

Decision Criteria for Cottage Housing- Front Porch Cottages

The following is an analysis of the criteria for cottage housing, in accordance with 17.51.056.C and D. The criteria are outlined in regular text, while the answers are written in italics.

C. Where Cottage Housing Is Permitted and Prohibited. Single-family cottage housing developments are permitted:

1. In single-family residential zones if located on parcels:
 - a. South of 70th Street SW; and

This project is located south of 70th St SW.

- b. In the RD 12.5, RD 9.6, or RD 8.4 PRD zoning district; and

The site is located in the RD 9.6 zone.

- c. Adjacent to some multifamily, commercial and industrial zones, including MRD, and MR PRD, CB, PCB, PI, IP, LI and BP zoning districts; and

There is a PI zone across the street from the development.

- d. That access directly off of a collector or arterial street; and

44th Ave W, this project's access, is a collector street.

- e. With a conditional use permit.

A conditional use permit is being pursued with this submittal.

2. In the PCB(S) zone with an approved development agreement.

Not applicable.

3. Outright in MRD and MR PRD zones.

Not applicable.

4. Outright in the community business (CB) and planned community business (PCB) districts as part of a mixed-use development.

Not applicable.

5. Limitations.

a. **Cottage** housing development may not be developed on parcels in single-family zoning districts that are on streets that have single-family residences on both sides, even if the adjacent property is zoned multifamily, commercial or industrial. The intent of **cottage** housing is to have it provide a transition to single-family neighborhoods and to ensure the established neighborhoods remain intact.

The zoning across the street, in PI, is currently mostly developed with industrial uses, not single-family.

b. Parcels cannot be subdivided in order to have two cottage developments of eighteen cottages each to avoid the maximum number of cottage units per development limit.

This is not being pursued; in this, we are pursuing one development of 14 cottages.

D. **Cottage** Housing Requirements.

1. Minimum Parcel Size. The minimum parcel size for **cottage** housing developments shall be as follows:

a. Residential. A single-family parcel adjacent to multifamily, commercial or industrial zones that is the size and dimension that allows for a minimum cluster of four **cottage** units and large enough to provide all the open space, parking, and setback requirements. Typically this would be one-half acre in size if the parcel is adjacent to a commercial, multifamily, or industrial zone and has access off of a collector or arterial street.

The site is 1.65 acres, so the minimum size of approximately one half acre is met. In addition, industrial zoning is across the street and the access is on a collector street.

b. Commercial/Multifamily. Greater than one acre in MRD, MR, CB and PCB zones.

Not applicable.

2. Density. Maximum densities for **cottage** housing projects shall be determined based on Table 1. In single-family residential zones, each **cottage** housing project shall not consist of more than eighteen **cottages** nor fewer than four **cottages**. If the parcel size allows for more than eighteen **cottages**, then the project must consist of a combination of **cottages** and detached single-family residential units in single-family zoning or **cottages** and multifamily in multifamily and commercial zones. The **cottages** shall be clustered according to these regulations and the single-family residential development shall follow the underlying zoning requirements.

Table 1: Cottage Housing Density

Zoning District	Existing Residential Density per Zoning District	Proposed New Cottage Density (2X Underlying SFR Zone)¹
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Table 1: Cottage Housing Density

Zoning District	Existing Residential Density per Zoning District	Proposed New Cottage Density (2X Underlying SFR Zone)¹
SFR RD 12.5	3.48 units/acre	9 units/acre
SFR RD 9.6	4.53 units/acre	9 units/acre
SFR RD 7.5	5.80 units/acre	12 units/acre
MRD	13 units/acre	12 units/acre
MR	22 units/acre	12 units/acre
CB	N/A	9 units/acre
PCB	N/A	9 units/acre

Note 1: All other open space, parking and setback requirements must be provided. In CB and PCB the mixed-use requirement must also be provided in addition to the open space and parking requirements and these will all likely reduce the density that is attainable.

With 1.65 acres, and being in the RD 9.6 zone, the maximum density for the project is $(1.65 \times 9 =)14.85$, or 14 cottages. The project is proposing 14 cottages.

3. Floor Area. Ramblers or one-story **cottages** shall not exceed a maximum of one thousand square feet on the main floor, excluding garages. One and one-half story buildings shall not exceed a maximum of twelve hundred square feet with a maximum of eight hundred square feet maximum on the main floor, excluding landing and stair areas, second story ceilings less than six feet in height and garages. **Cottages** shall not be a full two-story coverage of the main floor (two-story narrow, skinny houses are not allowed). Single-car garages are allowed to be attached to the **cottage** if the garage is accessed from the side or rear of the unit; no garage may be accessed from the front facade of the building. A covenant restricting building expansion shall be required on all developments.

The cottages are generally one and a half stories or partially two stories tall and have a maximum of 1200 square feet. As mentioned above, full two-stories are not proposed, and

where two-stories are proposed, they are partial two-stories. Single car garages are attached to some of the cottages, but not all. Covenants restricting expansion will be attached at whichever phase of submittal they are requested.

4. **Cottage Development Cluster Size.** A minimum of four units is allowed with a maximum of twelve units in a single cluster. Multiple clusters are allowed provided each housing cluster meets the common and private open space requirements and there are pathways connecting the common open spaces. The maximum number of **cottages** per development is eighteen **cottages**.

There are 14 total cottages in this development with two clusters of units, with 7 cottages each.

5. Application of Critical Areas.

a. The critical area regulations contained in Chapter [17.52](#) apply to all **cottage** developments.

As expanded upon in the attached critical area letter, there are no critical areas on site and there are no offsite buffers that come onto the property. Therefore, as there are no critical areas or buffers, the remainder of this section is not applicable, and has been skipped for brevity.

6. Common Open Space.

a. Four hundred square feet of common open space is required per unit.

As there are 14 units, there is a minimum of (14 x 400=) 5,600 square feet of common open space. 6,842 has been provided.

b. Fifty percent of units must have their main entry on the common open space.

All but 3 units (ie, 78.6% of units) have their main entries directly facing the common open space.

c. All units must be within eight feet of each common open space(s).

All units presented are within 8 feet of the common open space.

d. Setbacks and private open space cannot be counted towards the common open space calculation.

No setbacks or private open space is included.

e. One common open space must be located centrally to the project, with multiple clusters having multiple common spaces with pathways connecting the common open spaces.

Each open main common open space for each cluster is centrally located; there is a pathway south of unit 6 and north of units 7 and 8 that connects them.

f. Community buildings or clubhouses can be counted towards the common open space calculation.

No community buildings or clubhouses are proposed.

g. Passive trails within an NGPA are allowed and may count towards the common open space requirement.

There are no NGPA areas onsite, so this is not applicable.

h. Common open space may be separated from the central common open space that is required for the clusters, but can only account for twenty-five percent of the requirement.

There are two clusters that have equally central common open space.

i. **Cottages** must surround the common open space on a minimum of two sides of the green.

Cottages surround the common open space on two sides with the west cluster and on three sides with the east cluster.

j. Common open space shall be located outside of stormwater/detention ponds, wetlands, streams, lakes, and critical area buffers, and cannot be located on slopes greater than ten percent.

The common open space depicted contains no stormwater/detention ponds, critical areas or buffers, or slopes of greater than ten percent.

k. The common open space area shall include usable public spaces such as lawn, gardens, patios, plazas or scenic viewing area. Common tables, chairs and benches are encouraged. An active recreation element may be included if the homeowners' association so chooses and it does not dominate the common open space. Where applicable, native vegetation and LID BMPs may be used in fifty percent of the passive open space area.

The common open space consists primarily of lawn, and will have some tables, chairs, and benches. LID BMPs are not proposed for this project's open space.

7. Private Open Space.

a. Two hundred fifty square feet of private open space is required per unit.

250 square feet or more per unit have been delineated on the site plan for each unit.

b. The private open space must be a minimum of ten feet wide and adjacent to the front or side of the unit; side yard easements may be counted toward the private open space requirement. The main entrance of the house shall front on the private open space via either a front porch or to the side by using a wrapped porch. Porches with railings are preferred to create private space.

Each private open space is at least 10 feet wide—these consist primarily of front and side yards.

- c. The private open space, on either the front or side yard, must be oriented toward the common open space.

Each private open space is oriented to the common open space.

- d. A fence or hedge not to exceed three feet in height may separate the private open space from the common open space.

No hedges or fences are currently proposed.

8. Building Heights and Setbacks.

- a. Setbacks from the external property lines of the original or perimeter of the parcel shall be as shown in Table 2.

Table 2: Setbacks for Cottage Housing

Height or Number of Stories (Story = Minimum of Six Feet in Height)	Setbacks Adjacent to Residential Zones	Front Setbacks Next to Public Streets	Setbacks Next to Private Roads or Commercial Properties
< 18 feet/One-story cottages One-story cottages cannot be greater than 18 feet in height	10 feet when there is no side or rear access 15 feet whenever there is side or rear access from the structure or there is a side or rear patio or deck adjacent to parcel boundary line	Regardless of building height, the front setback shall follow the setback requirements of the underlying zone	Setbacks from private streets shall be 10 feet Regardless of building heights the setbacks for cottage housing in mixed-use zones follow the setback requirements of the underlying (CB or PCB) zone
>18 feet and < 22 feet/One-and-one-half story cottages Roof step-down means the roofline breaks to create a varied roofline that is no greater than 18 feet in height	15 feet with or without rear access and roof step-down Or 20 feet whenever there is no roof step-down		
> 22 feet up to 25 feet/Partial two-story cottages (less than	20 feet in all zones except the RD 12.5		

Table 2: Setbacks for Cottage Housing

Height or Number of Stories (Story = Minimum of Six Feet in Height)	Setbacks Adjacent to Residential Zones	Front Setbacks Next to Public Streets	Setbacks Next to Private Roads or Commercial Properties
a full floor)	25 feet in RD 12.5		

Approximately half the units are one and a half-stories, and half are partial two-stories. The one and a half-stories are 22 feet in height and have 15' setbacks, while partial two-stories are 24-25 feet in height and have 20' setbacks. Please see elevations and site plan.

b. All buildings shall be separated by at least eight feet. Minor architectural features may extend one foot into the separation distance as long as six feet of clearance between buildings is maintained for fire separation purposes.

All buildings have a separation of at least 10 feet.

c. The area under ceilings less than six feet in height is not included in the square footage calculation of the structure.

This has been taken into account with the buildings.

9. Buffer and Perimeter Landscaping for Existing Adjacent Development. **Cottage** development shall provide six feet of fencing and landscaping around the perimeter of the property, not including the NGPA areas. This perimeter landscaping is intended to soften the impact of infill development, to add visual interest, and to retain or help to improve the visual quality of the neighborhood. Perimeter landscaping shall provide a screen between uses, to safeguard privacy, to promote wise and efficient use of potable water resources, to protect water quality and aesthetics of streams and wetlands and the aesthetic assets of the neighborhood, and to reduce the impact of development on the environment. The intent is to serve as the general guidelines or the minimum standards in describing the extent of buffering and beautification desired. It is expected that good landscaping design principles will be applied at all times, including:

- Spacing for proper growth and root development;
 - Wise and efficient use of water resources;
 - Proper access for the fire department and visual patrol for the police department;
 - Safety of pedestrian and vehicular traffic.
- a. A buffer of perimeter landscaping shall be provided to create visual relief, visual separation and site-obscuring screening between uses from the **cottage** development that is an infill project. Within the setback areas described above, single-story **cottages** adjacent to residential properties shall be buffered by:
- i. A six-foot sight-obscuring, decorative fence (no chain link fences) shall be provided. Adjoining, adjacent and connecting fences shall be considered and constructed of similar materials unless otherwise approved by the planning director.
 - ii. A minimum of a seven-foot-high landscaped screen composed of three landscape layers:

- (A) Evergreen trees planting in a double row layout designed to create a hedge/screen maturing at twenty feet within five years created by one tree per ten lineal feet of buffer with a maximum spacing of fifteen feet between trees with fifty percent of the trees being six to eight feet in height and fifty percent of the trees being eight to ten feet in height.
- (B) Shrubs eighteen inches in height and circumference or multi-stemmed trees six feet in height, that are a mixture of species with the total quantity averaging five feet on center for the lineal portion of the buffer.
- (C) Ground cover of an evergreen variety of four-inch pots shall be planted to achieve ninety percent coverage within three years of the time of planting (eighty percent coverage at the time of the two-year landscape performance bond sign-off).
- iii. Any landscape berming shall be coordinated with adjacent property owners to provide retaining walls as needed, to handle stormwater runoff so that it does not impact the adjacent property, and to provide consistency or benefit to the adjoining property owner increasing privacy from the new infill development.
- iv. Native plant species are encouraged to be used if this better blends the new and existing development transition. Graduated buffers with high vegetation along the property line and lower-growing vegetation next to the units may be considered if full screening is provided within two growing seasons.

Most of this is not applicable, as the cottages are greater than one story tall.

- b. **Cottages** greater than one story shall provide a ten-foot densely planted vegetative screen (ten- to twelve-foot trees must be planted in the row adjacent to the fence) to buffer existing development and must follow the requirements in subsections (D)(9)(a)(ii), (iii) and (iv) of this section.

This has been provided in the form of a 10' landscape buffer with a six-foot fence around the development. For details on the screen itself, please see the landscape plan.

- c. Natural vegetation may be allowed in place of fencing and screening if the project is adjacent to natural ravines or other features that provide an equivalent screening.

Some existing onsite trees have been included in the screening of the project.

- d. Drought-tolerant plants and native species are encouraged to be used to promote water conservation and so plantings will flourish over the long term of the development.

Comment noted; for full species lists, see landscape plan.

- e. Vegetation shall be maintained and replacement is required to maintain the perimeter buffer. Nonnative or noxious weeds shall be removed. Any tree cutting must be approved by the homeowners' association and coordinated and approved by the planning director.

Comment noted. A note on this is in the attached draft CC&Rs.

- 10. Landscaping Required for Parking Lots. The purpose of parking lot landscaping is to soften the visual appearance, screen views of parking lots, add shade, limit the amount of

impervious surface and reinforce safe pedestrian access to buildings and connecting sidewalks.

- a. Interior landscaping for parking lots is required if there are more than six stalls and must consist of the following:
 - i. One tree for every six parking stalls. Trees to consist of shade canopy deciduous trees a minimum of two-inch caliper.
 - ii. Three shrubs of eighteen-inch height shall be provided for every one hundred fifty square feet of parking islands and parking lot landscape areas.
 - iii. Evergreen ground cover using four-inch pots with twelve-inch spacing or one-gallon containers with eighteen-inch spacing.
 - iv. The total area of all interior landscaping shall be equal to or greater than ten percent of the parking lot area (including parking, maneuvering, loading and fire access areas).

These standards have generally been followed. For more detail, please see landscaping plan.

11. Landscaping Requirements for Public Rights-of-Way and Parking Lots Adjacent to Streets. The streetscape and adjacent parking lots shall be landscaped using the following:

- a. Deciduous canopy trees of two and one-half inch caliper will be planted twenty feet on center to form a street tree configuration along the adjacent street and to provide separation between the parking lot and the street.
- b. Parking lots adjacent to streets shall have evergreen shrubs of twenty-four-inch height planted in the form of a hedge to achieve a solid visual screen to the height of thirty-six inches within three years of planting. Plants shall be a minimum of twenty-four inches in height at the time of planting and planted no more than two feet on center.
- c. Evergreen ground covers will be planted to achieve ninety percent coverage within three years from the time of planting.

These requirements have generally been followed. For more detail, please see landscaping plan.

12. Lot Coverage. Buildings or structures may cover up to fifty percent of the lot. Up to sixty percent of the lot may be covered by impervious area.

Given the site area of 71,681 square feet, the maximum building coverage is 35,840 square feet. In the attached site plan, 17,380 square feet of coverage by buildings and structures are provided. Similarly, the maximum impervious area is 43,116 sf. 36,580 sf of impervious surface have been shown on the site plan.

13. **Cottage Structure**—Attached Front Covered Porches.

- a. Porches shall be a minimum of eighty square feet and a minimum of eight feet deep on the front of the building and six feet deep on a side where the porch wraps around the building. The square footage of the porch may be reduced to sixty square feet (six by ten feet deep) on units less than eight hundred total gross square feet.
- b. Porches shall be oriented towards common open space or street and designed to provide a sense of privacy between units.
- c. Secondary entrances facing the street and sidewalk are required to have a minimum five-by-five-foot porch.

The porches provided on the cottages generally conform to the above standards. For more information, please see the elevations and floor plans.

14. Building Height.

a. Building height shall be as shown in Table 2: Setbacks for **Cottage** Housing. To provide variability in design a minimum of two **cottage** heights are required within a project cluster and only one out of every three **cottages** may be built up to the twenty-five-foot height limit. The **cottages** with the twenty-five-foot height shall also be set back as provided in Table 2 to provide a staggered view from adjacent properties—taller buildings farther away from existing single-family residential buildings.

Three different cottage heights are provided, 22', 24', and 25'. There are only 5 cottages that reach 25' tall, meeting the one in three stipulation. For more information, please see the elevations.

b. Pitched roofs are required (6:12 and/or 4:12 with dormers). No flat roofs are allowed. The planning director may approve other roof pitches and pitches for nooks or architectural features such as bay windows.

No flat roofs have been proposed. 4:12 is the minimum roof pitch seen, with most main pitches being more than that. For more information, please see elevations.

15. Building Design Standards—Including Garages/Parking Structures. The purpose of design standards is to: encourage variety and visual interest in new residential development in a manner that is compatible with the neighborhood character; ensure the scale of the **cottages** is proportional to their lot and parcel size; provide landscaping between new and existing development to buffer and provide a transition, to enhance the building and site appearance, and to maintain the quality of the neighborhood.

a. Design Standards Approval. The planning director shall decide compliance with the site design, architectural, site and landscape standards before the hearing examiner holds a public hearing and after a required neighborhood meeting is held to review and comment on the project. **Cottage** designs such as in Attachment A at the end of this section are encouraged.

b. **Cottage** Character and Site Layout Compatibility. The **cottages** and site design shall provide variety and visual interest as well as working with the land to provide compatibility with the character of the land and the surrounding neighborhood. Site design shall take into consideration where existing significant trees are, where existing neighboring homes are located, and shall leave critical areas undisturbed. **Cottage** developments may not be built on slopes of thirty percent or greater nor are they eligible for transfer of density credits.

Wetlands, streams, and their buffers shall be placed into a designated NGPA and the density for the remainder of the site shall be based on Table 1 in subsection (D)(2) of this section.

c. Infill Site Requirements. Window orientation shall avoid creating privacy issues especially for existing adjacent homes and within the **cottage** development. A site analysis and inclusion of adjacent neighbor home location, building height and windows and views must be provided as part of the site analysis and be used in carefully siting new structures in the **cottage** development. Modulation of the building height should be used to decrease the impact of new development on adjoining existing homes. Stepped-roof building designs are an example of this strategy.

- d. Pedestrian Connection. Provide pedestrian connections internally and externally both for safety and convenience and to promote neighborhood pedestrian activity and transit use.
- e. Incorporating New Development Techniques and Technology. Utilize new development techniques to reduce impervious surface, by using low-impact development techniques and new technologies as well as recycled materials wherever possible.
- f. Building Character Proportionality and Massing. Size and height reductions of **cottage** housing, design techniques and perimeter buffer landscaping shall be used to promote compatibility with the surrounding neighborhood and proportionality and massing of new **cottage** development adjacent to existing single-family neighborhoods.
- g. Variety in Buildings and Visual Interest with Consistency in Architectural Style. The building designs and layout shall prevent the repetitive use of the same combination of building features, building layout and site design elements within any **cottage** development, clusters and adjacent dwellings.
- i. Varied and Interesting Rooflines. Varied and interesting rooflines must be provided which include use of varied pitched roof styles, gables, or dormers. Roof breaks or step-downs are encouraged and can be used to reduce required setbacks adjacent to parcel boundaries.
- ii. Separation of Identical Buildings and Elevations. Units of identical elevation types must be separated by at least two different elevations. This will result in at least three different building elevation plans per cluster. No two adjacent structures shall be built with the same building size or orientation (reverse elevations do not count as a different building elevation), facade materials or colors.
- iii. Different Roof, Window Design and Entries. Provide differing roof forms, gables or dormers. Roof overhangs a minimum of six inches are required. Different window design, entry treatments and base treatments shall be utilized to help achieve variety.
- iv. Corner Lot **Cottages**. **Cottages** on corner lots shall be architecturally designed to provide modulation and detail on both frontages. Examples of modulation include use of bay windows, wrapped porches, and dormers.
- v. Open and Closed **Cottages** along Private Side Yards. Private side yards are an important element in **cottage** development. The side yard is typically designated to a particular **cottage** (like zero lot line homes) and this **cottage** should be open to the side yard using doors, windows or a wrapped porch. The adjacent **cottage** should have a closed side and window placement is an essential part of the design to achieve this relationship.
- h. Variety in Building Design. Provide variety and visual interest by using a combination of building elements, features and treatments in **cottages** as well as garages. Structures must include building articulation, change in materials or textures, windows, or other architectural features as shown on Attachment A, **Cottage** Design Guidelines, at the end of this section. A minimum of at least one side articulation or roof break shall occur for side elevations facing public streets or common open spaces or walkways to the common open spaces. No blank walls are allowed. The following building elements, features, and treatments that provide variety and visual interest shall be used in combination to create variety in building design, but are not limited to:
 - i. Variation in building type and size.
 - ii. Variation in layout and orientation.
 - iii. Variation in building materials, mixture and texture.
- (A) Vertical Changes. Changes in materials in a vertical wall shall occur at an internal corner or a logical transition such as aligning with a window edge or chimney.

(B) Horizontal Changes. Transition in materials on a wall surface, such as shingle or lap siding, shall be required to have a material separation, such as a trim band board.

(C) Acceptable Exterior Wall Material. Wood, cement fiberboard, stucco, standard sized brick and stone may be used. Simulated stone, wood, stone or brick may be used to detail homes.

(D) Trim. Trim may be wood, cement fiberboard, stucco, or stone materials. Trim is required around all doors and windows. The trim must be three and one-half inches minimum and be used on all elevations.

iv. Building modulation.

v. Building intervals and articulation.

vi. Varying roof shapes, pitches and gables.

vii. Varied roof heights and roof breaks or roof extensions.

viii. Dormers.

ix. Window trim and mullions.

x. Bay windows or bump outs.

xi. Entry enhancement.

xii. Porches and patios. (Porches with railings preferred.)

xiii. Use of varied siding, trim and base colors.

xiv. At a minimum use bottom and top material treatment and if recommended use tripartite architecture.

xv. Chimney or tower.

xvi. Trellis.

xvii. Belly bands, brackets/braces.

xviii. Other building elements and the combined use of the above shall be approved by the planning director.

The cottages generally conform to all of the above standards. For details, please see the elevations and floor plans.

16. Trash and Recycling Container Enclosure and Landscape Screening. All dumpster containers, individual refuse containers, and trash compactors shall be enclosed per the following standards:

a. All loading, trash, recycling and storage areas shall be located so they are not visible from streets and will be concealed.

b. An architectural screen shall surround all sides except the access entry. Building walls of adjacent structures may be used to partially satisfy this requirement. Screen walls shall be a solid visual screen constructed out of metal, concrete, and/or masonry units; or other materials similar to the **cottages** and garage structures. Required gates and trellises, and other architectural screening elements, shall be designed so that they complement the surrounding buildings unless there is some overriding fire access issue.

c. A concrete slab shall be installed as the base material within the enclosure.

No Trash or Recycling enclosure is proposed; the cottages will use individual can pickup.

17. Community Buildings. Commonly owned building(s) are allowed but not required and they must be incidental in use and size to the rest of the development.

No community buildings have been included as a part of this proposal.

18. Homeowners' Association. A homeowners' association and covenants are required for the maintenance of the common areas and buildings.

Draft CC&Rs have been included with this proposal.

19. Accessory Dwelling Units. Accessory dwelling units and/or extended-family dwelling units are not allowed in **cottage** housing developments.

Comment noted; none are proposed.

20. Parking Stalls and Garages. Parking shall be provided as follows:

- a. Two stalls per unit.
- b. One-half stall per unit for guest parking.

Overall, this creates a parking minimum of 2.5 stalls per unit total. This means that the minimum total amount of parking is (2.5 x 14 =) 35 spaces. 36 spaces are provided, meaning that the parking minimums are met.

21. Parking Lots and Stand-Alone Parking Structures.

- a. At least one parking stall per unit must be within an enclosed parking structure or garage. Carports are not considered an enclosed structure. Garage doors shall feature windows, recesses, or moldings to help blend the doors with the character of the house. Garages facing the sidewalk and public street shall have features that add interest to any blank walls.

Per this, at least 14 stalls must be in enclosed structures or garages. 14 spaces are enclosed in garages or enclosed structures. There are no garage doors facing the public street or sidewalk. For more details on the structures and garages, please see the elevations.

- b. Stalls and garages must be screened from public streets or abutting residential properties.

This has been done. Please see attached landscaping plan.

c. Parking lots and structures shall be located in the following preferential order:

- i. To the rear of the units accessed off an alley;
- ii. To the side of the units accessed by a private driveway; or
- ii. The garage, landscaping, and/or fencing shall screen parking next to a side street.

As an alley is not proposed, but a private driveway, number 2 is generally the path shown in the site plan.

d. Parking lots and garages must meet the front yard setback requirements of the underlying zone where they are adjacent to a public road or ten feet from a private road, or the setback requirements as listed in subsection (D)(8) of this section, Building Heights and Setbacks.

The parking lots shown are at least 10 feet from all private roads, and follow the setback requirements from the public road (25').

- f. The parking areas must be clustered and separated from the common area by landscaping or an architectural screen.

The parking areas are clustered. For details, please see the landscaping plans.

- f. The parking area should not be the major view from the public right-of-way or street. Landscaping and/or **cottage** unit or the common area should provide the view into the **cottage** development, unless there are fire code restrictions that make this unachievable.

The parking area is not the major view from the public right of way or street, but rather, the back side of the units on the east cluster.

- g. All garages shall be located in an area to minimize the presence of the automobile.

The garages are located in a cluster both away from the main open space clusters and away from the road. The location on the site plan is the least impactful location possible.

- h. All garages shall follow an architectural style similar to the **cottages**.

All garages proposed are either a part of the cottages or are in a style similar to the cottages. For more details, please see elevations.

- i. Garage rear and side elevations facing the public street or adjacent existing development shall have architectural details to minimize the impact of the facade.

No garages provided face a public street. The ones that do face adjacent existing development have details that break up and minimize the impact of the façade. For more detail, please see elevations.

- j. Garage massing should be broken up wherever possible by using topographic differences, using roof breaks or step-downs, or creating smaller combined garage increments. A six-single-vehicle-stall garage is the maximum number allowed in any garage building. Four garage units or less is the preferred design. The planning director may approve other methods to meet the intent of this section.

This has been provided with all garages. The maximum number of stalls in a garage building is 2. For more details, please see elevations.

22. Internal Development Access.

- a. Internal access to the development shall be treated like a private driveway system or woofner. The development must meet the requirements of the fire department for access and safety. At a minimum the access way shall consist of a thirty-foot-wide driveway accessing onto a public street. A five-foot-wide pedestrian sidewalk must connect the public sidewalk system to the common open space and a five-foot landscape strip shall be provided between the driveway and the sidewalk. Other configurations can be approved by the public works director. The sight distance must comply with the requirements of Section [17.20.060](#).

The road access is 25-feet wide, with a driveway branching out to 30 feet wide at the entrance. The 5-foot pedestrian sidewalk system has been refocused onto the system provided within and between the open spaces as opposed to beside the drive aisle. Those sidewalks have been provided between the public sidewalk and the open spaces, as well as between the driveway parking and the units. Landscaping is present throughout. The attached access layout was shown at the initial pre-app on October 31, 2019 and was not commented upon.

b. The abutting public or private street must meet the city's development standards for street improvements including right-of-way, curbs, gutters, and sidewalks, unless approved by the public works director.

An appropriate deeding has been proposed (that being 5' along 44th ave W in order to get the appropriate right of way of 35' from the centerline), as well as frontage improvements to suit it. For more, see civil sheets.

c. If access to a **cottage** development is via a panhandle, no landscape buffer will be required in the panhandle portion of the lot.

Not applicable, the access is not from a panhandle.

23. Drainage. Development shall meet the most current drainage standards in effect at the time the permit application is deemed complete and must be approved by the public works director. Stormwater management shall minimize erosion during construction so that no turbid water leaves the site and will manage stormwater so that it is detained and any water released from the site meets water quality standards as mentioned above. Drainage is a key issue related to infill development within the city and the development shall not impact adjacent properties and shall handle any water that previously was dispersed to the site from uphill adjacent properties.

The most current drainage standards have been followed with this submittal. See drainage plans and report for more details.