

**PROPOSED Chapter 18.210:  
RESIDENTIAL LOW DENSITY DISTRICTS  
(RLD-4, RLD-6, RLD-8)**

**Sections:**

18.210.010	Purpose.
18.210.015	Applicability.
18.210.020	Uses.
18.210.030	Lot requirements.
18.210.040	Dimensional standards.
18.210.045	Setbacks – exceptions.
18.210.050	Density requirements.
18.210.060	Neighborhood design standards.
18.210.065	Additional design standards along South Hillhurst Road and Pioneer Street.
18.210.070	Signs.
18.210.075	Exterior lighting.
18.210.080	Vehicles in residential zones.
18.210.090	Off-street parking.
18.210.100	Landscaping.
18.210.110	Fences and walls.
18.210.120	Accessory structures and dwellings.
18.210.130	Special provisions for the Downtown Transition Area.
18.210.140	Shorelines restrictions.
18.210.150	Special provisions for townhouse developments.
18.210.160	Special provisions for cottage, carriage and two/three unit homes.

**18.210.010 Purpose.**

The RLD districts are intended to implement the provisions of the RUACP. In addition, these districts are intended to:

- A. Recognize and maintain established low density residential areas, while encouraging appropriate infill and redevelopment;
- B. Establish higher densities close to employment centers and transit corridors;
- C. Create energy-efficient residential areas which provide community services in a more economical manner, and facilitate energy-efficient design;
- D. Provide for additional related uses such as schools, parks and utility uses necessary to serve immediate residential areas;
- E. Encourage traditional pedestrian-oriented neighborhoods, similar in basic design to existing neighborhoods. (Ord. 676 § 1 (part), 1995).

**18.210.015 Applicability.**

A. The City shall follow the RUACP Comprehensive Plan Map to designate low density residential zones. The RLD-4, RLD-6, RLD-8 zoning districts shall implement the Residential/Urban Low (UL) comprehensive plan designation.

- B. The city shall designate all newly annexed RLD land as RLD-6 or greater density.
- C. The city shall place an urban holding (UH) overlay on all lands which are not adequately served by necessary capital facilities. The UH overlay shall limit residential densities to one unit per lot, or one unit per ten acres, whichever is greater, until urban services, consistent with the adopted capital facility plan and RUACP, are available to the UH site or until all financing necessary to construct or bond for the necessary urban services is secured. (Ord. 862 § 1, 2004; Ord. 676 § 1 (part), 1995).

**18.210.020 Uses.**

- A. All uses shall comply with the provisions of RDC 18.205.
- B. Home occupation uses shall comply with the provisions of RDC 18.205.030.

**C. Uses approved through the PUD process.**

Additional commercial uses are allowed in the RLD zone that are permitted, limited, or conditional uses in the CNB district through the PUD process provided they directly support a residential development of at least one hundred units.

1. The maximum ratio of developed commercial acreage to developed residential acreage shall be 1:20; that is, no more than one acre of commercial land may be approved for each 20 acres of developed residential land, exclusive of open space.
2. The maximum commercial acreage for uses otherwise prohibited in the RLD zone which may be approved through the PUD process, without a plan amendment, is three acres.
3. All commercial uses otherwise prohibited in this zone will be reviewed as conditional uses as part of the PUD process, and must satisfy the requirements of Chapter 18.340, Conditional Uses.

**18.210.030 Lot requirements.**

- A. Minimum lot width and minimum lot area shall be consistent with Table 18.210.040-1.

**18.210.040 Dimensional standards.**

- A. Dimensions shall be consistent with Table 18.210.040-1.

**Table 18.210.040-1**

	RLD-4	RLD-6	RMD-8
Min. Lot Width	50 ft	50 ft	50 ft
Min. Lot Area	10,890 sq ft	7,200 sq ft	5,000 sq ft
Min. Front Yard Setback	15 ft	15 ft	10 ft
Min. Rear Yard Setback	10 ft	10 ft	5 ft
Min. Side Yard Setback (1)	5 ft	5 ft	5 ft
Min. Street Side Yard Setback	15 ft	15 ft	15 ft
Max. Height	30 ft (35 ft with pitched roof)	30 ft (35 ft with pitched roof)	35 ft
Max. Building Coverage	45%	50%	50%

Max. Impervious Surface	60%	60%	65%
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Table Notes:

1.) All setbacks for lots that abut South Hillhurst Road and 269th Street are 25 feet.

**18.210.045 Setbacks – Exceptions.**

A. Provided that the overall development complies with setbacks, building coverage and impervious surface limitations, the standards in Table 18.210.040-1 for individual lots may be modified through the PUD process, except for lots along South Hillhurst Road and Pioneer Street, consistent with the following standards:

1. Side and rear yard setbacks may not be less than 5 feet.
2. Front yard setbacks may not be reduced to less than 10 feet except within an approved zero-lot line project.
3. Street side yard setbacks may not be less than 10 feet.

B. Setbacks from regional utility corridors.

1. In subdivisions and short subdivisions, areas used as regional utility corridors shall be contained in separate tracts.
2. In other types of land development permits, easements shall be used to delineate such corridors.
3. All buildings and structures shall maintain a minimum distance of five feet from property or easement lines delineating the boundary of regional utility corridors, except for utility structures necessary to the operation of the utility corridor.

C. Projections into setback.

1. The only projections that may extend into a five-foot yard setback are:
  - a. Gutters;
  - b. Fixtures with a footprint not exceeding three square feet in area (e.g., overflow pipes for sprinkler and hot water tanks, gas and electric meters, alarm systems, and air duct termination; i.e., dryer, bathroom, and kitchens); or
  - c. On-site drainage systems.
2. Projections may extend into required yard setbacks greater than five feet wide as follows, in addition to those listed in 18.210.045(D)(1):
  - a. Fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into setbacks, except into a side yard setback that is less than seven feet, provided such projections are:
    - i. Limited to two per facade;
    - ii. Not wider than 10 feet;
    - iii. Not more than 24 inches into a side yard setback which is greater than seven feet; or
    - iv. Not more than 30 inches into a front and rear yard setback.

- b. Eaves shall not project more than:
  - i. Eighteen inches into a required side yard setback; and
  - ii. Thirty-six inches into a front yard and/or rear yard setback.
- c. Uncovered porches and decks not exceeding 18 inches above the finished grade may project up to five feet into the rear and front yard setbacks in the RLD-4 and RLD-6 zone.
- d. Building stairs less than three feet and six inches in height, entrances, and covered but unenclosed porches that are at least 60 square feet in footprint area may project up to five feet into the front yard.
- e. Arbors are allowed in a yard setback if:
  - i. Their footprint is less than 40 square feet, including eaves,
  - ii. They are eight feet or shorter from finished grade, and
  - iii. Both sides and roof are at least 50 percent open, or, if latticework is used, there shall be a minimum opening of two inches between crosspieces.

3. No projections are allowed into a regional utility corridor.

4. No projections are allowed into an access easement.

5. Driveways for single-family detached dwellings may cross required yard setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 15 percent of the required landscaping or yard setback area is displaced by the driveway.

D. The front yard setback requirements are specified in Section 18.210.040, except as provided for below.

1. The front yard setback may be reduced to the average front setback of the two adjacent lots; provided the applicant documents and demonstrates that the average setback of adjacent houses is less than 15 feet. However, the minimum setback is 10 feet. If the subject lot is a corner lot, the setback may be reduced to the average setback of the lot abutting the proposed house on the same street and the 15 feet required setback. This provision shall not be construed as requiring a greater front yard setback than 15 feet. Additionally, for corner lots the front yard setback along the longer side of the lot may be reduced to seven feet as long as this setback does not interfere with the site-triangle of the intersection.

E. If the rear yard faces on an alley, the rear yard may be reduced to zero feet, provided automobile access is taken exclusively from the alley.

**18.210.050 Density requirements.**

A. Density requirements for RLD development are set forth in Table 18.210.050-1.

**TABLE 18.210.050-1**

	RLD-4	RLD-6	RMD-8
Min. Density: Dwelling Units/	4 du/ac	4 du/ac	6 du/ac

Net Developable Acre			
Max. Density: Dwelling Units/Net Developable Acre	4 du/ac	6 du/ac	8 du/ac

(Ord. 1072 2011, Ord. 676 § 1 (part), 1995).

**18.210.060 Neighborhood design standards.**

A. Purpose. The purposes of these standards are to ensure compatibility and continuity between and within developments, as well as variety in architecture. The standards are intended to compliment the site with quality building design.

B. Applicability. The standards of this section apply to all new low density residential developments with five or more lots.

C. Lot size. Residential developments shall meet the following lot size standards:

1. All lots shall meet the minimum lot size of the zoning district unless the subdivision is approved through the PUD process in accordance with RDC 18.401.
2. Through the PUD process, interior lot sizes may be less than the minimum lot area of the zoning district. However, the perimeter lots of the subdivision not abutting a dedicated public right-of-way, dedicated public facility, or critical areas dedicated to the city shall be no smaller than the minimum lot size of the zone in which the subdivision is located.

D. Architectural design. To ensure variety in architecture and to reduce the dominance of garages on the streetscape, applicants for new residential developments shall demonstrate compliance with the following provisions at the time of preliminary plat application and at the time of building permit application:

1. In single family or attached residential development, no dwelling may have the same front façade as any other dwelling within 200 linear feet, on either side of the street, as measured from the nearest point of the subject property lines. If a rear façade is visible from a public right-of-way and there is not a buildable lot fully between the nearest point of the rear property line of the subject property and the nearest point of a public right-of-way or private street, the rear façade of the subject dwelling shall also comply with the requirements of RDC 18.210.060(D). Facades shall be substantially different beyond simple mirrored plans, garage or window relocation, and shall include combinations of architectural variety such as: front porches, dormers, gables, bay windows, hipped or pitched roofs, orientation of the primary roofline, or other such architectural features that substantially differentiate house facades.
2. Housing within the same development that faces across a public or private street or right-of-way shall be the same type, i.e., single-family attached facing single-family attached or townhouses facing townhouses.
3. Garages with entry doors facing the street shall be set back from the front face of the residential structure, including covered porches, by at least four feet. To qualify as a porch under this subsection, the porch must extend along a minimum of 50% of the street-fronting building facade that is not devoted to the garage, and must be at least four feet wide. Garage doors may be located forward of the front face of the residential structure and be

located in up to 50 percent of the front yard setback, if placed so their entrance doors are perpendicular to the right-of-way; and provided, that they have windows, man-doors or other architectural treatments covering at least 30 percent of the wall facing the street.

3. Where houses are served by alleys, all garages and on-site parking shall be accessible from the alley and the facade of the house facing the public street shall be designed as the front of the house including, but not limited to, a primary building entrance consisting of inward swinging door(s), porch(es), window(s) and pathway(s) to the public sidewalks.

4. Each single-family residence shall contain a porch or covered entry area for the primary entrance facing or accessible from the public or private street serving the residence.

5. Each residence shall contain at least three of the following features:

- a. Garage;
- b. Bay window(s) facing the street;
- c. Cross gable roof (separate gable ends that intersect meeting in a valley);
- d. Roof dormers;
- e. Trim a minimum of two inches wide around the windows facing a public street;
- f. Varied roof line with at least one intersecting plane; and
- g. Other architectural elements, other than color, glass or lighting, including varying texture and materials within the same building, or massing, window voids, or other elements the Director finds compatible with the residential character of the zone.

#### **18.210.065 Additional design provisions along South Hillhurst Road and Pioneer Street.**

A. The following standards apply to all lots abutting or adjacent to the public rights-of-way of South Hillhurst Road or Pioneer Street and may not be modified through the PUD process. Adjacent, when used in this section, means, separated by a street, tract, open space, or similar intervening element.

B. Architectural design. Rear elevations that face South Hillhurst Road and Pioneer Street shall demonstrate compliance with the following architectural design standards:

1. French doors or similar decorative door type having a minimum width of six feet;
2. Minimum of 120-square foot covered deck/patio with roof material matching the residential structure roof and wood or brick or stone decorative supports;
3. Minimum of three planes with vertical breaks on the rear facade with a minimum of 15 percent of each plane having a brick or stone surface;
4. Minimum of three planes on the roof that are visible from South Hillhurst Road or Pioneer Street with a minimum of one gable end peak;
5. All windows shall be trimmed;
6. Other elements the Director finds to be compatible with the intent of providing visible architectural variety and interest as seen from South Hillhurst Road or Pioneer Street.

C. Fencing. All residential lots shall comply with the following fencing standards in addition to RDC 18.210.110 and 18.740.

1. Install a fence, a minimum of four feet high, constructed of stone or brick or metal, continuously along the entire lot lines facing South Hillhurst Road or Pioneer Street. The fence must comply with the site clearance provisions of Section 2.15 of the City Engineering Standards. Screening fences constructed of wood or chain link or vinyl materials are prohibited.
2. Construct columns or physical indentations in the fence at least every 50 lineal feet to reduce the massing effect of the fence material.
3. The property owner, developer or homeowners association is responsible for the maintenance of the fence.
4. The fence shall not be built until either the City issues a fence permit consistent with RDC 18.740.050 or grants approval through the development review process.

D. Landscaping. The following standards are in addition to the requirements in RDC 18.725.

1. A minimum five-foot wide planting strip shall be required between the back edge of the sidewalk abutting or adjacent to Pioneer or South Hillhurst and the property lines of abutting lots, tracts or parcels. Vegetation within this planting strip shall satisfy the following standards:
  - a. Proposed vegetation shall be detailed in a landscape plan, consistent with the requirements of RDC 18.725.070, that addresses plant location, plant type, quantity, initial and mature planting sizes and method of irrigation.
  - b. The planting strip shall be planted with a diverse mixture of evergreen trees, native shrubs and groundcover. Water features (creeks, fountains, etc.) may augment or replace the landscaping feature.
  - c. All plantings shall remain 50 percent opaque year round.
  - d. An in-ground irrigation system shall be installed to ensure the growth and long-term viability of planted materials.
  - e. The perpetual maintenance and operation of the five-foot wide planting strip shall be the responsibility of a homeowner's association and/or the developer.

**18.210.070 Signs.**

A. The city shall permit signs that comply with the provisions of Chapter 18.710. (Ord. 676 § 1 (part), 1995).

**18.210.075 Exterior lighting.**

A. Lighting shall comply with the requirements of Chapter 18.715.

**18.210.080 Vehicles in residential zones.**

A. Purpose. Parking lots and outdoor storage of vehicles or recreational vehicles shall not be a primary use of any low density residential lot. Violation of this section is a public nuisance.

B. Applicability. These regulations apply to all residential uses in RLD-4, RLD-6, and RLD-8 zones.

C. Restrictions.

1. Off-street parking is only permitted on approved driveways, parking lots or in garages.
2. Passenger vehicles, light trucks and trucks under two ton gross weight may park in any approved parking area, including the street, or garage, so long as they do not pose an impediment to pedestrian or other vehicular traffic.
3. Motor homes, recreational vehicles and utility trailers shall not be parked on street for a period of two weeks or more during any calendar year.
4. Motor homes, recreational vehicles and utility trailers may be parked in off-street parking areas as follows:
  - a. RLD-8 zone, in allowed off-street parking area;
  - b. RLD-6 and RLD-4 zones, in allowed off-street areas, including driveways; so long as they are not parked between the front lot line and the primary facade of the dwelling. (Ord. 676 § 1 (part), 1995).
5. Recreational vehicles are further subject to the provisions of RDC 18.205.020 and 18.205.030.

**18.210.090 Off-street parking.**

- A. —Off-street parking shall comply with this chapter and Chapter 18.720.
- B. For individual garage or carport units, at least 18 linear feet of driveway shall be provided between any garage or carport entrance and the back side of the sidewalk, measured along the centerline of the driveway.
- C. Single-family attached housing shall meet the following access and location standards:
1. Provide access to parking areas from alleys where possible.
  2. Garages or carports either detached from or attached to the main structure shall not protrude beyond the front building facade.
  3. Shared above ground parking should be located behind or to the side of buildings.
  4. Common parking areas must provide pedestrian connections to dwelling units and common open space.

**18.210.100 Landscaping.**

- A. Landscaping shall meet the requirements of Chapter 18.725.

**18.210.110 Fences and walls.**

- A. In addition to the provisions of Chapter 18.740, the following special provisions shall apply.
1. The maximum height of fences located along a property line is six feet, subject to the sight clearance provisions of Section 2.15 of the City Engineering Standards. The maximum

height of fences and walls located between the front yard building setback line and the front property line is three feet, six inches high.

2. All electric, razor wire, and barbed wire fences are prohibited.

#### **18.210.120 Accessory structures and dwellings.**

A. Accessory structures and dwellings must meet the lot requirements and dimensional standards in 18.210.030 and 18.210.040 with the following exceptions:

1. Detached garages shall not exceed 18 feet in height.

2. One uninhabited freestanding structure less than 10 feet high and 200 square feet in footprint area, such as a storage shed or greenhouse, may be located within the required rear or side yard setback, provided:

a. The structure shall retain a fire separation distance as specified in adopted building codes.

b. The structure shall be set back at least five feet farther than the house from any street if the structure is located in the side yard.

B. Accessory structures and dwellings are only permitted as accessory uses to a primary dwelling.

C. Accessory dwellings are further regulated by RDC 18.205.020 and 18.205.030.

#### **18.210.130 Special provisions for the Downtown Transition Area.**

A. Purpose. To accommodate potential future expansion of the CMU district, which encompasses the City's traditional commercial and civic core, the Downtown Transition Area allows for limited commercial activity in the residential districts surrounding the CMU district.

B. District boundaries. The Downtown Transition Area (DTA) shall be bounded by the centerline of Sargent Street extended to 8<sup>th</sup> Avenue, 8<sup>th</sup> Avenue south of Pioneer Street, 5<sup>th</sup> Avenue north of Pioneer Street, Division Street, and Railroad Avenue, exclusive of properties zoned CMU. The district boundaries shall be as illustrated in Figure 18.210.130-1.

**Figure 18.210.130-1**



18.210.040 so long as the adjustments to the standards are consistent with the character of the Downtown Transition Area as follows:

1. The burden of demonstrating that the proposed relaxation of the base zone dimensional standards is consistent with the character of the DTA lies solely on the applicant and shall be supported by substantial evidence, including, but not limited to, demonstrating consistency with the "14 Essential Guidelines for Downtown Ridgefield."
2. Building setbacks to the street may be reduced if the proposed structure is of the same, or substantially similar, scale, mass, height and composition of materials as 50 percent of like types of buildings within a distance of two blocks of the proposed structure on the same street.
3. The building height must meet the requirements for the underlying residential zone.
4. The request for flexibility may exceed 20 percent of the numeric base zone standard without application of RDC 18.350.030.G.

**18.210.140 Shorelines restrictions.**

- A. The City may approve developments within the City's shorelines only after the applicant meets the provisions contained in the City's adopted Shoreline Master Program and the provisions of RDC 18.820.
- B. If the provisions of the SMP conflict with the provisions of this chapter, the more restrictive shall apply.

**18.210.150 Special provisions for townhouse developments.**

- A. Townhouse developments are subject to the provisions of RDC 18.220.140.

**18.210.160 Special provisions for cottage, carriage and two/three unit homes.**

- A. Voluntary provisions. The provisions of this sub-section are an alternative to detached single-family homes product. These standards address the changing composition of households, and the need for smaller, more diverse, and often, more affordable housing choices. Providing for a variety of housing types also encourages innovation and diversity in housing design and site development, while ensuring compatibility with surrounding single-family residential development.
- B. Definitions. See Chapter 18.100, Definitions, for definitions of the terms used in this section.
- C. Applicability. The housing types described in this chapter may be used only in the RLD-4, RLD-6, and RLD-8 zones.
- D. Primary standards.

**Table 18.210.160-1**

	Cottage	Carriage Unit	Two/Three-Unit Home <sup>1</sup>
Max Unit Size <sup>2</sup>	1,500 square feet <sup>3</sup>	800 square feet	1,000 square feet average unit size
			Structure total <sup>4</sup> :

			Two-Unit: 2,000 sf
			Three-Unit: 3,000 sf
Density	2 times the maximum number of detached dwelling units allowed in the underlying zone <sup>5,6</sup>		
Max Floor Area Ratio (FAR) <sup>7</sup>	0.35		
Development Size	Min 4 units Max 24 units	Allowed when included in a cottage project.	Must be limited to either one two-unit home or one three-unit home, or be part of a cottage development, unless approved through Type II process.
	Maximum cluster <sup>8</sup> : 12 units		
Review Process	Type II		Single two-unit home or single three-unit home: Type I process. Development containing more than one two-unit or one three-unit home (other than a cottage project): Type II <sup>9</sup> process
Location	Developments containing cottage, carriage and/or two/three-unit homes may not be located closer than the distance noted below to another development approved under the provisions of this chapter:		
	1 to 9 Units: 250 feet		
	10 – 19 Units: 500 feet		
	20 – 24 Units: 750 feet		
Parking Requirements	Minimum of one space per unit.		
Minimum Required Yards (from exterior property lines of subject property)	Front: 20 feet Other: 10 feet	Allowed when included in a cottage project.	Front: 20 feet Other: 10 feet
Lot coverage (all impervious surfaces) <sup>10</sup>	50%	Allowed when included in a cottage project.	50%
Height			
Dwelling Units	25 feet where minimum roof slope of 6:12 for all parts of the roof above 18 feet are provided. Otherwise, 18 feet.		
Accessory Structures	One story, not to exceed 18 feet.		
Common Open Space	400 square feet per unit. Private open space is also encouraged		

Community Buildings	Community buildings are encouraged.
Attached Covered Porches <sup>11</sup>	Each unit must have a covered porch with a minimum area of 64 square feet per unit and a minimum dimension of 7 feet on all sides.
Accessory Dwelling Units (ADUs)	Not permitted as part of a cottage, carriage or two/three-unit home development.

<sup>1</sup> Within the Downtown Transition Area this housing type is only allowed where it is included in a cottage project.

<sup>2</sup> A covenant restricting any increases in unit size after initial construction shall be recorded against the property. Vaulted space may not be converted to habitable space.

<sup>3</sup> Maximum size for a cottage is 1,500 square feet. A cottage may include an attached garage, not to exceed 250 square feet.

<sup>4</sup> Maximum size for a two-unit home is 2,000 square feet. A two-unit home may include an attached garage, not to exceed 500 square feet. The maximum size for a three-unit home is 3,000 square feet. A three-unit home may include an attached garage, not to exceed 750 square feet.

<sup>5</sup> Existing detached dwelling units may remain on the subject property and will be counted as units.

<sup>6</sup> When the conversion from detached dwelling units to equivalent units results in a fraction, the equivalent units shall be limited to the whole number below the fraction.

<sup>7</sup> FAR regulations are calculated using the entire development site. FAR for individual lots may vary.

<sup>8</sup> Cluster size is intended to encourage a sense of community among residents. A development site may contain more than one cluster, with a clear separation between clusters.

<sup>9</sup> Carriage units and two/three-unit homes may be included within a cottage housing proposal provided, that the number of two/three-unit homes and carriage units does not exceed 20 percent of the total number of units in the project.

<sup>10</sup> Lot coverage is calculated using the entire development site. Lot coverage for individual lots may vary.

<sup>11</sup> Requirements for porches do not apply to carriage or two/three-unit homes.

E. Community buildings and community space in cottage developments. Cottage developments are encouraged to create community buildings and community open space.

1. Community buildings or space shall be clearly incidental in use and size to the dwelling units.

2. Building height for community buildings shall be no more than one story. Where the community space is located above another common structure, such as a detached garage or storage building, the maximum building height for the underlying zone applies.

3. Community buildings must be located on the same site as the cottage housing development, and be commonly owned by the residents.

F. Design standards and guidelines.

1. Cottage projects.

a. To the maximum extent feasible, each dwelling unit lot that abuts a common open space shall have a primary entry and/or covered porch oriented to the common open space.

b. Each dwelling unit abutting a public right-of-way (not including alleys) shall have a primary or secondary entrance or porch, oriented to the public right-of-way. If a dwelling unit lot abuts more than one public right-of way, the City shall determine to which right-of-way the entrance or porch shall be oriented.

c. Required common open space. Common open space must be outside of critical areas, such as wetlands, streams and their buffers, and developed and maintained to provide for passive and/or active recreational activities for the residents of the development.

i. Each area of common open space shall be in one contiguous and usable piece with a minimum dimension of 20 feet on all sides.

ii. Required common open space may be divided into no more than two separate areas per cluster of dwelling units.

iii. Common open space shall be centrally located and be easily accessible to all dwellings within the development.

iv. Fences are not allowed within required open space areas unless required as a condition of approval.

v. Landscaping located in common open space areas shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs. Trees larger than 18 inches diameter at breast height shall be retained and protected during site construction.

vi. Unless the shape or topography of the site precludes the ability to locate units adjacent to the common open space, the following standards must be met:

(a). The open space shall be located so that it will be surrounded by cottages or two/three-unit homes on at least two sides;

(b). At least 50 percent of the units in the development shall abut a common open space. A cottage is considered to "abut" an area of open space if there is no structure, lot, parcel, tract or right-of-way between the unit and the open space.

vii. Surface water management facilities shall be limited within common open space areas. Low Impact Development (LID) features are permitted, provided they do not adversely impact access to or use of the common open space for a variety of activities. Conventional stormwater collection and conveyance tools, such as flow control and/or water quality vaults are permitted if located underground.

d. Shared detached garages and surface parking design. To minimize the size of a parking area and to avoid impacts to public spaces, shared detached garages and surface parking areas shall satisfy the following six design criteria:

- i. Shared detached garage structures may not exceed four garage doors per building, and a total of 1,200 square feet.
  - ii. The design of a shared garage must be similar and compatible to that of the dwelling units within the development in terms of size, scale, massing, materials and roof pitch.
  - iii. Shared detached garage structures and surface parking areas must be screened from public streets and adjacent residential uses by landscaping that achieves 80% opacity or architectural screening.
  - iv. Shared detached garage structures shall be reserved for the residents of the development.
  - v. Surface parking areas may not be located in clusters of more than four spaces. Clusters must be separated by a distance of at least 20 feet.
  - vi. The roof lines of carports must be similar to the roofline of the dwelling units within the development.
- e. Low Impact Development. The site design shall incorporate the low impact development (LID) strategies to meet stormwater management standards. LID is a set of techniques that mimic natural watershed hydrology by slowing, evaporating/transpiring, and filtering water, which allows water to soak into the ground closer to its source. The design must meet three of the following objectives:
- i. Preserve natural hydrology.
  - ii. Minimize impervious surfaces.
  - iii. Treat stormwater in numerous small, decentralized structures.
  - iv. Use natural topography for drainageways and storage areas, to the extent feasible.
  - v. Preserve portions of the site in undisturbed, natural conditions.
  - vi. Reduce the use of piped systems. Whenever possible, site design should use multifunctional open drainage systems such as vegetated swales or filter strips which also help to fulfill landscaping and open space requirements.
- f. Two/three-unit homes and carriage units within cottage projects. Two/three-unit homes and carriage units may be included within a cottage housing development. Design of these units should be compatible with that of the cottages included in the project.
- g. Variation in unit sizes, building and site design. Cottage projects shall create building and site design that promotes architectural variety and visual interest and which is compatible with the character of the surrounding neighborhood by:
- i. Including a mix of unit sizes within a single development.
  - ii. Employing multiple architectural styles and site design elements. Dwellings with the same combination of features and treatments may not be located adjacent to each other.
- h. Pedestrian flow through development. Pedestrian connections shall link all buildings to the public right-of-way, common open space and parking areas.

2. Two/three-unit homes not included in cottage developments. Two and three-unit homes are an allowed use on individual lots in the RLD-4 and RLD-6 zones.

a. Entries. Two and three-unit homes shall maintain the traditional character and quality of detached single-family dwelling units by using design elements such as single points of entry addressing the street, pitched roofs, substantial trim around windows, porches and chimneys. A multiple-unit home may use no more than one entry on each side of the structure.

b. Low Impact Development (LID). Projects containing two or more two/three-unit homes shall follow the LID standards in RDC 18.210.160(F)(1)(e).

c. Garages and surface parking design.

i. Garages and driveways for two/three-unit homes. No more than three garage doors may be visible on any facade of the structure.

ii. Surface parking shall be limited to groups of no more than three stalls. Parking areas with more than two stalls must be visually separated from the street, perimeter property lines and common areas through site planning, landscaping or natural screening.

G. Review process. The city will process an application for a Cottage Housing Development through a Type II process.