

ORDINANCE 2010-12

AN ORDINANCE OF THE TOWN OF EATONVILLE, WASHINGTON, RELATING TO LAND USE AND ZONING, ADOPTING DEVELOPMENT REGULATIONS FOR COTTAGE HOUSING, ADDING SECTION 18.02.091 TO THE EATONVILLE MUNICIPAL CODE, DEFINING COTTAGE HOUSING, AMENDING SECTIONS 18.04.010, 18.04.020, AND 18.04.025 OF THE EATONVILLE MUNICIPAL CODE TO ALLOW COTTAGE HOUSING AS A CONDITIONAL USE IN SF-1, SF-2, AND SF-3 ZONES, AMENDING SECTIONS 18.04.030 AND 18.04.040 TO ALLOW COTTAGE HOUSING AS A PRINCIPALLY PERMITTED USE IN MF-1 AND MF-2 ZONES, AND ADDING A NEW CHAPTER 19.06 TO THE EATONVILLE MUNICIPAL CODE ESTABLISHING DESIGN STANDARDS FOR COTTAGE HOUSING.

WHEREAS, the Mayor appointed an advisory committee to update the design guidelines created during the 2000 Vision process; and

WHEREAS the committee met May 12, 2009 and June 9, 2009 to discuss and make recommendations on updated design guidelines for the Town; and

WHEREAS the committee on June 9, 2009 recommended that the Town adopt the proposed design guidelines document; and

WHEREAS, there was a public hearing on the Design Standards and Guidelines before the Planning Commission on July 20th, 2009, which recommended adoption; and

WHEREAS, the SEPA Responsible Official issued a DNS for the Design Standards and Guidelines on April 22nd, 2010; and

WHEREAS, there was no appeal of the SEPA decision; and

WHEREAS, the Design Standards and Guidelines were sent to DCTED in April of 2010, pursuant to RCW 36.70A.106; and

WHEREAS, the Town Council conducted a public hearing on the design guideline on May 10th, 2010; and

WHEREAS, The Town Council decided to consider the cottage housing portions of the design standards separately because draft ordinance was not selective in its specification of where and under what conditions cottage housing should be permitted; and

WHEREAS the Town Council sent the cottage housing portion of the design standards and guidelines back to the Planning Commission for a recommendation; and

WHEREAS on May 3rd, 2010, the Planning Commission conducted a hearing on the cottage housing section of the design standards and guidelines and recommended that cottage housing be permitted as a conditional use in single family zones and as a principally permitted use in multifamily zones; and

WHEREAS, the Town Council considered the Cottage Housing Zoning Designations and Design Standards and Guidelines in a regular public hearing on August 9th, 2010, Now, Therefore,

THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, WASHINGTON, ORDAIN AS FOLLOWS:

Section 1. A new Section 18.02.091 is hereby added to the Eatonville Municipal Code, which shall read as follows:

18.02.091 Cottage Housing. “Cottage Housing” means a cluster or clusters of small detached dwelling units arranged around a common open space.

Section 2. Section 18.04.010 of the Eatonville Municipal Code is hereby amended to read as follows:

18.04.010 SF-1 Single-family residential district, low density.

It is the purpose of the single-family residential district to stabilize and preserve low density, single-family residential neighborhoods. . . .

F. Conditional Uses. Conditional uses are as follows:

1. General conditional uses as listed in EMC 18.08.030.
2. Cottage Housing in accordance with chapter 19.06 of the EMC.

* * *

Section 3. Section 18.04.020 of the Eatonville Municipal Code is hereby amended to read as follows:

18.04.020 SF-2 Single-family residential district, low density.

It is the purpose of the SF-2 single-family residential district to stabilize and preserve medium density residential neighborhoods. . . .

F. Conditional uses. Conditional uses are as follows:

1. General conditional uses listed in EMC 18.08.030.
2. Cottage Housing in accordance with chapter 19.06 of the EMC.

* * *

Section 4. Section 18.04.025 of the Eatonville Municipal Code is hereby amended to read as follows:

18.04.025 SF-3 Single-family residential district, high density.

It is the purpose of the SF-1 single-family residential district to stabilize and preserve older established residential neighborhoods. . . .

F. Conditional uses. Conditional uses are as follows:

1. General conditional uses as listed in EMC 18.08.030.
2. Cottage Housing in accordance with chapter 19.06 of the EMC.

* * *

Section 5. Section 18.04.030 of the Eatonville Municipal Code is hereby amended to read as follows:

18.04.030 MF-1 Single-family residential district, medium density.

It is the purpose of the multifamily residential district, MF-1, to provide for a moderate increase in population density and allow for a greater variety of housing types.

...

- A. Principally Permitted Uses. Principally permitted uses are as follows:
 1. Single-family dwellings;
 2. Duplexes;
 3. Multiple-family dwellings, including apartments and townhouses;
 4. Group homes class I-A and I-B;
 5. Crop or tree farming; and
 6. Cottage Housing in accordance with chapter 19.06 of the EMC.

* * *

Section 6. Section 18.04.040 of the Eatonville Municipal Code is hereby amended to read as follows:

18.04.040 MF-2 Multifamily residential district, high density.

It is the purpose of the multi-family residential district, MF-2, to provide for a substantial increase in population density and allow for greater variety of housing types.

- A. Principally Permitted Uses. Principally permitted uses are as follows:
 1. Single-family dwellings;
 2. Duplexes;
 3. Multiple-family dwellings, including apartments and townhouses;
 4. Group homes class I-A, I-B and I-c;
 5. Crop or tree farming; and
 6. Cottage Housing in accordance with chapter 19.06 of the EMC.

* * *

Section 7. A new chapter 19.06 is hereby added to the Eatonville Municipal Code, which shall read as follows:

Chapter 19.06 Cottage Housing Standards

Section 19.06.010 Purpose. The purpose of the Cottage Housing Regulations is to:

- A. To provide for a housing type that responds to changing household sizes and ages.
- B. To provide centrally located and functional common open space that fosters a sense of community in developments.
- C. To ensure that the overall size of cottages remain smaller and incur less visual impact than regular single family homes.
- D. To provide for a density bonus to encourage cottage housing units, particularly since they are smaller than traditional single family homes.
- E. To minimize impacts to the natural environment.
- F. To minimize visual impact of vehicular use and storage areas on residents and streetscape.
- G. To maintain a single family character along public streets.

Section 19.06.020. Generally.

A. Cottage Housing may be constructed only where the underlying zone allows the Cottage Housing as a principally permitted use or conditional use.

B. An application for Cottage Housing must be submitted on the forms for conditional uses provided by the Town, and in order to be complete, the application must include the following:

- 1. A site plan and landscaping plan as specified in EMC 18.09.030 (B).
- 2. A SEPA checklist.

C. The Cottage Housing conditional use permit application shall be reviewed and processed according to the conditional use permit processing procedure set forth in chapter 18.09.030 of the Eatonville Municipal Code. The decisionmaker on the conditional use permit and appeals are the same as set forth in the code for conditional use permits.

D. The criteria for approval of a Cottage Housing conditional use permit are as follows:

- 1. Compliance with chapter 19.06.

2. Compliance with chapter 18.09.030 (D) Standards and Criteria for Granting.

3. Compliance with the requirements of either EMC 17.14 Binding Site Plans or 17.20 Preliminary Subdivisions/Plats.

Section 19.06.030. Density and Dimensions

Cottage developments shall conform to density requirements of the underlying zoning district, except that in single family zones each cottage dwelling unit shall be counted as one-half a dwelling unit for the purpose of determining allowed density on-site due to the strict size limitations of cottage dwelling units.

Section 19.06.040. Dimensional Standards.

Dimensional standards for cottages are identified in Table 1 below.

Table 1. Dimensional Standards for Cottage Housing.

<u>Standard</u>	<u>Requirement</u>
<u>Maximum Floor Area/Cottage</u>	<u>1,200SF</u>
<u>Maximum Floor Area/Ground or Main Floor</u>	<u>800 SF (1,000 SF for single story cottages)</u>
<u>Minimum Common Space</u> <u>(See Design Standards below for more info)</u>	<u>400 SF/unit</u>
<u>Minimum Private Open Space</u> <u>(See Design Standards below for more info)</u>	<u>200 SF/unit</u>
<u>Maximum Height for Cottages</u>	<u>25' (all parts of the roof above 18' shall be pitched)</u>
<u>Setbacks (to exterior property lines)</u>	<u>Same as applicable zoning district</u>
<u>Minimum Distance Between Structures</u> <u>(Including accessory structures)</u>	<u>10'</u>
<u>Maximum Height for Accessory Structures</u>	<u>18'</u>
<u>Minimum Parking Spaces per Cottage;</u>	<u>1.5</u>

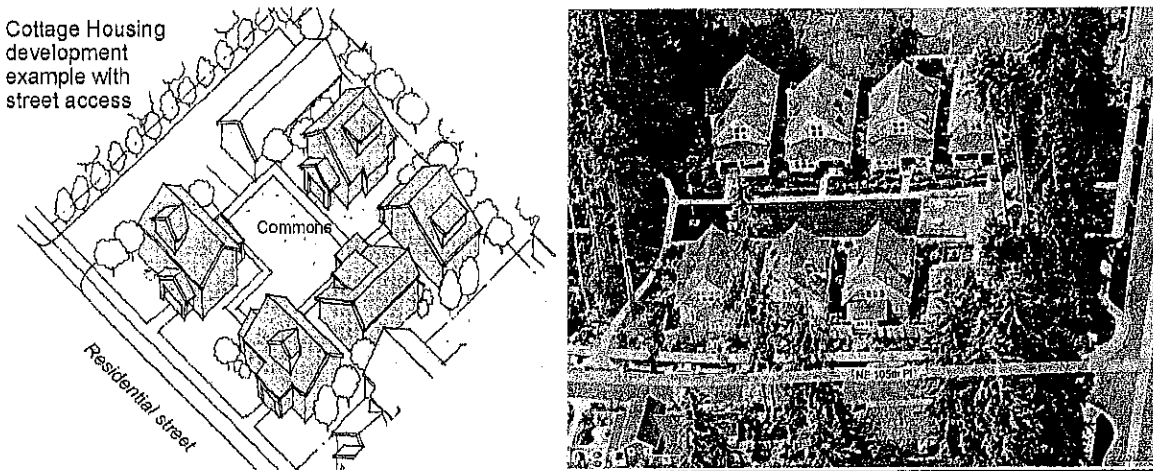


Figure 1. Cottage development examples.

Section 19.06.050. Design Standards

A. Units in Each Cluster. Cottage housing developments shall contain a minimum of four and a maximum of 12 cottages located in a cluster to encourage a sense of community among the residents. A development site may contain more than one cottage housing development.

B. Common Open Space Requirements:

1. The common open space shall abut at least 50 percent of the cottages in a cottage housing development.
2. Cottages shall abut on at least two sides of the common open space.
3. Cottages shall be oriented around and have the main entry from the common open space.
4. Cottages shall be within 60 feet walking distance of the common open space.
5. Open space shall include at least one courtyard, plaza, garden, or other central open space, with access to all units. The minimum dimensions of this open space are 15 feet by 20 feet.

C. Required Private Open Space. Required private open space shall be adjacent to each dwelling unit, for the exclusive use of the cottage resident(s). The space shall be usable (not on a steep slope) and oriented toward the common open space as much as possible, with no dimension less than 10 feet.

D. Porches. Cottage facades facing the common open space or common pathway shall feature a roofed porch at least 80 square feet in size with a minimum dimension of eight feet on any side.

E. Covered entry facing street. Cottages located adjacent to a public street shall provide a covered entry feature (with a minimum dimension of six feet by six feet) facing the street.



Figure 2. Cottage development examples. Note common open spaces and porches and semi-private open spaces oriented towards the commons.

F. Character. Cottages and accessory buildings within a particular cluster shall be designed within the same “family” of architectural styles. Examples elements include:

1. Similar building/roof form and pitch;
2. Similar siding materials;
3. Similar porch detailing; and/or
4. Similar window trim;

G. Diversity. A variety of cottages within the same “family” of architectural styles shall be provided in each cottage cluster. Diversity of cottages can be achieved within a “family” of styles by:

- a. Alternating porch styles (such as roof forms);
- b. Alternating siding details on facades and/or roof gables; and/or
- c. Different siding color.

h. Parking and driveway location and design.

- a. Parking shall be located on the same property as the cottage development.
- b. Parking areas shall be located to the side or rear of cottage clusters and not between the street and cottages. Parking is prohibited in the front and interior setback areas.
- c. Parking and vehicular areas shall be screened from public street and adjacent residential uses by landscaping or architectural screens. For parking lots adjacent to the street, at least 10 feet of Type III landscaping shall be provided between the sidewalk and the parking area. For parking lots along adjacent residential uses, at least 5 feet of Type I, II, or III shall be required. The Planning Director will consider alternative landscaping techniques provided they effectively mitigate views into the parking area

from the street or adjacent residential uses and enhance the visual setting for the development.

d. Parking shall be located in clusters of not more than five adjoining uncovered spaces (except where adjacent to an alley). Exceptions will be considered by the Planning Director provided alternative configurations improve the visual setting for development.

e. Garages may be attached to individual cottages provided all other standards herein are met and the footprint of the ground floor, including garage, does not exceed 1,000 square feet. Such garages shall be located away from the common open spaces.

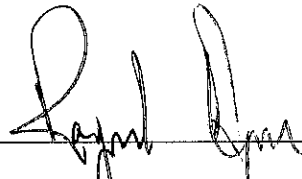
f. No more than one driveway per cottage cluster shall be permitted, except where clusters front onto more than one street.

Section 8. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 9. Effective Date. This ordinance shall take effect and be in full force five (5) days after publication of a summary, consisting of the title.

PASSED by the Eatonville Town Council and this 23th day of August, 2010.

TOWN OF EATONVILLE



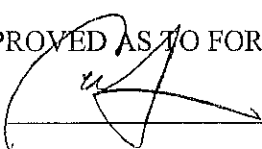
RAYMOND HARPER, MAYOR

ATTEST/AUTHENTICATED:

By: _____

Chrystal McGlone, Town Clerk

APPROVED AS TO FORM:

By: _____

Carol A. Morris, Town Attorney

FILED WITH THE TOWN CLERK:

PASSED BY THE TOWN COUNCIL:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO: 2010-12