

**Chapter 14.175**  
**DETACHED DWELLINGS AND COTTAGE HOUSING**

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**14.175.010 Purpose.**

The purpose of this chapter is to:

- A. Allow for the development of multiple detached dwelling units and cottage housing on a single lot without the subdivision of land ~~in zoning districts where multifamily dwellings are allowed;~~
- B. Provide for innovative development of detached dwellings as an alternative to conventional attached multifamily dwellings or conventional single-family dwellings ~~upon~~ individual lots;
- C. Provide additional options for achievement of urban densities within the City;
- D. Implement the Washington State Growth Management Act and the City of Snohomish Comprehensive Plan; and
- E. Protect and advance the public's health, safety, and welfare.

**14.175.020 Applicability.**

- A. The development of ~~four~~two or more detached dwellings per lot within the ~~following Low Density Residential, Medium Density Residential, High Density Residential, Commercial, Business Park, and Historic Business District~~ zones is permitted only as provided for in this chapter:-
  1. Low Density Residential (LDR)
  2. Medium Density Residential (MDR)
  3. High Density Residential (HDR)
  4. Commercial (C)
  5. Midtown (MID)
  6. Historic Business District (HBD)
  7. Business Park (BP)

B. In addition to the zones listed in subsection (A) above, up to four cottage houses may be permitted on a lot located in the Single Family Residential (SF) zone without counting toward maximum density calculations if the subject lot meets the minimum lot size requirements of Chapter 14.210 SMC.

C. Detached dwellings and cottage housing on a single lot shall conform to the provisions of this chapter.

~~C. Detached dwelling and cottage housing developments on a single lot shall be reviewed and processed as a site development plan, a Type 3 permit, pursuant to Chapter 14.65 SMC.~~

D. All applicable development regulations required by the Snohomish Municipal Code shall apply, including but not limited to off-street parking, provisions for utilities, and emergency access. Where a conflict occurs, the provisions of this chapter shall control.

#### **14.175.030 General Standards.**

A. Unless otherwise specified, Mmaximum residential density shall not exceed the density allowed in the zoning district.

~~B. Accessory dwelling units are not permitted in detached dwelling or cottage housing developments on a single lot.~~

~~B~~E. On a lot to be used for a detached dwelling or cottage housing development, existing detached single-family residential structures, which may be nonconforming with respect to the standards of this chapter, shall be permitted to remain and may be considered nonconforming pursuant to Chapter 14.80 SMC., but the extent of the nonconformity may not be increased.

~~C~~D. Detached dwelling and cottage housing developments on a single lot shall be subject to design review using applicable adopted design standards. Structures and accessory structures shall exhibit and embody an architectural style. Architectural detailing shall be provided on all facades. More than one architectural style may be used within detached dwelling or cottage housing developments.

~~D~~E. Detached dwelling and cottage housing developments shall require a site development plan (SDP) per Chapter 14.65 SMC unless proposed and processed as a unit lot development under the provisions of SMC 14.215.125. Units may also be sold independently as detached condominiums under the provisions of 64.90 RCW.

#### **14.175.040 Detached Dwelling Dimensional Requirements.**

A. ~~Structural Limitations.~~

- ~~1. Structures shall be limited to 2,000 square feet of living area. Porches, garages, and basements are not included in the calculation of living area.~~
- ~~2. Structures shall not exceed two stories and 30 feet in height.~~

B. ~~Setbacks.~~ Minimum setbacks from perimeter property lines and from internal boundaries of exclusive use shall be as follows:

- ~~1. Front.~~ Ten feet, except that garages with doors facing the front shall be set back ~~20~~twenty feet.
- ~~2. Side.~~ Five feet, except that no side setback shall be required for detached garages located in the rear half of the lot or area of exclusive use. ~~Where the side yard abuts a street, the side setback shall be ten feet.~~
- ~~3. Rear.~~ ~~Fifteen~~15 feet for the dwelling. ~~Attached g~~Garages with doors facing the rear shall be set back 20 feet. No rear setback shall be required for detached garages with doors facing the front or side.
- ~~4. Arterial Street.~~ ~~An additional five feet of setback shall be required where the building site abuts an arterial street.~~

<del>Minimum setbacks</del>	<del>Living area</del>	<del>Garage</del>
<del>Front</del>	<del>10 feet</del>	<del>20 feet</del>
<del>Side, interior</del>	<del>5 feet</del>	<del>0 feet abutting areas of exclusive use</del>
<del>Side, street</del>	<del>10 feet</del>	<del>10 feet</del>
<del>Rear</del>	<del>15 feet</del>	<del>Detached: 0 feet if garage doors face the front; 5 feet if garage doors face the side or rear</del> <del>Attached: 15 feet</del>

B. ~~Open Space.~~ A minimum of 400 square feet of private open space shall be provided for each dwelling. ~~Open space is not required to be vegetated or landscaped but shall be separate from vehicle access areas. Decks and patios may be considered open space.~~

**14.175.050 Detached Dwelling Street and Access Requirements.**

- A. Internal streets may be either public or private. Public streets shall conform to the City of Snohomish Engineering Design and Construction Standards.

B. Private streets shall include the following improvements, unless the City Engineer authorizes variations when no adverse impact to public health, safety, and welfare would result:

~~1. A six-inch curb with gutter on each side.~~

~~2. Street trees on one side.~~

13. At least one side of each street shall include:

~~a. An eight-foot-wide parking aisle along the inside of the curb, a landscape strip along the outside of the curb, and a sidewalk along the outside of the landscape strip.~~

~~b. A minimum four-foot-wide landscape strip.~~

~~ea. A minimum five-foot-wide, clearly delineated paved pedestrian pathway~~  
~~minimum four-foot-wide sidewalk.~~

~~db. Street lighting may be required to standards and fixtures that achieve illumination for public safety. standards used for public streets. Street lights with decorative design detailing are encouraged.~~

24. Unobstructed roadway width of 26 feet ~~or~~ as approved by the City Engineer.

C. A pedestrian circulation system consisting of ~~sidewalks and~~ walkways shall provide access to the adjacent public streets, all homes, and common recreation areas.

#### 14.175.060 Cottage Housing Dimensional Requirements.

A. Cottage housing developments shall contain a minimum of four ~~and a maximum of 12~~ cottages. Such cottages shall be arranged on at least two sides of a common open space.

B. ~~Lot Coverage and Building Floor Area.~~

1. ~~Lot Coverage.~~

~~a. The overall maximum lot coverage permitted for principal and accessory structures shall not exceed 50 percent of the parent lot.~~

~~b. The building lot coverage for each individual cottage housing unit principal structures shall not exceed 800650 square feet.~~

2. ~~Floor Area.~~

~~a.— The total floor area of each cottage shall not exceed 1,6001,000 square feet.~~

~~b.— The total floor area of enclosed living space located above or below the main level shall not exceed half of the enclosed space of the main level, or 375 square feet, whichever is less.~~

C. *Building Height.*

~~1.— Maximum building height shall be 2418 feet for cottage structures and 16 feet for accessory structures.~~

~~2.— The ridge of pitched roofs with a minimum slope of 6:12 may extend up to 28 feet. The ridge of pitched roofs with a minimum slope of 4:12 may extend up to 23 feet. All parts of the roof above 18 feet shall be pitched.~~

D. *Setbacks.* Minimum setbacks from perimeter property lines shall be as follows:

1. *Front Yard.* Ten feet.

2. *Side Yards.* Five feet. Where the side yard abuts a street, the side setback shall be 10 feet. ~~Where the side yard abuts an interior pedestrian circulation route, the side setback shall be eight feet.~~

3. *Rear Yards.* Ten feet.

~~4.— Interior separation between structures shall comply with Building and Fire codes. The following interior separation between structures applies to cottage developments:~~

~~a.— Between principal structures: six feet.~~

~~b.— Between principal structures and accessory structures: three feet.~~

~~c.— Between facades containing principal entrances and adjacent buildings: 10 feet.~~

E. *Open Space Requirements.*

1. A minimum of 30% open space is required for cottage housing developments.

2. A minimum of 300 square feet of landscaped common open space is required per unit.

~~a. – A minimum of 150 square feet per unit of such open space shall be private and usable.~~

~~b. – A minimum of 150 square feet per unit of such open space shall be provided as common open space.~~

~~2. – Private open space areas shall have a minimum dimension of 10 feet.~~

3. Required common open space shall be provided in one contiguous area, having a minimum dimension of ten feet in at least two directions. Each cottage shall abut the common open space, and the common open space shall have cottages abutting at least two sides. Common open space area(s) shall be based on number of cottages:

a. Up to eight cottage units: no more than one contiguous common open space.

b. Nine or more cottage units: two or more common open space areas.

#### **14.175.070 Cottage Housing Parking Requirements.**

A. Access to parking shall be from the alley where the property abuts an alley.

B. Parking areas may be provided outside a structure; provided, that:

1. The parking is screened from direct view.

2. Parking is clustered into contiguous areas of not more than 12 required parking stalls. Parking outside a structure may not be located between cottages.

~~3. – Parking may not be located in the front yard.~~

~~4. – Parking may be located between any structure and the rear lot line of the lot, or between any structure and a side lot line which is not a street side lot line.~~

C. Each cottage shall be provided with a minimum of one parking stall.