

Chapter 17.18 RESIDENTIAL ZONING DISTRICTS

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17.18.010 Purpose.

The purpose of this chapter is to highlight the standards and conditions applicable to specific use types or locations of development activities within residential zoning districts.

17.18.020 Table of permitted uses.

Land uses and development activities may be permitted in accordance with the table of permitted uses (Table 17.16.040); provided, that:

- A. Only those uses identified with a P (permitted), C (permitted only through the issuance of a conditional use permit), or T (permitted only through a temporary use permit) may be approved. Those uses identified with an a blank cell are not permitted in that zone.
 1. Uses not specifically listed in the Table of Permitted Uses, or any questions about the interpretation of this table, shall be addressed through an administrative code interpretation utilizing the most recent edition of the North American Industry Classification System (NAICS) Manual as determined by the city and the intent of each zoning district.
 - a. In the event that more than one definition could apply to a use, the city will determine through an administrative code interpretation the most applicable definition.
 2. Uses not specifically identified as permissible (P, C, or T), or authorized through an administrative code interpretation, may not be approved.

B. Uses identified as permissible (P, C, or T) comply with all other applicable standards of the use.

Table 17.18.020: Permitted Uses in Residential Zoning Districts

Use	Zoning District			
	RSF-5	RSF-10	RMD	RMF
Accessory Dwelling Unit	P	P	P	
<u>Adult Family Home</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Agriculture	X	X	X	X
Assisted Living Facility	C(18)	C(18)	C(18)	C(18)
Bed and Breakfast Inn	P	P	P	P
Boat Launch	C	C	C	C
Caretaker Residence	X	X	X	X
Church/Religious Facility	P	P	P	P
Commercial Moving/Storage				C
Community Center	C	C	C	C
Community Garden	P	P	P	P
Cottage Cluster	P		P	P
Day Care <u>(in-home)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Day Care Facility</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Duplex	P	<u>P</u>	P	P
Fire and Ambulance Stations	C	C	C	C
Halfway House	C(18)	C(18)	C(18)	C(18)
Manufactured Home Sales	X	X	X	X
Marijuana - State Licensed Facility	X	X	X	X
Mixed-Use Residential			<u>P(1)</u>	P(13)
Mobile Home				P(13)
Multi-Family Residence (5+ units)			P	P
Nursing Home/ Congregate Care				C(18)
Public Facility/Park	P(17)	P(17)	P(17)	P(17)
Public Works/Utility Buildings	C(17)	C(17)	C(17)	C(17)
Schools	C	C	C	C
<u>Shelter</u>			<u>C</u>	<u>C</u>
Single-Family Residence	P(7)	P(7)	P(7)	P(7)
Temporary Homeless Encampment	T(19)	T(19)	T(19)	T(19)
Townhouse	P	P	P	P
Transit Facilities	P	P	P	P

Transitional Housing Facilities	X	X	X	X
Treatment Facility Center (in-patient)			C	C
Triplex and Fourplex			P	P
Urban Rest Stops	X	X	X	X
Wireless Communications, Category 1	P (16)	P (16)	P (16)	P (16)
Wireless Communications, Category 2	C (16)	C (16)	C (16)	C (16)

Footnotes:

~~(13)~~ Commercial/residential mixed-use developments with commercial uses on the ground floor. Residential uses should be located above the ground floor.

17.18.030 Density and dimensional standards.

A. Table 17.18.030 establishes the density, dimension, height, and setback requirements for development in each zoning district.

Table 17.18.030: Residential Density and Dimensional Standards

	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Maximum Building Height (feet)	Setbacks				Maximum Lot Coverage with Impervious Surfaces
				Front (feet) (1)	Side Street (feet)	Side (feet)	Rear (feet)	
RSF-5	5,000 (3)	25	35	20	7	5	10	65%
RSF-10	10,000	25	35	20	7	5	10	50 65%
RMD	2,500	25	45 35	20	7	5	10	75 85%
RMF	1,250	25	45 35 (24)	20	7	5	10	75 85%

Footnotes:

(1) Where existing front setbacks directly abutting a lot are less than that required by Table 17.18.030, the front setback yard may be reduced to the average depth of the adjacent setbacks. ~~(Reserved)~~

~~(2) (Reserved)~~

~~(3) (Reserved)~~

(24) The maximum building height may be increased by a variance through a Class 2 review of the site plan.

(3) Minimum lot size for townhouses in the RSF-5 zone shall be 2,500 square feet.

B. All required setbacks:

~~1. Must comply with the landscaping provisions of Chapter 17.30;~~

~~2.1.~~ May not include impervious or hardened surfaces except for approved driveways and sidewalks;

~~3.2.~~ May include low impact development stormwater design features;

~~4.3.~~ May include underground structures; provided, that they do not encroach on easements or neighboring properties. It is the responsibility of the property owner to ensure compliance with this provision and to maintain the underground structure;

~~5.4.~~ May include overhead and underground utilities; and

~~6.~~ Shall maintain a clear sight triangle at the intersection of driveways or access roads and the street rights-of-way to assure traffic safety in accordance with the provisions of the Kelso Engineering and Design Manual.

~~7.5. Where existing front setbacks directly abutting a lot are less than that required by Table 17.22.020, the front setback yard may be reduced to the average depth of the existing setbacks.~~

C. In applying the standards of Table 17.18.030 to the RSF zones the following standards apply:

1. Accessory buildings shall have a minimum setback of five feet from the rear and side property lines. Detached garage facilities for single-family residences may have a zero-foot setback from an alley, provided access is obtained from the alley;

~~2. In no case shall the entrance to the garage be closer than twenty feet from the right-of-way;~~

~~3.2.~~ In through lots, yards abutting both streets shall provide the required front setback. Accessory buildings on through lots shall conform to the setbacks for principal buildings.

D. Multifamily development in the RMF zone must provide a minimum of three hundred square feet per unit of usable open space for residents, including some or all of the following features:

1. Outdoor recreation area for children;

2. Private balconies;

3. Shared internal courtyards and/or rear yard space, with easy access to the space from adjacent units and site amenities to encourage use (e.g., seating areas, BBQ grill, community gardening area, planters with sitting ledges);
4. Shared front porch area; and/or
5. Shared rooftop deck.

E. The following projections are permitted into required setbacks:

1. Cornices, eaves, roof overhangs, trellises, beams, joists, and other similar roof projections may extend or project into required setbacks according to the following:
 - a. Front or rear setback: maximum of five feet; and
 - b. Side setback: maximum of two feet.

2. Covered unenclosed porches may extend into the front yard setback a maximum of six feet with a minimum setback of 10 feet.

2.3. Outside stairs, platforms or landing places, if unroofed and unenclosed, may extend into required setbacks according to the following:

- a. Front and side setback: maximum of four feet;
- b. Rear setback: maximum of four feet.

3.4. Ramps or other devices necessary for access for the disabled and elderly, which meet Washington State Rules and Regulations for Barrier-Free Design, are permitted in all required setbacks.

4.5. Uncovered, unenclosed pedestrian bridges, necessary for access and less than five feet in width, are permitted in required setbacks.

F. Height Limitations. Buildings and structures shall comply with the maximum height limits as specified in Table 17.18.030 based on the zoning of the subject parcel; provided, that:

1. The following may be permitted through a Class 1 review; provided, that they are not otherwise prohibited by the airport safety overlay:
 - a. One flagpole forty-five feet or less in height per parcel; and

b. Utility poles fifty feet or less in height.

~~2.~~ Building heights may be increased to a maximum of fifty feet for churches and schools through a Class 2 review ~~where, in addition to other standards of this title, the following are met:~~

~~a.~~ ~~View opportunities from adjacent parcels are not substantially reduced and are not otherwise~~The increased height is not prohibited by the airport safety overlay; and

~~b.~~ ~~Fire flow available to the site is consistent with the minimum standards for the category and height of the structure as defined in the adopted fire code; and~~

~~3.2.~~ ~~No unstable slopes or soils are present on the building site. (Ord. 3990 § 6 (Exh. D), 2023; Ord. 3889 § 3 (Exh. A), 2017).~~

17.18.040 Single-family residential standards.

Single-family dwellings shall be constructed consistent with the following standards:

- A. Only one dwelling unit allowed per legal parcel, unless otherwise noted.
- B. New manufactured housing conforming to the standards of [42 U.S.C. Sections 5401 through 5403](#), as amended, shall be permitted in all zones where single-family residences are permitted; provided, that:
 - 1. Homes shall be set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground shall be enclosed by concrete or an approved concrete product which can be either load bearing or decorative;
 - 2. The new manufactured home shall comply with all local design standards applicable to all other homes in the neighborhood; [and](#)
 - ~~3.~~ ~~The new manufactured home shall be thermally equivalent to the state energy code; and~~
 - ~~4.3.~~ The new manufactured home meets all other requirements for a manufactured home as defined in RCW [35.63.160](#).
- C. Townhouse development for single-family dwellings may be permitted in the RSF-5, RMF and RMD zones. Townhouse developments shall comply with the provisions of this title and the following requirements; provided, that where the standards included in this title conflict with the standards established in other sections of this title, the standards in this title shall apply:
 - 1. Each townhouse shall be located on its own legal lot of record.
 - 2. Zero lot line setbacks shall be allowed between units.

~~3. Side yard setbacks on the end unit of each group of townhouses shall be increased to ten feet.~~

~~4.3.~~ No more than eight townhouses shall be consecutively attached.

~~5.4.~~ Accessory buildings and structures shall observe the setback requirements for the main dwelling unit.

~~6.5.~~ Townhouses with street-facing garages may have one driveway access located between the street and the primary building entrance for every two dwelling units. Driveway access shall not exceed sixteen feet in width where it crosses the sidewalk and intersects the street.

~~7.6.~~ Building facade modulation or appropriate architectural treatment shall occur at least every thirty feet along the length of facades facing adjacent properties or a public street. Minimum modulation depth shall be two feet. The use of covered front porches, end wall windows, building offsets/modulation, dormers and other design techniques shall be included in the design.

~~8.7.~~ A maintenance, eave overhang and drainage easement at least five feet wide shall be provided on the lot adjacent to the zero lot line property line, which, with the exception of walls and/or fences, shall be kept clear of structures. Eaves, but no other part of any structure, may protrude across a side lot line, and such protrusion shall not exceed eighteen inches. Water runoff from the dwelling placed on the lot is limited to the easement area. (Ord. 3990 § 6 (Exh. D), 2023; Ord. 3889 § 3 (Exh. A), 2017)

17.18.050 Accessory buildings, structures, dwelling units, and uses.

- A. Accessory buildings and structures shall not occupy any lot independent of the main building or structure.
1. Buses, shipping containers, and railroad cars may not be used as accessory buildings, used for storage or stored on any residential lot.
 2. Trailers may not be used as accessory buildings, used for storage or stored in the front yard setback of any lot.
 3. No detached accessory building or structure may occupy the front yard of any lot that is twenty thousand square feet or less in size.
 4. Accessory buildings in a front yard may not obstruct more than thirty percent of the primary structure as viewed from the road.
 5. Accessory buildings and structures must comply with all setback requirements.

B. Not more than one accessory dwelling unit may be allowed on a parcel. The following criteria shall apply:

1. The footprint of the accessory dwelling unit shall not exceed one thousand square feet, the total square footage shall not exceed 1,5200 square feet and the accessory dwelling shall not exceed ~~one and one-half stories~~two stories in height.
2. One additional paved, off-street parking space is required.
3. Adequate utility service shall be confirmed.
4. A restrictive covenant shall be recorded on the property to preclude the separate sale or division of the accessory dwelling unit from the single-family dwelling.
5. Recreational vehicles may not be used as accessory dwelling units. (Ord. 3990 § 6 (Exh. D), 2023; Ord. 3889 § 3 (Exh. A), 2017)

17.18.060 Home businesses.

A. The residents of a dwelling unit may conduct a business(es) in their home subject to the following provisions:

1. Uses identified in the Table of Permitted Uses as being permitted in a residential zone such as day care, transitional housing, group homes, and bed and breakfast inns are not considered home businesses, and are not subject to the provisions of this section.
2. A city of Kelso business license shall be obtained and maintained in good standing at all times.
3. Hours of operation shall occur between 7:00 a.m. and 10:00 p.m. unless otherwise authorized by the city.
4. Home business activities shall be conducted within the dwelling unit and/or inside the garage by members of the family residing in the dwelling only. No outside employees shall work on site.
5. There shall be no outside storage of materials, supplies, or display of goods or equipment of any kind related to the home business.
6. No goods or merchandise shall be displayed such that they are visible from public rights-of-way or adjacent properties.
7. There shall be no business activities conducted outside of the residence or garage.

8. There shall be no exterior evidence of the home business, other than a permitted sign, that would cause the premises to differ from its residential appearance and character (e.g., outward physical appearance; lighting; the generation/emission of noise, fumes, or vibrations) as determined by the city using normal senses and from any lot line, or create visible or audible interference in radio or television reception or cause fluctuations in line voltage outside the home occupation.
 9. On-site retail sale of goods not produced, processed or fabricated on the premises is prohibited, unless:
 - a. The sale of items is incidental to a permitted home occupation (e.g., a barber shop that sells hair-care products, etc.); or
 - b. The sale of the items is through the Internet and the products are distributed through the U.S. Postal Service or private delivery service such as UPS or FedEx.
 10. Any need for any customer parking created by the home business shall be provided on site; provided, that with the exception of existing driveways, no parking shall be allowed in setbacks or buffers.
 11. No on-street parking of customers or commercial vehicles associated with the business is allowed for more than two hours between the hours of 7:00AM and 10:00PM or the businesses approved hours of operation.
 12. On-street parking associated with the use shall be located directly in-front of the business.
 13. No traffic shall be generated by a home business in greater volumes than normally expected in a residential neighborhood.
 14. Only one sign is permitted to advertise a home business. The sign shall be no larger than two square feet in area, nonilluminated, and must be attached to the dwelling.
 15. Windows may not be used to display commercial messages.
- B. The following uses may be permitted as a home business in the city:
1. Beauty parlor, barber shop, or salon (one chair only);
 2. Professional services such as accounting or business consulting;
 3. Tutoring;
 4. Music instruction;

5. Interior design;
6. Construction or assembly of products for sale off site;
7. Manufacturer's representative; and
8. Other business activities as determined by the city that meet all of the criteria of this section.

C. Uses Not Permitted as Home Businesses. The following business activities may not be permitted as home businesses:

1. Secondhand stores or junk yards;
2. Any use generating, storing, or utilizing hazardous waste;
3. Kennels;
4. Automotive servicing, maintenance, or repairs;
5. Restaurants/eating, drinking establishments;
6. Storage of vehicles, boats, or equipment;
7. Adult entertainment;
8. Marijuana production, processing, sales or medical cooperatives; and
9. Other uses as determined by the city to not meet the criteria of this section. (Ord. 3889 § 3 (Exh. A), 2017)

17.18.070 Day care.

a. Day care facilities ~~(all types)~~ shall meet the following standards:

1. Within residential districts a sight-obscuring fence of at least four feet in height as approved by the city shall be provided to separate any outdoor play area from adjoining lots.

~~2. Structure(s) shall meet building, sanitation, health, traffic safety and fire code requirements.~~

~~3. A minimum of one off-street parking space shall be provided for each on-shift employee plus one space per twelve persons served.~~

~~4. An on-site vehicle turnaround, or separate entrance and exit points, and passenger loading area must be provided. The city shall specifically consider the location and appearance of the proposed turnaround or access in determining compatibility with surrounding uses.~~

~~5.2.~~ A day care center, if sited on the premises of an operating community service facility, such as a private or public school, place of worship, community center or library, and associated with that activity, shall be considered accessory to the principal use of the property concerned. (Ord. 3889 § 3 (Exh. A), 2017)

17.18.080 Mobile homes, recreational vehicles (RVs), trailers, and tents.

Mobile homes, recreational vehicles (RVs), trailers, park models, automobiles, or tents may not be used for human habitation or dwelling purposes in the city, except as follows:

- A. Mobile homes may be used for human habitation in manufactured/mobile home communities legally in existence prior to June 12, 2008, in accordance with the provisions of state law, including RCW 35A.21.312.
- B. Tents or automobiles may not be used for human habitation or dwelling purposes.
- C. RV Parks. Recreational vehicles may be used for human habitation in approved RV parks ~~and in mobile home communities in accordance with the provisions of state law, including RCW 35A.21.312;~~ provided, that;
 - 1. Each RV must contain at least one internal toilet and one internal shower, or the RV park or mobile home community must provide toilet and showers; and
 - 2. Utility hookups must comply with all federal, state, and local standards.
 - 3. RV parks are subject to the following minimum design standards:
 - a. Size. The minimum area for a recreational vehicle park shall be one acre.
 - b. RV Site Size. Each individual RV site shall not be less than 750 square feet in size.
 - c. Landscaping. Each RV site shall contain a minimum of 350 square feet of landscaping and at least one tree.
 - d. Parking. One parking space shall be provided at each RV site with a minimum dimension of 10 feet by 40 feet. All parking spaces shall be paved with asphalt or concrete.
 - e. Duration. No one RV shall occupy a site for more than 180 consecutive days per year.
 - f. Caretaker's Residence. One caretaker's residence and/or office facility for the owner or operator of the RV park may be permitted.

g. Internal Park Roads. All internal park roads shall be privately owned and maintained and meet all emergency vehicle access requirements. All roads shall be paved with asphalt or concrete.

h. Attachments. No decks, porches, outdoor storage, or other exterior additions shall be attached to a recreational vehicle or constructed or erected on an RV space; provided, however, that an awning designed as part of and permanently attached to a recreational vehicle shall be allowed. Wheels and tires shall not be removed from any recreational vehicle, nor shall skirting be allowed. Nothing in this subsection shall conflict with the Americans with Disabilities Act requirements, where applicable, for access to an individual recreational vehicle.

i. Fences and Walls. No fence or wall shall be erected between RV sites.

j. Utilities. All utilities shall be located underground. RV parks shall be served by public sewer and water systems.

k. Setbacks. All RV sites shall be setback a minimum of 10 feet from the exterior perimeter of the park.

~~D. RVs, trailers, and tents may be occupied on a temporary basis not to exceed thirty days; provided, that:~~

- ~~1. Trailers and tents must be located in an approved campground in accordance with all terms and conditions of approval for the campground; and~~

~~RVs must be located in an approved RV park or campground with RV facilities in accordance with all terms and conditions of approval for the RV park or campground.~~

E.D. RVs, trailers, and tents may be occupied on a temporary basis not to exceed seven days by visitors to a single-family residence; provided, that:

1. The RV, trailer or tent is located in the driveway, or in the yard outside of required setbacks.

F.E. Recreation vehicles may be parked in residential areas provided the following conditions are met:

1. Recreation vehicles shall not intrude into the public right-of-way or obstruct sight visibility from adjacent driveways.
2. Recreational vehicles shall not be parked in the front building setback ~~unless there is not reasonable access to the building side or rear yards because of topography or other physical conditions on the site. When permitted not more than one recreational or utility vehicle shall be parked in the front setback.~~
3. No more than three recreational vehicles may be stored outside on any one lot or parcel.

4.—Recreation vehicles shall be maintained in a clean, well-kept state which does not detract from the appearance of the surrounding area.

5.—~~Recreation vehicles equipped with liquefied petroleum gas containers shall meet the standards of the Interstate Commerce Commission. Valves or gas containers shall be closed when the vehicle is stored. (Ord. 3889 § 3 (Exh. A), 2017)~~

17.18.090 Special needs facilities.

A. Assisted living facilities, ~~residential treatment facilities~~, nursing homes, treatment center (in-patient and out-patient), transitional housing facilities, ~~emergency~~ shelters, and urban rest stops are subject to the following standards:

1.—~~One off-street parking space is required for each on-shift, nonresidential employee in addition to the residential parking requirements. Residential driveways are acceptable access ways.~~

2.—~~Access streets, parking and/or loading areas shall be sufficient to safely accommodate the number of estimated vehicle trips generated by the use.~~

~~3.~~1. No structured area for active play or play structures may be located in the front setback. In the event of double frontage or similar situations, the city shall determine which yard would have the least visual impact to the neighborhood.

4.—~~The site shall conform to the lot size, building size, setback and lot coverage requirements of the zoning district.~~

5.—~~Provide an off-street drop-off/pick-up area.~~

6.—~~Comply with all business licensing requirements.~~

7.—~~No structural or decorative alteration is permitted in a residential zone if that alteration changes the residential character of an existing residential structure or is incompatible with surrounding residences.~~

8.—~~An on-site vehicle turnaround, or separate entrance and exit points, and passenger loading area must be developed for review and approval by the city engineer.~~

9.—~~The site must be landscaped in a manner compatible with adjacent residences in residential zones according to a plan approved by the community development department.~~

~~10.2.~~ The following additional criteria shall govern the review and approval of a conditional use permit for treatment centers (in-patient and out-patient), transitional housing facilities, emergency and shelters and urban rest stops:

a. Site Plan. A detailed site plan shall be submitted with the application. ~~The city may increase the development standards of the Kelso Municipal Code as necessary to ensure compatibility of the use with surrounding uses.~~ The city shall take into consideration the neighborhood character and any adopted neighborhood plans.

~~b. Compliance with Building Code. Facilities must comply with all applicable standards, including International Building Code (IBC) standards for the number of residents or clients served. Adequate kitchens, bathrooms, lighting, safety features, and site access for emergency vehicles are required.~~

~~c.b.~~ Separation. Facilities must be at least one-half mile from the same uses.

~~d.c.~~ Drugs and Alcohol. Use of alcohol and controlled substances, except by prescription, is strictly prohibited at the premises.

~~e. Operations. Applicant must provide staffing and operating procedures adequate to the type of facility and adequate to address the secondary impacts of the facility. (Ord. 3889 § 3 (Exh. A), 2017)~~

17.18.100 Domestic animals and livestock.

A. Keeping domestic animals including cats, dogs, rabbits, and other small animals commonly kept as pets in the city is allowed in accordance with the provisions of federal, state, and local laws, and public health and safety requirements. The combination of cats and dogs shall not exceed 10 total pets. See Title 6 for more details.

B. Livestock and fowl may be kept by the occupants of a residential unit in the RSF-10 zone only in accordance with the following provisions:

1. Horses/cows/llamas/emus or similar animals (as determined by the city): up to a total of two per lot, with a two-acre minimum lot size required (eighty-seven thousand one hundred twenty square feet);
2. Sheep/goats or similar animals (as determined by the city): up to a total of four per lot, with a two-acre minimum lot size required (eighty-seven thousand one hundred twenty square feet);

3. Chickens/pigeons/geese/ducks or similar animals (as determined by the city): up to a total of six per lot; provided, that no more than two can be geese. No roosters are permitted;
4. All livestock, chickens, geese, and ducks shall be contained within the subject property at all times;
5. No coops, hutches, structures, pens, enclosures, or similar containment structures may be located within required front, side, or rear setbacks; and
6. All coops, hutches, structures, pens, enclosures, similar containment structures or yards shall be kept in a clean and sanitary condition.

C. Fowl may be kept by the occupants of a residential unit in the RSF-5 zone only in accordance with the following provisions:

1. Chickens/pigeons/geese/ducks or similar animals (as determined by the city): up to a total of six per lot; provided, that no more than two can be geese. No roosters are permitted;
2. All chickens, geese, or ducks shall be contained within the subject property at all times;
3. No coops, hutches, structures, pens, enclosures, or similar containment structures may be located within required front, side, or rear setbacks; and
4. All coops, hutches, structures, pens, enclosures, similar containment structures or yards shall be kept in a clean and sanitary condition. (Ord. 3889 § 3 (Exh. A), 2017)

17.18.110 Cottage clusters.

Cottage cluster developments shall be constructed consistent with the following standards:

Table 17.18.110. Cottage Cluster Development Standards.

Standards	RSF-5	RMD	RMF
Number of Dwelling Units			
Minimum Units per Cluster	4	4	4
Maximum Units per Cluster	12	12	12
Maximum Clusters per Lot	NA	NA	NA
Minimum Lot Size	4,500 sq. ft.		
Maximum Lot Coverage	75%		
Building Standards			
Maximum Building Footprint (per unit)	900 sq. ft.		
Maximum Average Floor Area (per unit) ¹	1,400 sq. ft.		

Maximum Building Height	25 feet		
Minimum Building Separation	10 feet		
Setbacks			
Front Yard Setback	20 feet		
Side Yard Setback	5 feet		
Rear Yard Setback	10 feet		
Minimum Distance Between Clusters	10 feet		
Open Space and Parking			
Minimum Open Space	<u>10%</u>	10%	10%
Minimum Required On-Site Parking ²	1 space per dwelling unit		
Community Building and Common Space			
Maximum Community Building Footprint	900 sq. ft.		
Minimum Common Area within Courtyard	150 sq. ft. per dwelling unit		

¹ Average floor area calculations include all cottages and community buildings. Existing residences are excluded from the calculations.

~~² On-Street Parking credits are available to reduce the number of required on-site parking spaces. No off-street parking spaces are required on lots located within a ¼-mile walking distance from major transit stations.~~

- A. Cottage Orientation. Cottages shall be clustered around a common courtyard, meaning they abut the associated common courtyard or are directly connected to it by a pedestrian path. Cottages shall meet the following standards:
1. Each cottage within a cluster shall either abut the common courtyard or shall be directly connected to it by a pedestrian path.
 2. A minimum of 50% of cottages within a cluster shall be directly oriented to the common courtyard and shall:
 - a. Have a main entrance facing the common courtyard; and
 - b. Be within 10 feet of the common courtyard, measured from the front building line; and
 - c. Be connected to the common courtyard by a pedestrian path.
 3. Cottages within 20 feet of a street property line may have their entrances facing the street.
 4. Cottages not facing the common courtyard or the street shall have their main entrances facing a pedestrian path that is directly connected to the common courtyard.

B. Common Courtyard. Each cottage cluster shall share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards shall meet the following standards:

1. Each common courtyard shall serve no more than 12 cottages.
2. The common courtyard shall be a single and contiguous piece.
3. Cottages shall abut the common courtyard on at least two sides of the courtyard.
4. The common courtyard shall be a minimum of 15 feet wide at its narrowest dimension.
5. The common courtyard shall be developed with a mix of landscaping, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities or gardens.
6. Courtyards shall include 1 tree per 3,000 sq. ft. of gross lot area.
7. Pedestrian paths located within the courtyard may count towards the common area minimum. Parking areas, required setbacks, and driveways do not qualify as part of the common courtyard.

C. Common Buildings. Cottage cluster developments may include common buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas.

1. One common building is allowed per cottage cluster or common courtyard.
2. Common buildings shall be limited to a maximum 900 sq. ft. footprint unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used a primary dwelling.
3. The community building shall count towards the maximum average dwelling size calculation of the cottage cluster.

D. Pedestrian Access. An accessible pedestrian path shall be provided that connects the main entrance of each cottage to the following:

1. The common courtyard and other shared amenities;
2. Common buildings;
3. Shared parking areas;
4. Sidewalks in public right-of-way abutting the site or right-of-way if there are no sidewalks.

E. Parking and Screening.

~~1. For lots abutting an alley, access shall be taken from the alley.~~

2.1. Driveway Approaches. Driveway approaches are encouraged to be shared for multiple units, but may be developed for individual units. Shared driveways should include shared driveway approaches.

3.2. Off-Street Parking. See Chapter 17.32 Parking for applicable parking standards.

4.3. Screening. Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.

5.4. Garages and Carports.

- a. Garages and carports that face the street shall be set back by at least 4 feet behind the street-facing wall closest to the street.
- b. Garages and carports (whether shared or individual) shall not abut common courtyards.
- c. Individual attached garages up to 200 square feet shall be exempted from the calculation of the 900 sq. ft. building footprint for cottages.
- d. Individual detached garages shall not exceed 400 square feet in floor area.
- e. Garage doors for attached and detached individual garages shall not exceed 20 feet in width.

