditions and restrictions document to be recorded prior to development permit issuance;
    - ii. The City's solid waste purveyor provides written confirmation it will service the location of the trash room(s) or enclosure(s); and
    - iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened from pedestrian view from the public right(s)-of-way by a solid enclosure such as a fence or wall, or dense landscaping.
2. Developments with 10 or more cottages shall comply with one of the following options for providing solid waste storage space and a staging area:
  - a. If the storage space is provided in a garage belonging to an individual cottage, the storage space shall be its own dedicated area and shall not conflict with space needed for required vehicle parking.
  - b. Staging areas shall abut vehicle access drives, but shall not obstruct vehicle circulation, and shall comply with one of the following:
    - i. The vehicle access shall not dead-end, but provide a through connection to a public right-of-way; or
    - ii. The site shall contain a turnaround that meets the standard detail required by the Public Works Director.
  - c. If the storage space and staging area is provided in a common indoor trash room or room(s), or in a common outdoor enclosure or enclosure(s), it shall comply with the following:
    - i. Access to and maintenance of the trash room(s) or enclosure(s), and billing, shall be addressed in a covenants, conditions and restrictions document to be recorded prior to development permit issuance; and

- ii. The City's solid waste purveyor provides written confirmation it will service the location of the trash room(s) or enclosure(s); and
- iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened.

F. Utility and Mechanical Equipment

1. Mechanical and utility equipment shall be located and designed to minimize visibility by the public. Preferred locations are abutting alleys, access drives, within, atop, or under buildings, underground, or other locations away from the public right-of-way. Equipment shall not intrude into required common open space or pedestrian pathways.

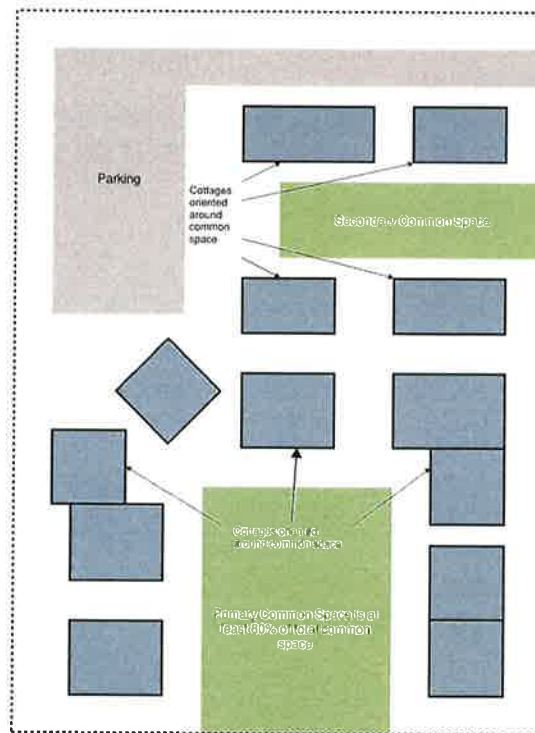
G. Private Open Space.

1. Each cottage shall be provided private open space. Private open space shall be directly contiguous to and accessed from each cottage.
2. Dimensional Requirements:
  - a. Each cottage shall be provided with no less than three hundred square feet (300 sq ft) of private open space.
  - b. No open space with a dimension less than six linear feet (6 ft) shall count towards private open space requirements.
  - c. Required porch areas may be counted as private open space.
  - d. Required perimeter landscaping shall not be counted as private open space.
3. Porches:
  - a. Each cottage shall have a covered front porch which equals no less than ten percent (10%) of the total gross floor area of the cottage.
  - b. All required porches shall be attached to the cottage, provide access to the cottage, and have a minimum lineal dimension of six feet (6 ft).
  - c. Porches shall be oriented toward the common open space, or right of way.

H. Common Open Space

1. A cottage development shall provide a minimum of two hundred fifty square feet (250 sq. ft.) of common open space per cottage.
2. Common open space shall serve as a focal point for the development, be landscaped, and provide usable open space for recreation and community activities for the development.
  - a. Common open spaces may be comprised of lawns, gardens, plazas, trees, or similar features.
  - b. Common open spaces may include seating areas.
  - c. Covered but unenclosed permanent structures such as gazebos may count as both common open space and as a required amenity.

- d. Common open space shall be designed and located to protect existing stands of trees. See SMC 20.50.760 Tree Preservation Incentives.
    - i. The dripline of on-site significant trees greater than 24-inches DBH can count as common open space area on a per square-foot basis.
  - e. Common open space areas shall be a maximum of 60% lawn area. For the purposes of this subsection lawn area is an open space covered with soil and planted with grass which is cut regularly.
  - f. A minimum of ten percent (10%) of the common open space area shall be dedicated as pollinator habitat.
    - i. If at least 20% of the required common open space is dedicated as pollinator habitat it may count as a required amenity.
3. Accessibility:
- a. Common open space shall be located and made accessible to all residents of the cottage housing development.
  - b. Common open space shall be connected to other areas of the development through on-site pedestrian pathways.
4. Dimensional Requirements:
- a. No space with any dimension less than twenty linear feet (20 ft) Or an area of less than 500 square feet shall count towards common open space requirements, except that the drip line area of a significant tree greater than 24-inches DBH that is providing common open space is not subject to these standards.
  - b. Required perimeter landscaping shall not count towards common open space.
  - c. For developments with a minimum of eight cottages, common open space is permitted to be separated into smaller areas, subject to the following:
    - i. Total common open space and dimensional requirements of this subchapter are satisfied. A separate common area is permitted for every four (4) cottages. There shall be a primary common open space that comprises a minimum of 60% of the total common open space area.



**Figure 20.50.720(H)(4)(c): Cottage Open Space Sample Layout**

5. Amenities: Amenities shall be provided within common open space. For the purposes of this subsection an amenity is defined as interactive social or recreational spaces and/or equipment. An amenity can either be outdoors or inside a community building.
  - a. A minimum of one amenity shall be provided for every four cottages.
  - b. At least one outdoor amenity must be provided in each development.
    - i. Outdoor amenities include, but are not limited, to gazebos, community gardens, landscape structures, permanently affixed tables and chairs or communal lounging areas, or a pollinator habitat that is at least 20% of the common open space.
    - ii. Outdoor amenities shall comply with lighting standards in SMC 20.50.740.
6. Community Buildings: Community buildings, clubhouses, or structures are optional and can be counted as a required amenity provided the following requirements are satisfied:
  - a. Community buildings shall be on-site and permanently affixed.
  - b. Community buildings shall be consistent with the architectural design of the development.
  - c. Community buildings shall not exceed 1,000 square feet in gross floor area and 15 feet in height.
  - d. Enclosed community buildings may not be counted towards the area requirements for common open space.

I. Perimeter Landscaping:

1. As required by SMC 20.50.490, a perimeter landscaping buffer is required along the side and rear property lines.
2. Required perimeter landscaping shall not count towards private open space, common open space, or parking area landscaping requirements.

**SMC 20.50.730 Building Design – Standards**A. Building Orientation

1. Cottage front facades shall face a common open space or a right of way.
2. Site layout shall ensure privacy between cottages. Cottage orientations, window locations, landscaping, and staggering cottages are examples of strategies that support privacy.
3. Cottages may be attached or detached. A maximum of two cottages may be attached to one another. When five or more cottages are in a development, detached cottages must comprise at least 49% of the total number of cottages per cottage housing development.

B. Cottage Size: When a development contains five or more cottages:

1. At least sixty percent (60%) of the gross floor area of a cottage shall be on the ground floor.
2. A minimum of twenty percent (20%) of cottages shall vary at least two hundred fifty square feet (250 sq. ft.) above or below the average gross square footage of cottages in the development.
3. A minimum of twenty percent (20%) of all cottages within a development shall not exceed 15 feet in height.
4. Cottages that exceed 15 feet in height shall have a pitched roofline. The roofline may not exceed the maximum height permitted and must be between a 12:6 and 12:12 pitch. Dormers must also meet this pitch requirement.

C. Cottage Variety:

1. Architectural techniques to create a variety of cottage designs are required. A development shall select a minimum of three techniques to diversify cottages, including but not limited to: windows, articulation, variation, trim, and varied rooflines. Other architectural features may be considered by the city if the design meets the purpose of this subchapter in SMC 20.50.700.
2. Cottages with identical architectural designs shall not be placed directly adjacent to one another and shall be separated by at least one other non-identical cottage. Variation in materials or colors between adjacent cottages are required to create distinct cottages within a development.

**SMC 20.50.740 Outdoor Lighting Standards**

- A. Light Trespass Standard. All light sources, such as a lamp or bulb, shall be shielded within a fixture, and fixtures shall be located, aimed or shielded to prevent direct light trespassing from the development to adjacent properties or directly up towards the sky.
- B. On-site pedestrian pathways shall be illuminated with at least two foot-candles of light.
- C. Cottage entries shall be illuminated with at least four foot-candles of light.
- D. Prohibited Lighting. The following types of lighting are prohibited:
  1. Outdoor floodlighting by floodlight projection above the horizontal plane;

2. Search lights, laser source lights, or any similar high intensity light; and
3. Any flashing, blinking, rotating or strobe light illumination device located on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot.

Exemptions:

- d. Lighting in swimming pools and other water features governed by Section 321 (Lighting) of the International Swimming Pool and Spa Code, or Chapter 246-260 WAC, as applicable.
- e. Signs and sign lighting regulated by Chapter 20.50 SMC, Subchapter 8.
- f. Holiday and event lighting (except for outdoor searchlights and strobes).
- g. Lighting triggered by an automatic emergency or security alarm system.

**SMC 20.50.750 Fences and Walls – Standards**

- A. **Front Yard** Fences and walls located within the required minimum front yard setback shall be a maximum of three feet, six inches high and shall be no more than 60 percent opaque.
- B. **Side and Rear Yards.** A six-foot-tall solid fence or wall is required along the side and rear property lines.
- C. **Private Open Space Fences.** Fences delineating private open space are optional and shall be a maximum of three feet, six inches high.
- D. **Materials.** Fences and walls shall be constructed of wood, wrought iron, brick, stone, or other high quality material. All chain link, electric, razor wire, and barbed wire fences, and other similar types of security fences are prohibited.
- E. **Height.** The height of a fence located on a retaining wall shall be measured from the finished grade at the top of the wall to the top of the fence. The overall height of the fence located on the wall shall be a maximum of six feet.

