

Comparison of Snohomish County Jurisdictions that have Cottage Housing Regulations

Jurisdiction	Bulk Requirements (ft)				Parking	Dwelling Unit Size (max)	
	Front Setback	Side Setback	Rear Setback	Height	Spaces per dwelling unit	Main/Ground Floor	Total
Everett	10	5	0	18 to 25 feet depending on roof pitch	1.5 spaces per dwelling	800 ft ²	1,500 ft ²
Marysville	10	5	10	18 to 28 feet depending on roof pitch	Under 700 ft ² - 1 space 700 to 1000 ft ² -1.5 spaces Over 1000 ft ² -2 spaces	800 ft ²	1,200 ft ²
Mountlake Terrace	15 to 20 feet depending on zone	10 feet for corner lots All other lots 5 feet	15 to 20 feet depending on zone	25	Less than 1,000 ft ² and are part of a site located within 1,500 feet of a transit stop: an average of 1.25 parking spaces per unit is required Over 1,000 ft ² or are part of a site not located within 1,500 feet of a transit stop: an average of two parking spaces per unit is required. Guest parking--0.25 parking spaces per unit	No maximum size. For any cottage home, the floor area of a second story shall be no greater than 60 percent of the first story floor area.	
Mukilteo	10 to 25 feet depending on zone	Varies between 10-25 feet depending on height and zone		25	2 spaces per unit plus 0.5 spaces per unit for guest parking	800 ft ²	1,000 ft ² for single story 1,200 ft ² for 1.5 single story

Summary of Snohomish County Legislative History of Cottage Housing Regulations

	Bulk Requirements (ft)				Parking	Dwelling Unit Size (max)	
	Front Setback	Side Setback	Rear Setback	Height	Spaces per dwelling unit	Main/Ground Floor	Total
Current Regulations	Varies between 0 to 50 feet depending on dwelling height and type of road (public, private, or drive aisle)	Varies between 5 to 20 feet depending on zone and dwelling height		18 to 25 feet depending on roof pitch	2 spaces per dwelling plus guest parking at 1 space per 4 dwellings	800 ft ²	1,200 ft ²
Recommendation to PC	None, but subject to building code separation which can be as little as 5 feet depending on fire rating			18 to 25 feet depending on roof pitch	1 space per dwelling plus guest parking at 1 space per 4 dwellings	No Maximum	A maximum of 1,200 square feet gross floor area average of all cottage dwelling units within the development, provided that no one dwelling unit shall exceed 1,500 square feet of gross floor area.
PC Recommendation	5	5	5	30	1 space per dwelling plus guest parking at 1 space per 4 dwellings	1,600 ft ²	2,000 ft ²
Amendment Sheet 1	N/A	N/A	N/A	N/A	N/A	1,600 ft ²	2,400 ft ²