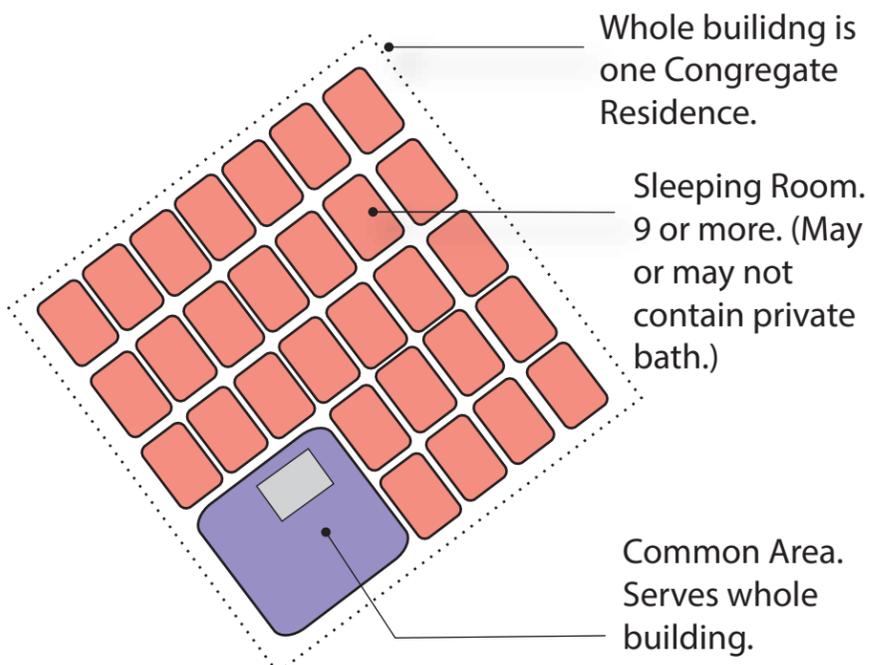


# Congregate Residence

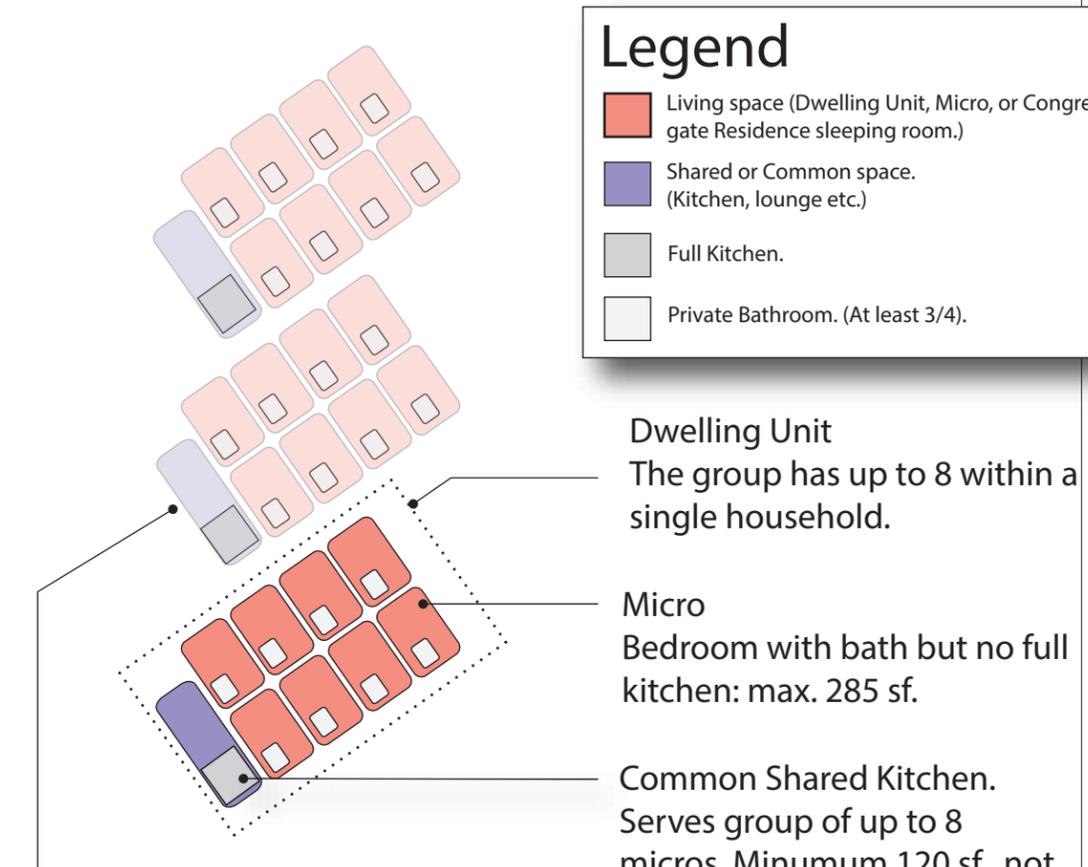
- Highest level of group or 'congregate' living.
- Examples: dormitories, some senior or special needs housing (not assisted living), recent market development.
- 9 or more sleeping rooms share common building features that are for the whole building, ie. kitchens, lounges, dining halls etc.
- Up to 25% of sleeping rooms (except special circumstances) can have kitchens in order for the building to be considered a congregate residence.
- Common space must equal 10% or more of the total area in sleeping rooms.



*New University of Washington off campus student housing. Has a range of sleeping room sizes and types, a shared lounge/kitchen on the first floor, and shared study rooms on each floor.*

# Micro-Housing

- Medium level of group living within a dwelling unit for up to 8 people.
- Groups of up to 8 'micros', each with a private bathroom, share a common kitchen that is at least 120sf, within a dwelling unit.
- Individual micros may not have a full kitchen (or they would be dwelling units.).
- Micros are less than 285 sf in size or they would be dwelling units.



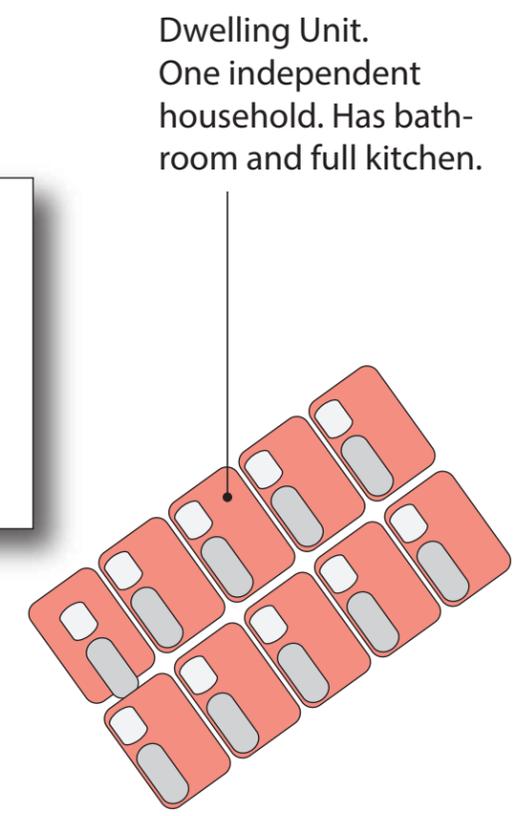
Multiple micro-housing dwelling units can be contained in a building.



*Micro-housing in a townhouse format on Capitol Hill. Micro-housing can be configured in a range of housing types, from townhouses to midrise apartment buildings.*

# Conventional Apartment Dwelling Unit

- Independent living within a dwelling unit, with few or no shared / common building features.
- Each dwelling unit has its own full bathroom and full kitchen.



*A conventional multi-family development on Capitol Hill. Dwelling Units (apartments) are located over ground floor retail uses.*

**Dwelling Unit SMC definition**  
(Land Use Code)  
"Dwelling Unit" means a room or rooms located within a structure, designed, arranged, occupied or intended to be occupied by not more than one household as living accommodations independent from any other household. The existence of a food preparation area within the room or rooms shall be evidence of the existence of a dwelling unit.

**Household SMC definition**  
(Land Use Code)  
"Household" means a housekeeping unit consisting of any number of related persons; eight or fewer non-related, non-transient persons; eight or fewer related and non-related non-transient persons, unless a grant of special or reasonable accommodation allows an additional number of persons.



# Dwelling Unit (large)

(Single Family Home or Large Apartment / Townhouse)

- Intended for one family or household with 8 unrelated persons or less.
- May include a large number of bedrooms, but may not be designed so each bedroom is conducive to being a separate leasable space.

