

ORDINANCE No.

117173

NQ

COUNCIL BILL No.

110152

The City

AN ORDINANCE relating to land use and zoning; and amending Sections 23.45.005, 23.45.006, 23.45.008, 23.45.009, 23.45.10, 23.45.14, 23.45.016, 23.45.018, and 23.84.006 to allow for cottage housing developments in certain zones.

Honorable President:

Your Committee on

to which was referred the within report that we have considered the

5/25/94 Parks P...

5/31/94 Halls

Full Co

COMPTROLLER FILE No.

Introduced: MAY 9 1994	By: DONALDSON
Referred: MAY 9 1994	To: PARKS
Referred:	To: PUBLIC GROUNDS AND RECREATION COMMITTEE
Referred:	To:
Reported: JUN 5 1994	Second Reading: JUN 5 1994
Third Reading: JUN 6 1994	Signed: JUN 5 1994
Presented to Mayor: JUN 7 1994	Approved: JUN 9 1994
Returned to City Clerk: JUN 9 1994	Published:
Vetoed by Mayor:	Veto Published: OK
Passed over Veto:	Veto Sustained:

*Law Department*

The City of Seattle-- Legislative Department

Date Reported  
and Adopted

REPORT OF COMMITTEE

by President:

Committee on \_\_\_\_\_

was referred the within Council Bill No. \_\_\_\_\_

that we have considered the same and respectfully recommend that the same:

2/25/94 Parks, Public Grounds and Recreation 2-0 To Pass

3/31/94 Hold 1 Week - Full Council

~~DO NOT PASS~~

Full Council Vote 8-0

\_\_\_\_\_  
Committee Chair

ORDINANCE 117173

AN ORDINANCE relating to land use and zoning; and amending Sections 23.45.005, 23.45.006, 23.45.008, 23.45.009, 23.45.010, 23.45.014, 23.45.016, 23.45.018, and 23.84.006, to allow for Cottage Housing Developments in certain zones.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.45.005 of the Seattle Municipal Code, as last amended by Ordinance 110793, is further amended as follows:

23.45.005            Development standards for single-family structures.

A. Except for cottage housing developments,  
~~((S))~~single-family structures shall be subject to the development standards for ground-related housing.

\* \* \*

C. Cottage housing developments shall be permitted outright in Lowrise Duplex/Triplex and Lowrise 1 zones when conforming to the requirements contained in Sections 23.45.006 through 23.45.018 and the following:

1. Cottage housing developments shall contain a minimum of four (4) cottages arranged on at least two (2) sides of a common open space, with a maximum of twelve (12) cottages per development; and

2. The total floor area of each cottage shall not exceed either 1.5 times the area of the main level or nine hundred seventy five (975) square feet, whichever is less. Enclosed space in a cottage located either above the main level and more than twelve feet (12') above finished grade, or below the main level, shall be limited to no more than 50% of the enclosed space of the main level, or 375 square



- 1 Lowrise 1 - One (1) dwelling unit per one  
 2 thousand six hundred (1,600)  
 3 square feet of lot area.  
 4 Lowrise 2 - One (1) dwelling unit per one  
 5 thousand two hundred (1,200)  
 6 square feet of lot area.  
 7 Lowrise 3 - One (1) dwelling unit per eight  
 8 hundred (800) square feet of  
 9 lot area.  
 10 Lowrise 4 - One (1) dwelling unit per six  
 11 hundred (600) square feet of  
 12 lot area.

13 \* \* \*

14 C. In Lowrise Duplex/Triplex and Lowrise 1 zones, the  
 15 minimum lot area per dwelling unit for cottage housing  
 16 developments shall be one (1) dwelling unit per one thousand  
 17 six hundred (1,600) square feet of lot area.

18 ~~((E-))~~D. In Lowrise Duplex/Triplex zones no structure  
 19 shall contain more than three (3) dwelling units.

20 ~~((D-))~~E. In calculating the number of dwelling units  
 21 permitted on a lot, the rounding up of fractions of a unit to  
 22 a whole unit shall not be permitted. When dedication of  
 23 right-of-way is required, permitted density shall be  
 24 calculated before the dedication is made.

25 **Section 4.** Section 23.45.009 of the Seattle Municipal  
 26 Code, as last amended by Ordinance 116295, is further amended  
 27 as follows:

28 **23.45.009 Structure height -- Lowrise zones.**

A. Maximum Height. The maximum height permitted for  
 all structures, except for cottage housing developments,  
 shall be as follows:

Lowrise Duplex/ Triplex --	Twenty-five feet (25')
Lowrise 1 --	Twenty-five feet (25')
Lowrise 2 --	Twenty-five feet (25')
Lowrise 3 --	Thirty feet (30')
Lowrise 4 --	Thirty-seven feet (37')

1            B. Cottage Housing Height. The maximum height  
2 permitted for structures in cottage housing developments  
3 shall be eighteen feet (18').

4            ~~((B-))~~ C. Pitched Roofs.

5            1. Except for cottage housing developments,  
6 ~~((F))~~ in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones  
7 the ridge of pitched roofs on principal structures with a  
8 minimum slope of six to twelve (6:12) may extend up to  
9 thirty-five feet (35'). The ridge of pitched roofs on  
10 principal structures with a minimum slope of four to twelve  
11 (4:12) may extend up to thirty feet (30'). All parts of the  
12 roof above twenty-five feet (25') shall be pitched. (See  
13 Exhibit 23.45.009 A.)

14            2. In cottage housing developments, the ridge of  
15 pitched roofs with a minimum slope of six to twelve (6:12)  
16 may extend up to twenty-eight feet (28'). The ridge of  
17 pitched roofs with a minimum slope of four to twelve (4:12)  
18 may extend up to twenty-three feet (23'). All parts of the  
19 roof above eighteen feet (18') shall be pitched.

20            ~~((2-))~~ 3. In Lowrise 3 and Lowrise 4 zones the  
21 ridge of pitched roofs on principal structures may extend up  
22 to five feet (5') above the maximum height limit. All parts  
23 of the roof above thirty feet (30') in Lowrise 3 zones and  
24 thirty-seven feet (37') in Lowrise 4 zones shall be pitched  
25 at a rate of not less than four to twelve (4:12). (See  
26 Exhibit 23.45.009 B.)

27            ~~((3-))~~ 4. No portion of a shed roof shall be  
28 permitted to extend beyond the maximum height limit under  
29 this provision.

30            ~~((E-))~~ D. Rooftop Features.

1                   1. Radio and television receive-only antennas,  
2 except for dish antennas, flagpoles, and spires for religious  
3 institutions are exempt from height controls, except as  
4 regulated in Chapter 23.64, Airport Height District, provided  
5 they are no closer than fifty percent (50%) of their height  
6 above existing grade or, if attached only to the roof, no  
7 closer than fifty percent (50%) of their height above the  
8 roof portion where attached, to any adjoining lot line.

9                   2. Open railings, planters, skylights,  
10 clerestories, greenhouses, parapets and firewalls may extend  
11 four feet (4') above the maximum height limit set in  
12 subsections A and ((B))C of this ((s))Section. For cottage  
13 housing developments, these rooftop features may extend four  
feet (4') above the eighteen foot (18') height limit.

14                   3. For cottage housing developments, chimneys may  
15 exceed the height limit by four feet (4') or may extend four  
16 feet (4') above the ridge of a pitched roof.

17                   ((3-))4. Except in cottage housing developments,  
18 ((F))the following rooftop features may extend ten feet (10')  
19 above the maximum height limit established in subsection A so  
20 long as the combined total coverage of all features does not  
21 exceed fifteen percent (15%) of the roof area or twenty  
22 percent (20%) of the roof area if the total includes screened  
23 mechanical equipment:

- 24                   a. Stair and elevator penthouses;
- 25                   b. Mechanical equipment;
- 26                   c. Play equipment and open-mesh fencing  
27 which encloses it, so long as the fencing is at least five  
28 feet (5') from the roof edge((+));
- d. Chimneys.

1           ((4-))5. For height exceptions for solar  
2 collectors, see Section 23.45.146, Solar collectors.

3           ((5-))6. In order to protect solar access for  
4 property to the north, the applicant shall either locate the  
5 rooftop features listed in this ((subdivision 05)) subsection  
6 D5 at least ten feet (10') from the north edge of the roof,  
7 or provide shadow diagrams to demonstrate that the proposed  
8 location of such rooftop features would shade property to the  
9 north on January 21st at noon no more than would a structure  
10 built to maximum permitted bulk:

11                   a. Solar collectors;  
12                   b. Planters;  
13                   c. Clerestories;  
14                   d. Greenhouses;  
15                   e. Dish antennas, permitted on rooftops  
16 by special exception according to the provisions of Chapter  
17 23.57;

18                   f. Non-firewall parapets;  
19                   g. Play equipment.

20           **Section 5.** Section 23.45.010 of the Seattle Municipal  
21 Code, as last amended by Ordinance 114888, is further amended  
22 as follows:

23           **23.45.010           Lot coverage -- Lowrise zones.**

24           A. Except as provided in subsection ((B))C of this  
25 ((s))Section, the maximum lot coverage permitted for  
26 principal and accessory structures shall not exceed the  
27 following limits:

28           Lowrise  
          Duplex/  
          Triplex --    Thirty-five percent (35%).  
          Lowrise 1 --   Forty percent (40%).  
          Lowrise 2 --   Forty percent (40%).  
          Lowrise 3 --   Forty-five percent (45%).

1 Lowrise 4 -- Fifty percent (50%).

2 B. For cottage housing developments, in addition to  
3 the limitations of subsection A above, the lot coverage for  
4 an individual principal structure shall not exceed six  
5 hundred fifty (650) square feet.

6 ((B-))C. Lot Coverage Exceptions. The following  
7 structures or portions of structures shall be exempted from  
8 the measurement of lot coverage:

9 1. Pedestrian access bridges from alleys, streets  
10 or easements, and uncovered, unenclosed bridges of any height  
11 necessary for access and five feet (5') or less in width;

12 2. Ramps or other access for the disabled or  
13 elderly meeting Washington State Building Code, Chapter 31  
14 ((Rules-and-Regulations-for-Barrier-Free-Design));

15 3. Fences, freestanding walls, bulkheads,  
16 signs and other similar structures;

17 4. An underground structure, or underground  
18 portion of a structure, on any part of the entire lot;

19 5. The first eighteen inches (18") of  
20 horizontal projection of eaves, cornices and gutters;

21 6. The first four feet (4') of horizontal  
22 projection from principal and accessory structures of  
23 unenclosed decks, balconies and porches;

24 7. Solar collectors meeting the provisions  
25 of Section 23.44.046 and swimming pools eighteen inches (18")  
26 or less above grade.

27 **Section 6.** Section 23.45.014 of the Seattle Municipal  
28 Code, as last amended by Ordinance 116262, is further amended  
as follows:

**Section 23.45.014 Setback requirements -- Lowrise zones.**

A. Front Setback.

1                   1. The required front setback shall be the  
2 average of the setbacks of the first principal structures on  
3 either side, except for cottage housing developments, subject  
4 to the following:

5           Lowrise  
6           Duplex/  
7           Triplex --     In no case shall the setback be less than  
8                           five feet (5') and it shall not be  
9                           required to exceed twenty feet (20').

10           Lowrise 1,  
11           Lowrise 2,  
12           and  
13           Lowrise 3 --     In no case shall the setback be less than  
14                           five feet (5') and it shall not be  
15                           required to exceed fifteen feet (15').

16           Lowrise 4 --     In no case shall the setback be less than  
17                           five feet (5') and it shall not be  
18                           required to exceed twenty feet (20').

19                   2. Cottage Housing Developments. The required  
20 front setback shall be a minimum of ten feet (10').

21                   ~~((2-))~~ 3. Through Lots. In the case of a through  
22 lot, each setback abutting a street, except a side setback,  
23 shall be a front setback. Rear setback requirements shall  
24 not apply to the lot.

25                   ~~((3-))~~ 4. A greater setback may be required in  
26 order to meet the provisions of Section 23.53.015,  
27 Improvement requirements for existing streets in residential  
28 and commercial zones.

B. Rear Setbacks. Rear setbacks shall be provided as  
follows:

          Lowrise  
          Duplex/  
          Triplex and  
          Lowrise 1 --     Twenty feet (20') or twenty percent (20%)  
                          of lot depth, whichever is less, but in  
                          no case less than fifteen feet (15')  
                          except for cottage housing developments,  
                          which shall provide a minimum ten foot  
                          (10') rear setback.

          Lowrise 2 --     Twenty-five feet (25') or twenty percent  
                          (20%) of lot depth, whichever is less,  
                          but in no case less than fifteen feet

1 (15').

2 Lowrise 3 and  
3 Lowrise 4 -- Twenty-five feet (25') or fifteen percent  
4 (15%) of lot depth, whichever is less,  
5 but in no case less than fifteen feet  
6 (15').

7 \* \* \*

8 E. Interior Separation for Cottage Housing

9 Developments. In cottage housing developments, there shall  
10 be a minimum separation of six feet (6') between principal  
11 structures, unless there is a principal entrance on an  
12 interior facade of either or both of the facing facades, in  
13 which case the minimum separation shall be ten feet (10').  
14 Facades of principal structures facing facades of accessory  
15 structures shall be separated by a minimum of three feet  
16 (3').

17 ((E-))F. Projections into Required Setbacks.

18 1. Architectural features of a structure  
19 including cornices, eaves, sunshades, gutters, and vertical  
20 architectural features which are less than eight feet (8') in  
21 width, may project a maximum of eighteen inches (18") into  
22 any required setback.

23 2. Sunshades for south-facing windows that meet  
24 State minimum energy conservation standards may project as  
25 necessary to no closer than three feet (3') to any lot line.

26 3. Bay windows may project two feet (2') into a  
27 front or rear setback, provided they are a minimum of ten  
28 feet (10') from an outside corner of the structure and  
comprise no more than thirty percent (30%) of the area of the  
facade. In no case shall bay windows be closer than five  
feet (5') to any lot line. Bay window projections into  
required setbacks shall begin a minimum of eight feet (8')

1 above finished grade except for bay windows provided as  
2 required modulation of townhouse rows.

3 4. Unenclosed Decks and Balconies.

4 a. Unenclosed decks and balconies may  
5 project a maximum of four feet (4') into the required front  
6 setback provided they are a minimum of ten feet (10') from  
7 the front lot line in Lowrise Duplex/Triplex and Lowrise 1  
8 zones and eight feet (8') from the front lot line in Lowrise  
2, Lowrise 3 and Lowrise 4 zones.

9 b. Except as provided in subsection ((F))G5  
10 of Section 23.45.014, unenclosed decks and balconies shall be  
11 permitted in side setbacks, provided they are a minimum of  
12 five feet (5') from a side lot line, and may project into the  
13 required rear setback a maximum of four feet (4') provided  
14 they are a minimum of five feet (5') from a rear lot line.

15 c. Unenclosed decks and balconies permitted  
16 in required setbacks shall be limited to a maximum width of  
17 twenty feet (20') and shall be separated by a distance equal  
18 to at least one-half (1/2) the width of the projection.

19 5. All permitted projections into required front  
20 and rear setbacks shall begin a minimum of eight feet (8')  
21 above finished grade except that an unenclosed porch used for  
22 access to the structure may extend a maximum of six feet (6')  
23 into the required front setback at ground level, provided  
24 that it is set back the same distance from the front lot line  
as that required for unenclosed decks and balconies.

25 ((F-))G. Structures in Required Setbacks.

26 1. Detached garages, carports, or other accessory  
27 structures are permitted in the required rear setback,  
28 provided that any accessory structure located between a  
principal structure and the side lot line shall provide the

1 setback required for the principal structure. (See Exhibit  
2 23.45.014 A.)

3 All such accessory structures, including  
4 garages, shall be no greater than twelve feet (12') in  
5 height. The height of garages shall be measured on the  
6 facade containing the entrance for the vehicles, with open  
7 rails permitted above twelve feet (12').

8 2. Ramps or other devices necessary for access  
9 for the disabled and elderly, which meet Washington State  
10 Building Code, Chapter 31 ((Rules-and-Regulations-for  
11 Barrier-Free-Design)), are permitted in required front, side  
or rear setbacks.

12 3. Uncovered, unenclosed pedestrian bridges,  
13 necessary for access and less than five feet (5') in width,  
14 are permitted in required front, side and rear setbacks.

15 4. Permitted fences, freestanding walls,  
16 bulkheads, signs and other similar structures, no greater  
17 than six feet (6') in height, are permitted in required  
front, side and rear setbacks.

18 5. Decks which average no more than eighteen  
19 inches (18") above existing or finished grade, whichever is  
20 lower, may project into required setbacks. Such decks shall  
21 not be permitted within five feet (5') of any lot line,  
22 unless they abut a permitted fence or freestanding wall, and  
23 are at least three feet (3') below the top of the fence or  
24 wall. The fence or wall shall be no higher than six feet  
(6') above existing or finished grade, whichever is lower.

25 6. Underground structures are permitted in all  
26 setbacks.  
27  
28

1           7. Solar collectors are permitted in required  
2 setbacks, subject to the provisions of Section 23.45.146,  
3 Solar collectors.

4           ~~((b-))~~H. Front and rear setbacks may be reduced by  
5 twenty-five percent (25%), but no more than five feet (5'),  
6 if the site contains a required environmentally critical area  
7 buffer or other area of the property which can not be  
8 disturbed pursuant to the provisions of subsection A of  
9 Section 25.09.280 of SMC Chapter 25.09, Regulations for  
10 Environmentally Critical Areas.

11           **Section 7.** Section 23.45.016 of the Seattle Municipal  
12 Code, as last amended by Ordinance 115043, is further amended  
13 as follows:

14 **23.45.016           Open space requirements -- Lowrise zones.**

15           A. Quantity of Open Space.

16           1. Lowrise Duplex/Triplex Zones.

17           a. Single-family Structures. A minimum of  
18 six hundred (600) square feet of landscaped area shall be  
19 provided, except for cottage housing developments.

20           b. Cottage Housing Developments. A minimum  
21 of four hundred (400) square feet per unit of landscaped area  
22 is required. This quantity shall be allotted as follows:

23                           (1) A minimum of two hundred (200)  
24 square feet per unit shall be private usable open space; and

25                           (2) A minimum of one hundred fifty (150)  
26 square feet per unit shall be provided as common open space.

27           ~~((b-))~~c. Structures with Two (2) Dwelling  
28 Units. At least one (1) unit shall have direct access to a  
minimum of four hundred (400) square feet of private, usable  
open space. The second unit shall also have direct access to

1 four hundred (400) square feet of private, usable open space;  
2 or six hundred (600) square feet of common open space shall  
3 be provided on the lot.

4 ~~((e-))~~d. Structures with Three (3) Dwelling  
5 Units. At least two (2) units shall have direct access to a  
6 minimum of four hundred (400) square feet of private, usable  
7 open space per unit. The third unit shall have direct access  
8 to four hundred (400) square feet of private, usable open  
9 space; or six hundred (600) square feet of common open space  
shall be provided on the lot.

10 2. Lowrise 1 Zones.

11 a. A minimum of three hundred (300) square  
12 feet per unit of private, usable open space, at ground level  
13 and directly accessible to each unit, shall be required,  
14 except for cottage housing developments.

15 b. Cottage Housing Developments. A minimum  
16 of three hundred (300) square feet per unit of landscaped  
17 area is required. This quantity shall be allotted as  
18 follows:

19 (1) A minimum of one hundred fifty (150)  
20 square feet per unit shall be private, usable open space; and

21 (2) A minimum of one hundred fifty (150)  
22 square feet per unit shall be provided as common open space.

23 ~~((b-))~~c. On lots with slopes of twenty  
24 percent (20%) or more, decks of the same size as the required  
25 ground-level open space may be built over the sloping ground-  
26 level open space. In order to qualify for this provision,  
27 such decks shall not cover the open space of another unit,  
28 nor be above the living space of any unit. Decks may project  
into setbacks in accordance with subsection ((E))F of Section  
23.45.014.

1                   3.    Lowrise 2, Lowrise 3 and Lowrise 4 Zones.

2                   a.    Ground-related Housing.

3                   (1)   In Lowrise 2 and Lowrise 3 zones a  
4                   minimum of three hundred (300) square feet per unit of  
5                   private, usable open space, at ground level and directly  
6                   accessible to each unit, shall be required.

7                   (2)   In Lowrise 4 zones a minimum of  
8                   fifteen percent (15%) of lot area, plus two hundred (200)  
9                   square feet per unit of private usable open space, at ground  
10                  level and directly accessible to each unit, shall be  
11                  required.

12                  (3)   On lots with slopes of twenty  
13                  percent (20%) or more, decks of the same size of the required  
14                  ground-level open space may be built over the sloping ground-  
15                  level open space. In order to qualify for this provision,  
16                  such decks shall not cover the open space of another unit,  
17                  nor be above the living space of any unit. Decks may project  
18                  into setbacks in accordance with subsection ((E))F of Section  
19                  23.45.014.

20                  b.    Apartments.

21                  (1)   Lowrise 2 Zones. A minimum of  
22                  thirty percent (30%) of the lot area shall be provided as  
23                  usable open space at ground level.

24                  (2)   Lowrise 3 and Lowrise 4 Zones.

25                  i.    A minimum of twenty-five  
26                  percent (25%) of the lot area shall be provided as usable  
27                  open space at ground level, except as provided in subsection  
28                  A3b(2)ii.

                  ii.   A maximum of one-third (1/3) of  
                  the required open space may be provided above ground in the

1 form of balconies or decks if the total amount of required  
2 open space is increased to thirty percent (30%) of lot area.

3 B. Development Standards.

4 1. Lowrise Duplex/Triplex Zones and Ground-  
5 related Housing in Lowrise 1, Lowrise 2, Lowrise 3 and  
6 Lowrise 4 Zones.

7 a. Lowrise Duplex/Triplex Zones -- Private  
8 Usable Open Space.

9 (1) Private usable open space shall be  
10 provided at ground level in one (1) contiguous parcel with a  
11 minimum area of four hundred (400) square feet, except that  
12 in cottage housing developments, the quantity per unit shall  
13 be a minimum of two hundred (200) square feet. No horizontal  
14 dimension of the open space shall be less than ten feet  
(10').

15 (2) Private usable open space shall be  
16 located a maximum of four feet (4') above or below a private  
17 entry to the unit it serves. The floor of the unit accessed  
18 by this entry shall have a minimum area of three hundred  
19 (300) square feet. This minimum area may include a private  
20 garage if habitable floor area of the same unit is located  
directly above.

21 b. Lowrise Duplex/Triplex Zones -- Common  
22 Open Space. Required common open space shall be provided at  
23 ground level in one (1) contiguous parcel with a minimum area  
24 of six hundred (600) square feet, except that in cottage  
25 housing developments, the quantity per unit shall be a  
26 minimum of one hundred fifty (150) square feet. In cottage  
27 housing developments, each cottage shall abut the common open  
28 space. No horizontal dimension of the open space shall be  
less than ten feet (10').

1 c. Lowrise 1, Lowrise 2, Lowrise 3 and  
2 Lowrise 4 Zones -- Ground-related Housing.

3 (1) In Lowrise 1 zones the required open  
4 space shall be provided in one (1) contiguous parcel, except  
5 that in cottage housing developments, the open space shall be  
6 allotted as described in subsections A2b above and 5 below.

7 In Lowrise 2, Lowrise 3 and Lowrise 4 zones, the required  
8 open space for each ground-related dwelling unit is not  
9 required to be in one (1) contiguous area, but no open space  
10 area shall be less than one hundred twenty (120) square feet.  
11 No horizontal dimension of the open space shall be less than  
12 ten feet (10').

13 (2) Required open space may be located a  
14 maximum of ten feet (10') above or below the unit it serves,  
15 except as permitted in subsection B1c(4), provided that the  
16 access to such open space does not go through or over common  
17 circulation areas, common or public open spaces, or the open  
18 space serving another unit.

19 (3) At least fifty percent (50%) of the  
20 required open space for a unit shall be level, provided that:

21 i. The open space may be terraced;  
22 and

23 ii. Minor adjustments in level  
24 shall be permitted as long as the difference in elevation  
25 between the highest and lowest point does not exceed two feet  
26 (2').

27 (4) For additional dwelling units  
28 proposed within a structure existing on August 11, 1982, the  
vertical distance between the unit and the private,  
landscaped open space may exceed ten feet (10') where the  
following criteria are met:

1  
2 i. Where the structure was  
3 constructed with floor-to-floor heights in excess of ten feet  
4 (10'), the open space may be located a maximum of ten feet  
5 (10') plus the height between floors in excess of ten feet  
6 (10'), above or below the unit it serves; or

7 ii. Where the structure was  
8 constructed with the first floor in excess of two feet (2')  
9 above grade, the open space may be located a maximum of ten  
10 feet (10') plus the additional height of the first floor in  
11 excess of two feet (2') above grade, above or below the unit  
12 it serves.

13 (5) Lowrise 1 Zone -- Cottage  
14 Housing Developments.

15 i. At least fifty percent  
16 (50%) of the required total open space per unit shall be  
17 provided as private usable open space in one (1) contiguous  
18 parcel. No horizontal dimension of the open space shall be  
19 less than ten feet (10').

20 ii. Common open space shall be  
21 provided at ground level in one (1) contiguous parcel with a  
22 minimum area per unit of one hundred fifty (150) square feet.  
23 No horizontal dimension shall be less than ten feet (10').  
24 Each cottage shall abut the common open space a minimum of  
25 ten feet (10').

26 d. Required open space may be located  
27 in the front, sides or rear of the structure.

28 e. To ensure privacy of open space,  
openings such as windows and doors on the ground floor of  
walls of a dwelling unit or common area which directly face  
the open space of a different unit are prohibited, unless

1 such openings are screened by view-obscuring fences,  
2 freestanding walls or wingwalls.

3 f. Parking areas, driveways and  
4 pedestrian access other than pedestrian access required by  
5 Washington State Building Code, Chapter 31 (~~Rules-and~~  
6 ~~Regulations-for-Barrier-Free-Design~~) shall not be counted as  
7 open space.

8 g. Required private usable open space  
9 shall be landscaped according to standards promulgated by the  
10 Director for ground-related dwelling units.

11 2. Lowrise 2, Lowrise 3 and Lowrise 4 Zones  
12 -- Apartments.

13 a. No horizontal dimension for required  
14 ground-level open space shall be less than ten feet (10').

15 b. Required open space is permitted in  
16 the front, sides or rear of the structure.

17 c. Parking areas, driveways and  
18 pedestrian access, except for pedestrian access meeting the  
19 Washington State Building Code, Chapter 31 (~~Rules-and~~  
20 ~~Regulations-for-Barrier-Free-Design~~), shall not be counted  
21 as open space.

22 d. In order to qualify as above-ground  
23 level open space, balconies and decks shall have a minimum  
24 horizontal dimension of six feet (6'), and a total area of at  
25 least sixty (60) square feet.

26 e. For cluster development, at least  
27 twenty percent (20%) of the required open space shall be  
28 provided in one (1) contiguous area.

f. Terraced Housing on a Slope of  
Twenty-five Percent (25%) or More.



1 Director determines that alley access is feasible and  
2 desirable to mitigate parking access impacts. Street access  
3 shall not be permitted.

4 2. Street Access Required. Access to parking  
5 shall be from the street when:

6 a. Due to the relationship of the alley to  
7 the street system, use of the alley for parking access would  
8 create a significant safety hazard, or

9 b. The lot does not abut a platted alley, or

10 c. In Lowrise 3 zones, apartments are  
11 proposed across an alley from a Single Family or Lowrise  
12 Duplex/Triplex zones, or

13 d. In Lowrise 4 zones apartments are  
14 proposed across an alley from a Single Family, Lowrise  
15 Duplex/Triplex or Lowrise 1 zone;

16 3. Street or Alley Access Permitted. Access to  
17 parking may be from either the alley or the street when the  
18 conditions listed in subsection B2 do not apply, and one (1)  
19 of the following conditions are met:

20 a. Topography makes alley access infeasible;

21 b. In all zones except Lowrise  
22 Duplex/Triplex, ground-related housing is proposed across an  
23 alley from a Single Family zone;

24 c. The alley is not improved to the  
25 standards of subsection C of Section 23.53.030. If such an  
26 alley is used for access to parking, it shall be improved  
27 according to the standards of subsection C of Section  
28 23.53.030;

d. Access to required barrier-free parking  
spaces which meet the Washington State Building Code, Chapter

1 31 ((Rules-and-Regulations-for-Barrier-Free-Design)) may be  
2 from either the street or alley, or both.

3 4. In Lowrise Duplex/Triplex zones, no more than  
4 fifty percent (50%) of the total area of the required front  
5 setback extended to side lot lines may be occupied by a  
6 driveway providing access to parking, except where the  
7 minimum required driveway standards will exceed fifty percent  
8 (50%) of the front setback.

9 C. Location of Parking.

10 1. Parking shall be located on the same site as  
11 the principal use.

12 2. Parking may be located in or under the  
13 structure, provided that:

14 a. For ground-related housing, the parking  
15 is screened from direct street view by the street-facing  
16 facades of the structure (see Exhibit 23.45.018 A), by garage  
17 doors, or by a fence and landscaping as provided in  
18 subsection D of Section 23.45.018 (see Exhibit 23.45.018 B).

19 b. For apartments, the parking is screened  
20 from direct street view by the street-facing facades of the  
21 structure. For each permitted curbcut, the facades may  
22 contain one (1) garage door, not to exceed the maximum width  
23 allowed for curbcuts (see Exhibit 23.45.018 A).

24 3. Parking may be located outside a structure  
25 provided it maintains the following relationships to lot  
26 lines and structures. In all cases parking located outside  
27 of a structure shall be screened from direct street view as  
28 provided in subsection D of Section 23.45.018.

a. Parking may be located between any  
structures on the same lot, except that for cottage housing  
developments, parking is not permitted between cottages.

1                   b. Rear Lot Lines. Parking may be located  
2 between any structure and the rear lot line of the lot. (See  
3 Exhibit 23.45.018 C.)

4                   c. Side Lot Lines. Parking may be located  
5 between any structure and a side lot line which is not a  
6 street side lot line (see Exhibit 23.45.018 C). Where the  
7 location between the structure and a side lot line is also  
8 between a portion of the same structure and the front lot  
9 line, subsection C3d(3) shall apply. (See Exhibit 23.45.018  
D.)

10                  d. Front and Street Side Lot Lines. Parking  
11 may be located between any structure and the front and street  
12 side lot lines, provided that:

13                   (1) On a through lot, parking may be  
14 located between the structure and one (1) of the front lot  
15 lines; provided, that on lots one hundred twenty-five feet  
16 (125') or more in depth, parking shall not be located in  
17 either front setback. The frontage in which the parking may  
18 be located shall be determined by the Director based on the  
prevailing character and setback patterns of the block.

19                   (2) For ground-related housing on corner  
20 lots, parking may be located between the structure and a  
21 street lot line along one (1) street frontage only.

22                   (3) Parking may be located between the  
23 front lot line and a portion of a structure, provided that:

24                   i. The parking is also located  
25 between a side lot line, other than a street side lot line,  
26 and a portion of the same structure which is equal to at  
27 least thirty percent (30%) of the total width of the  
28 structure. (See Exhibit 23.45.018 D.)

1  
2 ii. In Lowrise 1 and Lowrise 2  
3 zones the parking is not located in the front setback and in  
4 no case closer than twenty feet (20') to the front lot line.

5 iii. In Lowrise 3 and Lowrise 4  
6 zones the parking is not located in the front setback and in  
7 no case closer than fifteen feet (15') to the front lot line.

8 4. Location of Parking in Special Circumstances.

9 a. For a cluster development, the location  
10 of parking shall be determined in relation to the structure  
11 or structures which have perimeter facades facing a street.  
12 (See Exhibit 23.45.018 E.)

13 b. In all Lowrise zones, the Director may  
14 permit variations from the development standards for parking  
15 location and design, and curbcut quantity and width, for lots  
16 meeting the following conditions:

17 (1) Lots proposed for ground-related  
18 housing with no feasible alley access and with:

19 i. Less than eighty feet (80') of  
20 street frontage, or

21 ii. Lot depth of less than one  
22 hundred feet (100'), or

23 iii. A rise or drop in elevation of  
24 at least twelve feet (12') in the first sixty feet (60') from  
25 the front lot line; and

26 (2) Lots proposed for apartments and  
27 terraced housing with no feasible alley access and a rise or  
28 drop in elevation of at least twelve feet (12') in the first  
sixty feet (60') from the front lot line;

(3) On lots meeting the standards listed  
in subsections C4b(1) and C4b(2), the following variations  
may be permitted:

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

i. Ground-related Housing.

Parking may be located between the structure and the front lot line((7));

ii. Apartments. Parking may be located in or under the structure if screened from direct street view by garage doors or by fencing and landscaping;

(4) In order to permit such alternative parking solutions, the Director must determine that siting conditions, such as the topography of the rest of the lot, or soil and drainage conditions, warrant the exception, and that the proposed alternative solution meets the following objectives: Maintaining on-street parking capacity, an attractive environment at street levels, landscaped street setbacks, unobstructed traffic flow and, where applicable, the objectives of the Shoreline Master Program. In no case shall a curbcut be authorized to exceed thirty feet in width.

\* \* \*

**Section 9.** Section 23.84.006 of the Seattle Municipal Code, as last amended by Ordinance 116744, is further amended as follows:

**23.84.006** "C"

\* \* \*

"Cluster development" means a development containing two (2) or more principal structures on one (1) lot, except that cottage housing developments shall not be considered a cluster development. In Highrise zones, two (2) or more towers on one (1) base structure shall also be considered a cluster development.

\* \* \*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

"Cottage housing development" means a development  
comprised of at least four (4) cottages (single family  
dwelling units) arranged on at least two sides of a common  
open space with a maximum of twelve (12) cottages per  
development.

\* \* \*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**Section 10.** This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the City charter.

Passed by the City Council the 6 day of June, 1994 and signed by me in open session in authentication of its passage this 6 day of June, 1994.

  
President of the City Council

Approved by me this 9 day of June, 1994.

  
Mayor

Filed by me this 9 day of June, 1994.

BY   
Deputy Clerk

(SEAL)  
Published \_\_\_\_\_



RECEIVED OMB

MAY 09 1994



Seattle  
Department of Construction and Land Use

R. F. Krochalis, Director  
Norman B. Rice, Mayor

MEMORANDUM

Date: May 9, 1994

To: Jim Street, President, Seattle City Council  
Via: Diana Gale, Director, Office of Management and Budget *DG*

From: *R. F. Krochalis*  
Rick Krochalis, Director

Subject: Cottage Housing Ordinance

At the request of Councilmember Sue Donaldson, we have examined the concept of cottage housing, and how such development could be accommodated in the least dense Multifamily zones--Lowrise Duplex/Triplex (LDT) and Lowrise 1 (L1). Our recommendations are attached. The proposed ordinance would allow outright a cottage housing development--a cluster of four to twelve cottages around a shared central open space--in LDT and L1 zones.

A SEPA Declaration of Non-Significance (DNS--no Environmental Impact Statement required) was issued on April 21; the appeal period ended May 6, and none were filed. A public hearing before Councilmember Donaldson's committee was held on Wednesday, May 11th.

The cost to implement these changes to the Land Use Code will be approximately \$1687, distributed as follows:

Staff Education		
	Preparation (2 hours @ \$110)	\$220
	Training (2 hours @ \$110)	\$220
Copying	110 people x 25 pages x \$0.06	\$165
Codification	25 pages x 3/2 x \$0.23	\$862
Client Assistance Memo	(2 hours @ \$110)	\$220
TOTAL		<u>\$1687</u>

If you have any questions concerning our recommendations or the proposed ordinance, please contact D.Gregg Doyle at 386-9742.

APRIL 21, 1994  
DIRECTOR'S REPORT  
COTTAGE HOUSING DEVELOPMENT

## INTRODUCTION

Councilmember Sue Donaldson has asked the Department of Construction and Land Use to review the Land Use Code and recommend amendments to allow cottage housing developments in Lowrise Duplex/Triplex (LDT) zones and Lowrise 1 (L1) zones. This proposal is an effort to address concerns about affordable housing, development that fits the character of its surrounding neighborhood, and the provision of a range of housing types.

Cottage housing developments are one way Seattle can potentially increase the supply of affordable housing opportunities. As modest-sized, detached single family dwellings that are clustered around a common open space, cottage housing can be an alternative to traditional single family development on large lots. The benefits of ownership, a detached unit, and the presence of amenities such as the open space are balanced with the limited square footage of living area. Cottages could be "starter homes" for first-time home buyers who would otherwise be priced out of in-city home ownership.

In order to encourage an appropriate design for cottages, development standards related to scale and character are proposed. Limitations on the building footprint, the total floor area and height will ensure that the cottages are built in scale and proportion to the existing development of the surrounding neighborhood.

The Mayor's Recommended Comprehensive Plan encourages Seattle to promote a mix of housing types to support a diverse population, to provide affordable home ownership alternatives for moderate- and middle-income households, and to accommodate strong consumer preference for ground-related housing units. Cottage housing is consistent with the Mayor's Recommended Comprehensive Plan and represents a positive way to accommodate household growth.

## BACKGROUND

Cottages are modest-sized single family homes which are clustered around a common open space. Each cottage is separated from the others by a side yard to ensure some privacy, while also providing a sense of community through the shared courtyard space.

Cottage housing developments already exist in Seattle. Examples include the Pine Street Cottages at 22nd Avenue and East Pine Street, Greenbush Court in the 700 block of E. Summit Avenue, and Bungalow Court on 16th Avenue north of Jefferson. The renovated Pine Street cottages average 530 square feet per unit; Greenbush Court, about 960 square feet per unit; and Bungalow Court about 1030 square feet per unit. Pine Street and Bungalow Court are both in single family zones and fit with the neighborhood character.

The current Land Use Code allows clustered housing planned developments (CHPD) as an administrative conditional use in single family zones. There is a minimum site requirement of two acres, which limits the number of potential sites in Seattle.

Duplex/Triplex (LDT) and Lowrise 1 (L1), but not in single family zones. This report is a response to that suggestion.

## ANALYSIS

Multifamily zoning in Seattle differentiates between lowrise, midrise and highrise development. In the lowrise zones, Lowrise Duplex/Triplex (LDT) and Lowrise 1 (L1) are generally characterized by a mix of single family and small multifamily structures of small bulk and low heights. Parcels zoned LDT and L1 also serve as a gradual transition between single family areas and a more intensive multifamily or neighborhood commercial zoned area. LDT and L1 zones are intended to encourage more dense, ground-related housing, such as duplexes, triplexes and townhouses, than is permitted in single family zones. Currently, about 580 acres or 1 percent of the city is zoned LDT and L1. Comparatively, single family zoning is applied to 19,755 acres. [Note: This acreage figure refers to net parcel acres and does not include street rights-of-way, transmission lines, parks, etc.] Thus there is limited opportunity for the type of development envisioned for LDT and L1 zones.

The Mayor's Recommended Comprehensive Plan introduces the concept of urban villages. The urban village strategy proposes to direct growth to concentrated, mixed use, pedestrian- and transit-friendly centers. Urban villages are designed to: direct growth to reinforce existing neighborhood centers; enable people to live nearer where they shop, get transit, conduct business and work; and create new, desirable options for higher density housing to meet the housing needs of a diverse population.

Cottages are an additional means to achieve allowable densities while maintaining low density neighborhood character. Maintaining character is an important strategy for building on the strength of existing neighborhoods while providing increased opportunities for home ownership within the city. Cottages increase the housing choices available to Seattle's diverse households to meet their housing needs. In addition, the higher densities of a cottage housing development make it possible to provide a more efficient transit system, with higher ridership.

Standards for cottages should ensure that the units are simple and affordable to build, and attractive to potential residents and neighbors alike. The alternatives considered for allowing cottage housing in LDT and L1 zones reflect an attempt to balance the concerns for limiting construction and permitting costs, while providing for densities and design that will encourage creativity and adaptability to sites in Seattle's low density neighborhoods. Standards should ensure a comfortable fit between existing development and new cottage developments.

## ISSUES

There were several considerations in developing the cottage housing concept originally proposed for single family areas into a proposal for LDT and L1 zones. A discussion of these issues follows.

### Density Limits

*Should the LDT density of 2000 square feet of lot area per unit be increased to that of L1--one unit per 1600 square feet of lot area?*

### "Interior" Setbacks/Averaging

*Should interior "cluster" setbacks be reduced, even when subdividing will create nonconforming structures?*

Current setbacks in LDT and L1 are 10 feet between multiple structures, when two or more principal structures are located on a lot. These interior setbacks can be reduced for smaller, individual units such as cottages, especially if they are configured around a large common open space. Concerns include privacy separation and fire safety. One alternative is to allow a minimum of 6 feet between cottages, while maintaining 5 feet (10 feet with a principal entrance) side setbacks. This would still meet the safety requirements in the Building Code, while allowing for more efficient use of the limited open space on the site. If short-platting or subdivision is allowed, zero-lot-line construction with easements for maintenance could be used to aggregate these 6 foot sideyards into useful areas for individual units.

**Recommendation:** Require a minimum 6 feet for cluster setbacks, allowing potential subdivision with 3 foot side setbacks, or zero-lot-line construction with 6 feet sideyard easements.

### Short-Platting

*Should short-platting/subdividing be allowed for Cottage Housing Developments?*

Since ownership is important to many households, it may be desirable to allow cottage developments to be separated into individual parcels. One drawback, however, is that courtyard-type shared open space that defines Cottage Housing Developments might be divided and even fenced, reducing the feeling of openness. In addition, such subdividing may create nonconforming structures. If treated similarly to townhouses, though, such nonconformity may be acceptable, and should be noted in Assessor's records as limiting development potential. The preservation of open space and shared parking areas could be accomplished through easements for access and maintenance. The issue of subdivision might be better handled at the same time as townhouse platting is being discussed, later this year.

**Recommendation:** Delay action on subdivision of cottage developments and include the issue with the discussion for townhouses.

### Reducing/Reconfiguring Open Space Requirements

*Should open space requirements be eased to encourage cottage development?*

Where open space is shared, the amount per unit could be lower, assuming that all open space would not be used by all households at the same time. However, if shared open space is divided by a short-platting process, the result could be a substandard amount of usable open space for each unit. With the current lot coverage limits and setback requirements, there should be space for at least 400 square feet of usable open space for each unit in LDT, and 300 square feet per unit in L1. This would meet current standards, except for the 600 square foot requirement for single family dwellings in LDT zones. In addition, central, shared open spaces should be encouraged in cottage developments.

- o Height limit to be set at 18 feet (plus 5 - 10 feet, depending on roof pitch), with a total floor area restriction of 975 square feet (a second floor at 50 percent of the footprint area discussed below).
- o Maintain existing lot coverage limits in LDT and L1 (35 and 40 percent, respectively), and allow a maximum footprint of 650 square feet, and (as noted above) up to 50 percent of the footprint allowed on an enclosed second level (upper, or lower on a steeply sloping lot), within the 18 foot height limit.
- o Require front setbacks for cottages to be an average of 10 feet from the lot line, and at no point less than 5 feet. Where slopes exceed 35 percent, the required yard will be reduced by 1 foot for each percent of slope in excess of 35 percent.
- o Require rear setbacks of at least 10 feet from the lot line.
- o Require a minimum 6 foot cluster setback throughout and 5 feet from a side lot line, but 10 feet where a principal entrance faces a side lot line, allowing subdivision with 3 foot side setbacks or zero-lot-line construction with 6 foot easements for maintenance and fire protection (minimum in Building Code).
- o Use same requirements for open space in sloping yards which are used for other ground-related housing types (50 percent must be "level").
- o Maintain current per-unit ground-level usable open space minimums of 400 square feet in LDT and 300 square feet in L1, and should be encouraged in a courtyard configuration. Further, at least 50 percent of the usable open space for a unit should be for the private use of the occupants of that unit.
- o Shared open space in the amount of 150 square feet per unit must be provided in a contiguous parcel, having a minimum dimension of 10 feet.
- o Require landscaping as in LDT and L1 zones (3 feet x perimeter of lot).
- o Retain parking requirement of 1.0 space per unit for cottages. Parking shall be alley-accessed where possible (only one curb cut allowed), screened as normally required in Lowrise zones, clustered (as described in 23.45.018.C.4.a) and not in front of or between cottages.

STATE OF WASHINGTON - KING COUNTY

44544  
City of Seattle, City Clerk

-ss.

No. ORD IN FULL

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

ORD:117173

was published on

06/21/94

The amount of the fee charged for the foregoing publication is the sum of \$ \_\_\_\_\_, which amount has been paid in full.

*Chardner*

Subscribed and sworn to before me on

06/21/94

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notary Public for the State of Washington,  
residing in Seattle

Lowrise 4 -- In no case shall the setback be less than five feet (5') and it shall not be required to exceed twenty feet (20').

2. Cottage Housing Developments. The required front setback shall be a minimum of ten feet (10').

((E-))2. Through Lots. In the case of a through lot, each setback abutting a street, except a side setback, shall be a front setback. Rear setback requirements shall not apply to the lot.

((3-))4. A greater setback may be required in order to meet the provisions of Section 23.45.015. Improvement requirements for existing streets in residential and commercial zones.

B. Rear Setbacks. Rear setbacks shall be provided as follows:

- Lowrise Duplex/Triplex and Lowrise 1 -- Twenty feet (20') or twenty percent (20%) of lot depth, whichever is less, but in no case less than fifteen feet (15'), except for cottage housing developments, which shall provide a minimum ten foot (10') rear setback.
- Lowrise 2 -- Twenty-five feet (25') or twenty percent (20%) of lot depth, whichever is less, but in no case less than fifteen feet (15').
- Lowrise 3 and Lowrise 4 -- Twenty-five feet (25') or fifteen percent (15%) of lot depth, whichever is less, but in no case less than fifteen feet (15').

\* \* \*

E. Interior Separation for Cottage Housing Developments. In cottage housing developments, there shall be a minimum separation of six feet (6') between principal structures, unless there is a principal entrance on an interior facade of either or both of the facing facades, in which case the minimum separation shall be ten feet (10'). Facades of principal structures facing facades of accessory structures shall be separated by a minimum of three feet (3').

((E-))F. Projections into Required Setbacks.

1. Architectural features of a structure including cornices, eaves, sunshades, gutters, and vertical architectural features which are less than eight feet (8') in width, may project a maximum of eighteen inches (18") into any required setback.

2. Sunshades for south-facing windows that meet State minimum energy conservation standards may project as necessary to no closer than three feet (3') to any lot line.

3. Bay windows may project two feet (2') into a front or rear setback, provided they are a minimum of ten feet (10') from an outside corner of the structure and comprise no more than thirty percent (30%) of the area of the facade. In no case shall bay windows be closer than five feet (5') to any lot line. Bay window projections into required setbacks shall begin a minimum of eight feet (8') above finished grade except for bay windows provided as required modulation of townhouse rows.

4. Unenclosed Decks and Balconies.

a. Unenclosed decks and balconies may project a maximum of four feet (4') into the required front setback provided they are a minimum of ten feet (10') from the front lot line in Lowrise Duplex/Triplex and Lowrise 1 zones and eight feet (8') from the front lot line in Lowrise

Solar collectors.

((6-))H. Front and rear setbacks may be reduced by twenty-five percent (25%), if the site contains a required environmentally critical area buffer or other area of the property which can not be disturbed pursuant to the provisions of subsection A of Section 25.09.280 of SMC Chapter 25.09, Regulations for Environmentally Critical Areas.

Section 7. Section 23.45.016 of the Seattle Municipal Code, as last amended by Ordinance 115043, is further amended as follows:

23.45.016 Open space requirements -- Lowrise zones.

A. Quantity of Open Space.

1. Lowrise Duplex/Triplex Zones.

a. Single-family Structures. A minimum of six hundred (600) square feet of landscaped area shall be provided, except for cottage housing developments.

b. Cottage Housing Developments. A minimum of four hundred (400) square feet per unit of landscaped area is required. This quantity shall be allotted as follows:

- (1) A minimum of two hundred (200) square feet per unit shall be private usable open space; and
- (2) A minimum of one hundred fifty (150) square feet per unit shall be provided as common open space.

((b-))c. Structures with Two (2) Dwelling Units. At least one (1) unit shall have direct access to a minimum of four hundred (400) square feet of private, usable open space. The second unit shall also have direct access to four hundred (400) square feet of private, usable open space; or six hundred (600) square feet of common open space shall be provided on the lot.

((c-))d. Structures with Three (3) Dwelling Units. At least two (2) units shall have direct access to a minimum of four hundred (400) square feet of private, usable open space per unit. The third unit shall have direct access to four hundred (400) square feet of private, usable open space; or six hundred (600) square feet of common open space shall be provided on the lot.

2. Lowrise 1 Zones.

a. A minimum of three hundred (300) square feet per unit of private, usable open space, at ground level and directly accessible to each unit, shall be required, except for cottage housing developments.

b. Cottage Housing Developments. A minimum of three hundred (300) square feet per unit of landscaped area is required. This quantity shall be allotted as follows:

- (1) A minimum of one hundred fifty (150) square feet per unit shall be private, usable open space; and
- (2) A minimum of one hundred fifty (150) square feet per unit shall be provided as common open space.

((b-))g. On lots with slopes of twenty percent (20%) or more, decks of the same size as the required ground-level open space may be built over the sloping ground-level open space. In order to qualify for this provision, such decks shall not cover the open space of another unit, nor be above the living space of any unit. Decks may project into setbacks in accordance with subsection ((E))F of Section 23.45.014.