

User Testing Workshop

Middle Housing for Puget Sound

Stefan Pellegrini, Tony Perez and Russell Toler

OPTICOS DESIGN, INC.

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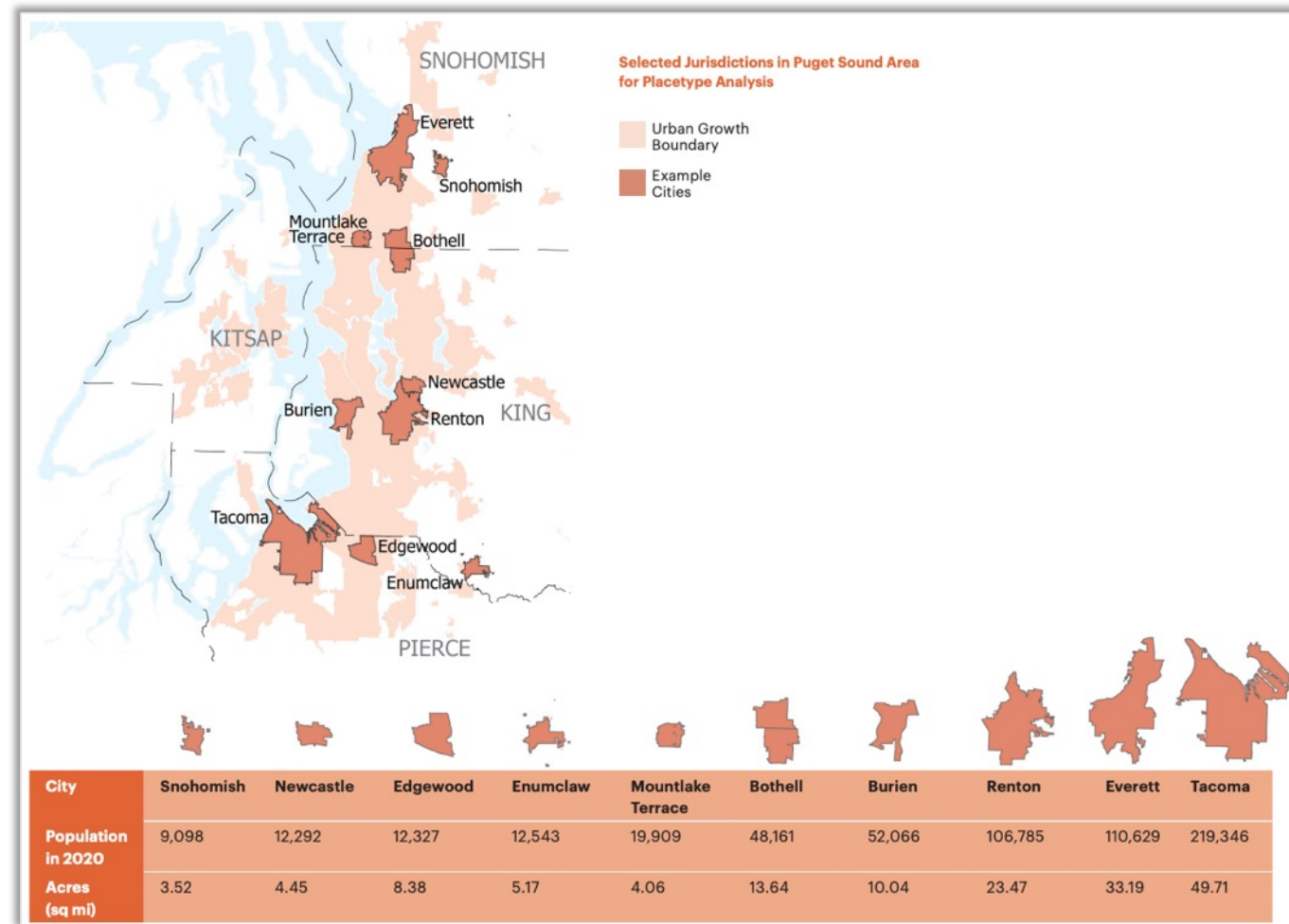
Washington State
Department of
Commerce

Part I: Overview

How the Toolkit Works



Preparing Middle Housing standards for 82 cities



Placetype Analysis: where does Middle Housing exist and where could it be introduced?



Overlay Zones and Standards

Table 1.050.A: Zones Overview

Neighborhood Residential Overlay.Small 1



Zone Abbreviation

NRO.S1

Intent

A neighborhood environment of small-to-medium footprint, low-to-moderate-intensity housing choices.

Desired Form

House-Scale Buildings: Duplex Stacked, Duplex Side-by-Side, Cottage Housing, and Triplexes/Fourplexes

Detached Buildings

Small-to-Medium Building Footprints

Medium Front Setbacks

Small-to-Medium Side Setbacks

Up to 2.5 Stories

Porch Projecting, Porch Engaged, Dooryard Frontage Types

Neighborhood Residential Overlay.Small 2



Zone Abbreviation

NRO.S2

Intent

A neighborhood environment of small footprint, low-to-moderate-intensity housing choices.

Desired Form

House-Scale Buildings: Duplex Stacked, Duplex Side-by-Side, Cottage Housing, Triplexes/Fourplexes, and Townhouses

Detached Buildings

Small-to-Medium Building Footprints

Medium Front Setbacks

Medium Side Setbacks

Up to 2.5 Stories

Porch Projecting, Porch Engaged, Dooryard, and Stoop Frontage Types

Table 1.050.A: Zones Overview (Continued)

Neighborhood Residential Overlay.Medium 1



Zone Abbreviation

NRO.M1

Intent

A neighborhood environment of small-to-medium footprint, low-to-moderate-intensity housing choices.

Desired Form

House-Scale Buildings: Triplexes/Fourplexes, Townhouses, Courtyards, and Multiplexes

Detached Buildings

Medium Building Footprints

Small-to-Medium Front Setbacks

Small Side Setbacks

Up to 2.5 Stories

Porch Projecting, Porch Engaged, Dooryard, and Stoop Frontage Types

Neighborhood Residential Overlay.Medium 2



Zone Abbreviation

NRO.M2

Intent

A neighborhood environment of small-to-medium footprint, low-to-moderate-intensity housing choices.

Desired Form

Primarily House-Scale Buildings: Triplexes/Fourplexes, Townhouses, Courtyards, and Multiplexes

Primarily Detached Buildings

Medium Building Footprints

Small Front Setbacks

Small Side Setbacks

Up to 3 Stories

Porch Projecting, Porch Engaged, Dooryard, and Stoop Frontage Types

Based on the existing Placetypes, we created 4 overlay zones to implement Middle Housing

Select the Design and Development Standards that Best Fit your Needs

Range of Puget Sound Placetypes										
Adjacent to some type of node				Mixed neighborhood types			Detached housing, low-intensity neighborhoods			
City Center-Adjacent	Main Street-Adjacent Neighborhood	Corridor-Adjacent Neighborhood	Neighborhood Node-Adjacent	Mixed Neighborhood Small Footprint	Mixed Neighborhood Medium Footprint	Mixed Neighborhood Large Footprint	Small-Lot Detached Neighborhood	Large-Lot Detached Neighborhood		
Existing Characteristics	Building Pattern	Mostly attached	Mostly attached, some detached	Mostly attached, some detached	Mostly attached, some attached	Detached	Detached	Mostly attached, some detached	Detached	Detached
	Building Scale	Mostly block scale	Mostly block-scale, some medium house-scale	Mostly medium house-scale, and some small house-scale	Mostly medium house-scale	Small house scale	Medium house-scale	Mostly block-scale, some medium house-scale	Small house scale	Medium house-scale
	Building Height	Mostly 4 stories	2 to 4 stories, mostly 3 ¹	2 to 3 stories	2 to 3 stories	2 to 3 stories	2 to 3 stories	2 to 4 stories, mostly 3 ¹	2 stories	2 stories
	Transit Situation	Transit rich	Transit rich	Transit rich	Transit supportive	Transit supportive	Transit supportive	Transit rich	Transit supportive	Limited transit
	Uses	Mix of Uses	Mix of Uses	Mix of Uses	Mostly Res ¹	Mostly Res ¹	Mostly Res ¹	Mix of Uses	Mostly Res ¹	Mostly Res ¹
Recommended Toolkit Zones (Design and Development Standards)										
City Size	Large City	NRO.M2	NRO.M1 or NRO.M2	NRO.M1	NRO.M1	NRO.S2 or NRO.M1	NRO.M1	NRO.M1 or NRO.M2	NRO.S1	NRO.S1
	Medium City		NRO.M1 or NRO.M2	NRO.S2 or NRO.M1	NRO.M1	NRO.S2 or NRO.M1	NRO.M1	NRO.M2	NRO.S1	NRO.S1
	Small City		NRO.M1	NRO.S2 or NRO.M1	NRO.M1	NRO.S2 or NRO.M1	NRO.M1	NRO.M1	NRO.S1	NRO.S1

¹This Toolkit does not provide standards for buildings taller than 3 stories.

For more information on each zone, please refer to next page.

Example Cities Organized by Size		
	City	County
Large	Renton	King
	Tacoma	Pierce
	Everett	Snohomish
Medium	Burien	King
	Bothell	Snohomish/King
	Mountlake Terrace	Snohomish
	Newcastle	King
Small	Enumclaw	King
	Edgewood	Pierce
	Snohomish	Snohomish

Base Standards

- Introduction
- Overlay Zones and Standards
- Site Design Standards
- Building Types
- Private Frontage Types
- Architectural Standards
- Large Site Standards
- Streetscape and Public Open Space
- Administration
- Definitions



Title X: Middle Housing Toolkit of Objective
Design + Development Standards (ODDS)
| Puget Sound Region

Administrative Draft - May 3, 2023



Optional Standards

- Introduction
- Overlay Zones and Standards
- Site Design Standards
- **Building Types**
- Private Frontage Types
- **Architectural Standards**
- **Large Site Standards**
- **Streetscape and Public Open Space**
- Administration
- Definitions



Title X: Middle Housing Toolkit of Objective Design + Development Standards (ODDS) | Puget Sound Region: Optional Chapters

Administrative Draft - May 3, 2023



Some Assembly Required

City selects which chapters to use, based on:

- Local need
- Desire for design control

Toolkit Summary of Objective Design Standards

The table below identifies the chapters provided in the base standards, the available optional standards, and key differences between the two.

Base Standards	Optional Standards	Notes About Optional Content
Ch. 1 Introduction and Applicability	None	
Ch. 2 Overlay Zones and Standards	Ch. 2 Overlay Zones and Standards (if selected, replaces Base Chapter 2)	<i>Provides more flexible setback standards, and detailed standards for building and massing types. Each overlay zone allows a subset of 8 Middle Housing types. The base version regulates only by maximum footprint and height.</i>
Ch. 3 Site Development Standards	Ch. 3 Site Development Standards (if selected, replaces Base Chapter 3)	<i>Provides detailed standards for fences/walls, landscaping and lighting, on-site parking, and sloped lots.</i>
	Ch. 4 Building Types	<i>Provides a spectrum of 8 Middle Housing building types and 9 massing types with standards appropriately tailored for each type, as compared to the base standards that regulate lot coverage and do not use building types.</i>
#A1. Frontage Types	#A2. Frontage Types (if selected, replaces Base Chapter #A1)	<i>Provides 2 additional frontage types and more detailed standards.</i>
	#B. Architectural Standards	<i>Provides standards for regulating architectural details, not style (i.e., facade composition, bays, materials, and window details).</i>
	#C. Large Site Standards	<i>Provides design standards for parcels at least 5 acres in size.</i>
	#D. Streetscapes and Public Open Spaces	<i>Provides thoroughfare and public open space standards to be used on sites 5 acres or larger.</i>
#E1. Administration	#E2. Administration (if selected, replaces Base Chapter #E1)	<i>Additional allowed adjustments to support optional content.</i>
#F1. Definitions and Measurements	#F2. Definitions and Measurements (if selected, replaces Base Chapter #F1)	<i>Additional definitions and measurement methods to support optional content.</i>

= Chapter to be numbered after City determines which, if any, Optional chapters are to be added to the Base content.

Example Comparison: Building Form

Base Overlay Zones

Alley access required if alley exists

Key

- ROW/ Lot Line
- Building Setback Line
- Building Placement Area
- Building
- ▨ Required Frontage

2. Building Placement (Primary Building)

Lot Size for New Lot

Width	60' min.
Depth	120' min.

Setbacks (Distance from ROW / Property Line)¹

Front	A
Interior Lot	10' min.
Corner Lot	10' min.
Side Street	10' min. B
Side	5' min. C
Rear	15' min. D

¹ Lots with slopes ≥ 10% shall comply with Section 3.050 (Slope Standards).

3. Building Footprint(s)

Footprint

Courtyard Building ³ , Width Overall	100' max. E
Courtyard Building ³ , Depth Overall	100' max. F
Width	40' max. G

Other

Width Along Front Street	60' max. ² H
Depth	85' max. I

Lot Coverage

Coverage	In compliance with Building Footprint max.
Pervious surface	20% of lot min.

Shared Yard (Clear)

Courtyard Building	25' x 35' min.
Townhouse	10' x 10' min.
Other	15' x 15' min.

Sites with multiple buildings (except accessory structures) are additionally subject to Section 2.070 (Multiple Buildings on a Site).

² Townhome buildings may be up to 85' wide and contain up to 5 units and be counted as one building.

³ U and L plan configurations allowed.

Building form is less regulated →

Optional Overlay Zones

Key

- ROW/ Design Site Line
- Building Setback Line
- Building Placement Area
- ▨ Façade Zone

2. Building Types and Design Site Size

Allowed Building Types	Design Site ¹		Standards
	Width A	Depth B	
Side Court	48' min. ²	85' min.	4.070
Townhouse	16' min. ²	60' min.	4.080
Courtyard	77' min. ³	97' min.	4.090
Multiplex	108' min.	120' min.	4.100

Each design site shall have only one primary building type.

¹ As required by Table 2.020.A, design sites are required to include shared yard space and new thoroughfare(s) per Chapter #C (Large Site Standards).

² Represents one townhouse

³ For an L-shaped building; 100' min. for a U-shaped building

Design Site Coverage

Coverage (max)	Maximum footprint allowed for selected Type(s).
Pervious surface	20% of lot min.

3. Building Placement

Setback (Distance from ROW/ Design Site Line)⁴

Front (Façade Zone)	C
Interior Design Site	10' min.; 20' max.
Corner Design Site	10' min.; 20' max.
Side Street (Façade Zone)	10' min.; 20' max. D
Side	7' min. E
Rear	15' min. F

Building Façade

Façade Zone	Front St.	Side St.
Total length of façade defined by building and frontage type required within or abutting the façade zone	65% min.	55% min.

⁴ Design sites with slopes ≥ 10% shall comply with Section 3.050 (Slope Standards).

4. Frontage

A private frontage type is required at building and/or unit entries along a thoroughfare or publicly accessible space.

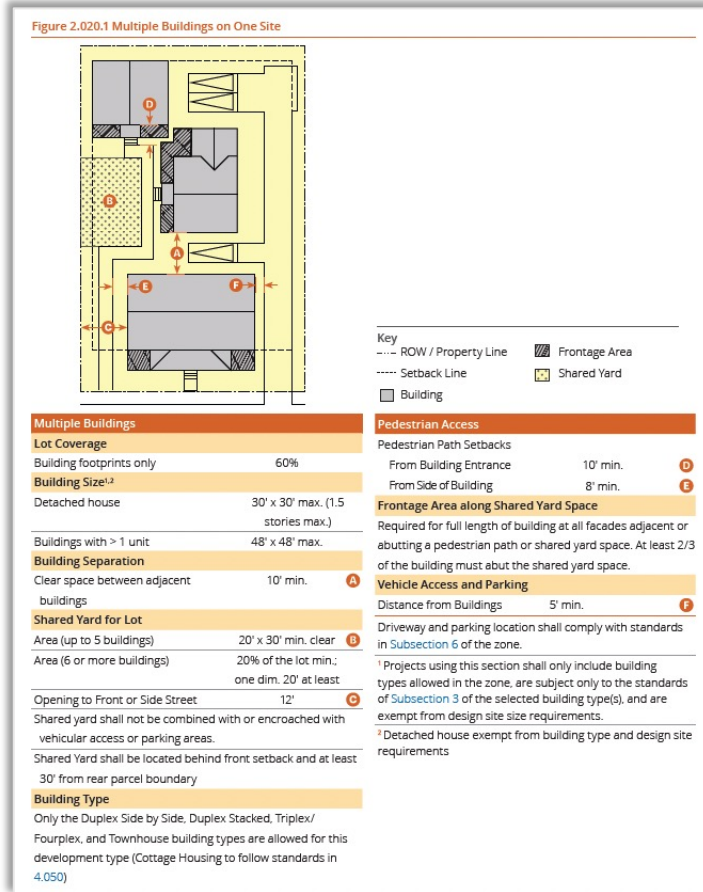
Allowed Private Frontage Type

Allowed Private Frontage Type	Standards
Porch Projecting	#A2.040
Porch Engaged	#A2.050
Dooryard	#A2.060
Stoop	#A2.070
Common Entry	#A2.080

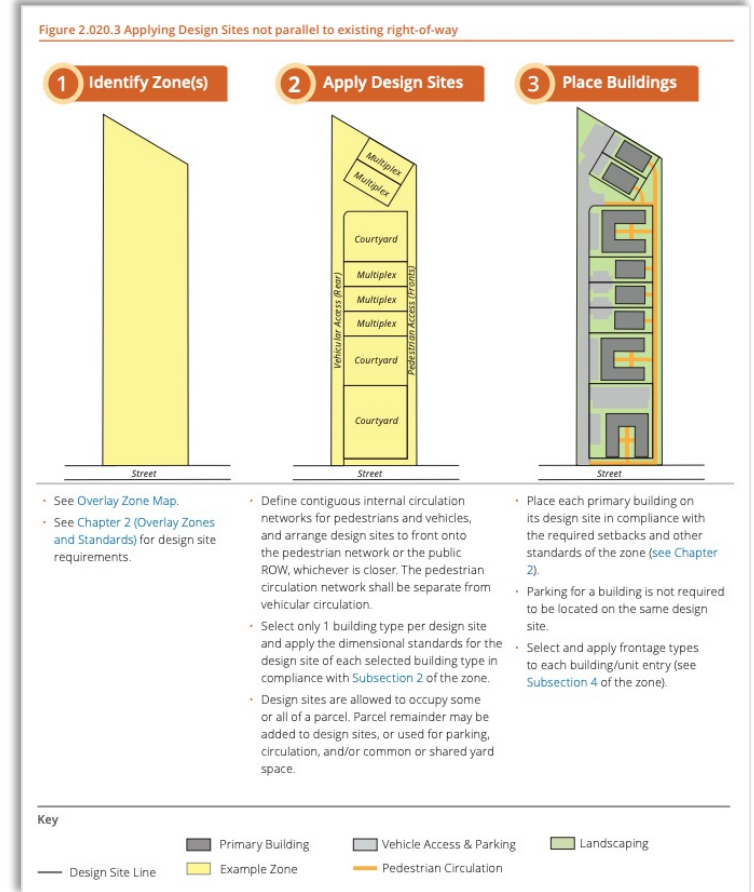
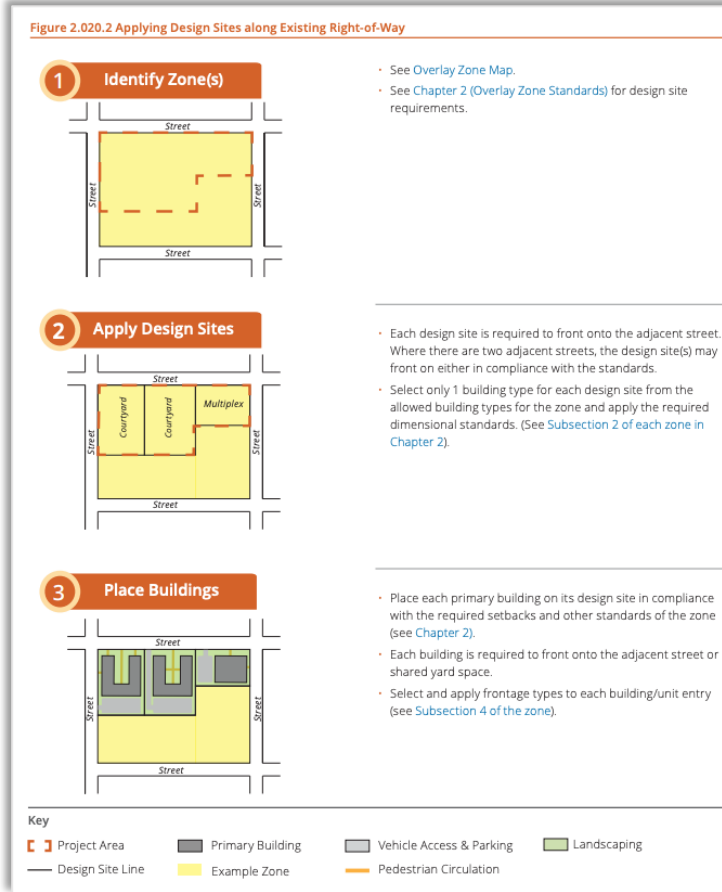
Building form is regulated through building types and massing types →

What about Multiple Buildings on a Site?

Base Standards



Optional Standards



Frontage Type Standards

Table #A1.020.A: Frontage Types Overview



1. Dooryard. The main facade of the building is set back from the front lot line or abutting resultant lot line, which is defined by a low wall or hedge, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard is raised or at grade.

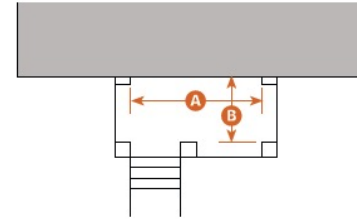


2. Stoop. The main facade of the building is near the front lot line or abutting resultant lot line with steps to an elevated entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop may lead directly to the sidewalk or may be parallel to the sidewalk.



3. Porch. The main facade of the building is set back from the front lot line or abutting resultant lot line with a covered or uncovered structure encroaching into the required setback. The resulting setback area is defined by a fence or hedge to spatially maintain the edge of the street. The Porch is open on three sides, with all habitable space located behind the building setback line.

#A1.030 Frontage Type Standards



A. General Standards

Width, Clear	12' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	
Finish Level above Sidewalk	12" min. ¹	
Pedestrian Access	3' wide min.	

Entry doors are required to face the street unless the frontage is along the side yard facade. If along the side yard facade, the frontage is required to be connected to the sidewalk on the street by a sidewalk extending into the lot. Frontage types may be utilized to group two entries at a common elevation.

Frontage types are allowed to encroach into the front, side, and side street setbacks in compliance with [Subsection 4 of Overlay Zones Chapter](#).

Where ramps are included, ramps shall connect with the frontage type via a ramp that matches the materials and finishes of the associated building.

¹ Except Dooryard, which is required at grade

B. Specific Standards

1. Specific to Dooryard

Height of Dooryard Fence/Wall above Finish Level

2. Specific to Stoop

Stoops shall be at least 12" above the adjacent sidewalk.

Stairs may be perpendicular or parallel to the building facade.

Entry door(s) shall be covered or recessed to provide shelter from the elements.

Gate(s) are not allowed.

3. Specific to Terrace

	Front Bldg.
Finish Level	24" min.;
	4' max.

4. Specific to Porch

Porches shall be open on three sides and have a roof.

Standards for Roofs and Half-Stories

2.080

Roof Pitch and Dormer Windows



Eaves and Roof

Type	Pitched or Flat	
Eave	8" min. or profiled	A
Dormer(s)	Total width not to exceed 50% of associated roof length	B
Dormer Separation from Edge	2'	C
Height (max.)	6'	D

Roof Pitch

Shed (monopitch) Roofs	i. 2 in 12 min. slope
Porch Roofs	ii. 3 in 12 min. slope
	iii. Allowed to have a lower pitch than the building
Flat Roofs	iv. Shall include a decorative parapet to conceal all roof areas/equipment from view of a public street or space
	v. Parapet shall match the materials and finished used on the building walls.
Applied Mansard Roofs	Not Allowed

Optional Standards: Building Types

4.100 Multiplex



Example of Multiplex



Example of Multiplex



Example of Multiplex

1. Description

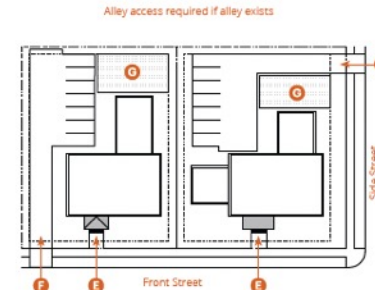
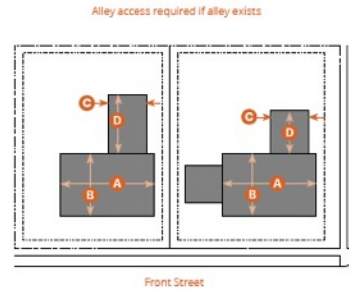
A medium-to-large-sized, detached, House-Scale Building that consists of up to 18 side-by-side and/or stacked units, typically with one shared entry. The type is scaled to fit within moderate-intensity neighborhoods.

Synonym: Mansion Apartment

2. Number of Units

	NRO.M1	NRO.M1
Units per Building	8 max.	18 max.
Buildings per Design Site	1 max.	

General Note: Photos on this page are illustrative, not regulatory.



Key
 - - - - ROW/ Design Site Line
 - - - - Building Setback Line
 ■ Building

3. Building Size and Massing

	NRO.M1	NRO.M2
Height	NRO.M1	NRO.M2
Stories	2.5 max.	3 max.

Main Body		
Width	60' max.	A
Depth	60' max.	B
Wing(s) ^{1,2}		
Width	24' max.	C
Depth	30' max.	D
Separation between Wings on Same Facade	15' min.	
Distance from Main Body	5' min.	3' min.

Massing Types	
Side Gable	Section 4.110.1.B
Gable L	Section 4.110.1.C
Center Gable	Section 4.110.1.D
Twin Gable	Section 4.110.1.E

¹ In compliance with Subsection 2 of the zone

² In NRO.M1 overlay zone, height limited to 1 story less than main body and 10' less to highest eave/parapet.

Key
 - - - - ROW/ Design Site Line
 - - - - Building Setback Line
 ■ Frontage

4. Pedestrian Access

Main Entrance Location	Front Street	E
Units located in the main body shall be accessed by a common entry along the front or side street.		
On corner design sites, units in a wing may enter from the side street.		

5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 6 of the zone.		F
Parking may be covered, uncovered, or in a garage.		

6. Shared Yard ³		
Area	400 sf	G
Min. Dimension	15'	

Required setbacks and driveways do not count toward shared yard space.

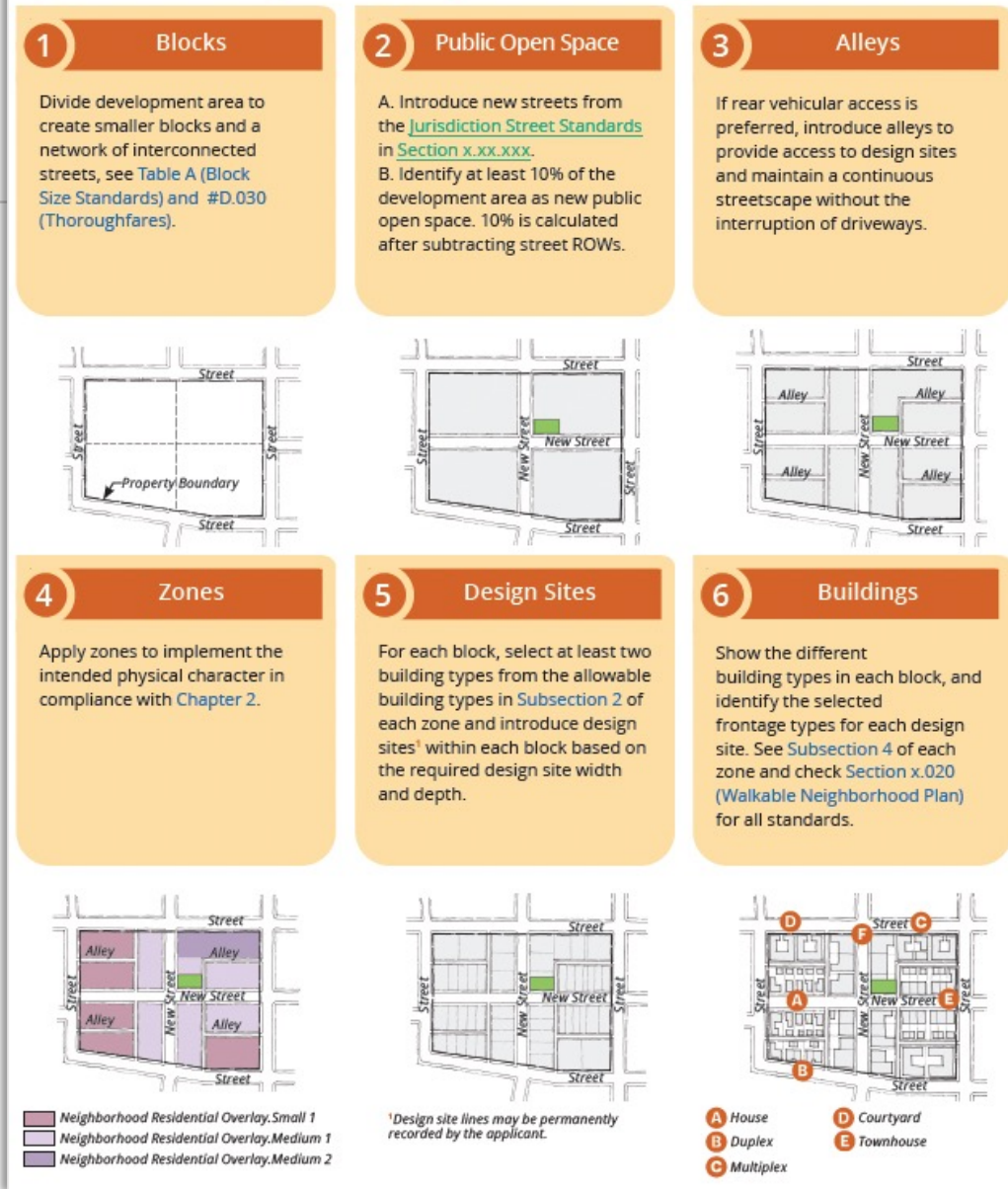
Required shared yard space shall be located behind the main body of the building.

³ None is required if the building is within 800' of public open space.

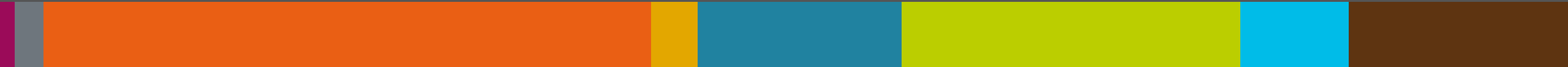
Optional Standards: Large Sites

1. Divide site into smaller blocks
2. Include open space(s)
3. Provide new alleys
4. Map new Toolkit zones
5. Divide new blocks into design sites
6. Apply buildings as allowed by zone

Figure #C.020.3: Walkable Neighborhood Plan Design Process Overview for Large Sites



Break for Questions



Part II: Applying the Standards

Using the Toolkit to Design + Review a Development Proposal



Example Project: Fourplex

Alley access required if alley exists

Key

- ROW/ Lot Line
- Building Placement Area
- Building Setback Line

2. Building Placement (Primary Building)

Lot Size for New Lot

Width	50' min.
Depth	100' min.

Setbacks (Distance from ROW / Property Line)

Front	20' min.	A
Interior Lot	20' min.	
Corner Lot	20' min.	
Side Street	15' min.	B
Side	7' min.	C
Rear	20' min.	D

¹ Lots with slopes $\geq 10\%$ shall comply with Section 3.050 (Slope Standards).

3. Building Footprint(s)

Footprint

Cottage Housing	25' x 25' max., each unit
Other	

Width along front street 38' max. E
Depth 48' max. F

Lot Coverage

Coverage	In compliance with Building Footprint max.
----------	--

Pervious surface 30% of lot min.

Shared Yard (Clear)

Cottage Housing	Section 2.070
Other	15' x 15' min.

Sites with multiple buildings (except accessory structures) are additionally subject to Section 2.070 (Multiple Buildings on a Site).

Key

- ROW Line

4. Frontage(s)

A private frontage type is required at building and/or unit entries along a thoroughfare or publicly accessible space.

Allowed Private Frontage Type Standards

Dooryard	#A1.020.A.1
Porch	#A1.020.A.1

5. Building Form

Height^{1,2,3}

Stories	2.5 max. ¹	G
To Highest Eave/Parapet	22' max.	H
Overall	35' max.	I
Ground Floor Finish Level	6' min. ⁴	J
Ground Floor	9' min. clear	K

Habitable Ground-Floor Space

Depth, from Front of Building		L
Cottage Housing	20' min.	
All Other Buildings	30' min.	

¹ Cottage Housing shall be limited to 1.5 stories in height and 14' to highest eave.
² A half-story is a habitable space within the roof of the topmost story. See Section 2.080 (Roof Pitch and Dormer Windows) for half-story standards.
³ Common entries may be set at grade in compliance with local and federal accessibility standards.

Key

- ROW/ Lot Line
- Parking Area
- Building Setback Line

6. Parking

Use Type	Vehicular Spaces ⁵	Bicycle Spaces
Within 1,000' of transit stop		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.5 min. per unit	2 min. per unit
Not within 1,000' of transit stop		
Studio or 1 Bedroom	1.5 min. per unit	1 min. per unit
2 or More Bedrooms	2 min. per unit	2 min. per unit

Setback (Distance from ROW/ Lot Line)

Front	50' min.	L
Side Street	25' min.	M
Side	5' min.	N
Rear	5' min.	O

Driveway

One-Way	12' max.	P
Two-Way	Not Allowed	

Driveways may be shared between adjacent lots but shall not exceed maximum allowed width.
Front access not allowed on corner lots.
Bicycles may be parked anywhere on lot, in compliance with pedestrian and vehicular access standards.
⁵ See Subsection 3.040 (Parking and Loading) for additional standards.



Building Placement

2. Building Placement (Primary Building)

Lot Size for New Lot

Width	50' min.
Depth	100' min.

Setbacks (Distance from ROW / Property Line)

Front	
Interior Lot	20' min.
Corner Lot	20' min.
Side Street	15' min.
Side	7' min.
Rear	20' min.

*Lots with slopes ≥ 10% shall comply with Section 3.050 (Slope Standards).

3. Building Footprints

Footprint

Cottage Housing	25' x 25' max., each unit
Other	
Width along front street	38' max.
Depth	48' max.

Lot Coverage

Coverage	In compliance with Building Footprint max.
----------	--

Pervious surface 30% of lot min.

Shared Yard (Clear)

Cottage Housing	Section 2.070
Other	15' x 15' min.

Sites with multiple buildings (except accessory structures) are additionally subject to Section 2.070 (Multiple Buildings on a Site).

4. Frontages

A private frontage type is required at building and/or unit entries along a thoroughfare or publicly accessible space.

Allowed Private Frontage Type Standards

Dooryard	#A1 Q2D A.1
Porch	#A1 Q2D A.1

5. Building Form

Height^{1,2}

Stories	2.5 max. ³
To highest Eave/Parapet	22' max.
Overall	35' max.
Ground Floor Finish Level	6' min. ⁴
Ground Floor	9' min. clear

Habitable Ground-Floor Space

Depth, from Front of Building	
Cottage Housing	20' min.
All Other Buildings	30' min.

¹ Cottage Housing shall be limited to 1.5 stories in height and 14' to highest eave.
² A half-story is a habitable space within the roof of the topmost story. See Section 2.080 (Roof Pitch and Dormer Windows) for half-story standards.
³ Common entries may be set at grade in compliance with local and federal accessibility standards.

6. Parking

Use Type	Vehicular Spaces ¹	Bicycle Spaces
Within 1,000' of transit stop		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.5 min. per unit	2 min. per unit
Not within 1,000' of transit stop		
Studio or 1 Bedroom	1.5 min. per unit	1 min. per unit
2 or More Bedrooms	2 min. per unit	2 min. per unit

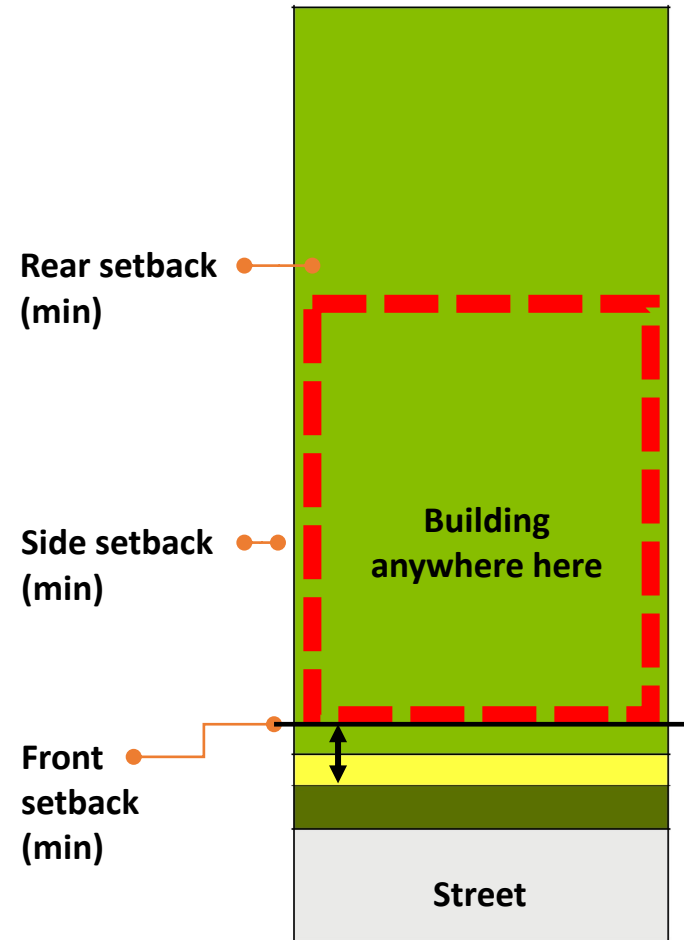
Setback (Distance from ROW/Lot Line)

Front	50' min.
Side Street	25' min.
Side	5' min.
Rear	5' min.

Driveway

One-Way	Two-Way
Curb Cut/Width	12' max. Not Allowed

Driveways may be shared between adjacent lots but shall not exceed maximum allowed width.
Front access not allowed on corner lots.
Bicycles may be parked anywhere on lot, in compliance with pedestrian and vehicular access standards.
¹ See Subsection 3.040 (Parking and Loading) for additional standards.



Parking Placement

2. Building Placement (Primary Building)

Lot Size for New Lot	
Width	50' min.
Depth	100' min.
Setbacks (Distance from ROW / Property Line)	
Front	20' min.
Interior Lot	20' min.
Corner Lot	20' min.
Side Street	15' min.
Side	7' min.
Rear	20' min.

3. Building Footprints

Footprint	
Cottage Housing	25' x 25' max., each unit
Other	
Width along front street	38' max.
Depth	48' max.
Lot Coverage	
Coverage	In compliance with Building Footprint max.
Pervious surface	30% of lot min.
Shared Yard (Clear)	
Cottage Housing	Section 2.070
Other	15' x 15' min.

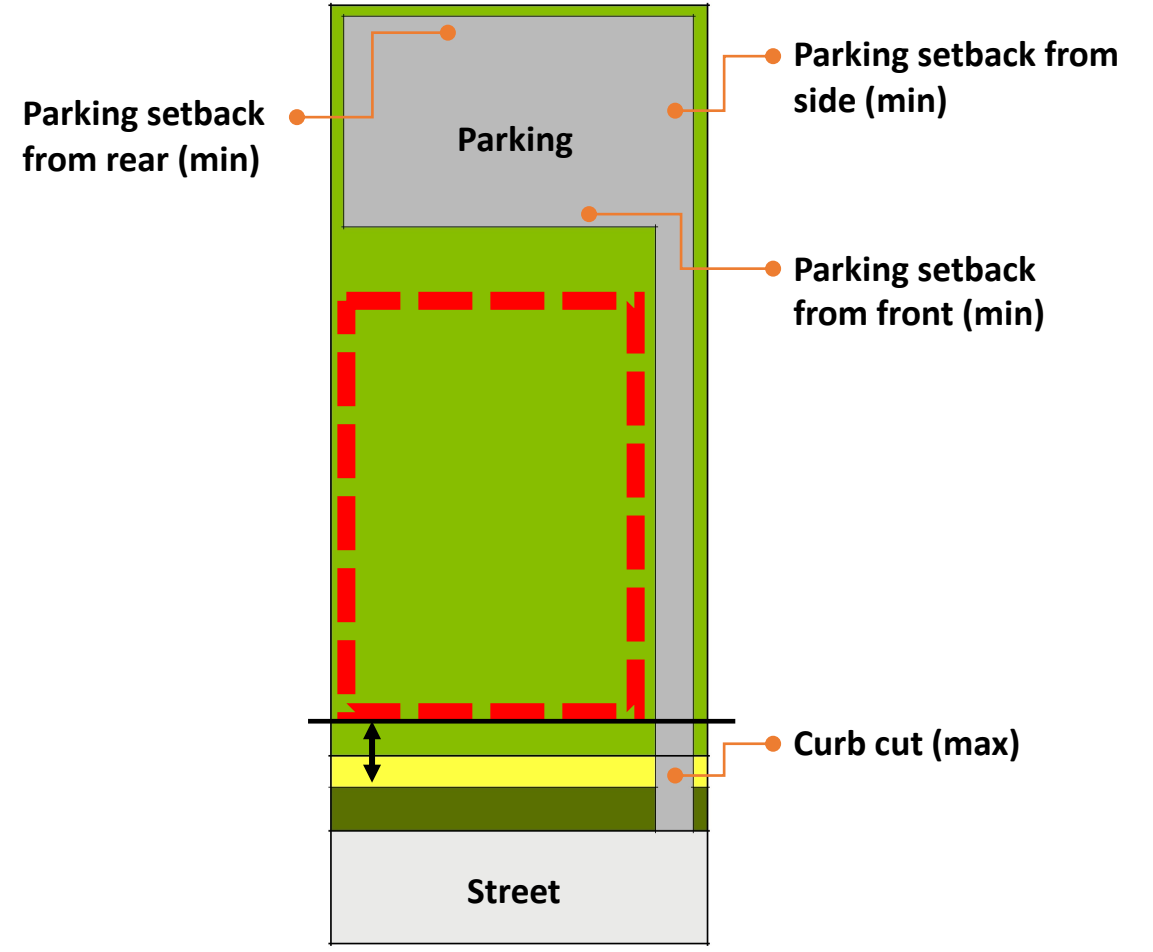
4. Frontage(s)

A private frontage type is required at building and/or unit entries along a thoroughfare or publicly accessible space.

Allowed Private Frontage Type	
Dooryard	#A1 Q2D A.1
Porch	#A1 Q2D A.1
5. Building Form	
Height ^{1,2}	
Stories	2.5 max. ³
To highest Eave/Parapet	22' max.
Overall	35' max.
Ground Floor Finish Level	6' min. ⁴
Ground Floor	9' min. clear
Habitable Ground-Floor Space	
Depth, from Front of Building	
Cottage Housing	20' min.
All Other Buildings	30' min.

6. Parking

Use Type	Vehicular Spaces ¹	Bicycle Spaces
Within 1,000' of transit stop		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.5 min. per unit	2 min. per unit
Not within 1,000' of transit stop		
Studio or 1 Bedroom	1.5 min. per unit	1 min. per unit
2 or More Bedrooms	2 min. per unit	2 min. per unit
Setback (Distance from ROW/ Lot Line)		
Front	50' min.	
Side Street	25' min.	
Side	5' min.	
Rear	5' min.	
Driveway		
One-Way		Two-Way
Curb Cut/Width	12' max.	Not Allowed



Building Footprint

2. Building Placement (Primary Building)

Lot Size for New Lot

Width	50' min.
Depth	100' min.

Setbacks (Distance from ROW / Property Line)

Front	20' min.
Interior Lot	20' min.
Corner Lot	20' min.
Side Street	15' min.
Side	7' min.
Rear	20' min.

3. Building Footprints

Footprint	25' x 25' max., each unit
Cottage Housing	38' max.
Other	48' max.

4. Frontage(s)

A private frontage type is required at building and/or unit entries along a thoroughfare or publicly accessible space.

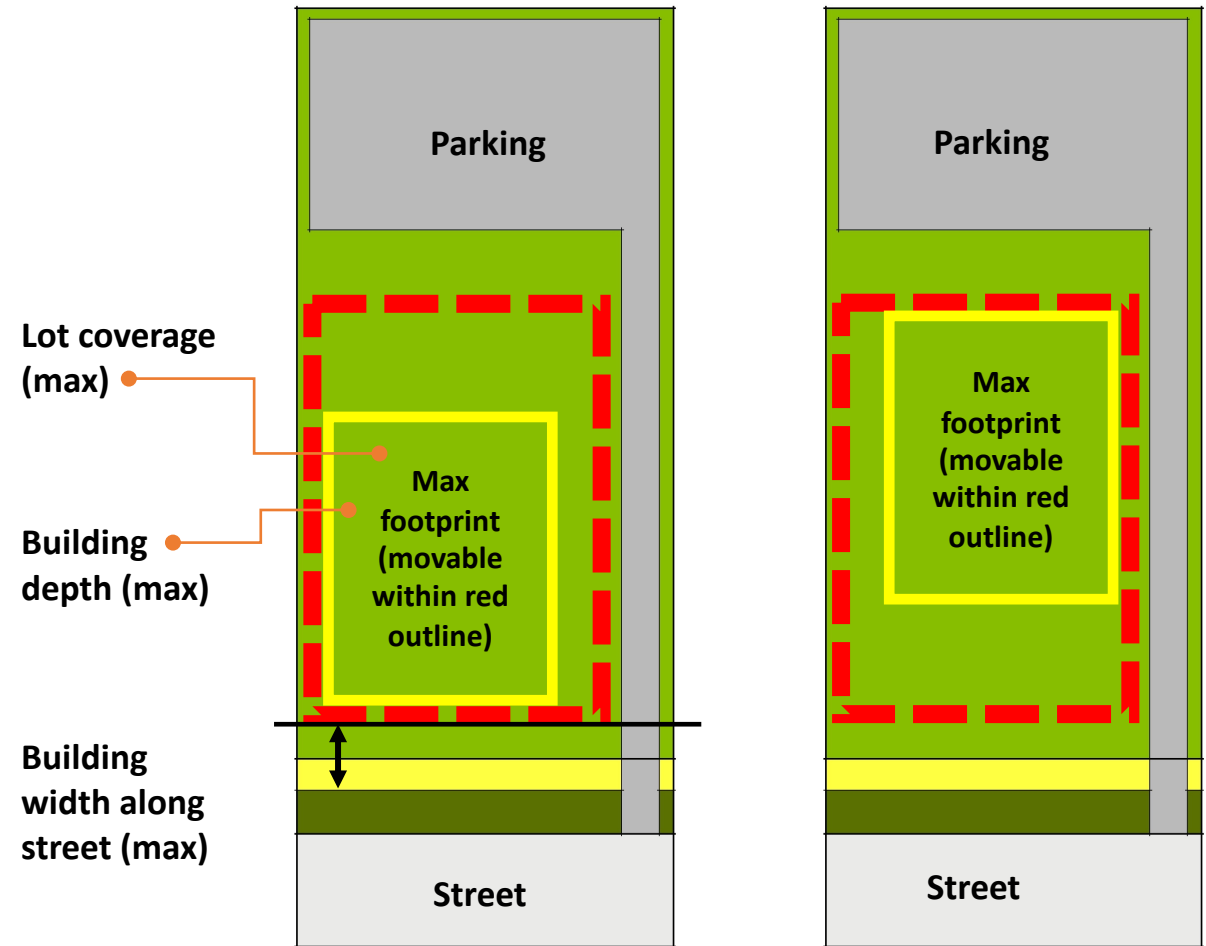
Allowed Private Frontage Type	Standards
Dooryard	#A1 Q2D A.1
Porch	#A1 Q2D A.1

5. Building Form

Height ^{1,2}	Stories	2.5 max. ³
To highest Eave/Parapet	Overall	35' max.
Ground Floor Finish Level	Ground Floor	9' min. clear

6. Parking

Use Type	Use Type	Use Type
Within 1,000' of transit stop	Studio or 1 Bedroom	2 or More Bedrooms
Not within 1,000' of transit stop	Studio or 1 Bedroom	2 or More Bedrooms



Shared Yard

2. Building Placement (Primary Building)

Lot Size for New Lot

Width	50' min.
Depth	100' min.

Setbacks (Distance from ROW / Property Line)

Front	20' min.
Interior Lot	20' min.
Corner Lot	20' min.
Side Street	15' min.
Side	7' min.
Rear	20' min.

¹ Lots with slopes ≥ 10% shall comply with Section 3.050 (Slope Standards).

3. Building Footprints

Footprint

Cottage Housing	25' x 25' max., each unit
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Other

Width along front street	38' max.
Depth	48' max.

Lot Coverage

Coverage	In compliance with Building Footprint max.
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Pervious surface 30% of lot min.

Shared Yard (Clear)

Cottage Housing	Section 2.070
Other	15' x 15' min.

Sites with multiple buildings (except accessory structures) are additionally subject to Section 2.070 (Multiple Buildings on a Site).

4. Frontage(s)

A private frontage type is required at building and/or unit entries along a thoroughfare or publicly accessible space.

Allowed Private Frontage Type	Standards
Dooryard	#A1.02D.A.1
Porch	#A1.02D.A.1

5. Building Form

Height:¹

Stories	2.5 max. ²
To highest Eave/Parapet	22' max.
Overall	35' max.
Ground Floor Finish Level	6' min. ³
Ground Floor	9' min. clear

Habitable Ground-Floor Space

Depth, from Front of Building	
Cottage Housing	20' min.
All Other Buildings	30' min.

¹ Cottage Housing shall be limited to 1.5 stories in height and 14' to highest eave.
² A half-story is a habitable space within the roof of the topmost story. See Section 2.080 (Roof Pitch and Dormer Windows) for half-story standards.
³ Common entries may be set at grade in compliance with local and federal accessibility standards.

6. Parking

Use Type	Vehicular Spaces ¹	Bicycle Spaces
Within 1,000' of transit stop		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.5 min. per unit	2 min. per unit
Not within 1,000' of transit stop		
Studio or 1 Bedroom	1.5 min. per unit	1 min. per unit
2 or More Bedrooms	2 min. per unit	2 min. per unit

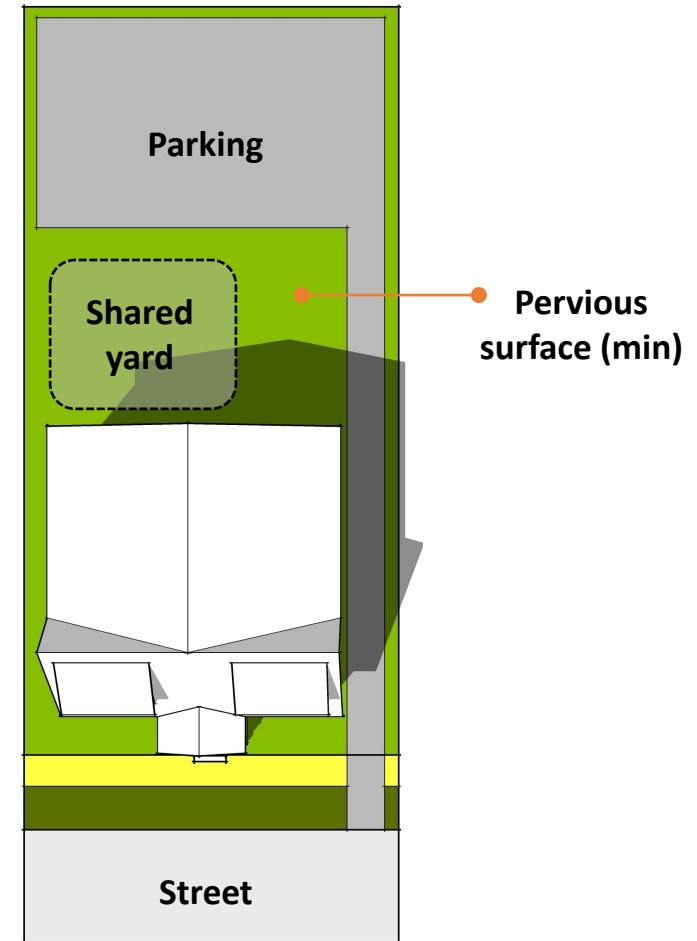
Setback (Distance from ROW/ Lot Line)

Front	50' min.
Side Street	25' min.
Side	5' min.
Rear	5' min.

Driveway

One-Way	Two-Way
Curb Cut/Width	12' max. Not Allowed

Driveways may be shared between adjacent lots but shall not exceed maximum allowed width.
 Front access not allowed on corner lots.
 Bicycles may be parked anywhere on lot, in compliance with pedestrian and vehicular access standards.
¹ See Subsection 3.040 (Parking and Loading) for additional standards.



Frontage + Height

2. Building Placement (Primary Building)

Lot Size for New Lot	
Width	50' min.
Depth	100' min.
Setbacks (Distance from ROW / Property Line)	
Front	20' min.
Interior Lot	20' min.
Corner Lot	20' min.
Side Street	15' min.
Side	7' min.
Rear	20' min.

3. Building Footprint(s)

Footprint	
Cottage Housing	25' x 25' max., each unit
Other	
Width along front street	38' max.
Depth	48' max.
Lot Coverage	
Coverage	In compliance with Building Footprint max.
Pervious surface	30% of lot min.
Shared Yard (Clear)	
Cottage Housing	Section 2.070
Other	15' x 15' min.

4. Frontage(s)

A private frontage type is required at building and/or unit entries along a thoroughfare or publicly accessible space.

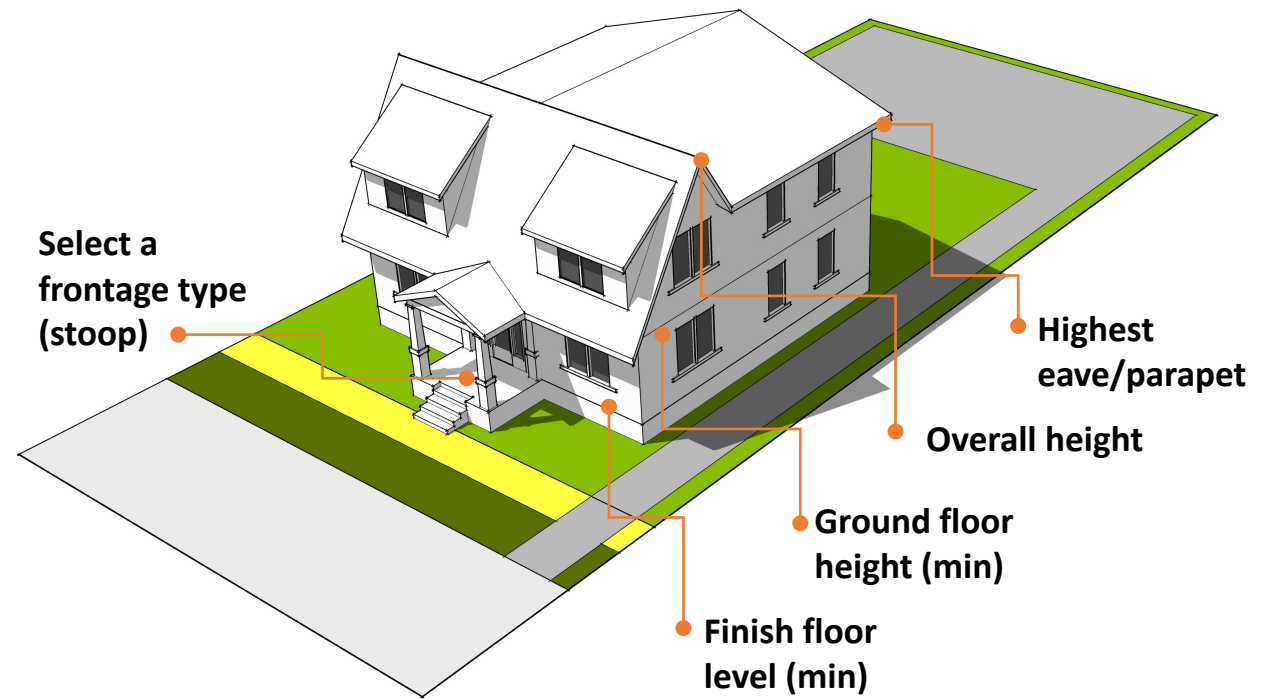
Allowed Private Frontage Type	Standards
Dooryard	#A1.Q20.A.1
Porch	#A1.Q20.A.1

5. Building Form

Height: ¹	
Stories	2.5 max. ²
To highest Eave/Parapet	22' max.
Overall	35' max.
Ground Floor Finish Level	6' min. ³
Ground Floor	9' min. clear
Habitable Ground-Floor Space	
Depth, from Front of Building	
Cottage Housing	20' min.
All Other Buildings	30' min.

6. Parking

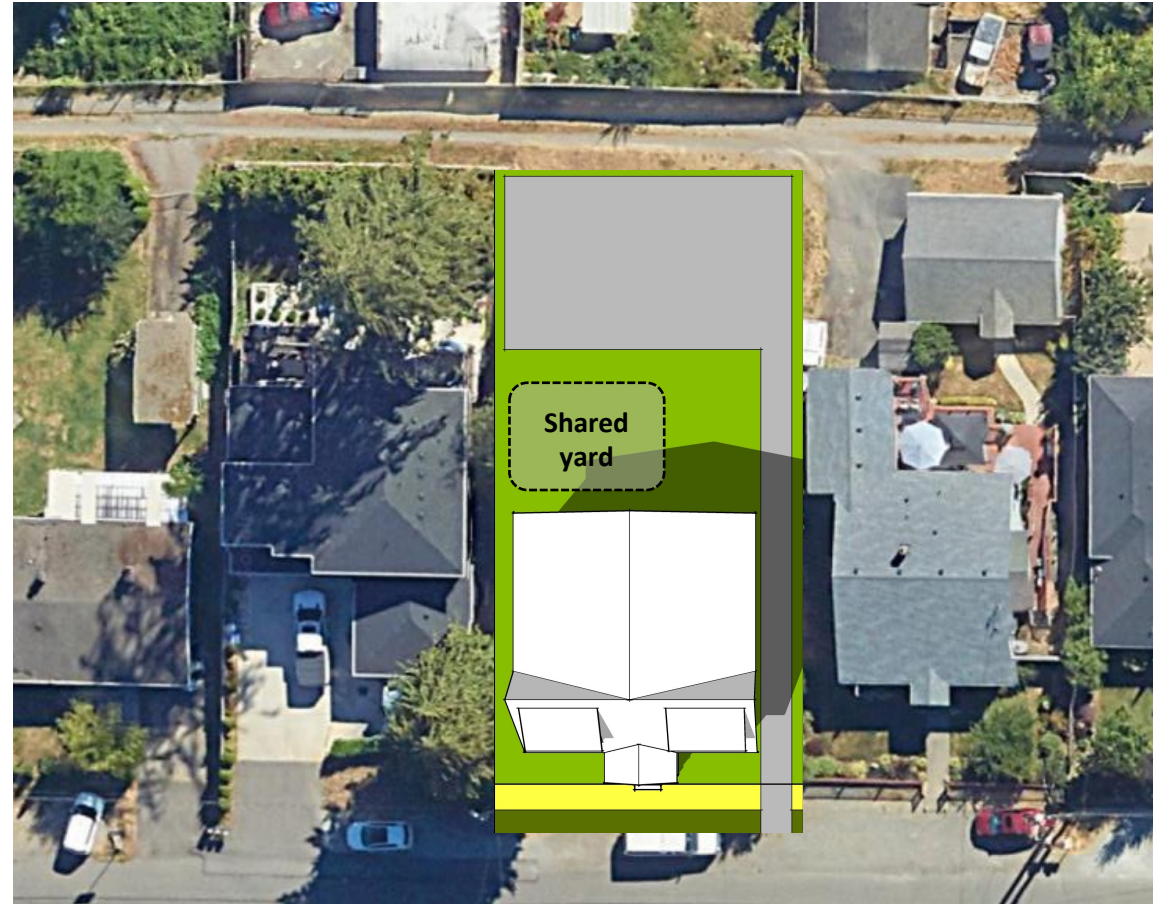
Use Type	Vehicular Spaces ¹	Bicycle Spaces
Within 1,000' of transit stop		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.5 min. per unit	2 min. per unit
Not within 1,000' of transit stop		
Studio or 1 Bedroom	1.5 min. per unit	1 min. per unit
2 or More Bedrooms	2 min. per unit	2 min. per unit
Setback (Distance from ROW/ Lot Line)		
Front	50' min.	
Side Street	25' min.	
Side	5' min.	
Rear	5' min.	
Driveway		
One-Way		Two-Way
Curb Cut/Width	12' max.	Not Allowed



Fourplex: Outcome

A small-to-medium sized, detached, house-scaled building typically up to two and a half stories in height, consisting of up to four units, two on each floor.

Typical Dimensions	
Building Width x Depth	40'x40'
Min. Lot Width x Depth	50'x90'
Gross Built Up Area	3,200 sf
Net Leasable Area (85% of Gross)	2,720 sf
Avg Unit Size	680 sf



Questions and Discussion



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