Lacey, Olympia, and Tumwater Urban Growth Area

Chapter XX.XX

COTTAGE HOUSING

Sections:
XX.XX.010 Intent
XX.XX.020 Where permitted
XX.XX.030 Development Standards

XX.XX.010 Intent. It is the intent of this chapter to:

A. Provide an opportunity for small, detached single family 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 areas 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.

J. Provide more opportunity for infill development.

K. Provide incentives for green certified building and low impact development.

XX.XX.020 Where permitted. Cottage housing development shall be permitted in the following land use districts zones, consistent with the development standards in this chapter:

A. Low-Density Residential-3-6-District Single Family Low Density Residential (4-7/acre).

B. Moderate Density Residential-District Single Family Medium Density Residential (6-9/acre).

C. High-Density Residential-District Multi-Family Medium Density Residential (9-15/acre).

C. Mixed Use.

D. Cottage housing developments are intended to be integrated with other housing types.
XX.XX.030 Development standards.

In instances where this chapter conflict with other City of Tumwater requirements, the requirements within this chapter shall prevail.

A. Density. The density of the underlying zone governs unless a density increase is granted as provided in this chapter. The requirement for Transfer of Development Rights (TDR’s) shall not apply to cottage developments.

B. Density increase in the Low Density Residential (3-6) and Moderate Density Residential Districts. The County may allow cottage housing developments to increase density 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.

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

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

E. Design. Cottages are subject to the design criteria in TMC Chapter 18.43 24-70. Where there are conflicts between Chapter 18.43 24-70 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 18.43 24-70. No blank walls are allowed.

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.

F. Minimum Common Space. The minimum common space required is three hundred square feet per dwelling. The common area 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.
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 be 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 2.

4. Front yard porch area may be included as private open space area.

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.

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 is twenty-five feet. All parts of the roof above eighteen feet shall be pitched.

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

J. Setbacks.

Front Yards. The minimum front yard shall be ten (10) 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.

2. 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).

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 4,000 square feet. Such garages shall be located away from common open spaces to the extent possible.

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

9. 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. 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.

11. 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/design to minimize visual impacts from the street and common areas.

N. Low impact development. Cottage developments shall utilize low impact development techniques, such as those contained within TMC 13.22 “Zero Effect Drainage Discharge”, 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, if detached, shall be counted as a cottage for the purposes of determining allowable density for the cottage development site. New accessory dwelling units shall not be allowed within a cottage development.

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. The density bonus for clustering found in the underlying zone districts shall not apply to cottage developments.

Comment [T31]: I think this answers my questions regarding cluster groups above.

Comment [T32]: Tumwater allows a 25% density bonus for clustering. This is not necessary for cottages because this ordinance will allow them to receive up to a 100% density bonus and they are already required to cluster.