



Cottage Housing Developments (CHDs)

See *Federal Way City Code (FWCC)* Chapter 22, Article XII (page 11) for a complete description of Cottage Housing Development (CHD) requirements.

WHAT IS COTTAGE HOUSING?

Cottage housing is a style of small lot/home development. Cottage homes are restricted in square footage, but are allowed at roughly twice the density permitted by the underlying zone. Cottages are single-family ownership homes. CHDs are characterized by home orientation to a shared central open space and architectural design standards.

DEMONSTRATION PROJECTS

CHDs are allowed as demonstration projects. A total of two demonstration projects may be constructed. After two projects have been constructed and evaluated, additional CHDs may be permitted, or the City Council may choose to amend or repeal the cottage housing code provisions. Applications for CHD demonstration projects shall be reviewed concurrently on a pre-determined schedule. See the docketing timeline (page 8).

TYPES OF CHDs

In all zones, CHDs may be developed as platted lots or as condominium projects. In the RM multi-family zones, CHDs may also be developed under a multi-family ownership model (all dwelling units on one lot under one ownership).

CHDs that involve subdivision of land shall be processed as a subdivision with no Use Process permit required (refer to the city's preliminary and final plat handouts). Condominium projects in the RS 7.2 and RS 5.0 zones shall require Use Process IV approval. Condominium and multi-family projects in the RM zones shall require Use Process III approval (refer to the city's use process handouts).

HOW TO APPLY

The application process for CHD approval is divided into an initial selection phase and a formal submittal phase.

INITIAL SELECTION PHASE

PREAPPLICATION CONFERENCE

Applicants are required to schedule a preapplication conference to become familiar with city code requirements, policies, and regulations. This is an opportunity to obtain feedback from city staff regarding conceptual project plans and makes changes as appropriate. Please contact the Planning Division to arrange a preapplication conference. Refer to the city's preapplication conference handout.

INITIAL SUBMITTAL

Following the preapplication meeting, the applicant (owner or owner's appointed agent) files a complete application with the Department of Community Development Services using the Master Application form available from the department. The applicant must also provide the information and materials as specified in the section of this handout entitled "Application Submittal Requirements" (page 4). Staff will make a determination as to completeness of the application with 28 days of submittal.

COMMUNITY MEETING

No more than 30 days following the application submittal deadline, the applicant shall host a community meeting to gather input from neighboring residents and property owners. The applicant shall schedule the meeting (with input from city staff), post the site, and provide mailed notice two weeks in advance, to property owners within 300 feet of the subject property. The applicant shall provide the city with a copy of the mail list, map, and a notarized statement confirming that notice has been provided to individuals on the list. The applicant shall present their conceptual project plans in an informal setting and allow attendees an opportunity to ask questions and provide input. City staff shall attend the meeting to answer questions.

RESUBMITTAL (IF APPROPRIATE)

Following the community meeting, the applicant shall have 45 days to make revisions or adjustments to the initial submittal in response to input received at the community meeting. Resubmittal shall be at the applicant's discretion.

STAFF EVALUATION – PROJECT SELECTION

Following resubmittal of all docketed applications, staff shall evaluate the applications concurrently based on the selection criteria of Ordinance 06-533 (page 9), the design criteria of FWCC Chapter 22, Article XII (page 11), and the comments and feedback gathered at the community meeting. Up to two projects that meet the selection criteria may be selected. If more than two projects meet selection criteria, staff shall select the two that best match the selection criteria. If none of the applications are found to satisfy selection criteria and cannot be conditioned to do so, no projects shall be selected. The Director of Community Development Services shall issue a written decision regarding each application. Decisions shall be issued no later than 45 days following resubmittal of all docketed applications.

FORMAL SUBMITTAL PHASE

FORMAL APPLICATION SUBMITTAL

The applicant shall submit a formal CHD application consisting of the information and material identified in the section of this handout entitled "Application Submittal Requirements" (page 4). This submittal shall include a use process, preliminary plat, or short plat application depending on the type of CHD proposed (fee simple lots, condominium, etc.).

COMPLIANCE WITH SEPA

SEPA applies to formal subdivisions, some short subdivisions, and some of the decisions made under use processes III and IV. The director will determine the scope of the environmental review required by the application in order to comply with SEPA. See the FWCC Chapter 18 for a detailed explanation of the city's environmental policy.

WHO MAKES THE DECISION

Formal subdivision decisions (preliminary plats) are made by the City Council following a recommendation by the city's Hearing Examiner. The city's Hearing Examiner makes use process IV decisions following a public hearing. The Director makes use process III decisions.

APPEALS

All decisions on formal applications, whether made by the Director, Hearing Examiner, or City Council can be appealed. Appeal provisions differ depending on the decision making body issuing the decision.



APPLICATION SUBMITTAL REQUIREMENTS

The checked items below must be submitted with your application. Only the items in the ‘Initial Submittal’ column need be submitted with your original submittal for the selection process. The remaining items must be submitted with formal applications for those applications selected as demonstration projects.

Applicant Name: _____

File No(s): _____

- This form is to be used by an applicant as a guide in determining what constitutes a complete application.
- All checked items must be submitted to constitute a complete application.
- Additional fees may be required for consultant review of critical areas.

Initial Submittal	Formal Submittal	Submitted	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Master Land Use Application
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Application fees
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Copy of entire underlying plat or King County Assessor’s parcel map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Vicinity map on separate 8½ x 11 sheet
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Two copies of current title report (no more than 90 days old) for subject property
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Current letters of water and sewer availability (only required for vacant property)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Site photographs from each compass point (north, east, south, & west) referenced on the site plan

General Plan Standards

- **Eight** complete and folded sets of drawings (folded to 9 x 12 inches).
- Minimum plan sheet size shall be 24 x 36 inches.
- Plans must be drawn at an engineering scale that allows the entire plan to fit on one sheet.
- Minimum scale is 1 to 20 unless otherwise authorized.
- All information is to be legible.
- Plans shall be prepared by a certified professional (licensed in the State of Washington) unless otherwise authorized.
- Plans shall include project name, name number and stamp of preparer, plan date, a north arrow and bar scale

Initial Submittal	Formal Submittal	Submitted	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>H. Topographic Survey</p> <ul style="list-style-type: none"> • Site area • Property lines, utilities, easements, sidewalks, street edges, existing structures, parking, and site improvements (i.e. drainage systems with pipe sizes, invert and rim elevations, etc) • Structures and driveways within 150 feet of subject site (on both sides of street) • Minimum two foot contours for slopes less than 20 percent and five foot contours for slopes 20 percent or greater; datum shall be King County Aerial Survey or NGVD-29 • Delineate slopes greater than 40 percent grade on or within 25 feet of the site • Delineate streams, ponds, wetlands, natural drainage courses, and other surface water features on or within 200 feet of the site per <i>Federal Way City Code</i> (FWCC) Chapter 22, Article XIV, “Critical Areas” • Wetland and stream buffers if applicable • Identify significant trees as defined by FWCC Section 22-1568
<input checked="" type="checkbox"/> NOT REQUIRED IN THE RM ZONING DISTRICT	<input checked="" type="checkbox"/> NOT REQUIRED IN THE RM ZONING DISTRICT	<input type="checkbox"/>	<p>I. Proforma Site Plan</p> <p>A site plan that depicts the number of conventional single family dwelling units that could be constructed on the site based on the underlying zoning (RS zones only).</p> <ul style="list-style-type: none"> • Site area • Lots meeting the minimum size requirement of the zone • Required open space • On-site circulation system • Required right-of-way dedication • Area dedicated or utilized for surface water facilities • Existing streams, ponds, wetlands, natural drainage courses, and other surface water features on or within 200 feet of site per FWCC Chapter 22, Article XIV, “Critical Areas” • Wetland and stream buffers if applicable • Easement areas
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>I. Site Plan</p> <ul style="list-style-type: none"> • Name and number of owner/agent • Vicinity map • Site area • Lot coverage calculation • Parking areas and total parking stall count • Total gross floor area of all proposed floors or levels for each building • Location and dimensions of existing/proposed structures, property lines, sidewalks, easements, parking layout, street edges, trash enclosures, outdoor uses, storage areas, fencing, rockeries, and retaining walls • Existing streams, ponds, wetlands, natural drainage courses, and other surface water features on or within 200 feet of site per FWCC Chapter 22, Article XIV, “Critical Areas” • Wetland and stream buffers if applicable • Existing and proposed utilities including: utility poles and boxes, water, storm sewer, sanitary sewer, and fire hydrants • Structures and driveways within 150 feet of subject site (on both sides of street) • Location and square footage calculations of common and private open space areas • Improvements within open space areas • Percentage of total units that meet the definition of Compact Single Family dwelling units

Initial Submittal	Formal Submittal	Submitted	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>J. Preliminary Drainage, Grading, and Right-of-Way Plan</p> <ul style="list-style-type: none"> Preliminary storm drainage system in accordance with the <i>1998 King County Surface Water Design Manual</i> (KCSWDM), as amended by Federal Way Preliminary grading plan with finished contours; minimum two foot contours for slopes less than 20 percent and five foot contours for slopes 20 percent or greater; datum shall be King County Aerial Survey or NGVD-29 Preliminary right-of-way improvement plan, as required by the Public Works Dept Approximate cut & fill quantities of site earthwork Total existing and proposed impervious surface area Existing and proposed utilities including: utility poles and boxes, water, storm sewer, sanitary sewer, and fire hydrants
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>K. Preliminary Landscape Plan</p> <ul style="list-style-type: none"> Specific location, type, size, and number of significant trees to remain and to be removed Plant schedule with the scientific name, common name, size, spacing, and quantity of each Location, square footage calculations, and total square footage of each parking lot landscape island per FWCC Section 22-1567(b)(1) Screening of outdoor facilities such as: trash/recycling enclosures, stormwater facilities Specific location of street trees in the right-of-way Landscaping within open space areas
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>L. Building Elevations/Design Intent</p> <ul style="list-style-type: none"> Statement of architectural design intent, finish materials, and colors Front, rear, and side (labeled as north, south, east, and west) building elevations of each proposed model Garbage/recycling facility screen details Building height calculation Calculation of roof pitch for each building including percentage of roof area at each pitch
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>M. State Environmental Policy Act (SEPA) Checklist</p> <ul style="list-style-type: none"> Eight copies of the completed, signed, and dated SEPA checklist SEPA application fee

Required Submitted

<p>Special Studies and Additional Information. Need for these items will be determined on a case-by case basis. In most cases these items will not be required as part of the initial submittal for project selection.</p> <p>Please provide four copies of the following, if applicable:</p>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Level One Downstream storm drainage analysis as described in the KCSWDM, as amended by Federal Way
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Preliminary technical information report addressing relevance of the 8 Core and 5 Special Requirements of the KCSWDM
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trip generation analysis
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Traffic impact analysis
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking study

Initial Submittal	Formal Submittal	Submitted	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noise study
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Geotechnical study
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wetland delineation report
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wetland mitigation plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stream delineation and classification report
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Critical aquifer recharge & wellhead protection areas information/inventory
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other information relating to design and siting of proposed development (including site cross sections)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Specific information to determine compliance with city goals, policies, and regulations
Notice Requirements			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Process III</i> – For applications that are located within, or are, 300 feet from properties zoned SE, RS, or RM, provide one set of self-addressed, stamped business sized envelopes (with City of Federal Way return address) of persons receiving property tax statements for all properties within 300 feet of the boundary of the subject property. Include a separate list of the addresses with their parcel numbers and an assessor’s map showing the 300-foot boundary.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Process IV</i> – Provide two sets of self-addressed, stamped business sized envelopes (with City of Federal Way return address) of persons receiving property tax statements for all properties within 300 feet of the boundary of the subject property. Include a separate list of the addresses with their parcel numbers and an assessor’s map showing the 300-foot boundary.
			<i>Preliminary Plat</i> - Provide three sets of self-addressed, stamped business sized envelopes (with City of Federal Way return address) of persons receiving property tax statements for all properties within 300 feet of the boundary of the subject property. Include a separate list of the addresses with their parcel numbers and an assessor’s map showing the 300-foot boundary.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>SEPA</i> – Provide one set of self-addressed, stamped business sized envelopes (with City of Federal Way return address) of persons receiving property tax statements for all properties within 300 feet of the boundary of the subject property. Include a separate list of the addresses with their parcel numbers and an assessor’s map showing the 300-foot boundary.
			IMPORTANT – Please do not submit metered envelopes. The Federal Way Post Office may refuse such envelopes.

**COTTAGE HOUSING DEVELOPMENT
DEMONSTRATION PROJECT
DOCKETING DEADLINE**

Initial Selection Submittals shall be accepted from **October 9, 2006**, through **January 1, 2007**.

DEMONSTRATION PROJECT SELECTION CRITERIA

(Excerpt from Ordinance 06- 533)

The Director of Community Development shall have the discretion to determine which applications, if any, will be selected to be submitted as formal applications based on the code, input from the community meeting and the following criteria:

- (a) Consistency with the purpose of the article as specified in the purpose section of the code.
- (b) Demonstration that the project has been designed with sensitivity to adjacent properties and that impacts with regard to parking, building height, building bulk, lot coverage, setbacks, screening, open space and aesthetics associated with the proposed project are substantially equivalent to impacts expected to be associated with development of conventional housing on the subject property.
- (c) Demonstration that the project will result in a highly attractive environment, which incorporates a high level of quality throughout the development, including but not limited to the following areas:
 - 1. Architectural design
 - 2. Building materials
 - 3. Open space
 - 4. Parking

The Director may limit the project's density to less than twice the number of conventional single-family dwelling units that would otherwise be permitted, but not less than 1.75 the number of conventional single-family dwelling units, if necessary to ensure compatibility with surrounding development. The Director may select, select with modifications or deny an application. The decision by the Director of Community Development selecting cottage housing developments to advance to the formal submittal phase shall be in writing and shall be the final decision of the city.

FEDERAL WAY CITY CODE
Chapter 22. Article XII.
COTTAGE AND COMPACT SINGLE FAMILY HOUSING

Sections:

22-xxxx	Purpose
22-xxxx	Applicability
22-xxxx	Development Standards
22-xxxx	Modifications

22-xxxx Purpose.

The purpose of this Article is to: (1) provide housing types that are responsive to changing household demographics (e.g., retirees, small families, single parent households, single person households, dual-owner households); (2) provide opportunities for more-affordable housing within single-family neighborhoods; (3) encourage creation of functional usable open space in residential communities; (4) promote neighborhood interaction and safety through design; (5) ensure compatibility with neighboring uses; and (6) provide opportunities for infill development consistent with goals of the Growth Management Act.

22-xxxx Applicability.

Other articles of this chapter shall be applicable to Cottage and Compact Single Family (CSF) Housing Developments, which collectively, are referred to as Cottage Housing Developments (CHDs). Where a conflict arises the provisions of this article shall control. CHDs are permitted in the RS 5.0 and 7.2 zones and all RM zones.

22-xxxx Development Standards.

CHDs shall be subject to the following development standards.

- (a) *Cottage Housing Development Size.*
 - (1) CHDs are not permitted on sites less than .75 acres in size (a site may be composed of more than one contiguous lot).
 - (2) CHDs shall contain clusters consisting of a minimum of 4 dwelling units and a maximum of 16 units. In RS 5.0 and 7.2 zones, no more than 12 dwelling units are permitted in a CHD, unless additional dwelling units are permitted subject to subsection (m) below. A CHD may be integrated into a larger conventional subdivision. Maximum number of dwelling units is not limited in the RM zoning classifications.
- (b) *Locational Criteria.*
 - (1) A CHD in an RS zone shall be separated from another CHD by a minimum of 660 feet measured between the closest points of the subject properties.
- (c) *Calculation of Cottage and Compact Single Family Units*
 - (1) The following steps shall be utilized to determine the number of cottage and CSF units permitted on a given site:
 - (a) In the RS zones the applicant shall submit a proforma site plan showing the number of conventional dwelling units that would be permitted by the underlying zoning classification.
 - (b) The number calculated in subsection (c)(1)(a) above shall be multiplied by two. Fractional numbers of .5 or greater shall be rounded up. Fractional numbers less than .5 shall be rounded down. The resulting number is the number of Dwelling units permitted on the site, subject to the maximum identified in subsection (a)(2) above.
 - (c) In the RM zones one dwelling unit is permitted for each 2,500 square feet of lot area based on gross lot size.

- (d) CSF units shall not exceed 35% of total dwelling units regardless of the zone. Fractional numbers of .5 or greater shall be rounded up. Fractional numbers less than .5 shall be rounded down.
- (d) *Cottage and Compact Single Family Unit Size.*
- (1) Cottage floor area shall be between 800 and 1,100 square feet.
 - (2) CSF unit floor area shall be between 1,100 and 1,300 square feet.
 - (3) Floor area is the area within the surrounding exterior walls, but excluding space where the floor to ceiling height is less than six feet. Floor area does not include covered porches. The Director of Community Development shall use appropriate discretion, consistent with the intent of this Article in determining area to be counted in the calculation of maximum square footage.
- (e) *Common Open Space.*
- (1) A minimum of 500 square feet of common open space shall be provided per dwelling unit.
 - (2) Common open space within a CHD shall be a minimum of 3,000 square feet in size, regardless of number of dwelling units.
 - (3) No dimension of a common open space area used to satisfy the minimum square footage requirement shall be less than 10-feet, unless part of a pathway or trail.
 - (4) In subdivisions and short subdivisions, common open space shall be located in a separate tract or tracts.
 - (5) Required common open space shall be divided into no more than two separate areas per cluster of dwelling units.
 - (6) Common open space shall be improved for passive or active recreational use. Examples may include, but are not limited to courtyards, orchards, landscaped picnic areas or gardens. Common open space shall include amenities such as seating, landscaping, trails, gazebos, barbeque facilities, covered shelters or water features. Surface water management facilities shall not be located in a common open space area.
- (f) *Private open space.*
- Each dwelling unit shall provide a minimum of 400 square feet of private front yard space.
- (1) Examples include lawn area, courtyards and patios.
 - (2) No dimension of a private open space area used to satisfy the minimum square footage requirement shall be less than 9-feet.
- (g) *Site Design.*
- (1) A minimum of 75 percent of dwelling units shall abut the common open space.
 - (2) Common open spaces shall have dwelling units abutting at least two sides.
 - (3) Lots in CHDs are not required to abut a public street right-of-way.
 - (4) Siting of dwelling units or common open space in areas with slopes exceeding 15 percent is not encouraged. Dwelling units shall not be placed in such areas if extensive use of retaining walls is necessary to create building pads, or open space areas.
- (h) *Design Standards.*
- (1) Dwelling Units shall have a minimum 6:12 roof pitch. Up to 35 percent of roof area may have a slope not less than 4:12. Portions of a roof with a pitch less than 6:12 shall be limited to architectural features such as dormers, porch roofs and shed roofs.
 - (2) Each dwelling unit abutting a public right-of-way (not including alleys) shall have a primary entry and covered porch a minimum of 80 square feet in size, oriented towards the public right-of-way. If abutting more than one public right-of-way, the applicant, with city input, shall determine which right-of-way the entrance and covered porch shall be oriented towards.
 - (3) Each dwelling unit shall have an entry and covered porch oriented towards the common open space. If subject to (h)(2) above, this may be a secondary entrance with covered porch, a minimum of 50 square feet in size. If not subject to (h)(2) above this shall be a primary entrance with covered porch, a minimum of 80 square feet in size.

- (4) Covered porches shall be a minimum of 6 feet deep.
 - (5) Dwelling units shall not have the appearance of “tall-skinny houses”. As a guideline, dwelling units should not appear to exceed a ratio of one to one (ridge height to width) as viewed from off-site.
 - (6) Dwelling units shall not include attached garages unless the garage abuts an alley or shared parking lot. The first 200 square feet of attached garage space shall not be counted towards maximum dwelling unit size allowance.
 - (7) Detached garages and carports associated with individual dwelling units shall not exceed 500 square feet in size (detached garages or carports shall not count towards maximum cottage or CSF unit size allowance).
- (i) *Parking.*
- (1) A minimum of 1.8 parking spaces per cottage and 2 parking spaces per CSF unit shall be provided for the entire development. Fifteen percent of total required spaces shall be designated for guests.
 - (2) All or a portion of new on-street parking provided as a component of the development may be counted towards minimum parking requirements if the Director of Community Development finds that such parking configuration will result in adequate parking for the CHD.
 - (3) Garages and carports shall have a minimum 6:12 roof pitch.
 - (4) No more than 50 percent of covered parking spaces may be carports.
 - (5) Garage doors shall not be oriented towards a public right-of-way with the exception of an alley.
 - (6) No shared garage or carport may exceed 800 square feet in size.
 - (7) Garages and carports shall not be located between the common open space and the dwelling units.
 - (8) Surface parking lots shall be broken into sub lots of no more than 8 parking spaces. Sub lots shall be separated by landscaped bulb-outs a minimum of 12-feet in width.
 - (9) Parking in the form of garages, carports or surface lots may occupy no more than 40 percent of site frontage on a public right-of-way, except in the case of an alley, in which case no restriction applies. On-street parking is permitted along the entire frontage.
 - (10) Surface parking lots shall be setback 15-feet from front property lines and 10-feet from external side and rear property lines.
 - (11) Surface parking lots of more than 2 spaces, visible from a public right-of-way (not including alleys) or adjacent single-family uses or zones shall be screened by landscaping and/or architectural features pursuant to FWCC 22-1567(e).
- (j) *Height.* Dwelling units shall not exceed 18 feet in height, as defined in FWCC 22-1, “height of structure” and in no case shall the ridge of the roof exceed 24 feet from average building elevation.
- (k) *Setbacks and Building Separation.* Dwelling units shall have 15-foot front and 5-foot side and rear yard setback requirements. Dwelling units shall be separated by a minimum of 10-feet, not including projections, as identified in FWCC 22-1133(4). Dwelling units and accessory buildings shall be separated by six feet. Dwelling units not abutting or oriented towards a right-of-way shall have a front yard oriented towards the common open space. The Director of Community Development may use appropriate discretion, consistent with the intent of this Article, in determining orientation of yards in CHDs.
- (l) *Lot Coverage.* Lot coverage in CHDs shall not exceed 60 percent of gross site area. Lot coverage shall be calculated for the overall CHD, not for individual lots. Paved components of common open space areas and walkways shall not be counted in lot coverage calculations.
- (m) *Affordable Housing Bonus in RS Zoning Classifications.* In the RS zones, CHDs that include affordable units may exceed the base level of 12 dwelling units up to a total of 16 dwelling units (assuming adequate overall lot size). One half of all dwelling units over the base level of 12 must be affordable (for example, a total of four additional dwelling units may be permitted if two of these are affordable).

- (1) Affordable cottages shall be sold at a price which is affordable for a 2-person household with an annual income equal to or less than 80 percent of median income. Affordable CSF units shall be sold at a price which is affordable to a 3-person household with an annual income equal to or less than 80 percent of median income. The Director of Community Development shall prepare administrative guidelines for calculation of sale price and determination of income eligibility.
 - (2) Affordable dwelling units shall have the same appearance and utilize the same exterior materials as market rate dwelling units and shall be dispersed throughout the CHD.
 - (3) A deed, covenant or title restriction shall be recorded on the deed/title of affordable dwelling units. The restriction shall effectively maintain the units as affordable for a period of not less than 15 years from initial occupancy. The restriction shall be in a form acceptable to the Director of Community Development
- (n) *Common Area Maintenance.* CHDs shall be required to implement a mechanism, acceptable to the Director of Community Development, to ensure the continued care and maintenance of CHD common areas. A typical example would be creation of a home owner's association or condominium association with authority and funding necessary to maintain the common areas.
- (o) *General Provisions.*
- (1) CHDs in the RS zones are permitted as subdivisions, short subdivisions or condominium developments. CHDs in the RM zones are permitted as subdivisions, short subdivisions, condominium developments or multi-family developments.
 - (2) A community building, not exceeding 2,000 square feet, may be provided for the residents of the CHD. Roof pitch, architecture, materials and colors shall be similar to that of the dwelling units within the CHD.
 - (3) An existing single-family home incorporated into a CHD, that does not meet the requirements of this article is permitted to remain on a site developed for cottage and CSF housing. Modifications or additions to the structure not consistent with the provisions of this Article shall not be permitted.
 - (4) Accessory Dwelling Units are not permitted in CHDs.
 - (5) CHDs may not utilize the cluster subdivision provisions of FWCC Chapter 20.
 - (6) For those CHDs processed as formal or short subdivisions, all development standards of this article shall be reviewed by the Director of Community Development as a component of the preliminary plat or short plat review process. For all other CHDs the development standards of this article shall be reviewed as a component of process III or IV review (see use zone charts for required review process). In either case this shall include review of conceptual building elevations.

22-xxxx Modifications.

Applicants may request modifications to the open space, site design, design standards, setbacks and parking provisions of this article. The Director of Community Development may modify the above referenced provisions of this article if all of the following apply:

- (a) The site is constrained due to unusual shape, topography, easements or critical areas.
- (b) The modification is consistent with the purpose of the article as stated in FWCC 22-xxxx.

The modification will not result in a project that is less compatible with neighboring land uses.