Cottage Development Requirements Zoning Text Amendment

City Council

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Key Takeaways

- This text amendment will change UDO requirements for the creation of cottage developments.
- Cottage developments are not frequently applied for and primarily seen within the RS-8 zoning district.
- Current allowances within the RS-8 district allow for a size unlimited primary residence and an ADU size limited to 70% of the primary residence or 800 square feet.
- This proposal would allow more units on land, but would limit the size and height of all allowed units.

Community-Initiated UDO Amendments

- Per section 7-7-2 of the City's UDO any resident of the city or owner of a legal or equitable interest in land located in the city may submit a petition to amend the City's zoning text or zoning map.
- Community-Initiated Text Amendments are unusual, but not rare (Recently: Cat Cafe as a permitted use)
- Text amendment petitions require public hearings at Planning and Zoning and City Council. As a practice, City staff-led text amendment considerations always include additional general public outreach and engagement.
- Staff is exploring amendments to 7-7-2 that would require any petitioner to meet additional public engagement requirements aimed at improving the public's ability to understand the impact of proposed amendments and develop input for public hearings.

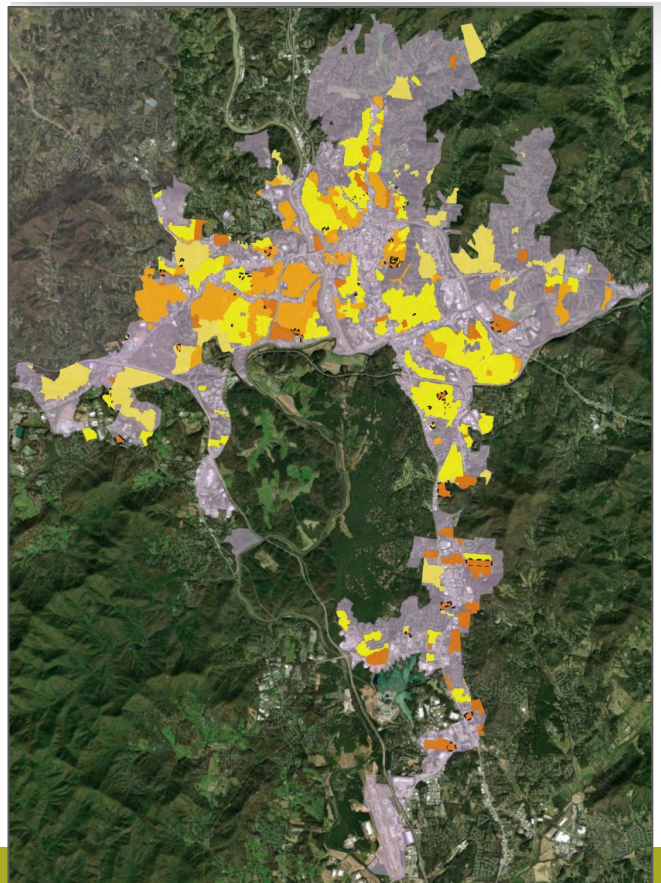
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Cottage Developments



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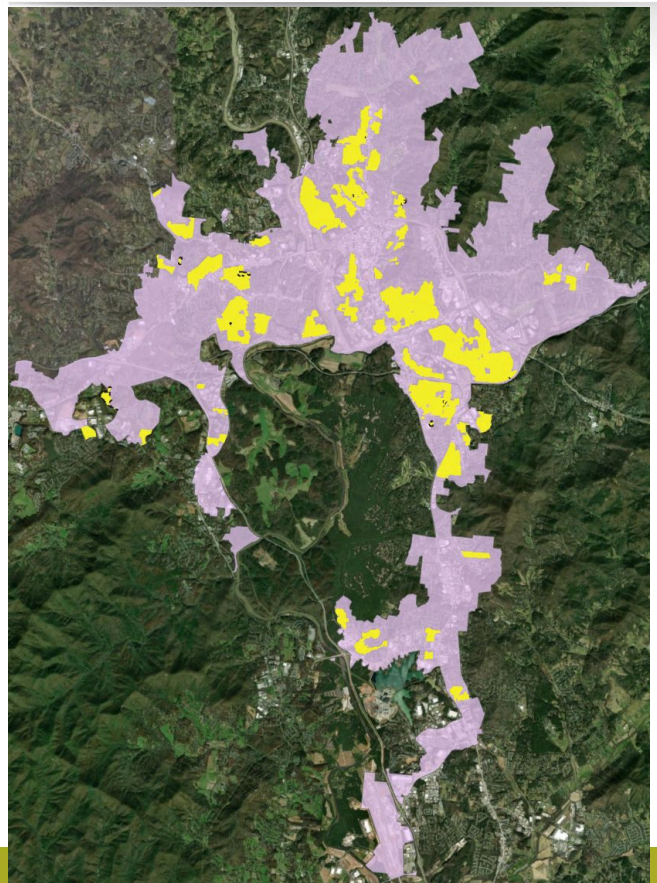
Current Zoning Regulations (Allowance)



- Allowed with supplemental requirements in the following districts:
  - RS-8
  - RM-6
  - RM-8
  - RM-16
- Not allowed in steep slope zone A or B in any zoning district.

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Current Zoning Regulations (Developed)



- As the RM districts allow multiple units by right, developers generally choose to not adhere to the supplemental standards in those districts.
- Cottage Developments Primarily Occur in:
  - RS-8
- Not allowed in steep slope zone A or B in any zoning district.

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Current Zoning Regulations

- Minimum Units = 5
- Maximum Units = 15
- 200’ buffer required between cottage developments
- Maximum cottage home height = 28 feet
- Cottage home size maximum = 1,200 square foot footprint, 1,400 square foot total area.
- No Accessory Dwelling Units
- Parking Minimum and Maximum = 1 space per unit, 2 spaces per unit
- Common and Private Open Space Required
- Orientation toward the primary street required.

Community Petition Proposed Regulations

- Minimum Units = ~~5~~ 2
- Maximum Units = 15
- ~~200’ buffer required between cottage developments~~
- Maximum cottage home height = 28 feet
- Cottage home size maximum = 1,200 square foot footprint, 1,400 square foot total area.
- No Accessory Dwelling Units
- Parking Minimum and Maximum = 1 space per unit, 2 spaces per unit
- Common and Private Open Space Required
- ~~Orientation toward the primary street required.~~

Summary of Proposed Changes

- Reduction in minimum units required for a cottage development from 5 to 2.
- Elimination of 200’ buffer between separate cottage developments.
- Elimination of requirement to orient units to the primary street (this has been a problematic provision for staff to apply).

Current Allowances By Right - RM Districts

- Duplexes
- Multi-Family Buildings
- Multiple Individual Buildings on one lot
- Much higher structure size limitations than cottage developments
  - 4,000 sq ft footprint
  - 12,000 sq ft gross floor area
- Higher height limitations than a cottage development (28 feet)
  - Maximum by-right height = 40 feet
- **A Cottage Development in the RM districts would likely result in a less intense development than by-right.**

Current Allowances By Right - RS-8 District

- Single-Family Homes
- Detached Accessory Dwelling Units
- Attached Accessory Dwelling Units
- Detached Accessory Dwelling Unit Size Limitations
  - 70% of the primary unit gross floor area or 800 sq ft (whichever is greater)
  - 25 foot height limitation
- **A Cottage Development in the RS-8 district would represent limited increase in intensity of development due to size, height and open space requirements and limitations.**

Considerations

- Staff is recommending approval of this proposed amendment as the potential public benefit from creating additional housing supply is likely larger than the potential negative impact to the public from this marginal increase to neighborhood development intensity.
- Staff can monitor the impact of this regulation if passed, and use development data, neighborhood feedback, as well as additional context from future studies (Missing Middle Report, the Affordable Housing Plan) to consider further refinements to this and other sections of the U.D.O.

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