

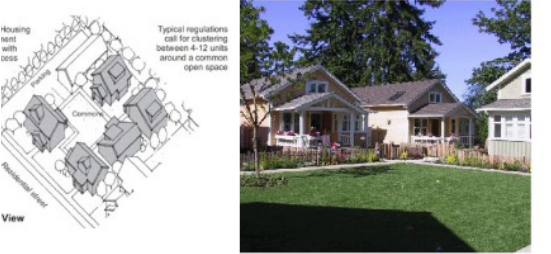
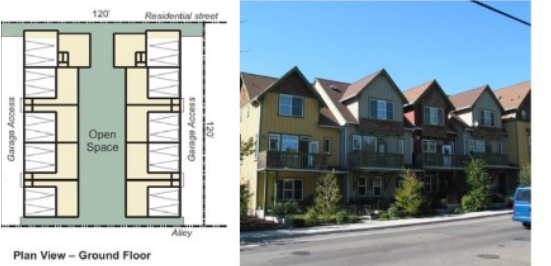


Integrating Housing Diversity

Current Issues & Preliminary Concepts

Over 80% of the existing housing in Anacortes is detached single family homes. The new comprehensive plan policies promote a wider variety of housing types to meet the full range of housing needs for the city's evolving population. The housing types listed below warrant special attention in this code update.

	Current Code	Comprehensive Plan Policy	Concepts for Consideration
<h3>Accessory Dwelling Units (ADU)</h3>  <p>Detached Accessory Dwelling Unit (DADU) above garage</p>	<ul style="list-style-type: none"> Allowed in all residential zones subject to standards The home or ADU must be occupied by one or more property owners May be within a single family home (attached) or detached May be up to 900sf in area A total of 3 off street parking spaces for the home & ADU are required Height limit is 16' for detached ADUs 	<p>Allow for attached and detached ADUs in all residential districts provided size, design, and other provisions are included to promote compatibility with surrounding uses.</p>	<ul style="list-style-type: none"> Adjust height limit to allow a gabled second floor for ADUs built over garages (but perhaps not a full 2nd floor) Limit ADU/garage structure to no more than 75% of the lot width Require that ADU/garage take up no more than 40% of the rear yard between house and property line Require minimum 15' separation between house and detached ADU Allow on-street parking to count for one required parking space
<h3>Small Lot Single Family Dwelling</h3>  <p>Example with setbacks and garage setback the front wall use</p>	<ul style="list-style-type: none"> New lots smaller than 5,000sf are only allowed in the R4 zone There are no design standards for homes – other than setbacks and lot coverage and height limits 	<p>Allow for small lot single family development (lots smaller than 5,000 square feet) in the R3 zone provided design provisions that emphasize a pedestrian-oriented design and the inclusion of usable open space are included.</p>	<ul style="list-style-type: none"> Limit garage faces to no more than 50% of house façade and set back garage entries behind front wall (to deemphasize garage) Require a covered entry for home visible from the street (character & livability) Require that at least 10% of the façade be transparent windows (character & livability) Require minimum usable open space = 10% min. lot area with no dimension less than 15' (livability) Provide upper limit on the size (total floor area) of buildings – no more than 50% of the lot size (help address compatibility & affordability issues) Increase side yard setbacks for the second floor of homes from 5 to 10 feet (compatibility/privacy issue)
<h3>Cottage Housing</h3>  <p>Housing unit with access to common open space</p> <p>Typical regulations call for clustering between 4-12 units around a common open space</p>	<ul style="list-style-type: none"> Not addressed Term was mentioned in Chapter 17.44 together with planned unit developments, but recently removed (cottage housing provisions weren't specified) 	<p>Encourage the development of cottage housing (a cluster of small homes around a common open space) in single family zones as an increasingly popular housing type, provided special design provisions are included to ensure a pedestrian-oriented design, inclusion of common open space, and strict cottage size limitations.</p>	<ul style="list-style-type: none"> Allow in all residential districts Allow in clusters of 4-12 units around common open space Limit cottages to 1 1/2 stories and no more than 1,200sf floor area Since cottages are so small, suggest allowing two cottages for each standard house for the purpose of density calculations. Add detailed design standards for cottage orientation, open space, and parking location/design
<h3>Townhouses</h3>  <p>Plan View - Ground Floor</p>	<p>Not specifically referenced in code, but could be built under duplex, triplex, or apartment provisions)</p> <ul style="list-style-type: none"> R-4 is the only district where they could now be built C & CBD zones require ground floor commercial – thus townhouses aren't allowed unless the first floor is designed for commercial use 	<p>Encourage the development of townhouses in the R-3, R-4 and on certain side streets in the C and CBD zones as an efficient and popular form of housing for a large demographic of Anacortes's population. Design standards emphasizing pedestrian-oriented design, façade articulation, and usable open space are particularly important.</p>	<ul style="list-style-type: none"> Allow on most side streets in CBD and C zones Allow in R-4 and add flexibility on density limits Allow in R-3 with up to 4 units attached subject to lot size requirements Add design standards to limit building massing, improve the design character, address side yard privacy issues, minimize impacts of garages, and provide usable open space