

DRAFT POCKET RESIDENTIAL DEVELOPMENT

Title 17C Land Use Standards

Chapter 17C.110 Residential Zones

New Section: Chapter 17C.110.360 Pocket Residential Development

A. Purpose: The purpose of the Pocket Residential Development is to:

1. Encourage greater efficiency of land use by allowing compact infill development on aggregate sites.
2. Stimulate new housing that is compatible in scale and character to established surrounding residential areas.
3. Produce a broader range of building forms for residential development.
4. Expand opportunities for affordable home ownership.
5. Promote high quality housing of a character compatible with existing neighborhoods.
6. Encourage adequate, usable open space.

B. Applicability: Pocket Residential Development is permitted within the RSF-C, RSF, RTF, RMF, RHD, O, OR, CC, NR, CB, and GC zones.

C. Application Procedure: Pocket Residential Development is allowed outright except when a subdivision of land is proposed. When Pocket Residential Development involves subdivision of land, the application shall be processed in accordance with the procedures of the Subdivision Code, Chapter 17G.080 SMC.

D. Basic Development Standards:

1. **Maximum Building Height:** The maximum height of structures within a pocket residential development is as allowed in the underlying zone
2. **Maximum Building Coverage:** The maximum building coverage within a pocket residential development is as allowed in the underlying zone.
3. **Setbacks:** The following setbacks are required except in Commercial and Center and Corridor Zones where the setbacks are as required in the underlying zoning district.
 - a. **Front Setback:** The front yard requirement shall be fifteen feet except as allowed under the front yard averaging provisions of SMC 17C.110.220.D.1.

- b. Side Setback, abutting a residential zoning district: If the side yard is adjacent to other residentially zoned property the side yard shall be a minimum of five feet (5').
- c. Side Setback, Interior to Site: If platted, the side yard, interior to the site, may be zero.
- d. Side Setback, Street: The street side yard requirement shall be a minimum of five feet (5').
- e. Rear Setback: Fifteen feet (15') or as required in the underlying zoning district.

4. Minimum and Maximum Site Size:

- a. The minimum site size for a pocket residential development is as follows:
 - i. RSF-C and RSF zone: Seventeen thousand four hundred (17,400) square feet.
 - ii. RTF zone: Eight thousand four hundred (8,400) square feet.
 - iii. RMF, RHD, O, OR, CC, NR, CB, and GC zones: Five thousand eight hundred (5,800) square feet.
- b. Pocket residential developments over 1.5 acres must be approved as a planned unit development.

5. Density: The maximum density allowed in a pocket residential development is limited to that allowed in the underlying zoning district in which the site is located. The density of a pocket residential development is based on the gross site area including area set aside for public or private street rights-of-way and tracts of land dedicated for stormwater facilities.

6. Frontage: Frontage on a public street is not required for lots created in a Pocket Residential Development. Private streets or private access may be used to provide lot frontage when a private street or private access is approved in accordance with SMC 17H.010.090 and a street design variance request is approved in accordance with SMC 17H.010.020.

7. Parking: The minimum required off-street parking for a pocket residential development is one stall for each dwelling unit

8. Usable Open Space: Pocket residential developments must provide usable open space for residents. Such space may be either in a common, shared form or associated with individual units. The minimum required amount is three hundred (300) square feet per dwelling unit. The open space must be at least fifteen feet (15') wide at the narrowest dimension and must be planted with living ground cover and one tree (minimum of 2 inch caliper) for each three hundred (300) square feet of open space. Hard surfaced patios or decks may occupy up to one-half ($\frac{1}{2}$) of the required area.

E. Design Standards:

1. Ground Level Access: In order to create the appearance of individual homes, rather than apartments, each dwelling unit shall have its own individual access from grade. Stacked units with internal stairways accessed from grade are permitted.

Individual Access from Grade



Example of Individual Access for Each Unit



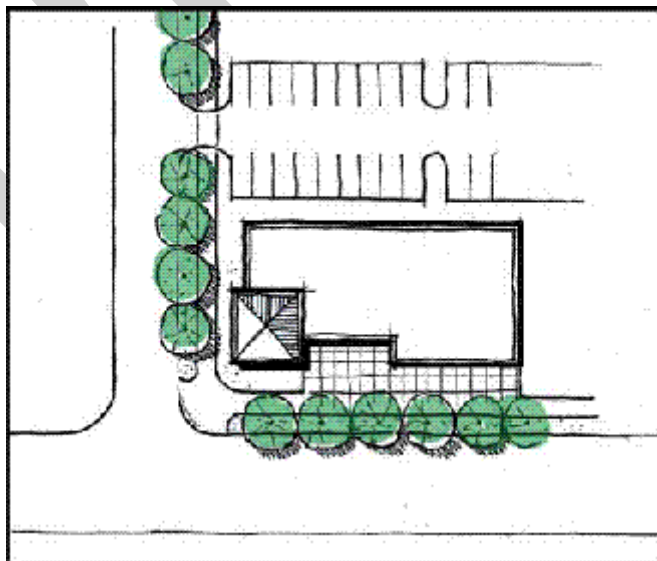
Example of Individual Access with Shared Open Space



2. Parking Lots: To ensure that parking is as unobtrusive as possible the following standards must be met:

- a. Alley Access: If the development abuts an alley, parking must be accessed from the alley.

Example of Surface Parking Accessed From Alley



b. Screening: Surface parking lots shall be screened both from the street and adjacent residential development by a combination of trees and shrubs. Trees shall be at least two inches (2") in caliper at the time of planting and no more than thirty feet (30') apart. Shrubs shall be at least thirty inches (30") in height at the time of planting. Decorative walls or fences no more than forty eight 42" inches in height may be used in lieu of shrubs. Parking is not allowed in a required front yard setback area.

Planting Material Screen



Example of Surface Parking Screened From Street

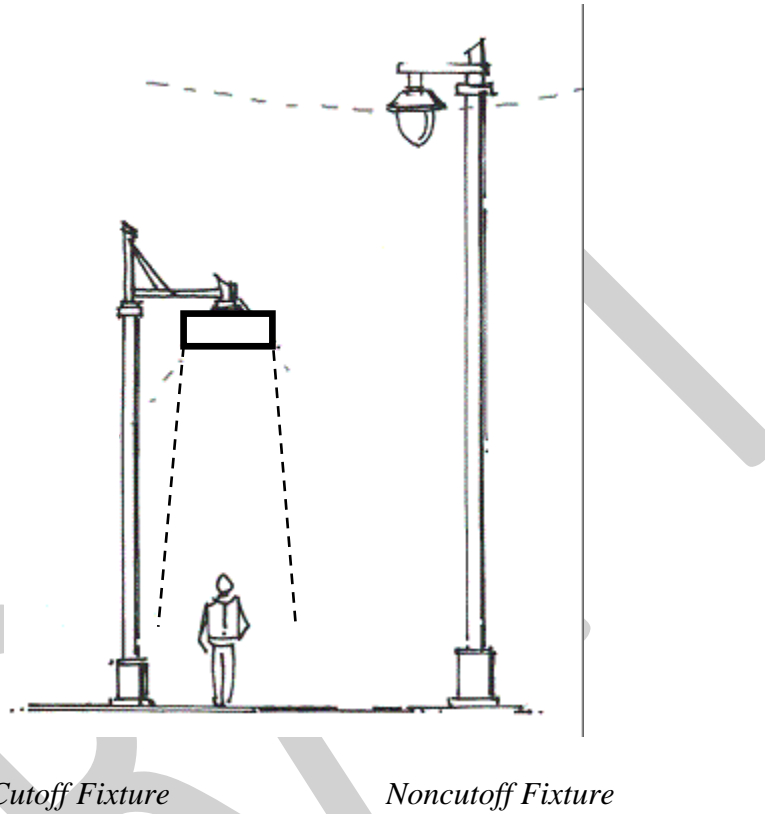


c. Paving: All surface parking shall be improved in accordance with the standards of SMC 17C.230.140.

3. Lighting: To diminish the amount of glare and spillover from lighting, the following standards shall apply:

a. Intensity: Exterior lighting fixtures shall not exceed one foot-candle in intensity.

b. Cutoffs Required: Lighting fixtures shall comply with the standards of SMC 17C.220.080



4. Fencing: To ensure a residential atmosphere, fencing higher than forty two inches (42") shall not be permitted along any street frontage.

Residential Fencing



Residential Fence along Street Frontage No Higher Than 42 inches



5. Residential Building Design: This section is subject to the provisions of SMC 17C.110.015, Design Standards Administration. For Pocket Residential Development, the following design standards must be met:

- a. All street-facing facades must have landscaping along the foundation. There must be at least one three-gallon shrub for every 3 lineal feet of foundation. (R)
- b. Sixty percent of the area between the front lot line and the front building line must be landscaped. At a minimum, the required landscaped area must be planted with living ground cover. Up to one-third of the required landscaped area may be for recreational use, or for use by pedestrians. Examples include walkways, play areas, or patios. (R)
- c. Generous use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design is encouraged.(P)

d. Front facade. Fire escapes, or exterior stairs that provide access to an upper level are not allowed on the front facade of the building. (R)

e. Duplexes and attached houses on corner lots shall be designed so each unit is oriented towards a different street. This gives the structure the overall appearance of a house when viewed from either street. (R)

f. Both units of the duplex or attached houses must meet the following standards to ensure that the units have compatible elements. Adjustments to this paragraph are prohibited, but modifications may be requested through a design departure. The standards are:

i. Entrances. Each of the units must have its address and main entrance oriented toward a street frontage. Where an existing house is being converted to two units, one main entrance with internal access to both units is allowed. (R)

ii. Each unit must have a covered, main entry-related porch or stoop area of at least 50 square feet with no dimension less than 5 feet. (R)

iii. Buildings must be modulated along the public street at least every 30 feet. Building modulations must step the building wall back or forward at least 4 feet. (R)

iv. Reduce the potential impact of new duplex and attached housing development on established and historic neighborhoods by incorporating elements and forms from nearby buildings. This may include reference to architectural details, building massing, proportionality, and use of high-quality materials such as wood, brick, and stone.(P)

v. Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows. (P)