

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



3609 Market Place W, Suite 200
University Place, WA 98466-4488
PH: 253.566.5656

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