

### Purpose

The purpose of this cottage housing demonstration ordinance is to incentivize the development of cottage housing units within the City. While cottage housing developments are permissible under current land-use regulations, no regulatory incentive is provided for their construction. Consequently, no cottage housing developments have been constructed within the City. The City will use this demonstration ordinance to assess the viability of incentivizing cottage housing through regulatory means in Duvall. A decision on whether to adopt a permanent cottage housing ordinance will be made after completion of a cottage housing development project constructed under this ordinance.

### Sunset Clause

- A. Applications submitted under this ordinance will be accepted up to one year from the date of adoption this ordinance goes into effect.
- B. The regulations of this ordinance shall expire upon adoption of a codified cottage housing ordinance by the City Council.

### Applicability

- A. All applicable regulations of Duvall Municipal Code Title 14 shall apply to cottage developments (inclusive of garages); except that when such regulations conflict with this ordinance, the regulations (including definitions) of this ordinance shall prevail.

### Definitions

- A. “Build-to-Zone” means an area of a lot designated for placement of a building facade along a street, located parallel to a front property line. The Build-to Zone defines an area in which the locations of building fronts can vary within a specified range.
- B. “Cottage” means a small, detached single-family dwelling unit that is site-built on a permanent foundation and is designed to accommodate a single person or a small family.
- C. “Cottage Housing Development” means a development of at least three fee simple cottages designed and oriented toward a street.
- D. “Garage, alley accessed single vehicle detached” means a fully enclosed free-standing building designed to accommodate the parking or storage of no more than one motor vehicle only accessible from a rear alley.
- E. “Ground-Floor Finished Level Height” means the vertical distance allowed between the average grade at the front of the cottage and the top of the finished floor on the ground level.

### Application Review Process

- A. The subdivision process for cottage housing developments shall go through the preliminary and final plat subdivision permit approval process as specified in DMC 14.08.010.
- B. A note shall be included on the final plat that states the lots are subject to the development regulations of this cottage housing demonstration ordinance.
- C. Cottage housing developments shall be processed as a Type I permit for site plan review.

### Applicable Zones

- A. The provisions of this cottage housing demonstration ordinance shall only apply to cottage housing developments within the R4, R4.5, R6, R8 and R12 zoning districts.

Permitted Uses

- A. The following uses are expressly prohibited within a cottage development regardless residential zone:
  - 1. Accessory Dwelling Units
  - 2. Adult family home;
  - 3. Carriage unit;
  - 4. Dwelling unit, detached;
  - 5. Dwelling unit, attached two-family;
  - 9. Wireless facilities attached to an existing building or structure and camouflaged (see DMC Chapter 14.56).
- B. In addition to the any permitted use within any residential zoning district, less those uses prohibited by subsection “A” above, the following uses are also permitted on each lot within a cottage development subject to a limit of one each per lot and other limitations set forth by this ordinance:
  - 1. Garage, alley accessed single-vehicle detached;
  - 2. Shed, personal storage;
  - 3. Greenhouse, personal use.

Development Standards

- A. The following development standards for cottage housing developments supersede the respective underlying standards listed in DMC Table 14.12.080.C:

Minimum street setback – Build-to-Zone	10 feet minimum to 15 feet maximum <sup>A,1,11</sup>
Maximum density	8 units per gross usable acre X 1.5 density bonus
Maximum lot coverage	50%
Floor area ratio	NA
Minimum lot width circle	25 feet <sup>7</sup>
Maximum building height	Cottage – 25 feet <sup>9</sup> Garage – 15 feet <sup>9</sup> Shed – 10 feet <sup>9</sup> Greenhouse – 10 feet <sup>9</sup>
Maximum building size	Cottage – 600 ≤ 1300 heated square feet <sup>B</sup> Garage – 352 square foot building footprint Shed – 150 square foot building footprint Greenhouse – 150 square foot building footprint

Note: Numbered footnotes correspond directly with those listed under Table 14.12.080.C. Lettered footnotes reference the following footnotes:

<sup>A</sup>A minimum of 50% of a building façade must be located within the Build-to-Zone.

<sup>B</sup>Basement square footage is not counted toward this limitation.

- B. Each cottage along with its accessory structures (i.e. garage, shed, greenhouse) shall be situated on its own fee-simple lot.

Design Standards

In addition to the applicable Design Guidelines established in DMC Chapter 14.34, the following design standards shall apply:

- A. Architectural Styles.
  - 1. Acceptable architectural styles include craftsman, bungalow, and neo-traditional.

B. Façade Composition (reference to DMC 14.34.060.A.2.a).

1. The façade composition of each cottage unit shall have symmetry about either a local axis, three or more equal parts, a central axis, or two over three.

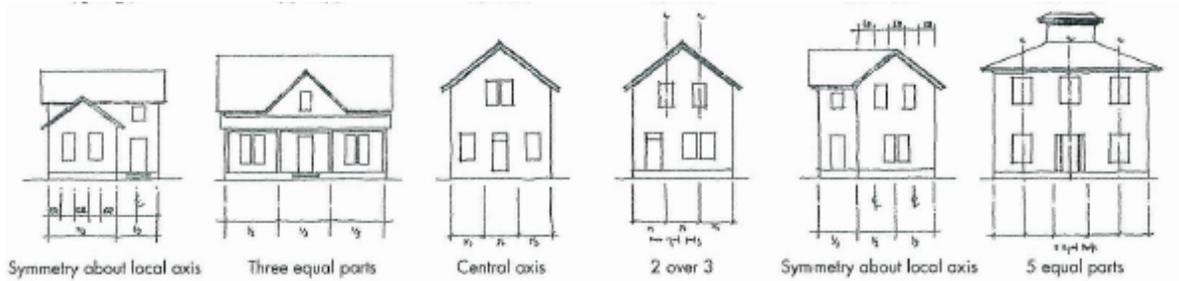


Figure 1 Façade Symmetry Examples (Credit: Opticos Design)

C. Ground-Floor Finished Level Height.

1. The minimum vertical height between average ground elevation at the front façade of the cottage and the first floor shall be 18 inches.

D. Siding Materials.

1. A variety of siding materials may be used except for vinyl/pvc, stucco, aluminum, plywood, and veneer siding materials, all of which are expressly prohibited.
2. Only horizontal changes in siding materials are permissible with architecturally lighter materials placed above heavier materials (for example, brick is architecturally “heavier” than wood, and would therefore be located below wood siding).
3. No more than two siding materials shall be visible on any exterior façade, not counting foundation walls, columns, chimneys, and trim.

E. Chimneys (reference to DMC 14.34.060.C).

1. Chimneys and chimney boxes shall not extend past the exterior wall plane unless they are constructed or finished in brick or stone and the chimney extends up past the roof line.
2. Chimneys and fireplaces shall not be cantilevered and shall extend to the ground.
3. Internal fireplaces with metal flues that extend through the roof shall be designed in accordance with the standards of 14.34.060.C. .

F. Entries (reference to DMC 14.34.060.A.7).

1. Cottages shall have a either a porch or a stoop on the front façade and conform to the following respective requirements:
  - a. Porches.
    - i. Porches shall be elevated at least 18 inches above average grade.
    - ii. Porches shall be covered with porch beams visible and columns evenly spaced. The width of the porch columns shall match the width of the porch beam.
    - iii. Porches shall be accessed by stairs (at least two steps above average grade) and shall be constructed of wood, stone, brick, or concrete. Accessibility issues shall be

handled in an architecturally sensitive manner. Ramps used in conjunction with a front porch must be constructed of masonry or concrete and shall not be connected on a street-facing side of the porch unless no other option is feasible as determined by the Public Works Director.

- iv. Porches shall have a minimum depth of 6 feet and a minimum width of 10 feet.
- b. Stoops.
  - i. Stoops shall be elevated at least 18 inches above average grade.
  - ii. Stoops shall be covered and have a visible means of support for the roof consisting of beams and columns, piers, or brackets. Column or pier width shall match the width of the beam.
  - iii. Stoops shall be accessed by stairs (at least two steps above average grade) and shall be constructed of stone, brick, or concrete. Accessibility issues shall be handled in an architecturally sensitive manner. Ramps used in conjunction with a front stoop must be constructed of masonry or concrete and shall not be located on a street-facing side of the stoop unless no other option is feasible as determined by the Public Works Director.
  - iv. Stoops shall be 3 to 6 feet deep and 5 to 8 feet wide.
2. A hard surfaced pedestrian path at least 36 inches wide shall connect the front door/entrance of each cottage to the street right-of-way.
3. Garages shall have a pedestrian access door in addition to a standard garage door.
4. A hard surfaced pedestrian path at least 36 inches wide shall connect the pedestrian access door of the garage with a pedestrian access door on the rear or side of the cottage.

G. Roof Type & Materials (reference to DMC 14.34.060.A.9).

1. Roofs shall be simple gable-end or hip configurations. Overlapping gables shall only be used on simple gable projections that incorporate smaller projections (such as a 1<sup>st</sup> floor entry or porch with a larger projection from the main body of the building).
2. Only asphalt/composition shingles, wood shake shingles, or metal standing seam panels (silver/grey or brown tone only) roofing materials shall be utilized and no more than one roofing material shall be used on each building or structure.

H. Architectural Details (reference to DMC 14.34.060.A.10).

1. Doors.
  - a. All front doors shall be accessed by a porch or stoop. Entry surrounds may contain a transom and sidelights. The entry surround or roof over the front door shall not create a covered vertical space higher than one story;
  - b. Dutch style front doors on cottages are encouraged;
  - c. Sliding glass doors on both cottages and garages are prohibited.
2. Window Proportion.
  - a. Windows shall be double-hung, single hung, casement, awning, or fixed windows. Slider windows are expressly prohibited;
  - b. A maximum of two window types per elevation is permitted;
  - c. For single-hung, double-hung, and casement windows, the height of the window unit shall be at least one and a half (1.5) times the width of the window unit;
  - d. Awning and fixed windows are limited to a maximum height and width of 2 feet;
  - e. Window muntins and grill patterns, if used, shall be vertically proportioned;
3. Exterior Window Casing.
  - a. All exterior windows shall be cased.

- b. Casing shall include at a minimum a head casing, jamb casing, and a sill. Head and jamb casing shall be a minimum of 3.5 inches in width. Sills shall extend beyond the length of the bottom of the window unit and the jamb casing. Casing caps and other decorative elements are encouraged.
  - c. Only functional exterior window shutters are permitted, if utilized.
4. Bay Windows.
- a. Bay windows projecting more than 18 inches from the building face shall have a visible means of support. Brackets or foundation walls may be used as a visible means of support for projections of 30 inches or less. Foundation walls shall be used as a visible means of support for bays projecting more than 30 inches from the building face and for bays that extend vertically for two stories or more.
  - b. Boxed and canted bay windows shall have windows on all three sides.
  - c. Jamb window casing shall be continuous between windows and corners.

### Parking

#### A. Off Street Parking Requirements.

- 1. One (1) fully enclosed on-site parking space (i.e. garage) is required per cottage unit.
- 2. Up to one (1) additional uncovered on-site parking space per cottage unit may be provided.
  - a. Where on-street parking is not permissible in front of a cottage housing development, or when a cottage housing development exceeds four (4) cottages, a minimum of two (2) on-site parking spaces per cottage shall be provided.

#### B. Parking Location.

- 1. All on-site parking spaces shall be provided to the rear of the cottage and accessed from a rear alley.
- 2. If an additional uncovered on-site parking space is provided, that space shall have a minimum width of 9 feet and a minimum length of 22 feet.
  - a. Such spaces may be provided parallel or perpendicular to the alley right-of-way.
  - b.

### Low Impact Design

#### A. Low Impact Design (LID) techniques shall be incorporated into any component of a cottage housing development. Each lot within a cottage housing development must utilize at least two of the following LID measures/features:

- 1. Bioretention
- 2. Minimal Excavation Foundation Systems
- 3. Native Landscaping
- 4. Permeable Paving
- 5. Rainwater Harvesting
- 6. Solar Energy
- 7. Vegetated Roofing
- 8. Other, as approved by the Public Works Director

