

CHAPTER 5:

Cottage Housing

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5.A. Administrative

5.A.1. Applicability

This chapter applies to cottage housing uses. Cottage housing refers to clusters of small detached dwelling units arranged around a common open space. Cottage housing development shall be permitted in the following zones, consistent with the development standards in this chapter:

- A. Single Family Low Density Residential (SFL 4-7 dwellings per acre).
- B. Single Family Medium Density Residential (SFM 6-9 dwellings per acre).
- C. Multi-Family Medium Density Residential (MFM 9-15 dwellings per acre).
- D. Mixed Use (MU).

Also see **Chapter 1 Section A. Applicability.**



Figure 5 A.1-1. Cottage housing examples.

5.A.2. Intent

1. To provide an opportunity for small, detached housing types clustered around a common open space;
2. To ensure that cottage developments contribute to the overall character of residential areas;
3. To provide for centrally located and functional common open space that fosters a sense of community;
4. To provide for semi-private area around individual cottages to enable diversity in landscape design and foster a sense of ownership;
5. To minimize visual impacts of parking areas on the street and adjacent properties and the visual setting for the development; and

6. To promote conservation of resources by providing for clusters of small dwelling units on a property.
7. Provide the opportunity for more affordable housing units.
8. Provide energy efficient dwelling units.
9. Provide more opportunity for infill development.
10. Provide incentives for green building certified and low-impact development.

5.A.3. Lot Configuration

Cottages may be configured as condominiums or fee-simple lots provided they meet the standards herein.

5.B. Density and Dimensional Standards

5.B.1. Dimensional Standards

Table 5B.1-1 Dimensional standards for cottages:

Standard	Requirement
Maximum floor area, excluding porches, garages, areas accessible only by ladders, or accessory structures	1,200 SF
Maximum footprint	1,000 SF
Minimum common space (See subsection C.4 below for more info)	300 SF/unit
Minimum private open space (See subsection C.5 below for more info)	200 SF/unit
Maximum height for cottages	26 ft.(all parts of the roof above 18 ft. shall be pitched with a minimum roof slope of 6:12)
Maximum height for cottages accessory structures	18 ft.
Setbacks (to exterior property lines)	See TMC 18.42.040
Minimum distance between structures (Including accessory structures)	10 ft.
Minimum parking spaces per cottage:	See TMC 18.50
Balconies	Minimum depth 4 ft
Porches	Minimum depth 4 ft
Patios and Decks	Minimum depth 6 ft
For a balcony or porch to qualify as open space	Minimum dimensions 8 ft X 8 ft

5.C. Site Design Standards

5.C.1. Residence Orientation

Cottage housing developments shall generally be oriented in a “cluster” or group of residences around a common open space or landscaped pathway, or along a publically accessible street to encourage a sense of community among the residents. Clusters must contain a minimum of 4 and a maximum of 12 cottages. A development site may contain more than one cottage housing cluster.

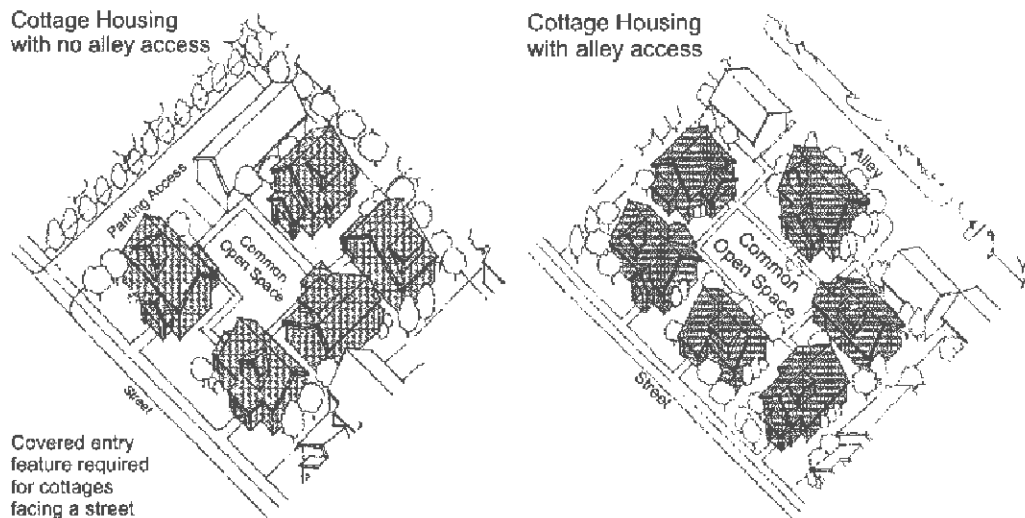


Figure 5 C.1-1. Typical cottage housing layouts.

5.C.2. Parking and Driveway Location and Design

1. Parking shall be located on the same property as the cottage development;
2. Where lots abut an alley, the garage or off-street parking area shall take access from the alley unless the Director finds that there is a compelling reason to the contrary;



Figure 5.C.2-1. Vehicle access from an alley is preferred

3. Parking areas shall be located to the side or rear of cottage clusters and not between a street and cottages, except where the parking is from an alley. Parking is prohibited in the front and interior setback areas;
4. Parking and vehicular areas shall be screened from public street and adjacent residential uses by landscaping conforming to TMC 18.50. The director may consider alternative landscaping techniques provided they effectively mitigate views into the parking area from the street or adjacent residential uses and enhance the visual setting for the development;
5. Parking shall be located in clusters of not more than 10 to 12 adjoining uncovered spaces (except where adjacent to an alley). The Director may consider alternate configurations provided they improve the visual setting for development;



Figure 5.C.2-2. Vehicle access from a shared drive

6. Garages may be attached to individual cottages provided all other standards herein are met and the footprint of the ground floor, including garage, does not exceed 1,000 square feet. Such garages shall be located away from the common open spaces; and
7. No more than one driveway per cottage cluster shall be permitted, except where clusters front onto an alley or more than one street.

5.C.3. Pedestrian Circulation

1. Pathways between dwelling units and the street are required. Such pathways between the street and buildings fronting on the street should be in a straight line. Exceptions may be allowed by the Director where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.



Figure 5.C.3-1. Direct pathways between the street and dwelling units are required.

2. The pedestrian circulation system shall connect all main entrances on the site. For townhouses or other residential units fronting the street, the sidewalk may be used to meet this standard.
3. Direct pedestrian access shall be provided to adjacent publicly accessible parks, open space, and trails, and transit, rideshare and bicycle storage facilities.

Figure 5.C.3-2. An example of an attractive pedestrian connection through a cottage housing development.



4. For safety and access, landscaping shall not block visibility to and from a path, especially where it approaches a roadway or driveway.
5. Pedestrian walks shall be separated from structures at least 3 feet for landscaping.
6. Public pathways must be at least 4' wide and meet American with Disabilities Act (ADA) standards.

5.C.4. Common Open Space Requirements

1. Open space shall abut at least 50 percent of the cottages in a cottage housing development;
2. Open space shall have cottages abutting on at least 2 sides;
3. Cottages shall be oriented around and have the main entry from the common open space or the most important path or street;
4. Cottages shall be within 60 feet walking distance of the common open space;
5. Open space shall include at least 1 courtyard, plaza, garden, or other central open space, with access to all units. The minimum dimensions of this open space are 15 feet by 20 feet, and
6. There shall be at least 300 square feet of common open space per unit.

5.C.5. Required Private Open Space

All residential units must include at least 200 square feet of private open space adjacent to the residence that usable and conducive open space for passive human activities such as dining, resting, sun bathing, gardening or picnicking. The open space may consist of a porch, balcony, garden, patio, roof

deck or similar feature. The smallest dimension of the open space (deck, patio, etc.) must not be less than 6 feet. Above grade balconies must be at least 4 feet wide in the smallest dimension.

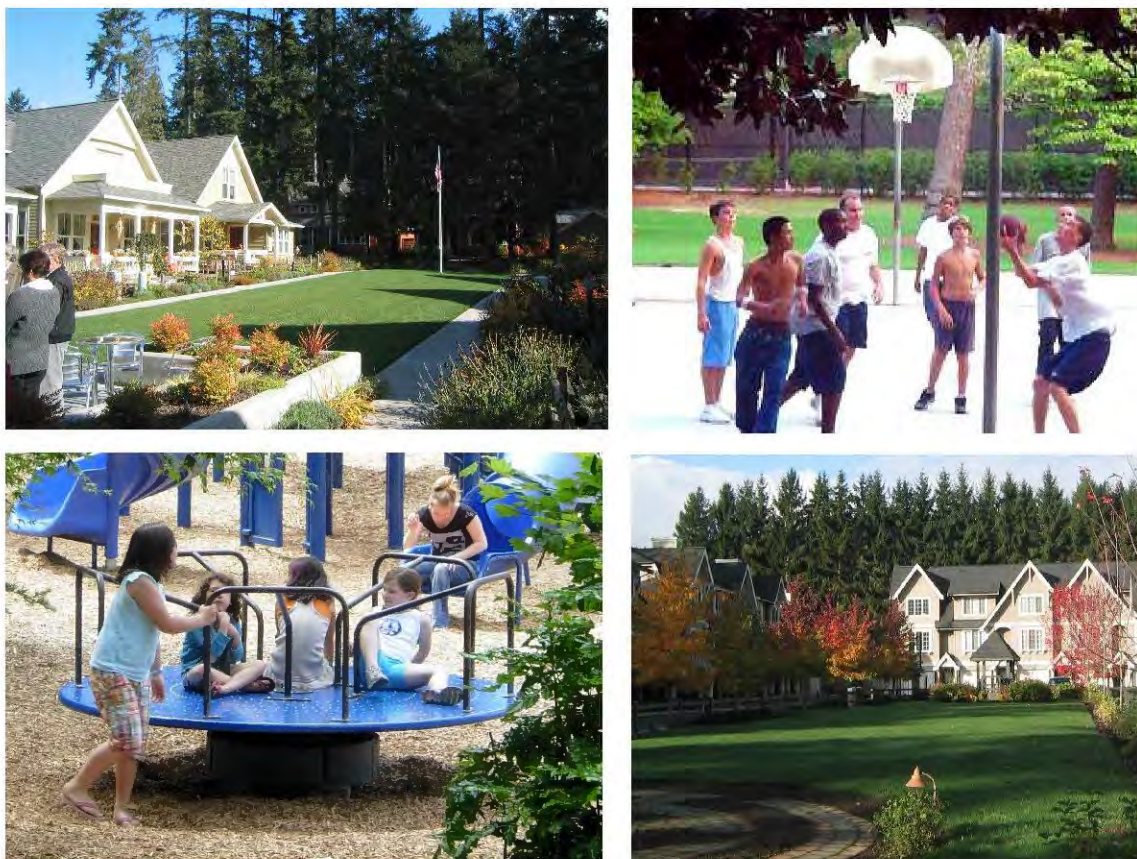


Figure 5.C.5-1. Common open space may accommodate a variety of uses and feature a variety of landscape elements and characters.

5.C.6. Stormwater Facility Planning

1. Compliance with City Stormwater Manual. Adhere to the City of Tumwater Stormwater Management (SWM) standards in TMC 13.12.020. The following guidelines are intended to supplement the SWM regulations.
2. Integration of Stormwater Facilities into Site Design. Where feasible, integrate biofiltration swales, rain gardens, stormwater planters, and other low impact development stormwater management measures into the overall site design. Manage stormwater as close to its origin as possible by utilizing small scale, distributed hydrologic controls. Locate them so they don't impede pedestrian circulation. Examples of filtration methods are listed below:
 - a. Incorporate the biofiltration system, including low-impact development (LID) features, as part of the landscape features of the development. If the biofiltration system is incorporated into the landscaping of the site's open space, then, upon approval of the Director, the stormwater facility may be counted as part of the required open space or landscaping.

- b. Maximize retention of native forest cover and vegetation and restore disturbed vegetation to intercept, evaporate and transpire precipitation.



Figure 5.C.6-1. A preferred method of handling stormwater is through retention systems, such as rain gardens, incorporated as site amenities. Other low-impact development techniques are encouraged, and in many cases, required.

- c. Preserve permeable, native soil, and enhance disturbed soil to store and infiltrate stormwater.
- d. Reduce hard surfaces, total impervious surface areas and increase retention of native vegetation.
- e. Locate biofiltration swales, ponds, or other approved biofiltration systems as part of a landscape screen.
- f. Where topography is favorable, locate the biofiltration swale, wet pond, or other approved biofiltration system within the paved parking or service area to, and integrate it into the required internal parking area landscaping. Consider use of permeable pavements and asphalts to reduce impervious areas.
- g. Use native, drought tolerant plants and/or appropriate plant species as approved by the Director.
- h. Include the stormwater facility as an amenity.



Figure 5.C.6-2. Example flow control system incorporated into the site design as an amenity, High Point West, Seattle

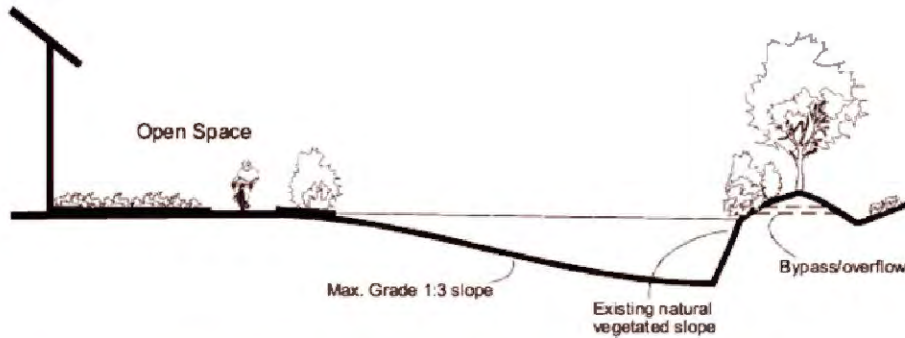


Figure 5.C.6-3. Grading to allow stormwater facilities to be treated as an amenity.

5.C.7. Landscape Design and Materials

1. Reference to TMC 18.47. The landscaping standards of TMC 18.47 shall apply. These standards are intended to supplement those standards.
2. Landscaping – General Standards for All Landscape Areas. All new landscape areas proposed for a development shall be subject to the following provisions:
 - a. Berms shall not exceed a slope of two horizontal feet to one vertical foot (2:1).
 - b. Group plants having similar water use characteristics.
 - c. Plant selection shall consider adaptability to sun exposure, soil conditions, and the topography of the planting area. Preservation of existing vegetation is encouraged.
 - d. Install no plants included in the Thurston County Noxious Weed list.
 - e. All plants shall conform to American Association of Nurserymen (AAN) grades and standards as published in the “American Standard for Nursery Stock” manual; provided that existing healthy vegetation used to augment new plantings shall not be required to meet the standards of this manual.
 - f. Street trees and trees internal to the development shall conform to the standards in the Tumwater Comprehensive Street Tree Plan and Title 16.08 Protection of Trees and Vegetation.

- g. New landscape material provided for vegetation restoration or mitigation requirements and within areas of undisturbed vegetation or within the protected area of significant trees shall give preference to utilizing western Washington native plant species.
 - h. Shrubs shall be dwarf varieties unless demonstrated that other varieties can thrive if maintained at 42 inches. Shrubs shall also be as follows:
 - (1) At least an AAN container Class No. 2 size at time of planting in Type II, III and parking area landscaping;
 - (2) At least 24 inches in height at the time of planting for Type I landscaping; and
 - i. Shrubs shall be perennials.
 - j. Groundcovers shall be planted and spaced to result in total coverage of the majority of the required landscape area within three years.
 - k. All fences shall be placed on the inward side of any required perimeter landscaping along the street frontage. That is, place the required landscaping to face the public street or open space. Exception: Where the fence separates a public street from a required common open space, the Director will determine which side the landscaping is to be installed.
 - l. Required street landscaping may be placed within City of Tumwater street rights-of-way subject to the permission of the City of Tumwater Director of Public Works.
 - m. Required street landscaping may be placed within Washington State rights-of-way subject to permission of the Washington State Department of Transportation.
3. Landscaping – Plan Design, Design Review, and Installation. A landscape plan must be submitted to the Director that complies with TMC 18.47 and the standards contained in **Section 5.C.7** of these standards. Where conflicts occur, these standards control. The required landscaping shall be installed no later than three months after issuance of a certificate of occupancy for the project or project phase. However, the time limit for compliance may be extended to allow installation of such required landscaping during the next appropriate planting season.
4. Maintenance
- a. All landscaping shall be maintained for the life of the project, including water conservation practices for turf grass such as annual aeration and dethatching, top dressing and over seeding;
 - b. All landscape materials shall be properly pruned and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure;
 - c. With the exception of dead, diseased or damaged trees specifically retained to provide wildlife habitat, other dead, diseased, damaged, topped, or stolen plantings shall be replaced within three months or during the next planting season if the loss does not occur in a planting season; and
 - d. Landscape areas shall be kept free of trash, mulched, and weeded.
5. Landscape Character
- a. Tumwater’s signature landscape setting is characterized by large, mature conifer and oak trees surrounded by relatively flat expanses of grass or low vegetation, such as at the civic campus around City Hall and the Fred Meyer and Costco vicinity on Littlerock Road. The community has indicated that this landscape is very important to the city’s visual quality and design identity so that maintaining existing mature evergreen trees and including existing and new evergreens in site development is an important

objective. The Director may require that development proposals be modified to conserve healthy evergreen trees. When appropriate, the Director may also relax other standards such as setbacks and geometric requirements in order to promote the retention of mature trees.

The applicant shall meet setback and root protection requirements as deemed necessary by the Director to maintain the tree's health.



Figure 5.C.7-1. Informal clusters of mature conifer trees are a signature element of Tumwater's landscape and are well-suited to the area's glacial soils.

- b. Where possible, minimize the disturbance of native vegetation and soils. Native soil retention may be incorporated into low impact development (LID) measures for stormwater management.
- c. Unless there is a compelling reason to the contrary, concentrate ornamental vegetation near pedestrian areas and building entries where it can be most appreciated.
- d. As a general observation, Tumwater's landscape design character emphasizes naturalistic, informal layouts that are similar to early 20th century parks designed by the Olmsted Brothers.
- e. Other design features associated with landscaped open space should emphasize pedestrian scale and qualities generally consistent with these guidelines.

5.C.8. Site Lighting

1. Site Lighting Levels
 - a. All publicly accessible areas shall be lighted with levels as follows:
 - (1) Low or non-pedestrian and vehicular traffic areas – minimum 0.2 foot-candles, maximum 4 foot-candles;
 - (2) Pedestrian areas and building entries – minimum 1 foot-candle, maximum 5 foot-candles, preferred average 2 foot-candles;
 - (3) Public parking lots – minimum 1 foot-candle, maximum 4 foot-candles; and
 - b. Lighting shall be provided at consistent levels, with an average lighting level to minimum lighting level uniformity ratio no less than 3:1, to create gradual transitions between varying levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.
 - c. Pedestrian lighting shall have a maximum height of 15 feet.

2. Light Quality and Shielding, Consistent with US Department of Energy, Guide to FEMP-Designated Parking Lot Lighting
 - a. Parking area lighting fixtures shall be fully shielded; dark sky rated and mounted in accordance with IES Standards, with lower fixtures preferable so as to maintain a human scale.
 - b. Exterior lighting must also comply with TMC 18.40.35: Exterior Illumination

5.C.9. Site Planning for Security

1. In site development planning, avoid:
 - a. Entrapment areas, where a person could become trapped with no exit route. Provide two means of egress from all outdoor spaces. Ensure entrapment conditions are avoided in the design of rooftop decks.
 - b. Areas that are dark or not visible from a public space or right-of-way.
 - c. Vegetation and fences that restrict visibility into occupiable open space, pathways and building entries.

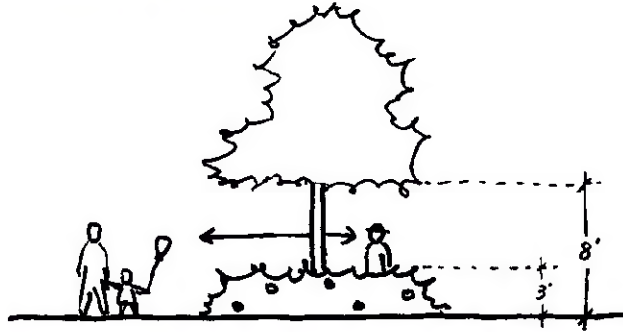


Figure 5.C.9-1. Keep landscaping open between 3 feet and 8 feet above grade where there is the need for visibility.

- d. Buildings, vegetation, or other objects (e.g., a storage enclosure) that block visibility into a space or provide places to hide.
 - e. Screens or landscaping that blocks motorists' views of pedestrians crossing streets, driveways, and vehicular circulation areas.
2. Where visibility is necessary to avoid creating an unsecure area to reduce the potential for pedestrian/vehicle collisions, do not plant vegetation that will obstruct views between 3 feet and 8 feet above the ground. (See **Figure 5.C.9-1.**)



Figure 5.C.9-2. Fences that prevent visibility from public ROW and open spaces can decrease security.

3. In the planning of the site and design of buildings and site elements, to the extent feasible provide for:
 - a. “Passive surveillance,” the ability of people occupying buildings and public spaces to view all parts of accessible spaces.
 - b. Security and pedestrian lighting per **Guideline 5.D.7**

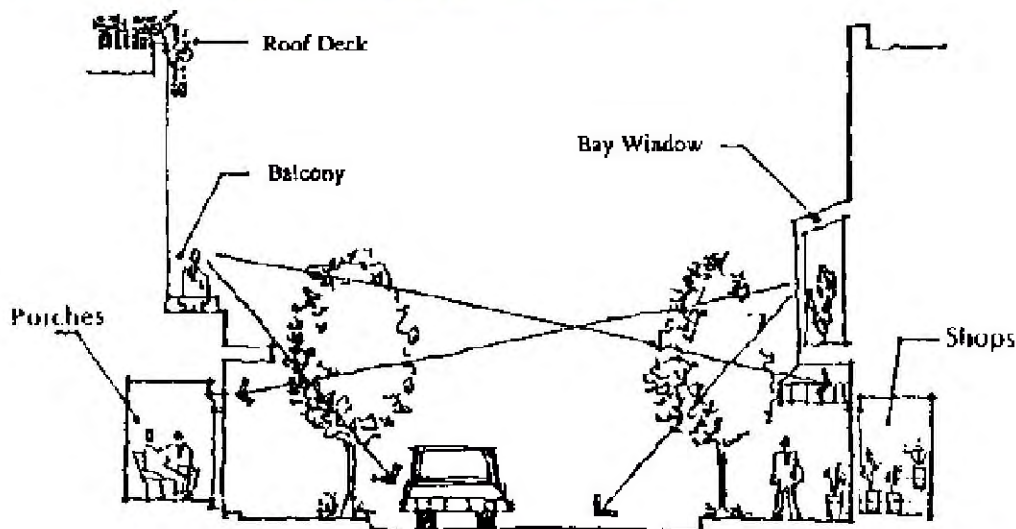


Figure 5.C.9-3. Passive surveillance or the ability of people in buildings or traveling along roadways to see outdoor spaces, increases security.

- c. Appropriate natural access control, that is, features that delineate where the general public should not enter without an invitation. For example, a low fence or hedge can indicate that people should not enter a yard or open space except through a gate or opening. Access control should not limit visibility or passive surveillance.
 - d. Defining territory. This means clearly indicating through site planning and design measures what parts of the site are open to the public and what parts are not. For example, in commercial development, pedestrian-oriented elements and walkways indicate that the public is welcome but fenced areas with a gate do not. Also, well maintained sites indicate that someone cares for the site and tends to discourage crime.



Figure 5.C.9.4. This residential complex incorporates passive surveillance, territorial definition, and good visibility and lighting to provide a more secure pathway and open space.

5.D. Building Design Standards

5.D.1. Windows on the Street

At least 10 percent transparency is required on facades (all vertical surfaces) of all cottages facing the street and common open space. For facades facing north, the amount of transparency may be reduced to 8 percent.

For cottages, transparency shall be calculated as follows:

% transparency = area (square feet) of transparent surfaces on the side of the cottage area divided by the façade area (square feet) of the same side cottage, excluding eaves and exposed foundation.

Transparent surfaces include window panes that are mostly clear. (Decorative treatments such as stained glass are allowed.) Mullions do not count against the transparent area of a window.

5.D.2. Porches

Cottage facades facing the common open space, common pathway or street shall feature a roofed porch at least 40 square feet in size with a minimum dimension of 4 feet on any side. The porch area may be counted as required private open space if it has minimum dimensions of 8 feet by 8 feet to enable sitting and other activities.

5.D.3. Covered Entry and Visual Interest

Cottage facades facing a public street, common pathway or common open space shall provide:

1. A covered entry feature (with a minimum dimension of 6 feet by 6 feet) visible from the street;
2. At least 10 feet of landscaped open space between the residence and the street or pathway; and
3. At least 2 architectural details, such as:
 - a. Decorative lighting;
 - b. Decorative trim;
 - c. Special door;
 - d. Trellis or decorative building element; and/or
 - e. Bay window.
 - f. Similar feature approved by the Director

5.D.4. Character and Diversity

Cottages and accessory buildings within a particular cluster shall be designed within the same “family” of architectural styles. This shall be accomplished by incorporating building elements of similar character. Examples of such elements include:

1. Similar building/roof form and pitch;
2. Similar siding materials;
3. Similar porch detailing; and/or
4. Similar window trim;

A diversity of cottages can be achieved within a “family” of styles by:

1. Alternating porch styles (such as roof forms);
2. Alternating siding details on facades and/or roof gables; and/or
3. Different siding color.

5.D.5. Residential Window Details

The facades of residential buildings and residential portions of mixed use buildings facing the street shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the Director where buildings employ other distinctive window or façade treatment that adds visual interest to the building.



Figure 5.D.5-1 Acceptable (left and center examples) and unacceptable (right example) window treatments.

5.D.6. Materials

1. The following are allowed only with special detailing, as described below:
 - a. Metal siding. When used as a siding material over more than 25 percent of a building's façade visible from a public street, pathway, or park, metal siding must:
 - (1) have a matte finish in a neutral or earth tone such as buff, gray, beige, tan, cream, white, or a dulled color, such as barn-red, blue-gray, burgundy, ocher, or other color specifically approved by the Director.
 - (2) Include two or more of the following elements:
 - Visible window and door trim painted or finished in a complementary color.
 - Color and edge trim that cover exposed edges of the sheet metal panels.
 - A base of masonry, stone, or other approved permanent material extending up to at least 2 feet above grade that is durable and satisfies the Intent of the Guidelines. (The intent is to provide more durable materials near grade level.)
 - Other detail/color combinations for metal siding approved by the Director, provided design quality and permanence meet the intent of this section.
 - b. Concrete block walls. Concrete block construction used over 25 percent of a building façade visible from a public roadway, pathway, or park must be architecturally treated in one or more of the following ways:
 - (1) Use of textured blocks with surfaces such as split face or grooved.
 - (2) Use of other masonry types, such as brick, glass block, or tile in conjunction with concrete blocks.
 - (3) Use of decorative coursing to break up blank wall areas.
 - (4) Use of matching colored mortar where color is an element of architectural treatment for any of the options above.
 - (5) Other treatment approved by the Director.
 - c. Requirements for stucco, stucco-like, and similar troweled finishes:
 - (1) To avoid deterioration, the finish material must be trimmed and/or sheltered from extreme weather by roof overhangs or other methods.

- (2) The finish material may only be used in conjunction with other approved building materials.
- d. Any material that is subject to damage and deterioration from human contact or landscape elements is prohibited within 2 vertical feet of the sidewalk or ground level or in areas that are especially subject to vandalism such as areas with low visibility. In these areas, a more durable finish material such as brick, concrete, or concrete block should be used.
- e. Use of flat sheet materials such as fiber cement panels (e.g., HardiePanel) is not allowed on ground floor facades facing Pedestrian-Oriented Streets. This is because the panels do not provide human scale surfaces or textures or refined details.



Figure 5.D.6-1. An example of acceptable materials with detailing and textures.

- f. Prohibited materials:
 - (1) Mirrored glass.
 - (2) Corrugated fiberglass.
 - (3) Chain link fencing within 50 feet of a building's public entrance (except for temporary purposes such as a construction site).
 - (4) Crushed colored rock or tumbled glass.
 - (5) Any sheet materials, such as wood or metal siding, with exposed edges or unfinished edges, or made of nondurable materials.
 - (6) Any spray-on materials (e.g.: shot-crete) not specifically approved by the Director.
 - (7) Non-durable materials subject to deterioration if exposed to weather such as most plastic and synthetic materials or materials that are particularly vulnerable to vandalism. Project applicants wishing to use synthetic materials such as vinyl siding must submit samples and product description information to the Director for approval. The Director will not accept such materials unless its durability and appropriateness is demonstrated.

5.D.7. Architectural Lighting

Steady, non-flashing lighting of building features, artwork, and special landscape elements may be allowed, subject to the findings of the Director that the light causes no significant adverse impact.