Thurston County Green Development Stakeholders Group
Stakeholders Meeting #7
August 4, 2010 - 3:00 to 5:00 p.m.
2404-A Heritage Court, 2nd Floor Meeting Room

Meeting Summary

*Project Purpose:* Thurston County seeks to engage key stakeholders to craft a regional strategy for fostering green development across the County.

**Members in Attendance**
Scott Bergford, Scott Homes
Graeme Sackrison, TCAT
Daimon Doyle, Doyle Custom Homes, Inc
Tessa Smith, The Artisans Group
Jeffrey Erwin, Jensen Kokis Erwin
Rob Rice, Gemini Corporation
Jeff Pantier, Hatton Godat Pantier

**Staff in Attendance**
Tony Kantas, Resource Stewardship

**Agenda items:**

- Review and write cottage housing code for the Urban Growth Area Zoning Ordinances of Lacey, Olympia, and Tumwater

**COTTAGE HOUSING**

**Sections:**
xx.55.010 Intent
xx.55.020 Where permitted
xx.55.030 Development Standards

**xx.55.010 Intent.** It is the intent of this chapter to:

A. Provide an opportunity for small, detached housing types, clustered around an open space.
B. Provide traditional cottage amenities and proportions to ensure that cottage housing developments contribute to the overall community character.

C. Provide centrally located and functional common open space that fosters a sense of community.

D. Provide semi-private area around the individual dwellings to enable diversity in landscape design and foster a sense of ownership.

E. Ensure minimal visual impact from vehicular use and storage areas for residents of the cottage housing development as well as adjacent properties, and to maintain a single-family character along public streets.

F. Take advantage of existing natural features on the site including topography and vegetation, where desirable.

G. Provide the opportunity for more affordable housing units.

H. Promote conservation of natural resources by clustering smaller dwelling units on lots.

I. Provide energy efficient dwelling units. (Added Language)

J. Provide more opportunity for infill development. (Added Language)

xx.55.020 Where permitted. Cottage housing development shall be permitted in the following land use districts, consistent with the development standards in this chapter:

A. Low Density Residential 3-6 District.

B. Moderate Density Residential District.

C. High Density Residential District.

D. Cottage housing developments are intended to be integrated with other housing types. Specifically, no more than five clusters of cottages are permitted in any individual development, except for large developments where cottages represent less than twenty-five percent of the total number of dwelling unit.

xx.55.030 Development standards.

A. Density. The density of the underlying zone governs unless a density increase is granted as provided in this chapter.

B. Density increase in the Low Density Residential (3-6) and Moderate Density Residential Districts. The County may allow two cottage units for each regular dwelling unit allowed under existing standards in the Low Density Residential (3-6) and Moderate Density Residential Districts. Cottage housing developments to increase the density of the underlining zone by 50 percent when the development is in compliance with all standards of this chapter. The cottage housing development may increase the density an additional 50 percent if all dwellings are constructed in accordance with a green building certificate program. Added language.

C. Maximum Gross Floor Area. The maximum allowed gross floor area is 1,200 1,500 square feet per dwelling. The maximum gross floor area for the ground floor or main floor is eight
hundred 1,000 square feet per dwelling. Floor area does not include covered porches. Added language.

D. Platting. A cottage development may be completed through a subdivision plat, short plat, or condominium provided the county has adopted an ordinance providing this option.

E. Design. Cottages are subject to the design criteria in Chapter 21.70. Where there are conflicts between Chapter 21.70 and the standards in this chapter, the standards herein shall apply.

Cottage housing developments are subject to the following design review requirements.

Variety in Building Design. A variety of building elements and treatments of cottages and accessory structures must be incorporated. Variety in building design may include any of the following: change in materials or texture, windows, façade, colors, or other architectural feature as shown in the codes design standards of Chapter 21.70. No blank walls are allowed. Added language.

Five-foot-wide pedestrian pathways (sidewalks) must be included to provide for movement of residents and guests from parking areas to homes and other amenities. Added language.

F. Minimum Common Space. The minimum common space required is three hundred square feet per dwelling. The common open space shall be configured so that at a minimum:

1. The common open space abuts fifty percent of the cottages in a cottage housing development.
2. Cottage clusters must abut at least two sides of the common open space.
3. Cottages are oriented around the open space with an entry facing the common open space.
4. Cottages should be within sixty feet walking distance of the common open space. (Ask Lacey)
5. Area required to meet minimum private open space, setback, and parking requirements may not be used in the calculations for common open space.
6. Common open space shall be accessible to all cottage residents in the applicable cluster and maintained by the development’s homeowners association.

G. Minimum Private Open Space. The minimum private open space required is two-hundred square feet per dwelling. Required open space shall be adjacent to each dwelling unit and for the exclusive use of the cottage resident(s). The private space shall be:

1. Usable (not on a steep slope).
2. Oriented toward the common open space as much as possible.
3. No less than eight feet in dimension on any side. A desirable configuration for this private open space is an area between the dwelling unit and the common open space, similar to what’s shown in the examples in Table.
4. Front yard porch area may be included as private open space area. Added language.

Stopped review here at the 8/4/10 meeting. We will continue review from here at next stakeholders meeting.

H. Facades and Porches.

1. Cottages facing the common open space or common pathway must feature a roofed porch at least eighty square feet in size with a minimum dimension of eight feet on any side. 

Marysville: Each cottage unit shall have a covered porch or entry of at least 60 square feet with a minimum dimension of 6 feet on any side. Secondary entrances facing a street or sidewalk shall have a five-by-five foot porch.

Port Townsend: Cottage homes shall have a covered main entry porch with a floor area measuring at least 60 square feet in size. The floor of the covered main entry porch shall have minimum dimensions of not less than five feet in any direction (length or width).

2. Cottages fronting on a street shall provide a covered entry feature with a minimum dimension of six feet by six feet facing the street. This is in addition to the porch requirement, where the cottage is adjacent to a common open space or pathway.

3. All facades facing common open space, pathways, and streets shall comply with Architectural Details and Windows and Transparency design criteria specified in Section 14.23.072(C) and (I), respectively.

I. Maximum Height for Cottages.

1. The maximum height for cottages with a minimum roof slope of six feet vertical to twelve feet horizontal is twenty-five feet. All parts of the roof above eighteen feet shall be pitched.

2. The maximum height for cottages with a roof slope of six feet vertical to twelve feet horizontal is eighteen feet. Conflicts with #1

3. The maximum height for all accessory structures is eighteen feet.

J. Setbacks. The setback requirements are the same as the other residential uses in the underlying zone.

Federal Way: Front: 15’ Side 5’ Rear 5’

Langley: Front Yards. The front yard shall be an average of ten (10) feet and at no point shall be less than five (5) feet. Rear yards. The minimum rear yard shall be ten (10) feet. Side yards. The minimum required side yard shall be five (5) feet.

K. Minimum Distance Separating Structures. The minimum required distance separating structures (including accessory structures) is ten feet.

L. Parking Requirements.

1. The minimum required number of parking spaces is one and one-half spaces per dwelling.

Langley 1.25 spaces per unit
2. Federal Way: 1.8 spaces per unit
   Parking shall be located on the same property as the cottage development.

3. Parking and vehicular areas shall be screened from public streets and adjacent residential uses by landscaping or architectural screens.

4. Parking shall be located in clusters of not more than five adjoining uncovered spaces (except where parking areas are adjacent to an alley).
   *Federal Way – No shared garage or carport may not exceed 800 square feet in size.*

5. Parking is prohibited in front and interior yard setback areas.

6. All detached parking structures shall have a pitched roof design.

7. Garages may be attached to individual cottages provided all other design standards have been met and the footprint of the ground floor, including the garage, does not exceed 1,000 square feet. Such garages shall be located away from common open spaces to the extent possible.
   *Federal Way – Garage doors shall not be oriented towards a public right-of-way with the exception of an alley.*

8. At least fifty percent of the required parking spaces shall be enclosed. Such structures shall be designed consistent with the cottage architecture. This includes similar building materials, rooflines, and detailing.

9. *Langley – Parking between structures is only allowed when it is located toward the rear of the principal structure and is served by an alley or private driveway.*

10. *Langley – Parking may be located between any structure and the rear lot line of the lot or between any structure and a side lot line, which is not a street side lot line.*

11. *Federal Way – Surface parking lots shall be broken into sub-lots of no more than eight parking spaces. Sub-lots shall be separated by landscaped bulb-outs a minimum of 12-feet in width.*

12. *Federal Way – Surface parking lots of more than two spaces, visible from a public right-of-way (not including alleys) or adjacent single-family uses or zones shall be screened by landscaping and/or architectural features pursuant to the landscape requirements to separate conflicting uses.*

M. Utility elements. Utility meters and heating/cooling/ventilation equipment shall be located/designed to minimize visual impacts from the street and common areas.

N. Low impact development. Cottage developments shall utilize Low Impact Development techniques to accommodate and treat stormwater as on-site conditions allow, as determined by the director. Examples include the use of pervious pavement for walkways, patios, and vehicle access areas, directing runoff from roofs and other impervious areas to landscaped beds, green or living roofs, and the use of rain barrels.

O. Existing nonconforming structure and accessory dwelling units.
1. On a lot to be used for a cottage housing development, an existing detached single family residential structure, which may be nonconforming with respect to the standards of this chapter, shall be permitted to remain, provided the house and any accessory structures are not enlarged and the development meets the standards herein. The existing dwelling shall be included in determining the allowable density for the site.

2. For any cottage development containing an existing house and an accessory dwelling unit, the accessory dwelling unit shall be counted as a cottage for the purposes of determining allowable density for the site.

P. Clustering Groups. Developments shall contain a minimum of four and a maximum of twelve dwellings located in a cluster group to encourage a sense of community among the residents. A development site may contain more than one cluster.

Q. Redmond – Accessory Dwelling Units

Accessory Dwelling Units. provides for accessory dwelling units (ADUs) in residential areas. For the purposes of this section, additional requirements for ADUs are as follows:

(a) The number of accessory dwelling units (ADUs), either attached or detached, that are permitted in a cottage housing development shall be based on the underlying density calculation for standard-sized dwellings that would be attributed to that site. For example, if the density calculation for a site indicates that three standard size homes would be allowed, then three ADUs plus the number of cottages allowed would be the total number of dwelling units permitted on the site. (For fractional values of 0.5 and above, round up; below 0.5, round down.)

(b) The size of an accessory dwelling unit shall be subordinate to that of the primary, or cottage dwelling. For any ADU, the total square footage of the ADU shall not exceed the lesser of (i) 500 square feet or (ii) 40 percent of the total square footage of the primary dwelling unit and the accessory dwelling unit combined. ADUs attached to a cottage shall count in the 1,000 square foot maximum floor area. ADUs in a detached structure do not count in the 1,000 square foot maximum floor area.

Permitted Zones??:

Lacey UGA:
Low Density Residential
Moderate Density Residential
High Density Residential

Tumwater UGA:
Single-Family Low Density Residential
Single-Family Medium Density Residential

Olympia UGA:
Residential 4
Residential 4-8
Residential 6-12