

Appendix 3

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Community Housing Coalition Cottage Housing – White Paper

The Cottage Housing Work Group submits the following overview of the Cottage Housing concept for consideration by the full membership of the Community Housing Coalition (CHC). It is anticipated that this will serve as a basis for the CHC's final recommendations to the City Council and the ultimate adoption of a new Cottage Housing Ordinance.

What is Cottage Housing?

Cottage Housing is small scale housing intended for infill sites in established residential neighborhoods. It provides an option that preserves the privacy and personal space of a detached house in a smaller and less costly living unit. In the ownership marketplace it offers an alternative to the two choices most often available: single family homes and condominiums. Its historical precedent is the bungalow courts found in many U.S. cities. Although it is similar to single family housing, in some respects it is more like multi-family housing. Cottage Housing projects generally range from 4 to 12 homes, often grouped around a shared central space. The homes are typically limited in size from 800 to 1200 square feet and have 3 or fewer bedrooms. The typical density for Cottage Housing is 10 to 11 units per acre.

Cottage housing, once considered an innovative housing option, has gained popularity in the past decade and can now be found throughout the U.S. and the Puget Sound region; examples of cottage housing ordinances and developments can be found in Redmond, Langley, Shoreline, Edmonds, and Seattle. In these instances, cottage housing is allowed in several zones, so long as sewer and water are available. Cottage housing has found strong acceptance among community members. On Bainbridge Island, the Ericksen Avenue Cottages are an excellent example of Cottage Housing, demonstrating both the marketability of the housing, as well as the aesthetic "fit" for our community, when done thoughtfully.

Need

Cottage housing is a critical component of a diverse and robust range of housing options, and should be available to current and future residents of Bainbridge Island. It can add to the supply of housing with minimal use of scarce land, as well as increase the diversity of housing types on the Island. Cottage housing will serve a segment of the Island's population that is increasing – single person households, couples without children, and older people who want smaller homes located near required services. Healthy communities recognize the importance of offering a full range of housing

diversity that accommodates all income levels, including its less affluent citizens. Cottages provide a way to trade quantity of space for quality of space.

The demographic makeup of Bainbridge Island suggests that Cottage Housing can serve a significant niche in the overall housing inventory. About 50% of the households consist of married couples without children (35%), or single persons living alone (22%). Over one-fifth of our population reports that they spend more than 35% of household income on mortgages. Among renters, over one-third spends more than 35% of household income on their housing. This snapshot offers strong support to the argument for expanding the supply of economical housing....a dimension that can be served by Cottage Housing.

Principle features and advantages of Cottage Housing:

- Cottage Housing (CH) provides a housing option that preserves the privacy and personal space of the detached home, but in smaller and less costly units.
- CH developments provide a strong sense of community.
- CH offer an alternative to the two primary traditional housing choices – single family homes and condominiums.
- CH developments provide a way to trade quantity of housing for quality of housing at a more reasonable cost.
- CH allows empty-nesters, seniors, and the newly-single, and people needing “starter” homes to get equity out of their larger homes
- CH allows young people to step into the housing market with a “starter home,” and enjoy a detached home in a comfortable, community setting. (Locally, our housing situation makes it very difficult for young people beyond college age to find any small, affordable houses such as cottages.)
- CH consumes resources less intensively than traditional single family homes and makes more efficient use of land than conventional housing. It is “smart growth” in a resource-constrained world.
- CH provides moderate density increases (up to 2.5 times the existing densities) while reducing the overall building areas by as much as 50%.
- CH increases the density, but not the intensity (traffic, number of residents, total building area, etc.) of neighborhoods, while helping to reduce sprawl. (Smaller families have fewer cars, and cottage clusters are more readily served by public transit.)

- CH is designed to fit into existing neighborhoods by requiring multiple design features that emulate or complement the character of surrounding residences.

Potential Issues and Drawbacks

* **Affordability** – Cottage housing can serve the “mid-level” income resident, but is not “affordable” as the term is usually understood. However, as explained elsewhere in this paper it does provide a viable housing option to an increasingly significant portion of the Island’s population.

* **Density** – By definition, cottage housing results in much more dense use of land with as many as 12 – 14 single family homes on one acre. This level of density may be opposed by some residents who are accustomed to much lower densities in most areas of the Island. Community acceptance will rest upon adequate information that demonstrates the overall impact of cottage housing projects avoids many of the consequences associated with conventional “high density” housing. This same educational effort is indicated at the local government level in order to reassure policy-makers that cottage housing should not be stigmatized solely on the perception of “density”.

* **Infrastructure** – Due to the number of homes involved, cottage housing will require sewer service, or a relatively large dedicated septic/drain field. The latter option may not be practical on most parts of Bainbridge, thus restricting this kind of housing to Winslow and areas already served by sewers. As the technology of septic design and installation progresses, there will likely be greater opportunities for placement of cottage housing in areas without infrastructure.

Cottage Housing serves the Community Housing Needs of Bainbridge Island:

Cottage Housing can be a significant aid in the future of Bainbridge Island. Of immediate practical interest, it promises to be an important element in the housing development challenges in the Winslow Tomorrow planning effort. Adoption of a more effective Cottage Housing ordinance will help ameliorate the long range needs for diversified housing on Bainbridge Island. It will also provide the opportunity to develop vital micro-communities within the growing larger community, preserving the small scale feel that most individuals seek and hope to experience by living on Bainbridge Island.

Cottage Housing provides density, while moderating the “urbanizing” effect that generally comes with density.

The typical residents in Cottage Housing are singles, couples and single parents, and seniors. Cottage Housing is well-suited for this demographic because of the added security, reduced costs, and sense of community. Cottage Housing provides the option for these residents to stay in their community as their personal situations and housing

needs change over time. A development that attracts a mix of singles and couples will have no more cars than a group of “standard” or typical single family houses, especially those that include families with teenagers. So far, few children are seen in the Cottage Housing built in our region.

Objective: New Cottage Housing Ordinance

The Community Housing Coalition recommends that a new ordinance be adopted to encourage the creation of Cottage Housing. In 2001, a citizen-based initiative presented a draft ordinance to the Planning Commission for consideration; due in large part to the concern about “affordability,” the draft was remanded back to Staff for reconsideration.

The Community Housing Coalition believes that an effective Cottage Housing is a critical piece of the solution to increasing needed housing options on Bainbridge at prices that fit the “lower/middle” affordability range. By making certain adjustments, the problems and constraints of the previous Cottage Housing ordinance will be resolved. A well-crafted Cottage Housing ordinance can provide the community with another tool for broadening the housing options available to our residents.

Early criticisms of Draft Ordinance	Recommended Changes
Cottage Housing is not “affordable”	Apply Inclusive Housing requirements to all Cottage Housing developments, which preserves a portion of the units as affordable for the long term
Cottage Housing allowed in all zones	Allow Cottage Housing in all zones or areas served by City or community water and sewer systems

Why is an Ordinance needed?

Locally, the only zoning that would currently allow Cottage Housing is either commercially zoned land or is located in the high density zones in Winslow. In both cases the land is limited in supply and is very expensive, or both. Our current zoning causes builders/owners to construct very large homes in order to justify the high land costs. An appropriate Cottage Housing ordinance will encourage the construction of more homes in exchange for building small scale homes with reduced land costs. The result is increased density without increasing the overall building area. There is currently no mechanism to encourage – or offer advantage to – effective alternatives to large, “high end” housing products.

Cottage Housing must fit within the scale and character of existing neighborhoods. The ordinance must have prescriptive design guidelines to insure the projects include the key features necessary to qualify as a cottage housing community. The ordinance works based upon the concept of creating an “overlay zone”. This means the existing zoning would not change, but would allow cottage projects to achieve increased

densities. If the land were to be rezoned, the cost of the land would go up accordingly, eliminating the cost benefit of the increased density. The ordinance will allow an alternative use of land within existing underlying zoning rules.

Is Cottage Housing Affordable?

Housing affordability is affected by three factors: land cost, unit construction cost and subsidies. Cottage Housing can provide benefits in two areas: (1) reduced land cost due to a moderate density increase and; (2) unit construction cost reductions due to decreased home sizes. If Cottage Housing is created for homeownership, prices can range from higher end (if finest internal custom amenities are included) to lower end for traditional "detached" housing. When the Inclusive Housing requirements are applied, and Cottage Housing is combined with a community land trust and/or down payment assistance, then even lower

prices can be achieved. Cottage Housing offers one of our best opportunities for creating small scale detached housing that will serve the moderate to middle income groups in our community. If it is done within a community land trust, the added advantage of constraining price appreciation will help sustain affordability of such housing in the future.

This alternative promoting cottage housing can be competitive financially with traditional development. It would be helpful to educate prospective developers with data on sales of cottages at Erickson and earlier similar examples (Northtown Woods). For builders who may have an interest in cottage development, as opposed to building single family houses as current zoning might allow, the economics of producing cottage housing has to be as good as, if not a better business proposition than single family residential construction..

Synergy with the Inclusive Housing Ordinance:

The Inclusive Housing Ordinance is being revised at this time. The Community Housing Coalition will recommend that qualifying projects be allowed an increase in density in exchange for the required affordable units and compensatory market rate units. This increased density will make Cottage Housing projects even more feasible from an economic standpoint

Cottage Housing, the Comprehensive Plan and long range planning (2025):

The Housing Element of the City's Comprehensive Plan specifically identifies Cottage Housing as a tool to enhance housing choices and overall affordability. It is also mentioned in the context of land use changes required to facilitate housing diversity. If the City is to meet the growth projections for 2025, our community must define methods to provide for increased levels of density in a range of locations and housing types appropriate to those settings. Cottage Housing becomes a viable option for

neighborhoods close to shopping, transit, and services. It can function in a variety of settings, including the town center, neighborhood service centers and low density residential areas on the island. Its virtue is that it achieves increased densities but with minimal impact (when compared to typical single family homes).

An unresolved issue concerns community acceptance of "affordable housing" in the general sense. Although affordable housing is acknowledged in the Comprehensive Plan as a desirable goal, it remains to be seen whether this upscale community will accept the modest, sometimes Spartan, housing that would serve present or prospective residents of modest economic means.

Note:

On July 24, 2001, Kathleen O'Brien submitted a memo to the Planning Commission on how cottage housing addresses the three "e's" of sustainability. In September 21, 2001 she submitted comments to the City Council Land Use Committee regarding Cottage Housing and Environmental Impacts: protecting natural resources from depletion and pollution. With the latter, there is even more evidence that well planned, higher density developments are a plus in Low Impact Development not a negative. EPA has published several recent documents on this subject.

Political Support

Leadership by our elected officials must drive the achievement of a Cottage Housing ordinance, and its successful implementation. The leaders must be convinced of the cost effectiveness and the demographic value of the program, and they must be dedicated to fostering the diversity which the community has espoused. Careful examination of the consequences of rejecting Cottage Housing ordinance will presumably provide strong impetus to supporting its adoption.

To: City of Bainbridge Island Planning Commission
City Council

From: Kathleen O'Brien
1100 Donald Place NE
Bainbridge Island, WA
206-842-8785

Date: July 24, 2001

Ref: Comprehensive Amendment Creating a New Policy for Cottage Housing

I am submitting this written comment in support of the Comprehensive Amendment creating a new policy for Cottage Housing on Bainbridge Island. I believe the policy will contribute significantly to the sustainability of our community as we grow. By creating such a policy, the City will remove a significant barrier to remaining the livable, vital community that many of us enjoy.

Sustainability requires us to look at the impacts we are creating through our development in three major areas: economy, environment, and social equity. In addition, it requires us to ensure that future generations' needs are not compromised in these three areas by our decisions today.

In terms of the economy, the Cottage Housing Policy will address a specific housing market that is not adequately being addressed on the Island because of current zoning schemes. This is an innovative and environmentally friendly way to allow construction, purchase, and perhaps rental of homes on the island, diversifying our housing base and our population base as a result. By allowing the densification closer to town (and concentrating it) we reduce infrastructure requirements (and costs) as well. Properly designed, cottage homes can be very popular for singles, seniors, and young couples. *The Not So Big House*, by Susan Saranka, and *Creating the Not So Big House* are national best sellers because the value of good design over more square footage is being recognized.

In terms of the environment, the Cottage Housing Policy allows us to absorb growth in a manner that reduces the overall environmental impact of development. Less impervious surface per unit, more concentrated disturbance, and significantly less use of energy, materials, and water to operate these homes (as much as 2 to 3 times less if a "green" approach is taken) once they are built all work to reduce impact and provide a model for sustainability. By allowing densification closer to town, we keep more of the population closer to services, reducing auto dependence and the pollution that goes with it. In addition, by providing more affordable homes, we lessen the traffic impacts of those who drive from the Kitsap Peninsula to work here.

In terms of social equity, the Cottage Housing Policy will address the needs of population segments that are simply disappearing from the island. Our population is growing whiter, older, and wealthier. Our young people (aged 20-34) are radically absent when compared to other Western Washington communities. If you use nature as

a model, you know that diversity is one of the key principles by which we sustain biological life on our planet. Our community is being weakened from within. We are simply turning certain "genes" off. As noted above, the Cottage Housing Policy can help diversify our housing and population base. A major means to creating an affordable housing stock will be through density and smaller homes. By planning it thoughtfully, we will create a livable, sustainable community that is attractive, vital, and easier to maintain, drawing artists (many of whom can no longer afford to live here), and others who enliven the community with their work and services. We who work here (as I do), should be able to live here.

These comments are in keeping with the more detailed comments I submitted dated June 29, 2001 for the review of the Comprehensive Plan, currently underway. Thank you for your attention to these concerns.

Comments to City Council Land Use Committee Regarding Cottage Housing and Environmental Impacts

Submitted by Kathleen O'Brien
September 18, 2001

Sustainability requires us to look at the impacts we are creating through our development in three major areas: economy, environment, and social equity. In addition, it requires us to ensure that future generations' needs are not compromised in these three areas by our choices today.

There are several fairly general references to sustainability goals in the Island's Comprehensive Plan including three in the Plan's Economic Element. The first cites the GMA's concern that "uncoordinated and unplanned growth can pose a threat to the environment, sustainable economic development, and the health, safety and high quality of life enjoyed by residents. An important part of a healthy economy is the quality of the environment."

The next paragraph states that one of the intents of the Economic Element is to "to steward a sustainable community; to protect the quality of its environment: the water, air and land; and to encourage traditional resource-based activities such as agriculture."

Perhaps the most significant reference is the third, which cites "five overriding principles" guiding the Comprehensive Plan. The fifth principle states that: "Development should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level." This statement implies correctly that sustainability relates to a "level" or threshold. In other words, we need to learn what the limits are and learn how to live quality lives within them.

And, within the Staff Comments for the revisions process currently underway, one finds a couple of other applications of the sustainable concept pertinent to this discussion, the first to forestry, and the second to water resources.

Others here will talk (or have talked) of topics that fall within the other "Es" (equity and economy). My comments this evening relate specifically to the "E" for Environment. However, please keep in mind that what I say should be considered within the larger context of sustainability.

So...we know we will grow. There is no doubt about that. How can we do that and protect the environment? Cottage housing is a way to absorb growth in an environmentally responsible way.

There are environmental benefits to planning and coordinating this type of development. What are these benefits?

There are two basic ways that development negatively impacts the environment. The first is to deplete natural resources; the second is to degrade natural resources by using them as a "sink" for the products of development.

I. Let's look at how cottage housing helps to protect natural resources from depletion:

It should be fairly obvious that larger houses consume more resources than smaller ones. In 1998, the National Association of Home Builders (NAHB)¹ estimated the materials used in building a typical 2,085 square foot single-family home. These materials include roughly:

- 13,000 board-feet of framing lumber;
- 6,200 square feet of sheathing;
- 2,300 square feet of exterior siding;
- 3,100 square feet of roofing;
- 3,000 square feet of insulation;
- 6,100 square feet of drywall;
- 2,000 square feet of flooring (carpet, tile, wood, etc.);
- 120 linear feet of ducting; and
- 14 tons of concrete.

This of course doesn't include things like windows, doors, cabinets, appliances, fixtures, etc. Keep in mind that many homes built in Bainbridge Island are much larger than this average size. Researchers believe larger homes use proportionally even more, because they tend to have taller ceilings and more features. NAHB Research Staff estimated that a 5,000 square-foot house will consume 3 x more materials than the average size house, even though its square footage is only 2.4 x more.²

What about energy consumption? In general, the energy efficiency of a building envelope is a function of how well insulated it is, how airtight it is, exposure of its glazed areas to solar gain, and its area. All else being equal, a house with more surface area will consume more energy for heating and cooling. In a comparison of six homes in two different climates, halving the floor area of a house actually reduced the energy used for heating by more than half, and for cooling by about a third.³ The study showed that even a poorly insulated small home will do better than a very well insulated large home.

Along with the greater surface area increasing heat loss and unwanted heat gain, larger houses also generally require longer runs for ducting and hot water pipes. Losses in conveyance of warm area, chilled air, or hot water can be significant. Longer runs generally mean wasted water as well, as users run the water for longer periods of time to get to temperature.

¹ NAHB, 1998, cited in Environmental Building News (January 1999), "House Size, Resource Use, and the Environment."

² Environmental Building News (January 1999), "House Size, Resource Use, and the Environment"

³ Energy modeling conducted by Andy Shapiro (Montpelier, VT) and cited in Environmental Building News (January 1999), "House Size, Resource Use, and the Environment."

So, with cottage-size homes, in which we have roughly 1/2 the amount of floor area for conventional single-family housing, we dramatically reduce the use of energy, water, and materials used to build homes for roughly the same number of occupants. This doesn't just help our community; it helps reduce our nation's reliance on imported petroleum products for heating and cooling. In addition, it reduces the environmental degradation and associated quality of life problems produced wherever these resources are extracted, manufactured, or transported through.

2. Now lets look at how cottage housing can reduce the second type of impact development—which is to degrade natural resources by using them as a “sink” for pollution.

Earlier, I alluded to pollution created in remote locations due to the extraction, production and transportation of resources used for building materials. What local pollution can be prevented as a result of the cottage-type development being proposed?

First, by allowing densification closer to town, we keep more of the population closer to services, reducing auto dependence and the pollution that goes with it. In addition, by providing more affordable housing, we lessen the auto-related pollution caused by those commuting from the Kitsap Peninsula to work here.

In addition, cottage housing can reduce the impervious surface per unit. Impervious surfaces block rainwater from soaking into the ground and increase the amount of water running off into streams, lakes, and the marine waters of Puget Sound, gathering pollutants such as sediment and oil products along the way. Keeping the rain (stormwater) on the surface instead of letting it soak into the ground depletes ground water supplies. The impact of impervious surfaces on hydrological functions, such as infiltration and evapo-transpiration, can cause significant harm to local habitat. Changes in the amount of water available and the timing of water's availability can wreak havoc on adjacent wetlands and streams.

In a high-density residential development, a 40% impervious surface quotient ends up being about 25% effective at producing runoff. One might expect that the denser development would create more impervious surface. However, Charlie Wentzlau's scenarios developed for this meeting, which compare cottage-type development to conventional development, show modest reductions in overall impervious surface. With some creative subdivision design (using shared drives, for example), even greater efficiencies can be had related to surface coverage that can reduce effective impervious surface even further.

In addition, if you look at how the impervious pavement is allocated in the R-8 zone with 12 cottages as opposed to 8 residences, you see that much of the street and drive surface is now relegated to a parking lot. According to the May 1995 Impervious Surface Reduction Study⁴ conducted by the City of Olympia and the Department of

⁴ "City of Olympia and Department of Ecology, Impervious Surface Reduction Study, Final Report (May, 1995).

Ecology, the two elements of impervious surface coverage that are most effective at producing polluting runoff are streets and parking. In the conventional model, you could certainly reduce surface coverage by narrowing the roads a bit, utilizing some innovations that allow the safe and timely passage of fire and rescue vehicles. In the cottage-housing model, you could potentially replace the entire surface of the parking lot with pervious pavement.

Finally, current and important efforts to preserve open and working space imply that any development that occurs must be concentrated. Cottage housing helps to concentrate the disturbance development necessarily creates, providing opportunities to preserve wildlife habitat, agricultural land, and the island population's connection to nature.



City of Bainbridge Island
PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Commission
FROM: Kathy Cook
DATE: April 18, 2002:
RE: Cottage Housing Ordinance: Meeting of April 25, 2002

In 2001, the Planning Commission held several study sessions on amending the Comprehensive Plan and zoning code to allow for higher density, smaller unit "cottage housing" in selected zones. These discussion continued in 2002 with the new Planning Commission, who recommended that the cottage housing ordinances be processed within the context of the on-going review and update of the Comprehensive Plan because of their relevance to the GMA requirement that urban growth areas provide urban densities. If any of the new Planning Commissioners would like further information on the history of the cottage housing ordinances, please give me a call.

The Planning Commission discussed the cottage housing ordinance at their meeting on March 14, 2002, and the attached draft reflects the recommendations made at that meeting. Revisions include:

- Adding language to the Purpose statement regarding pedestrian connectivity (Section 8, page 3 of the ordinance)
- Increasing the maximum size for a dwelling unit from 1,000 to 1,200 square feet, provided that at least 50% of the cottages do not exceed 1,050 square feet. (Section 18.92.040, page 4)
- Previous versions of the ordinance excluded covered porches and steps from lot coverage. This is different from the City's standard method of calculating lot coverage, and current planning staff had asked that the allowable lot coverage be increased, rather than allowing for a new method of calculation. The Planning Commission asked staff to determine what that maximum should be. I developed various scenarios involving different lot sizes and numbers of units, and allowed for the maximum building footprint, a community building and carports. The highest lot coverage I came up with was 37%. Therefore, the ordinance specifies a maximum lot coverage of 40%.
- Open space requirements have been revised to clarify that the main entrances of cottages should be oriented toward the common open space. (Section 18.92.060, page 4)
- Parking requirements have been moved to BIMC Chapter 18.81 (Parking and Access Requirements) at the request of the current planning staff. (Section 7, page 3).
- Language regarding building height has been revised, to allow for cupolas and other architectural features. (18.92.090, page 5).

Other issues for the Planning Commission's consideration include:

- The ordinance currently prohibits attached garages. Julie Kriegh suggested that there be more flexibility to allow for underbuilding garages on sloped sites. I will have sample language at the meeting on April 25th for the Commission's discussion.
- BIMC Chapter 18.90 (Affordable Housing) currently requires that residential developments of eight or more units must provide 10% of the units for affordable housing. In return, the density may be increased by one "bonus" market rate unit for each affordable unit constructed. I would like to explore whether this requirement should apply to cottage housing. As proposed, cottage housing developments are limited to 12 units. Applying the affordable housing requirement would mean that developments of 12 units could not get the bonus market rate unit, because it would result in 13 units. Does the size limitation on the cottages make them inherently more affordable, and therefore warrant exemption from the affordable housing requirement? Or should the maximum number of allowable cottages be increased to allow for the affordable housing requirement? (Note that this may in turn affect the allowable lot coverage.)

Please contact me if you have questions or other issues you would like to discuss.

Version II
Study Session 04/25/02

ORDINANCE 2002-XX

AN ORDINANCE of the City of Bainbridge Island, Washington, implementing policies H 1.6 and H 1.6A of the Housing Element of the Comprehensive Plan relating to cottage housing and amending Chapters 18.06, 18.15, 18.21, 18.24, and 18.27, of the Bainbridge Island Municipal Code, and adding a new Chapter, 18.92, Cottage Housing.

WHEREAS, the City adopted a Comprehensive Plan on September 1, 1994, which contains a Housing Element that establishes goals and policies for the provision of housing for the citizens of the City; and

WHEREAS, Policies H 1.6 and H 1.6A of the Housing Element call for an increase in innovative housing choices, including cottage housing; and

WHEREAS, in accordance with RCW36.70A, the Growth Management Act that requires that development regulations be adopted that implement the Plan. Now, therefore

THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DO ORDAIN, as follows:

Section 1. Section 18.12.020 of the Bainbridge Island Municipal Code is amended as follows:

18.12.020 Permitted uses.

Permitted uses in the R-14 zone are:

- A. Accessory dwelling units;
- B. Accessory uses and buildings;
- C. Community or public park and recreation facilities;
- D. Cottage Housing in accordance with BIMC 18.92;
- D.E. Educational, cultural, governmental, religious, or health care facilities;

- ~~E.F.~~ Family day care homes;
- ~~F.G.~~ Manufactured homes;
- ~~G.H.~~ Minor home occupations;
- ~~H. J.~~ Multifamily dwellings;
- ~~I. K.~~ Single-family dwellings built to UBC standards.

Section 2. Section 18.20.020 of the Bainbridge Island Municipal Code is amended as follows:

18.20.020 Permitted uses.

Permitted uses in the R-5 zone are:

- A. Accessory dwelling units;
- B. Accessory uses and buildings;
- C. Cottage Housing in accordance with BIMC 18.92;
- ~~C. D.~~ Family day care homes;
- ~~D. E.~~ Manufactured homes;
- ~~E. F.~~ Minor home occupations;
- ~~F. G.~~ Multifamily dwellings built to UBC standards;
- ~~G. H.~~ Single-family dwellings built to UBC standards

Section 3. Section 18.15.020 of the Bainbridge Island Municipal Code is amended as follows:

18.15.020 Permitted uses.

Permitted uses in the R-8 zone are:

- A. Accessory dwelling units;
- B. Accessory uses and buildings;
- C. Automobile parking facilities accessory to residential development;
- D. Cottage Housing in accordance with BIMC 18.92;
- ~~DE.~~ Family day care homes;
- ~~EF.~~ Manufactured homes;
- ~~FG.~~ Minor home occupations;
- ~~GH.~~ Multifamily dwellings;
- ~~HI.~~ Public parks and playgrounds;
- ~~IJ.~~ Single-family dwellings built to UBC standards.

Section 4. Section 18.21.020 of the Bainbridge Island Municipal Code is amended as follows:

18.21.020 Permitted uses.

Permitted uses in the R-4.3 zone are:

- A. Accessory dwelling units;
- B. Accessory uses and buildings;
- C. Cottage Housing in accordance with BIMC 18.92;
- ~~CD.~~ Family day care homes;

- DE. Manufactured homes;
- EF. Minor home occupations;
- FG. Single-family dwellings built to UBC standards.

Section 5. Section 18.24.020 of the Bainbridge Island Municipal Code is amended as follows:

18.24.020 Permitted uses.

Permitted uses in the **R-3.5** zone are:

- A. Accessory dwelling units;
- B. Accessory uses and buildings;
- C. Cottage Housing in accordance with BIMC 18.92;
- CD. Family day care homes;
- DE. Manufactured homes;
- EF. Minor home occupations;
- FG. Single-family dwellings built to UBC standards.

Section 6. Section 18.27.020 of the Bainbridge Island Municipal Code is amended as follows:

18.27.020 Permitted uses.

Permitted uses in the **R-2.9** zone are:

- A. Accessory dwelling units;
- B. Accessory uses and buildings;
- C. Cottage Housing in accordance with BIMC 18.92;
- CD. Family day care homes;
- DE. Manufactured homes;
- EF. Minor home occupations;
- FG. Single-family dwellings built to UBC standards.

Section 7. A new subsection BIMC 18.81.030(R) is added as follows:

R. In cottage housing developments as provided for in Chapter 18.92, one and one-half spaces are required; provided that this requirement may be reduced to one and one-quarter spaces per unit if the development is within one mile of the ferry terminal.

Section 8. New Chapter. There is added to the Bainbridge Island Municipal Code a new Chapter 18.92, Cottage Housing, to read as follows:

18.92.010 Purpose

The purpose of Cottage Housing is to encourage detached, small-unit housing development, in order to expand the variety of housing choices suitable to a range of household types and incomes, while maintaining the character of existing neighborhoods. Cottage housing developments should be characterized by design variations between the units, and should include pedestrian connections that allow residents to walk throughout the development and to any adjacent recreational or commercial areas. The cottage housing provisions are intended to

overlay upon existing zoning districts and include their own regulations and design guidelines. This chapter implements policies H 1.6 and H 1.6A of the Housing Element of the Comprehensive Plan.

18.92.020 Location

The Cottage Housing Overlay shall apply to the R-2.9, R-3.5, R-4.3, R-5, R-8 and R-14 zoning districts.

18.92.030 Density and lot area.

- A. The minimum lot area for a cottage housing development shall not be less than 14,000 square feet.
- B. Each unit shall be allotted no less than 3500 square feet to accommodate the residential unit, common and private open space, parking and circulation, storage, etc.)
- C. The number of units in any cottage housing development shall not be less than four (4) or more than twelve (12).

18.92.040 Unit size

- A. The total floor area of a cottage unit shall not exceed either 1.5 times the area of the main floor or 1,200 square feet, whichever is less.
- C. The maximum main floor area for cottages shall be 800 square feet.
- D. At least fifty percent (50%) of the cottages shall have main floors that do not exceed 700 square feet.
- E. A notice to the title of the property that prevents any increase in the total floor area of any cottage in the development shall be recorded with the Kitsap County Assessor's Office.

18.92.050 Lot Coverage

The maximum lot area covered by buildings shall not exceed forty percent (40%).

18.92.060 Open Space

A. Common open space. Common open space is intended to provide a centrally located area that can be developed and maintained so it is usable for active and passive recreation. Common open space shall be subject to the following requirements.

- 1. There shall be a minimum of 400 square feet of common open space provided for each unit in the R-2.9, R-3.5, and R-4.3 and R-5 zones. There shall be a minimum of 250 square feet of common open space provided for each unit in the R-8 and R-14 zones.
- 2. Common open space shall abut at least 50 percent of the cottages in a cottage housing development.
- 3. Common open space shall have cottages abutting on at least two sides.
- 4. Common open space shall not include portions of private yards, and shall be jointly owned by all residents.
- 5. The common open space shall be outside of wetlands, streams and sensitive area buffers, and shall be on slopes of ten percent (10%) or less.

B. Private Open Space. Private open space is intended to provide private areas around the individual cottages and to enable diversity in landscape design. Private open space shall be subject to the following requirements.

1. A minimum of 300 square feet of contiguous, usable private open space shall be provided adjacent to each cottage, for the exclusive use of the cottage resident.
2. The main entry of the cottages shall be oriented toward the common open space as much as possible.

18.92.070 Building Separation

All units shall maintain 10 feet of separation between vertical exterior walls, except that eaves and architectural projections such as balconies may encroach up to a maximum of 18 inches.

18.92.080 Yards

- A. Front yards shall not be less than 25 feet measured by the distance from the nearest lot line, planned right-of-way or road easement.
- B. Porches and bays may encroach 5 feet into the front yard.
- C. Side yards shall not be less than 10 feet, except that eaves and architectural projections such as balconies may encroach in the yard up to a maximum of 18 inches.
- D. Rear yards shall be 15 feet, except that eaves and architectural projections such as balconies and bays may encroach in the yard up to a maximum of 18 inches.

18.92.090 Building Height

The maximum building height for any cottage housing unit shall not exceed 20 feet, except that chimneys, cupolas and other architectural features shall not extend more than five feet above the roof at their highest point.

18.92.100 Parking

- A. For parking spaces required, refer to BIMC 18.81.030 (R).
- B. All parking shall be located to the side or rear of the site, and shall be screened from adjacent properties by a sight-obscuring fence or vegetation barrier in accordance with Chapter 18.85. Fences shall be at least five but not more than six feet in height.

18.92.110 Community Buildings

A cottage housing development may contain community building(s) that are detached accessory structures, the use and size of which is clearly incidental and related to that of the dwelling unit.

18.92.110 Design Guidelines

- A. Site Design.
 1. The common open space shall be centrally located within the project site.
 2. All front porches of units shall be oriented toward landscaped, common open space.
- B. Building Design.
 1. Roofs of cottages shall be pitched.
 2. Covered porches measuring at least 8 feet by 10 feet shall be incorporated into building design of the cottages.
 3. Shared carports or garages shall be limited to a maximum of four stalls per structure and shall be detached from the dwelling units.
 4. Attached garages shall not be permitted.

Section 9. This ordinance shall take effect and be in force five days from and after its passage, approval and publication as required by law.

PASSED by the City Council this _____ day of _____, 2002

APPROVED by the Mayor this _____ day of _____, 2002

Darlene Kordonowy, Mayor

ATTEST/AUTHENTICATE:

Sue Kasper, City Clerk

APPROVED AS TO FORM:

Rod P. Kaseguma, City Attorney

FILED WITH THE CITY CLERK:
PASSED BY THE HE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO:

