

17.21.030 - Cottage housing.

A. *Applicability.* The standards herein apply to all cottage housing developments.

B. *Purpose.*

1. Provide opportunities for creative, diverse and high-quality infill development that is compatible with existing neighborhoods.
2. Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes in accordance with the Port Angeles Comprehensive Plan.
3. Support compatibility with existing neighborhoods by promoting high-quality design.
4. Support more efficient use of urban residential land.
5. Enhance the character of the residential neighborhood.
6. Provide usable open space for residents.
7. Support protection of environmentally sensitive area amenities:

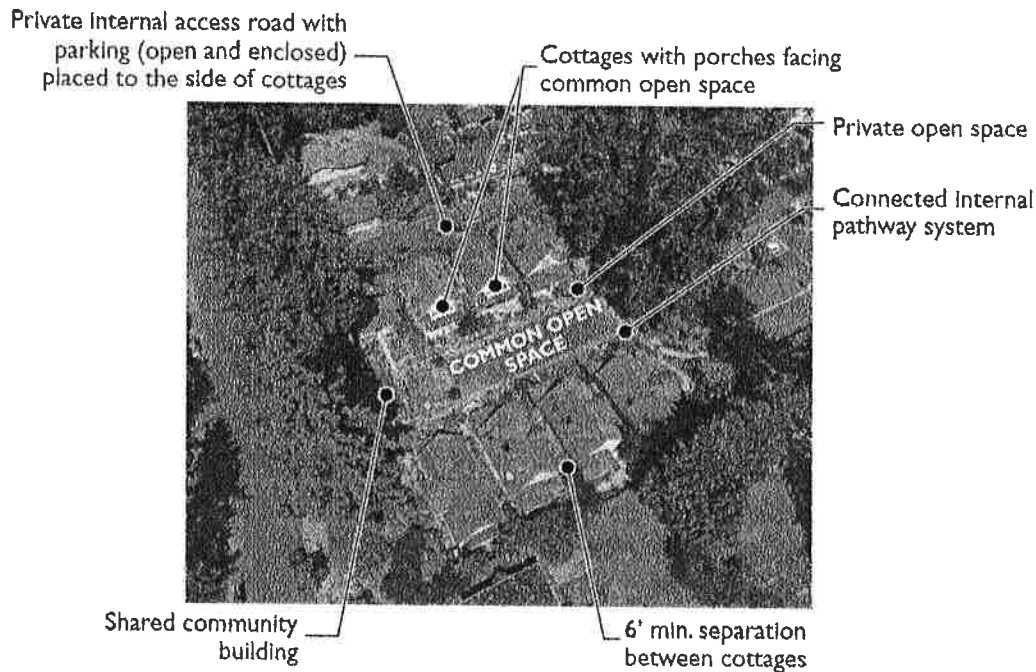
Figure 17.21.030(B)(1)

Cottage housing example with key standards



Figure 17.21.030(B)(2)

Cottage housing site plan example



- C. *Lot size standard.* Cottages are exempt from minimum lot area and lot width standards, provided they comply with design standards herein.
- D. *Density standard.* Due to the smaller relative size of cottage units, cottage developments meeting all design standards herein are considered to comply with the underlying zoning.
- E. *Minimum and maximum number of cottages.*
1. Cottage housing developments must contain a minimum of three cottages.
 2. Three to 21 cottage structures may make up a cluster. There is no limit on the number of clusters provided all other standards are met.
 3. In the R7, RMD, and RHD zones, attached duplex cottages are allowed.
 4. Accessory dwelling units are not permitted in cottage housing developments, except as provided in subsection L. below.
- F. *Setbacks and separation standards.*
1. The minimum setbacks set forth in [Chapters 17.10](#) through [17.20](#) PAMC apply to the development frontage and external side and rear property lines of the entire cottage development.
 2. Individual cottages buildings must be separated from each other by at least six feet. Permitted projections into required side setbacks in the zoning chapters ([Chapters 17.10](#) through [17.20](#) PAMC) apply.

3. Cottages must be setback at least five feet from any internal walkway. Permitted projections into require setbacks also apply.
 4. Cottages must be setback at least ten feet from any shared access drives that provide access to four or more cottages. For access lanes serving less than four cottages, at least five feet of separation is required between access lanes and cottages. Permitted projections into required front setbacks also apply for setbacks to shared access drives (see PAMC 17.94.120).
- G. *Building height standards.*
1. Cottages have a maximum building height of 25 feet. All parts of the roof above 18 feet must be pitched with a minimum roof slope of 6:12.
 2. The height of accessory structures in cottage housing developments is limited as prescribed in the underlying zone.
- H. *Cottage size standards.* Cottages must contain no more than 1,200 square feet gross floor area, not including attached garages.
- I. *Entry and porch standards.*
1. Clear and obvious pedestrian access between the sidewalk and the building entry is required for new dwellings.
 2. Porches. Cottage façades facing the common open space or common internal walkway must feature a roofed porch at least 70 square feet in size with a minimum dimension of seven feet on any side. The required porch does not count as private open space for the size or dimension requirements of subsection (L)(1). Cottages facing a street must also provide a separate entry facing the street which is covered with minimum weather protection of three feet by three feet.
- J. *Façade transparency standards.* Transparent windows and/or doors are required on at least eight percent of façades featuring the primary entrance and facing streets and common open spaces. For corner lots, this standard is only applied to the building elevation containing the primary entrance.
- K. *Common open space standards.*
1. *Minimum size.* Common open space must be at least 400 square feet per cottage.
 2. *Minimum dimensions.* Common open space must have no dimension less than 15 feet. Areas used to meet private open space requirements [see subsection (L) below] may not be double-counted as common open space.
 3. *Elements.* Common open space may include a lawn, courtyard, plaza, garden, or other shared central open space and may not include parking areas. Common open space must be useable and may not include critical areas or critical area buffers, including steep slopes. LID stormwater BMPs, like rain gardens, may be integrated in up to 25 percent of the minimum required usable open space area.
 4. *Orientation.* Common open space must have cottages abutting on at least two sides. At least 50 percent of the cottages in each cottage housing cluster must abut common open space. Cottages

abutting the common open space must be oriented around and have the primary entrance face the common open space.

5. *Access.* Cottages must be within 100 feet walking distance of the common open space and feature a direct pedestrian connection to the common open space.

L. *Shared community buildings standards.*

1. A shared community building may be integrated into the common open space area required in subsection (J) above but must not be included in the minimum common open space area calculations.
2. *Non-residential use.* A shared community building may include uses such as, but not limited to, a multi-purpose entertainment space, recreation center, kitchen, library, storage space, workshop, or similar amenities that promote shared use and a sense of community. Commercial uses other than child care are prohibited.
3. *Residential use.* A shared community building may contain one attached accessory dwelling unit (see PAMC 17.21.020).
4. *Height.* Shared community buildings have a maximum building height of 25 feet. All parts of the roof above 18 feet must be pitched with a minimum roof slope of 6:12.
5. *Size.* Shared community buildings have a maximum ground floor footprint of 1,200 square feet.
6. *Other standards.* Except for the height and size exceptions identified in subsections (L.4 and L.5) above, shared community buildings are subject to the accessory structure standards in the zoning Chapters (17.10 through 17.20).

M. *Private open space standards.*

1. *Minimum size.* The minimum private open space adjacent to each cottage must be at least 200 square feet with no dimension less than ten feet.
2. *Access.* The private open space must have direct access from the cottage via a door or porch.
3. *Location.* The private open space is encouraged to be located between the cottage and the common open space.
4. Private open space must be useable and may not include critical areas or critical area buffers, including steep slopes.

N. *Access and parking standards.*

1. Driveway and access requirements are in PAMC 17.22.240.
2. Off-street parking standards are set forth in Chapter 14.40 PAMC.
3. Parking areas must be located to the side or rear of cottage clusters. Parking must not be located between the street and cottages nor between cottages and common open space.
4. Parking and access lanes must be screened from adjacent residential uses by landscaping or architectural screens. For parking areas and access abutting residential uses, at least five feet of Type A, B, or C landscaping (see Chapter 17.22 PAMC, Article V, Landscaping Standards) must be provided

between the parking area and the abutting residential use.

5. Parking is encouraged to be consolidated under cover. Uncovered parking must be located in clusters of not more than five adjoining spaces (except where adjacent to an alley). Driveway space in front of private garages are exempt from this provision.
 6. Garages with a footprint of up to 300 square feet may be attached to individual cottages provided all other standards herein are met. Such garages do not count toward the size limit of cottages. Such garages must not be located adjacent to the common open spaces.
- O. *Landscaping standards.* Cottages in the RMD and RHD zones must meet the frontage requirements of PAMC [17.22.435](#).
- P. *Tree standards.* Trees must be integrated into cottage developments at the time of occupancy at the rate one tree per cottage unit.
1. Trees may be either coniferous or deciduous.
 2. Required trees must not be located in public right-of-way (see [Chapter 11.13](#) PAMC for street tree standards).
 3. See PAMC [17.22](#), Article V, Landscaping Standards, for related landscaping plans, installation, and maintenance standards.

(Ord. [3710](#) § 1, 3/21/2023; Ord. [3688](#) § 33, 12/21/2021)