

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Discussion of Ordinance No. 984 – Amending Chapters 20.30 and 20.50 of the Shoreline Municipal Code to Establish Development Regulations for Cottage Housing, and Resolution No. 512 – Amending the Fee Schedule to Provide For a For-Purchase Affordable Housing Fee In Lieu
DEPARTMENT:	Planning & Community Development
PRESENTED BY:	Elise Keim, AICP, Senior Planner
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

In May 2021, the City Council adopted the [Housing Action Plan](#) (HAP) with the passage of Resolution 481. The HAP explores potential City-led actions and initiatives to encourage the production of affordable and market rate housing to meet the needs of a growing and diversifying population now and in the future. The HAP identifies Shoreline’s greatest housing needs and associated tools to address those needs. Cottage housing regulations were identified in the HAP as a strategy to increase the supply and variety of housing options in Shoreline. Cottage housing regulations were prioritized by Council as a first step to implementing the HAP.

Tonight, staff will present the Planning Commission’s recommended development code amendments for cottage housing development standards. Proposed Ordinance No. 984 (Attachment A) includes the proposed amendments. Staff will also present proposed Resolution No. 512 (Attachment B), which provides for a for-purchase affordable housing fee in lieu in the City’s fee schedule. Proposed Ordinance No. 984 and proposed Resolution No. 512 are scheduled to be brought back to Council for potential action on May 22, 2023.

RESOURCE/FINANCIAL IMPACT:

The proposed Cottage Housing Development Standards will not have a direct financial impact to the City. Cottages would be permitted under existing residential building permits, which allow for multiple buildings on one lot. Over time, an increase to density could increase the demand on some public services, and this increase in demand is handled through impact fees. Fees-in-lieu of constructing affordable for-purchase cottage units would be contributed to the City’s Housing Trust Fund.

RECOMMENDATION

No action is requested by the City Council tonight as this is a discussion item only. The Planning Commission recommends that the City Council adopt the Cottage Housing

Development Regulations as shown in Exhibit A to proposed Ordinance No. 984. Staff also recommends that Council adopt proposed Resolution No. 512 providing for a for-purchase affordable housing fee in lieu. Council is scheduled to take potential action on proposed Ordinance No. 984 and proposed Resolution No. 512 on May 22, 2023.

Approved By: City Manager **BE** City Attorney **MK**

BACKGROUND

A key finding of the HAP is that Shoreline has an overall housing shortage that reflects a regional lack of supply, resulting in housing costs increasing faster than household incomes. Most of Shoreline's households consist of one or two people. Smaller housing types like cottage housing may appeal to these smaller households.

Cottage housing regulations generally allow for small, one- or two-story houses that may be attached or detached. Cottage housing is one form of middle housing. The homes are arranged around a common interior courtyard. Houses are small, with a maximum floor area and height limit. With appropriate design standards this type of housing blends into existing neighborhoods and cottages appear similar to single-family homes from the street. Cottage housing typically provides a form of individual ownership through a subdivision or condominium where cottage units can be sold individually.

Graphic 1 – Example Cottage Housing Development



Image: Cottage Housing Site Plan Example
Source: City of Anacortes Municipal Code

Cottage housing is currently not a permitted form of development in Shoreline. The City previously had cottage housing regulations and permitted seven cottage housing developments from 2000 to 2004. These regulations were repealed in 2006 due to concerns about design and compatibility.

Both the Comprehensive Plan and HAP support the creation of cottage housing regulations to increase the housing choices for Shoreline residents. Cottage housing regulations represent one tool in Shoreline's toolkit as the City works to address the housing needs of its residents, both present and future.

The City received grant funding from the Washington State Department of Commerce for Housing Action Plan Implementation (HAPI Grant). The HAPI Grant provided funding to support the development of cottage housing regulations, including an existing conditions report, public engagement, and draft and final development code amendments. The grant requires all work to be completed by June 2023.

Planning Commission Review

The Planning Commission was introduced to this topic on April 21, 2022, held study sessions on December 1, 2022; February 2, 2023; and March 16, 2023. The Commission held a Public Hearing on April 6, 2023. The staff reports for these Planning Commission agenda items can be found at the following links:

- [Cottage Housing Development Code Amendment Introduction](#), April 21, 2022
- [Cottage Housing Development Code Amendments](#), December 1, 2022
- [Cottage Housing Development Code Amendments](#), February 2, 2023
- [Cottage Housing Development Code Amendments](#), March 16, 2023
- [Public Hearing on Cottage Housing Development Code Amendments](#), April 6, 2023

The Planning Commission directed cottages be treated similarly to single-family residences with a light-touch approach to design standards. The Commission was supportive of encouraging the development of affordable cottage housing.

April 6 Public Hearing

Four public comments were received during the April 6, 2023, Planning Commission Public Hearing. The public comments can be viewed at the following link: [Planning Commission April 6, 2023, Public Hearing on Cottage Housing Development Code Amendments](#).

Following the Public Hearing, the Planning Commission voted unanimously to recommend that Council approve the proposed Cottage Housing development code amendments which are provided as Attachment A, Exhibit A. The Planning Commission's recommendation is included as Attachment C.

DISCUSSION

Existing Conditions Report

The [Existing Conditions Report](#) was prepared which gathers data about demographics, housing trends, and zoning in Shoreline. The report found that young adults ages 25-34 and older adults ages 65-74 are the fastest growing population brackets in the city. Further analysis showed that 1-2 person households make up 61% of all households in the city and, of those one person households, roughly 45% are aged 65 or older. The report also found that single-family detached units are the most common housing type in Shoreline, making up 67% of all housing units in the city. With a lack of smaller sized for-sale units compared to the large percentage of households with only 1-2 people there is a mismatch in Shoreline's for-sale housing options in comparison to household size. The limited availability of smaller, more affordable for-sale homes forces prospective buyers to choose from larger, more expensive housing options. Approximately 80% of lands available for residential development are zoned for single-family detached uses so it is not surprising that the majority of all housing units in the city are single-family detached units.

Public Engagement

City staff and the consultant team met with stakeholder focus groups including community members, developers, and development review staff to understand their perspectives on cottage housing. An online survey of cottage housing design was available from July 10 – September 26, 2022. A survey was also sent out to existing cottage developments residents in Shoreline to ask about their experiences living in cottage communities. Finally, a virtual open house was held on October 5, 2022, where the consultant team provided an informational presentation about cottage housing. After the presentation the meeting broke into small discussion groups and wrapped up with a question-and-answer session. A [Public Outreach Summary](#) report was prepared by the consultant to help guide the direction of the cottage housing code.

Proposed Cottage Development Code Amendments

Based on the data in the Existing Conditions Report as well as feedback from public outreach efforts and Planning Commission, draft cottage housing development regulations were prepared (Attachment A, Exhibit A). A summary of the regulations in table form is provided in Attachment D for quick reference.

Location:

Cottage housing developments are proposed to be allowed only in R-4, R-6, R-8, and R-12 zones, subject to supplemental use criteria. Other zone districts were deemed inappropriate as they are meant for higher intensity levels of residential and commercial development.

Cottage Density:

From the existing conditions report and discussions with developers it is clear that cottages built at the density of the underlying zone are not economically feasible. Existing cottage developments in Shoreline were built at 1.5-2 times the density of the underlying zone. The current Comprehensive Plan includes language that limits a zone's "base" density.

Land Use Policy LU1: The Low Density Residential land use designation allows single-family detached dwelling units. Other dwelling types, such as duplexes, single family attached, cottage housing, and accessory dwellings may be allowed under certain conditions. The permitted base density for this designation may not exceed 6 dwelling units per acre.

Land Use Policy LU2: The Medium Density Residential land use designation allows single-family dwelling units, duplexes, triplexes, zero lot line houses, townhouses, and cottage housing. Apartments and professional offices may be allowed under certain conditions. The permitted base density for this designation may not exceed 12 dwelling units per acre.

A density bonus provision was added to allow cottages to exceed the base density for the underlying zone including bonuses for proximity to transit, level of environmentally friendly building certification and affordable housing. This density bonus approach was reviewed internally and determined to be consistent with the Comprehensive Plan while

also advancing the community’s priorities of sustainability, walkability, and affordability. The density bonus program offers tiers of density bonuses which can be combined with one another, up to a doubling of the base density of the underlying zone (Table 1 below). Separate from the density calculation, cottage housing developments are given a minimum and maximum development size of between 2-24 cottages.

Table 1 – Density Bonus

Requirement	Density bonus allowed above the zoning base density
All units within the cottage housing development are certified PHIUS+ or Built Green 4-Star	25%
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)	25%
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	50%
The cottage housing development is located within ¼ mile of a high-capacity transit service stop (e.g., bus rapid transit, light rail)	50%
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; or payment of an affordable housing fee-in-lieu for each unit that would have been required to be affordable in accordance with the City of Shoreline Fee Schedule	100%

Affordability and Fee-in-Lieu:

Cottage housing is typically a form of for-purchase housing. Cottage developments seeking a density bonus for affordable for-purchase housing may pay a fee-in-lieu of building the affordable units. The fee-in-lieu option includes a sunset clause stating the fee-in-lieu would no longer be allowed once the City establishes an affordable home ownership program which would oversee transactions and monitoring. A fee-in-lieu is currently established in the City’s Schedule to account for “partial” units in areas of the MUR-45’ and MUR-70’ zones with mandatory affordable housing requirements. Proposed Resolution No. 512 (Attachment B) provides the proposed amendment to the Fee Schedule which would include cottage housing. The Fee Schedule is updated by Council Annually and rates regularly adjusted.

Minimum Required Lot Size:

Cottage developments need to comply with the minimum lot size of the underlying zone. Ultimately, the required lot size will be determined by the design of the site, including compliance with development standards like open space, parking and setbacks and the desired number of cottages.

Setbacks:

Setbacks are to be consistent with the underlying zone, except that cottage developments are not required to increase setbacks to 15-feet when more than three units are on the site. To allow for flexibility in site design, location of parking and maximizing centralized common open space area, cottage housing developments can aggregate their setbacks. Aggregate setbacks mean the total of the setbacks is required to be the sum of the front, rear, and side yards and that side and rear setbacks shall not be less than five feet. For example, if an existing grove of significant trees necessitates a larger setback than is required by the zone, the development is able to reduce setbacks elsewhere on site to accommodate and preserve the trees.

Unit Size:

Cottages are proposed to have a minimum gross floor area of 700 square feet (sf) and a maximum gross floor area of 1,500 sf. To encourage a mix of unit sizes and types, a priority of both Planning Commission and public feedback, the code proposes a minimum of 20% of units have variation in unit size from other units by at least 250 sf.

Unit Height:

Cottages are proposed to have a maximum building height of 22 feet, with potential for three additional feet in height if the development preserves additional large (greater than 24-inch diameter at breast height) significant trees on site. Height is measured from average existing grade to the highest point of the roofline. To encourage a mix of unit sizes and types, a priority of both Planning Commission and public feedback, the draft code proposes a minimum of 20% of all cottages within a single development not to exceed 15 feet in height.

Limiting Upper Floor Mass:

To reduce upper floor mass and visual impact, a concern of neighbors, the draft code proposes cottages that exceed 15 feet in height have a pitched roofline between 6:12 and 12:12. To further reduce a building's upper floor mass, a concern for neighbors worried about a loss of privacy, the draft code proposes a requirement that at least 60% of the gross floor area of a cottage be at ground level.

Building and Hardscape Coverage:

Cottage housing developments in R-4 and R-6 zones can increase the building and hardscape coverage maximums by 10%. This increase in allowable impervious area is proposed in order to encourage more livable single-story units and acknowledge the desire for on-site parking, vehicle maneuvering, and waste storage. Building and hardscape coverages were not increased in R-8 or R-12 zones.

Parking Ratio:

The required parking for cottages depends on unit size, either 1 or 1.5 parking stalls if the unit is smaller or larger than 1,250 square feet. Guest parking is not required.

Electric vehicle ready parking will be required. Existing available parking reductions would apply (for example, proximity to high-capacity transit).

Site Design Standards:

Site design regulations of a cottage development focus on parking design, solid waste storage and staging, private open space, and common open space.

Parking Design:

Location and design of parking can have a significant impact on the appearance of a cottage development. The potential location of parking on site is described based on a preference for minimizing visual impact to the site frontage. This means parking at the rear of the lot off an alley or along the side is preferable to parking at the front of the lot along the street.

If surface parking lots or carports are provided, they must meet parking lot landscaping requirements. If garages are provided, they must be architecturally consistent with cottages, must be detached from cottages, and must be screened from view with fencing and landscaping.

Solid Waste Storage and Staging:

Solid waste storage on site requires individual bins either be in individual garages and wheeled out to the curb on pickup day by the homeowner, or allow for a common indoor trash room or a screened outdoor enclosure that Recology confirms they can access and service.

Private Open Space:

To ensure residents have areas of private outdoor enjoyment each cottage shall have 300 sf of private open space with a minimum dimension of 6 feet. Private outdoor space must be directly accessible and contiguous with the cottage it serves. Attached front porches are to provide direct access to a cottage and required to be at least 10% of the total square footage of a cottage with a minimum dimension of 6 feet. Porches can count toward private open space.

Common Open Space:

Common open space is an important characteristic of cottage development. A minimum of 250 sf of common open space per cottage with a minimum dimension of 20 feet and a minimum area of 500 sf. Open space is to be usable for recreation, either formally programmed like a community garden or informally programmed like a preservation of trees.

Building Design Standards:

The Planning Commission supported minimal building design standards as these are private residences and design standards that are too proscriptive or specific may be overburdensome. Building design standards focus on the main themes of architectural cohesiveness, variation in design, design for privacy, and design for community.

Tree Preservation Incentives:

The importance of preservation of large trees came up frequently during public outreach. Rather than create a cottage-specific tree code, incentives for higher levels of

large tree retention in cottage developments were created including a reduction in the required common open space, height bonuses, allowing increases in upper floor area, parking reductions, and counting existing trees as amenities.

Development Code Amendments Review Process

The proposed code amendments in proposed Ordinance No. 984 would allow cottage housing in R-4, R-6, R-8, and R-12 zones. A cottage development is between 2-24 cottage units with a maximum floor area of any cottage in the development of 1,500 sf. Cottage Housing Developments must meet specific development and design standards in order to be considered cottages. Cottages have the option of pursuing density bonuses, up to double the base density of the underlying zone, based on the development's proximity to transit, level of environmentally friendly building certification, and/or level of affordability.

Amendments to SMC Title 20 (Development Code) are processed as legislative decisions. Legislative decisions are non-project decisions made by the City Council under its authority to establish policies and regulations. The Planning Commission is the reviewing authority for legislative decisions and is responsible for holding an open record Public Hearing on the proposed Development Code amendments and making a recommendation to the City Council on each amendment.

SMC 20.30.350 states, "An amendment to the Development Code is a mechanism by which the City may bring its land use and development regulations into conformity with the Comprehensive Plan or respond to changing conditions or needs of the City." The proposed amendments would establish regulations for cottage housing development, increasing housing supply and variety in Shoreline which is supported by both the 2012 Comprehensive Plan and 2021 Housing Action Plan.

The decision criteria for a Development Code amendment in SMC 20.30.350(B) states the City Council may approve or approve with modifications a proposal for a change to the text of the land use code when all of the following are satisfied:

1. The amendment is in accordance with the Comprehensive Plan; and
2. The amendment will not adversely affect the public health, safety, or general welfare; and
3. The amendment is not contrary to the best interests of the citizens and property owners of the City of Shoreline.

The proposed amendments are consistent with the criteria in SMC 20.30.350(B).

RESOURCE/FINANCIAL IMPACT

The proposed Cottage Housing Development Standards will not have a direct financial impact to the City. Cottages would be permitted under existing residential building permits, which allow for multiple buildings on one lot. Over time, an increase to density could increase the demand on some public services, this increase in demand is handled through impact fees. Fees-in-lieu of constructing affordable for-purchase cottage units would be contributed to the City's Housing Trust Fund.

COUNCIL GOAL ADDRESSED

The Cottage Housing Development Standards addresses the proposed 2023-2025 Council Goal #1, Action Step #6: Implement Cottage Housing regulations as the first implementation step of the City's Housing Action Plan to support housing choices.

RECOMMENDATION

No action is requested by the City Council tonight as this is a discussion item only. The Planning Commission recommends that the City Council adopt the Cottage Housing Development Regulations as shown in Exhibit A to proposed Ordinance No. 984. Staff also recommends that Council adopt proposed Resolution No. 512 providing for a for-purchase affordable housing fee in lieu. Council is scheduled to take potential action on proposed Ordinance No. 984 and proposed Resolution No. 512 on May 22, 2023.

ATTACHMENTS

Attachment A – Proposed Ordinance No. 984

Attachment A, Exhibit A – Planning Commission Recommended Draft Development Code Amendments

Attachment B – Proposed Resolution No. 512

Attachment C – Planning Commission Recommendation Memo

Attachment D – Table of Cottage Housing Development Regulations

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)ca 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 City Council elected to implement first was the development of regulations for cottage housing so as to address the “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 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, 2023, the City Council held a study session 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 MAY 22, 2023

Keith Scully, Mayor

ATTEST:

APPROVED AS TO FORM:

Jessica Simulcik Smith
City Clerk

Margaret King
City Attorney

Date of Publication: , 2023
Date of Transmittal to Commerce: , 2023
Effective Date: , 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 smaller than 700 square feet in gross floor area and 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
RESIDENTIAL GENERAL									
	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				
P = Permitted Use C = Conditional Use					S = Special Use -i = Indexed Supplemental Criteria				

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:

<u>Requirement</u>	<u>Density bonus allowed above the zoning designation’s base density(1)</u>
<u>All units within the cottage housing development are certified PHIUS+, or Built Green 4-Star (2)</u>	<u>25%</u>
<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>	<u>25%</u>
<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>	<u>50%</u>
<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>	<u>50%</u>
<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; or payment of an affordable housing fee-in-lieu for each unit that would have been required to be affordable in accordance with the City of Shoreline Fee Schedule – Affordable Housing Fee in Lieu (3)</u>	<u>100%</u>

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. 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.
 - e. Fee in Lieu. Payments in lieu of providing mandated affordable cottages is subject to the following requirements:
 - i. Payment of the fee in lieu as established by resolution of the City Council pursuant to Chapter 3.01 SMC. Fees shall be determined at the time the complete application for a building permit is submitted using the fee then in effect.
 - ii. The fee due shall be calculated based on the total number of mandated affordable cottages, including any fractional units.
 - iii. The fee shall be due and payable prior to issuance of any certificate of occupancy for the project.
 - iv. The City shall establish a housing program trust fund and all collected payments shall be deposited in that fund.
 - v. At such time as the City creates an affordable ownership program this fee-in-lieu alternative shall no longer be an option.

- 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 22 feet except as provided for in SMC 20.50.760, Tree Preservation Incentives.
- D. Building Coverage: Cottage housing developments may exceed the maximum building coverage for R-4 and R-6 zones by no more than ten percent (10%).
- E. Hardscape: Cottage housing developments may exceed the maximum hardscape coverage for R-4 and R-6 zones by no more than ten percent (10%).
- F. Cottage Size: The gross floor area for a cottage shall be a minimum of seven hundred square feet (700 sq. ft.) and 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% (21)	35% (21)	45%	55%	60%	70%	70%	N/A
Max. Hardscape (2) (6)	45% (21)	50% (21)	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 20.50.390 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
<u>Cottage Housing Development</u>	1.0 per unit 1,250-sf or less, 1.5 per cottage over 1,250-sf

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.

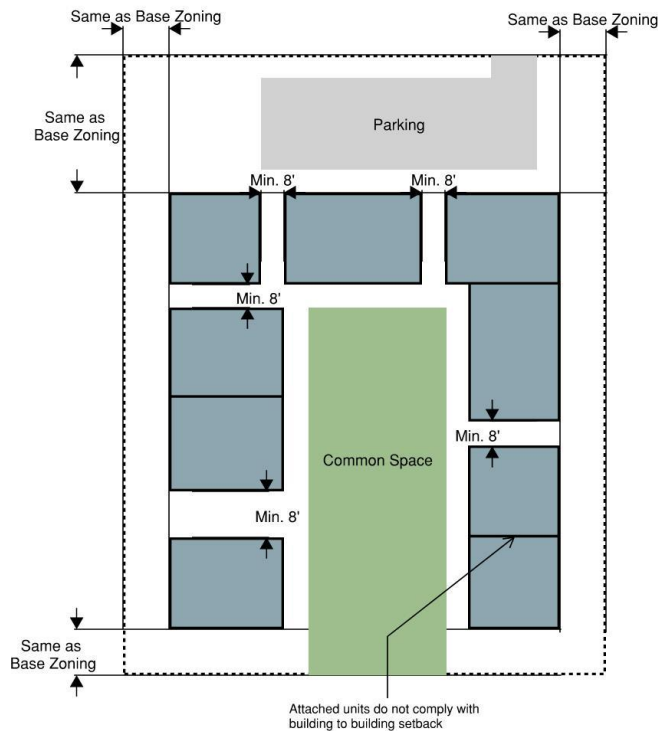


Figure 20.50.720 (A)(1): Cottage Setbacks and Building to Building Placement

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. Located in the rear of the development, accessed from an alley;
 - b. Located on the side of the development accessed by a private driveway;
 - c. Located on the side or front of the development and accessed by a non-arterial street;

- d. Located on the side or front of the development and accessed via an arterial street;
- e. 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.

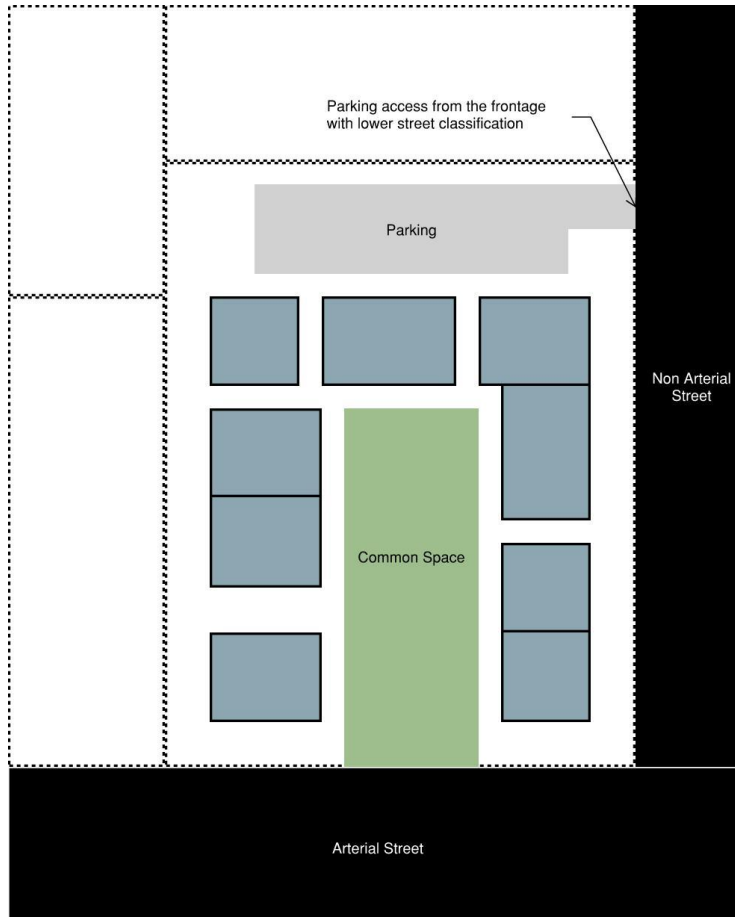


Figure 20.50.720(B)(3): Preferred Parking Configuration through Rear Access Driveway

- f. If parking cannot be provided in a priority location, the applicant shall demonstrate the design is not feasible or that a lower priority location better meets the intent of minimizing visual impact.
- 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.

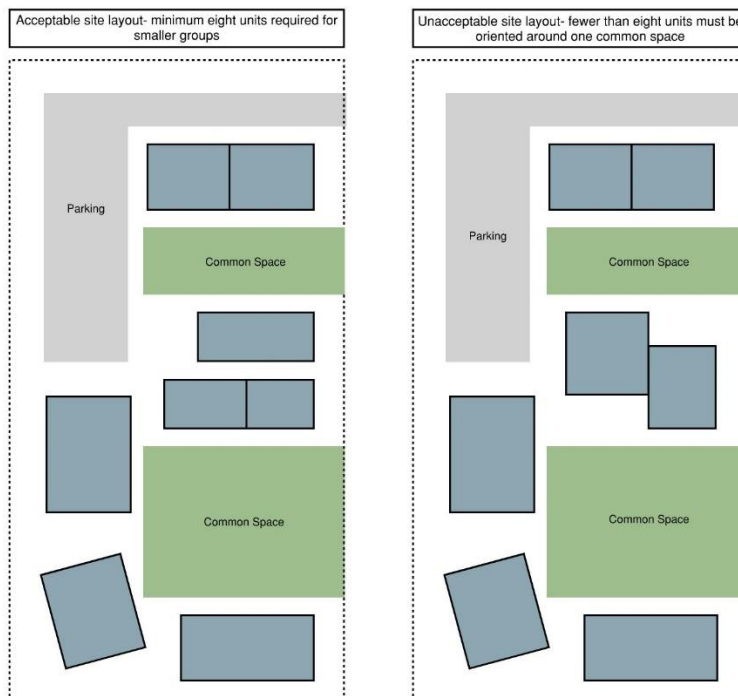


Figure 20.50.720(C): Flexible Site Configuration with Multiple Common Open Space Areas

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.

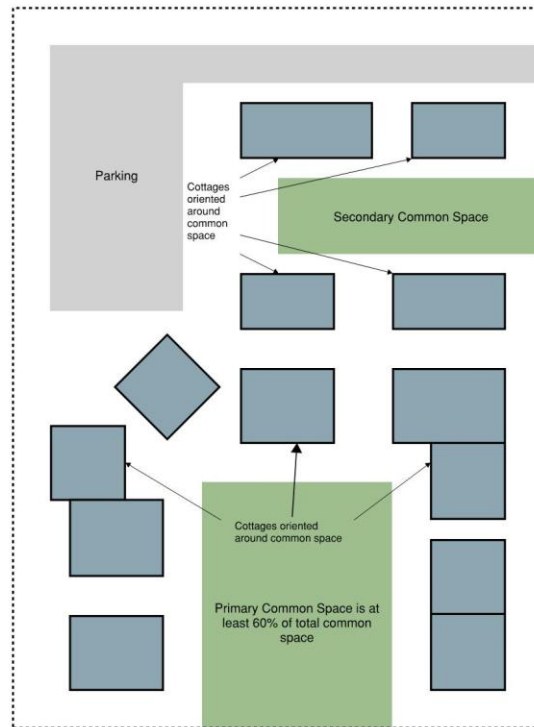


Figure 20.50.720(H)(4)(c): Cottage Open Space Sample Layout

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 – StandardsA. 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. Detached cottages must comprise at least 49% of the total number of cottages per cottage housing development.

B. Cottage Size:

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.

SMC 20.50.760 Tree Preservation Incentives

- A. The tree retention regulations in SMC 20.50. Subchapter 5 shall apply.
- B. Flexibility in site design shall be granted to applicants preserving existing significant trees on the site in quantities greater than required by SMC 20.50 Subchapter 5.
- C. Cottage Housing developments that retain significant trees over 24-inches DBH in quantities greater than required by SMC 20.50 Subchapter 5 may choose from the following incentives in addition to adjustment set forth in SMC 20.50.350(C):

<u>Number of retained Significant Trees > 24-inch DBH</u>	<u>Reduction of Common Open Space</u>	<u>Increase in Cottage Height for all units in the Development</u>	<u>Increase in allowed Upper Floor Area for all units in the Development (1)</u>	<u>Parking Reduction</u>
<u>1 or 2</u>	<u>5%</u>	<u>3 feet</u>	<u>5%</u>	<u>5%</u>
<u>3</u>	<u>10%</u>	<u>3 feet</u>	<u>10%</u>	<u>5%</u>
<u>4</u>	<u>15%</u>	<u>3 feet</u>	<u>10%</u>	<u>15%</u>
<u>5+ (2)</u>	<u>20%</u>	<u>3 feet</u>	<u>10%</u>	<u>15%</u>

- (1) This does not permit an increase in gross floor area above 1,500sf.
- (2) Preservation of more than five significant trees greater than 24-inches DBH in quantities greater than required by SMC 20.50 Subchapter 5 can count as an amenity. A weather

resistant interpretive sign is required to be permanently affixed near the tree(s) identifying the tree(s) as an amenity and identifying a tree's genus and species.

D. Tree protection requirements for trees preserved as part of this incentive program shall be recorded as a notice to title or on some other legal document that runs with the property.

RESOLUTION NO. 512

A RESOLUTION OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE FEE SCHEDULE TO PROVIDE FOR A FOR-PURCHASE AFFORDABLE HOUSING FEE IN LIEU.

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 under the Growth Management Act, chapter 36.70A RCW; and

WHEREAS, pursuant to SMC 3.10.010, the City Council is to establish fees by resolution; and

WHEREAS, RCW 36.70A.540 permits the City to create affordable housing programs and to allow a payment of money in lieu of constructing housing units if the City determines that the payment achieves a result equal to or better than providing the units on-site; and

WHEREAS, after the adoption of the 145th and 185th Light Rail Station Subarea Plans, the City established an affordable housing fee in lieu of constructing any fractional portion of mandatory affordable rental housing with the passage of Ordinance No. 817; and

WHEREAS, pursuant to a Washington State Department of Commerce grant, the City developed regulations for cottage housing and, in exchange for providing affordable for-purchase units, these regulations provide a density bonus of up to 100 percent, Ordinance No. 984; and

WHEREAS, these cottage housing regulations allow for a payment in lieu of constructing the affordable for-purchase cottage housing units a developer was required to provide under the density bonus provision; and

WHEREAS, for-purchase affordable housing fee in lieu payments for cottage housing will be deposited into a Housing Trust Fund, a special revenue fund, established within SMC Chapter 3.35 Funds; and

WHEREAS, the City Council has determined that creation of the for-purchase affordable housing fee in lieu for cottage housing units, in addition to the existing affordable rental housing fee in lieu, will be in the best interest of the public health, safety, and welfare; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, HEREBY RESOLVES:

Section 1. Amendment Fee Schedule. The Affordable Housing In Lieu Fee, as shown on the Fee Schedule, as adopted by Resolution No. 496, is deleted in its entirety and replaced with the following:

Affordable housing fee in lieu

2023 Adopted		
A. Rate Table		
Zoning district	Fee per unit if providing 10% of total units as affordable	Fee per unit if providing 20% of total units as affordable
MUR-45	\$229,417.00	\$176,330.00
MUR-70	\$229,417.00	\$176,330.00
MUR-70 with development agreement	\$282,504.00	\$229,417.00
<p>Note: The fee in lieu is calculated by multiplying the fee shown in the table by the fractional mandated unit. For example, a 0.40 fractional unit multiplied by \$212,755 would result in a fee in lieu of \$85,102.</p>		

<u>2023 Adopted</u>		
<u>B. Rate Table</u>		
<u>Development Type</u>	<u>Fee per unit if providing 10% of total units as affordable</u>	<u>Fee per unit if providing 20% of total units as affordable</u>
<u>For-purchase cottage housing</u>	<u>\$229,417.00</u>	<u>\$176,330.00</u>
<p>Note: <u>The fee in lieu is calculated by multiplying the fee shown in the table by the total number of mandated units, including fractional units. For example, if 1.2 units are mandated when providing 10%, then 1.2 is multiplied by \$229,417.00 and would result in a fee in lieu of \$275,300.40.</u></p>		

Section 2. 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 resolution, including the corrections of scrivener or clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or resolution numbering and section/subsection numbering and references.

Section 3. Severability. Should any section, subsection, paragraph, sentence, clause, or phrase of this resolution 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 resolution or its application to any person or situation.

Section 4. Effective and Expiration Date. This Resolution shall go into effective upon its passage by the City Council. The fee in lieu established by this Resolution shall terminate and no longer be available when the City establishes a for-purchase affordable housing program.

PASSED BY THE CITY COUNCIL ON MAY 22, 2023

Mayor Keith Scully

ATTEST:

Jessica Simulcik-Smith
City Clerk



TO: Honorable Members of the Shoreline City Council

FROM: Pam Sager, Chair
Shoreline Planning Commission

DATE: April 6, 2023

RE: Cottage Housing Development Code Amendments

In 2021, the City Council adopted a Housing Action Plan and prioritized the development of regulations for cottage housing as the first step in implementing the Housing Action Plan.

The Planning Commission started discussing cottage housing on April 21, 2022, and held subsequent study sessions on proposed regulations on December 1, 2022, February 2, 2023, and March 16, 2023. A public hearing was held on April 6, 2022. For the proposed cottage housing regulations, the Planning Commission recommended approval of those regulations as presented by Planning Staff at the April 6 public hearing with a unanimous vote.

In consideration of the City Planning Staff's recommendations, written and oral public testimony, the Planning Commission respectfully recommends that the City Council adopt the proposed cottage housing regulations as attached to this recommendation.

Cottage Code Summary Table

STANDARD	REQUIREMENT
Density	Density Bonus Program
Max. Building Coverage	Same as underlying zone requirements Exceptions: R-4 and R-6 zones may increase by 10%
Max. Hardscape	Same as underlying zone Exceptions: R-4 and R-6 zones may increase by 10%
Min. Floor Area	700 sq ft
Max. Floor Area	1,500 sq ft
Max. Cottages per Development	24 units
Min. Cottages per Development	2 units
Min. Lot Size	Same as underlying zone requirements
Unit size variety	Min 20% of units must vary at least 250 sq ft above or below average size
Building Height max.	22 feet
Pitch roof requirement	Structures greater than 15 feet in height must have a roof pitch between 12:6 and 12:12
Minimum percent of cottages 15 feet or shorter in height	20%
Minimum total floor area on ground floor	60%
Front setback for development	Same as underlying zone or aggregate
Rear setback for development	Same as underlying zone or aggregate
Side setback for development	Same as underlying zone or aggregate
Minimum distance building to building	8 feet ¹
Parking stalls per cottage with 1,250 square feet or less	Min. 1 stall
Parking stalls per cottage with more than 1,250 square feet	Min. 1.5 stalls
Interior parking lot landscaping	Min. 20 square feet per stall
Interior parking lot trees	Min. 1 tree for every 5 stalls
Parking lot islands	Min. 1 island for every 6 stalls
Min. common space amenities	Min. 1 amenity for every four cottage units

¹ Building to building setbacks are not required when two units are attached.

Common space per cottage	Min. 250 square feet per every cottage
Common space linear dimension	Min. 20 feet
Max. lawn allowance	60% of common open space
Min. pollinator habitat	10% of common open space
Community structure height	Max. 15 feet
Private open space min.	300 square feet per cottage
Porch size	Min. 10% of cottage square footage
Porch min. depth	6 linear feet