

INNOVATIVE HOUSING

Definitions & Parameters

This handout provides definitions and a list of parameters for Innovative (Cottage) Housing projects in the City of University Place. If you have any questions, please contact the Planning and Community Development Department at (253) 566-5656.

HOUSING TYPES DEFINED

- ❖ **Cottage:** A detached, single-family dwelling unit containing 1,500 square feet or less of gross floor area.
- ❖ **Carriage Unit:** A single-family dwelling unit, not to exceed 800 square feet in gross floor area, located above a garage structure in a cottage housing development.
- ❖ **Two/Three-Unit Home:** A structure containing 2 dwelling units or 3 dwelling units, not exceeding 1,000 square feet per unit on average, designed to look like a detached single-family home.

PARAMETERS FOR INNOVATIVE HOUSING

COTTAGE

Unit Size

- ❖ Maximum: 1,500 square feet, excluding garage.
- ❖ Cottages may not exceed 1,000 square feet on the main floor.
- ❖ Any additions or increases in unit size after initial construction shall be subject to compliance with all cottage housing development standards.

Maximum Density

- ❖ 8 units per acre in R1 zone and 12 units per acre in R2 zone.

Minimum Lot Size

- ❖ None. Lot sizes shall be determined through Administrative Design Review process.

Maximum Floor Area Ratio (FAR)

- ❖ .35 FAR is calculated using a site's buildable area, including private street area and excluding critical areas and their required associated buffers.
- ❖ FAR for individual lots may vary. See UPMC 19.45.080 for FAR standards.

Development Size

- ❖ Minimum: 6 units
- ❖ Maximum: 24 units

- ❖ Minimum cluster: 6 units
- ❖ Maximum cluster: 12 units
- ❖ Cottage clusters may be integrated into small lot developments where the combined number of cottage and small lot units may exceed 24.

*Cluster size is intended to encourage a sense of community among residents. Homes within a cluster generally orient toward each other, community open space, or pathways and are not separated by roads or critical areas. A development site may contain more than 1 cluster provided there is a clear separation between clusters. Clusters shall be connected via pedestrian pathway(s).

Minimum Setback for Yards Abutting the Exterior Boundary of the Development

- ❖ See underlying zoning district.
- ❖ Required setbacks for yards not abutting an exterior boundary shall be determined through the Administrative Design Review process.

Maximum Impervious Surface Coverage

- ❖ 50%
- ❖ Coverage is calculated using a site's entire buildable area, including private street area and excluding critical areas and their required associated buffers.

Maximum Height for Dwellings

- ❖ 27 feet (where minimum roof slope of 6:12 for all parts of the roof above 18 feet is provided).
- ❖ Otherwise, 18 feet.

Maximum Height for Accessory Structures

- ❖ 1 story, not to exceed 18 feet.

Open Space

- ❖ 400 square feet common open space required per unit.
- ❖ 300 square feet private open space required per unit.
- ❖ See UPMC 19.56.050.A.2 and 19.56.050.A.3.

Community Buildings

- ❖ At least one community building shall be provided.
- ❖ See UPMC 19.56.050.A.4.

Attached Covered Porches

- ❖ Each unit must have a covered porch with a minimum area of 64 square feet and a minimum dimension of 8 feet.

Parking Requirements

- ❖ Units ≤ 800 square feet: 1 space per unit minimum.
- ❖ Units > 800 square feet: 1.5 spaces per unit minimum.
- ❖ Space(s) must be provided on the subject property.
- ❖ Additional shared guest parking may not exceed 0.5 spaces per unit.

Garage Requirements

- ❖ Private garages: 250 square foot maximum floor area.
- ❖ Shared garages: 1,200 square foot maximum floor area.
- ❖ Front loaded garages shall be recessed ≥ 10 feet from the front façade of the cottage and their visual impact shall be minimized through the use of architectural design elements.

Driveway Requirements

- ❖ Driveways providing access to front loaded garages shall consist of paved runner strips or pervious surfacing approved by the City.

Accessory Dwelling Units (ADUs)

- ❖ Not permitted as part of a cottage development.

Development Options

- ❖ Subdivision
- ❖ Condominium
- ❖ Rental
- ❖ Ownership

Review Process

- ❖ Administrative Design Review.
- ❖ See UPMC 19.85.050.

CARRIAGE UNIT

Unit Size

- ❖ Maximum 800 square feet.

Maximum Density

- ❖ 8 units per acre (R1 zone) and 12 units per acre (R2 zone) for all cottages, carriage units, and two/three-unit homes located within a cottage development.
- ❖ The number of carriage units and two/three-unit homes combined shall not exceed 20% of the total number of units in a cottage project.
- ❖ Carriage units are allowed only when included in a cottage project.

Minimum Lot Size

- ❖ None. Determined through Administrative Design Review process.

Maximum Floor Area Ratio (FAR)

- ❖ .35 FAR is calculated using a site's buildable area, including private street area and excluding critical areas and their required associated buffers.
- ❖ See UPMC 19.45.080 for FAR standards.

Minimum Setback for Yards Abutting the Exterior Boundary of the Development

- ❖ See underlying zoning district.

- ❖ Required setbacks for yards not abutting an exterior boundary shall be determined through the Administrative Design Review process.

Maximum Height

- ❖ 18 feet

Parking Requirements

- ❖ 1 space per unit minimum.
- ❖ Space(s) must be provided on the subject property.
- ❖ Additional shared guest parking may not exceed 0.5 spaces per carriage unit.

Garage Requirements

- ❖ Carriage units are only allowed above detached shared garages, which shall not exceed a 1,200 square foot maximum footprint area.

Review Process

- ❖ Administrative Design Review.
- ❖ See UPMC 19.85.050.

TWO/THREE-UNIT HOME

Unit Size

- ❖ Average unit size: 1,000 square feet, excluding garage.
- ❖ Maximum structure floor area:
 - Two-Unit: 2,000 square feet, excluding garages.
 - Three-Unit: 3,000 square feet, excluding garages.

Maximum Density

- ❖ 8 units per acre (R1 zone) and 12 units per acre (R2 zone) for all cottages, carriage units, and two/three-unit homes located within a cottage development.
- ❖ The number of carriage units and two/three-unit homes combined shall not exceed 20% of the total number of units in a cottage project.
- ❖ 12 units per acre for two/three-unit homes in an R2 zone when not located within a cottage development.

Minimum Lot Size

- ❖ None, when located within a cottage development.
- ❖ Determined through Administrative Design Review process.
- ❖ 6,000 square feet per two-unit home and 9,000 square feet per three-unit home in an R2 zone when not located within a cottage development.

Maximum Floor Area Ratio (FAR)

- ❖ .35 FAR is calculated using a site's buildable area, including private street area and excluding critical areas and their required associated buffers.
- ❖ See UPMC 19.45.080 for FAR standards.

Minimum Setback for Yards Abutting the Exterior Boundary of the Development

- ❖ See underlying zoning district.
- ❖ Required setbacks for yards not abutting an exterior boundary shall be determined through the Administrative Design Review process.

Maximum Height

- ❖ 27 feet (where minimum roof slope of 6:12 for all parts of the roof above 18 feet is provided).
- ❖ Otherwise, 18 feet.

Parking Requirements

- ❖ Units ≤ 800 square feet: 1 space per unit minimum.
- ❖ Units > 800 square feet: 1.5 spaces per unit minimum.
- ❖ Space(s) must be provided on the subject property.
- ❖ Additional shared guest parking may not exceed 0.5 spaces per unit.

Garage Requirements

- ❖ A two-unit home may include attached or detached garages, not to exceed an additional 500 square feet combined.
- ❖ A three-unit home may include attached or detached garages, not to exceed an additional 750 square feet combined.
- ❖ Front loaded attached garages shall be recessed ≥ 10 feet from the front façade of the principal structure and their visual impact shall be minimized through the use of architectural design elements.
- ❖ No more than 3 single garage doors may be visible on any façade.

Driveway Requirements

- ❖ Driveways providing access to front loaded garages shall consist of paved runner strips or pervious surfacing approved by the City.

Development Options

- ❖ Subdivision
- ❖ Condominium
- ❖ Rental
- ❖ Ownership

Review Process

- ❖ Administrative Design Review.
- ❖ See UPMC 19.85.050

INNOVATIVE HOUSING Demonstration Project Review Request



3715 Bridgeport Way W
University Place, WA 98466
PH: (253) 566-5656 FAX: (253) 460-2541

Please type or print clearly. Incomplete information may delay the project review.

APPLICANT:	Phone:	Fax:
Address (Street, City, State, Zip):	E-Mail Address:	
PROPERTY OWNER:	Phone:	Fax:
Address (Street, City, State, Zip):	E-Mail Address:	
AGENT:	Phone:	Fax:
Address (Street, City, State, Zip):	E-Mail Address:	
CONTRACTOR:	Phone:	Fax:
Address (Street, City, State, Zip):	E-Mail Address:	

PROJECT NAME:				
Project Address:			Parcel Number(s):	
Zoning:	Current Use:			
Area/Acreage:	Township	Range	Section	Quarter Section

A pre-submittal meeting IS REQUIRED. Following the pre-submittal meeting the applicant shall submit:

- Conceptual Site Plan
- Conceptual drawings of the proposed innovative houses, including building footprints, elevations and floor plans
- A description of how the proposed development minimizes adverse impacts to the surrounding neighborhood
- A description of how the proposed development complies with all selection criteria and development standards for an innovative housing demonstration project as described in Ordinance No. 558
- General information about the site including the number of allowed and proposed dwelling units, parking, open space, building heights, pervious and impervious surface, and low impact development design elements
- Photographs of the site and adjacent properties
- Any additional information or material specified at the pre-submittal meeting

I hereby certify under penalty of perjury under the laws of the State of Washington that I am the applicant listed above, and that all information and evidence herewith submitted are in all respects and to the best of my knowledge and belief, true and complete.

Print Name	<input type="checkbox"/> Owner <input type="checkbox"/> Agent/Other (specify):
Signature	Date