



Snohomish County
*Planning and Development
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This Assistance Bulletin only applies to property within unincorporated Snohomish County and does not apply to property within incorporated city limits.



Cottage Housing

Assistance Bulletin

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Keyword: Assistance Bulletins

Cottage housing means a single-family detached dwelling unit within a cottage housing development and clustered around common open space. Cottage housing is allowed in the R-9,600, R-8,400, R-7,200, Townhouse, and Low Density Multiple Residential zones. Cottage housing is not allowed outside of urban growth areas and in rural zones.

Examples of Cottage Housing Layouts



Density

The maximum allowed density is two times the maximum number of dwellings allowed in the underlying zone. If the number computed is a fractional equivalent of 0.5 or more, the fraction shall be rounded up to the next whole number. Fractions of less than 0.5 shall be rounded down.

Site Layout and Design Requirements

The intent of the regulations is to allow an alternative, smaller-scaled housing form that, through appropriate design, can exist harmoniously within conventional neighborhoods and provide adequate open space for residents. A cottage housing development shall include at least four dwellings. At least 50% of the dwellings shall abut common open space. A diversity of cottage dwellings is required to ensure variety. There are design standards for individual cottage dwellings, community buildings, and garages. Specific regulations governing the design of cottage housing developments are found in Chapter 30.41G SCC.

Parking

Attached, detached, and shared garages are allowed in a cottage housing development. The maximum square footage of an individual garage is 200 square feet. Parking is not allowed between common open space and cottage dwellings. Parking shall be provided at a rate of two spaces per dwelling plus guest parking at one space per four dwellings.

This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to Snohomish County Code.

Review Process

A cottage housing development proposal shall be processed as a Type 1 administrative decision under Chapter 30.71 SCC. Modifications to the cottage housing design standards are allowed in accordance with SCC 30.41G.050.

Bulk Requirements

Standard	Requirement
Cottage Dwelling Unit Size	No greater than 1.5 times the maximum gross floor area of the ground or first floor
Maximum gross floor area of ground or main floor	1,600 square feet per dwelling
Cottage dwellings located above a shared covered parking structure	Maximum of 800 square feet per dwelling
Maximum height for all structures	30 feet
Setbacks for all structures from adjacent property lines along the perimeter of the site	5 feet
Front lot line setback from interior roads within the development	5 feet
Maximum lot coverage	40%
Porches	Minimum 60 square feet in size with a minimum dimension of six feet on any side
Minimum Common Open Space	400 square feet per dwelling unit
Minimum Private Open Space	200 square feet per dwelling unit

Additional requirements for the design of cottage housing developments are found in Chapter 30.41G SCC.

Unit Lot Subdivisions

A cottage housing development proposal may utilize the provisions of SCC 30.41A.205 or SCC 30.41B.205 to create fee-simple lots.

Definitions

SCC 30.91C.198 Community building. “Community building” means a structure serving the occupants of a residential or mixed use development where cultural, recreational, or social activities may take place. This definition shall not include places of religious worship.

SCC 30.91D.495 Dwelling, cottage housing. “Dwelling, Cottage housing” (“Cottage housing dwelling”) means a single-family detached dwelling unit within a cottage housing development and clustered around common open space.

SCC 30.91O.015 Open space, common. “Open space, common” (“Common open space”) means the central space within a residential or mixed use development reserved for exclusive use by the occupants and their guests. Examples include critical areas and buffers, lawn, gardens, plazas, or scenic viewing areas. Common open space does not include off-street parking, maneuvering, loading, or delivery areas.

SCC 30.91O.016 Open space, private. “Open space, private” (“Private open space”) means a useable open space adjoining and directly accessible by a dwelling unit, reserved for the exclusive use of the occupants of the dwelling unit and their guests. Private open spaces may include patios and landscaped areas but does not include off-street parking, maneuvering, loading, or delivery areas.