

2020 King County Comprehensive Plan Update  
Amendment Concept – For inclusion in Public Hearing Notice

**COUNCILMEMBER:** Lambert

**Problem Statement/Issue:** The Councilmember is interested in amending the proposed Striking Amendment to include a requirement to provide a variety of housing sizes within a cottage housing development.

**Property Information:**

- N/A – not property specific.

**Background Information:** Striking Amendment S1 includes changes to allow greater flexibility for cottage housing developments.

- K.C.C. 21A.08.030: Cottage housing developments are currently only permitted in the R4 and R8 zones. The Striking Amendment includes the following modifications to existing code:

**A. Residential land uses.**

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	Cottage Housing						P15						

**B. Development conditions.**

15. Only in the R4-R8 zones (~~(limited to)~~) subject to the following standards:

- a. ~~((developments no larger than one acre;~~
- b. ~~not adjacent to another cottage housing development such that the total combined land area of the cottage housing developments exceeds one acre;~~
- e.) ~~((All units must be))~~ Developments shall contain only cottage housing units with no ~~((less))~~ fewer than three units ~~((and no more than sixteen units, provided that if))~~. If the site contains an existing home that is not being demolished, the existing house is not required to comply with the height limitation in K.C.C. 21A.12.020.B.25. or the floor area and footprint limits in K.C.C. 21A.14.025.B.; and
- ~~((&))~~ b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

- K.C.C. 21A.12.030: The Striking Amendment includes the following modifications to the dimensional standards related to cottage housing:

**A. Densities and dimensions - residential and rural zones.**

RURAL					RESIDENTIAL								
STANDARDS	RA-2.5	RA-5	RA-10	RA-20	UR	R-1 (17)	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Unit/Acre (15)(28)	0.2 du/ac	0.2 du/ac	0.1 du/ac	0.05 du/ac	0.2 du/ac (21)	1 du/ac	4 du/ac (6)	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Maximum Density: Dwelling Unit/Acre (1)	0.4 du/ac (20)						6 du/ac (22) 8 du/ac (27)	9 du/ac (27)	12 du/ac (27)	18 du/ac (27)	27 du/ac (27)	36 du/ac (27)	72 du/ac (27)
Minimum Density: (2)							85% (12)	85% (12)	85% (12)	80% (18)	75% (18)	70% (18)	65% (18)

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							(18) (23)	(18)	(18)				
Minimum Lot Area (13)	1.87 5 ac	3.75 ac	7.5 ac	15 ac									
Minimum Lot Width (3)	135 ft	135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30ft	30 ft	30 ft
Minimum Street Setback (3)	30 ft (9)	30 ft (9)	30ft (9)	30 ft (9)	30 ft (7)	20 ft (7) (29)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10ft (8)	10 ft (8)
Minimum Interior Setback (3) (16)	5 ft (9)	10ft (9)	10 ft (9)	10 ft (9)	5 ft (7)	5 ft (7) (29)	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10)
Base Height (4)	40 ft	40 ft	40 ft	40 ft	35 ft	35 ft (29)	35 ft (25)	35 ft 45 ft (14) (25)	35 ft 45 ft (14) (25)	60 ft	60 ft 80 ft (14)	60 ft 80 ft (14)	60 ft 80 ft (14)
Maximum Impervious Surface: Percentage (5)	25% (11) (19) (26)	20% (11) (19) (26)	15% (11) (19) (24) (26)	12.5% (11) (19) (26)	30% (11) (26)	30% (11) (26)	55% (26)	70% (26)	75% (26)	85% (26)	85% (26)	85% (26)	90% (26)

B. Development conditions.

25. For cottage housing developments only:

- a. The base height is ~~((eighteen))~~ twenty-five feet.
- b. Buildings have pitched roofs with a minimum slope of six and twelve may extend up to ~~((twenty-five))~~ thirty feet at the ridge of the roof.

26. Impervious surface does not include access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of King County Code requirements to locate features over which the applicant does not have control.

- K.C.C. 21A.14.025 includes additional requirements for cottage housing developments. The Striking Amendment includes the following changes to this section of Code:

For cottage housing developments in the R4-R8 zones:

A. The total area of the common open space must be at least two hundred and fifty square feet per unit and at least fifty percent of the units must be clustered around the common space.

B. The total floor area of each unit, ~~((including))~~ except for two hundred and fifty square feet of any enclosed parking, is limited to one thousand two hundred square feet. The footprint of each unit, including any enclosed parking, is limited to nine hundred square feet. A front or wraparound porch of up to one hundred square feet is permitted and is not to be included in the floor area or footprint calculation.

C. Fences within the cottage housing unit development are limited to three feet in height. Fences along the perimeter of the cottage housing development are limited to six feet.

D. Individual cottage housing units must be at least ten feet apart.

E. Each dwelling unit that abuts common open space shall have either a primary entry or a covered porch, or both, oriented to the common open space.

F. Each dwelling unit within forty feet of a public right-of-way, not including alleys, shall have a facade oriented to the public right-of-way that includes a porch, an entrance, or a bay

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window that projects a minimum of six inches and is a minimum of four feet in width. If a dwelling unit is within forty feet of more than one public right-of-way, the department shall determine which right-of-way towards which the facade elements shall be oriented. Materials used on this facade shall wrap the corners of the unit.

- K.C.C. 21A.18.030 is proposed to be modified by the Striking Amendment to add specific parking ratios for cottage housing developments:

A. Except as modified in K.C.C. 21A.18.070.B. through D., off-street parking areas shall contain at a minimum the number of parking spaces as stipulated in the following table. Off-street parking ratios expressed as number of spaces per square foot means the usable or net square footage of floor area, exclusive of non-public areas. Non-public areas include but are not limited to building maintenance areas, storage areas, closets or restrooms. If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces shall be rounded to the nearest whole number with fractions of 0.50 or greater rounding up and fractions below 0.50 rounding down.

LAND USE	MINIMUM PARKING SPACES REQUIRED
<b>RESIDENTIAL (K.C.C. 21A.08.030.A):</b>	
<u>Cottage housing:</u>	
<u>Studio units</u>	<u>1.0 per dwelling unit</u>
<u>One bedroom units</u>	<u>1.5 per dwelling unit</u>
<u>Two bedroom units or larger</u>	<u>2.0 per dwelling unit</u>

**AMENDMENT CONCEPT:** Amend Striking Amendment in the following way:

1. Require a variety of housing sizes (through square footage, number of bedrooms, or some other metric) within a cottage housing development.