



Planning Commission Agenda

Wednesday, August 4, 2021 at 7:00 PM

City Hall Council Chambers

700 Highway 2, Leavenworth, WA

Join the Zoom Meeting using one of the three options:

(1) connect via the Zoom app: Meeting ID: 999 2949 1100 Passcode: 225225

(2) use the web link:

<https://zoom.us/j/99929491100?pwd=b1ZqSUtLNGR3STdlTmNHWndCcDFaQT09> OR

(3) call in: 1-253-215-8782. Alternative call-in phone numbers may be used, visit zoom website for more information: [https://us02web.zoom.us/u/kOFTNV2hD](https://us02web.zoom.us/j/99929491100?pwd=b1ZqSUtLNGR3STdlTmNHWndCcDFaQT09)

The public is encouraged to attend via zoom. If that is not possible, please contact City Hall, at least one day prior to the meeting for special arrangements.

Staff will open the zoom hosting site approximately 10 minutes prior to the meeting for people to assemble. The public is encouraged to submit written comments prior to the meeting by sending to the Development Services Manager - dsmanager@cityofleavenworth.com; comments via email will need to be submitted by no later than 6:00 PM on the meeting day, in order for them to be received and prepared for submission into the record. Comments received through US Mail or delivered to City Hall will be included if they are received prior to the meeting.

1. Call Meeting to Order, 7:00 pm

2. Roll Call: Planning Commission Chair: Andy Lane (position #3 – expiration 2024)

Planning Commission Commissioners: Steven Booher (#1 - 2022), Kenny Renner-Singer (#2 - 2023), Pete Olson (#4 - 2021), Angie Harrison (#5 - 2021), Colin Forsyth (#6 - 2022) and Alison Miller (#7 - 2022)

3. Review and approval of Minutes – July 7, 2021 (sent separately)

a. **Motion:** *Planning Commission moves to approve the July 7, 2021 minutes.*

4. Housing Recommendation Phase II Review – finish review and comments are parking standards – phase II includes flexibility of driveway access and on-site parking, review of setbacks and lot coverage for accessory dwellings

5. Housing Recommendation Phase I Review – zoning amendments document

a. **Section I – HAP Recommendations and Potential benefits**

b. **Section II – Planning Commission background**

c. **Section III – Specific draft code amendments**

6. Future Meeting Considerations

a. HAP Phase I and II Review and set a hearing date

b. Review of Affordable Housing Draft Code

7. Open Discussion Items, at the Chair's discretion

8. Adjournment

All Planning Commission meetings are open to the public

Housing Recommendations Phase II

Recommendations

Increase flexibility in driveway and on-site parking requirements to accommodate a greater variety of housing types.

Consider allowing one driveway or curb cut per dwelling unit under specific conditions.

Reexamine setbacks, parking, access and lot coverage requirements to accessory dwelling units to incentivize infill development.

Evaluate the establishment of a maximum building size in RL zones.

Review the suggested options for practicality, function, benefit, impact and consistency with current codes, goals of the Housing Action Plan and Comprehensive Plan.

Setbacks

Residential Dimensional Standards.

Standard	RL6	RL10	RL12	MF
Minimum Lot Width/corner lots	60'/70'	70'/80'	80'/90'	60'/70'
Maximum Building Height	35'	35'	35'	35'
Maximum Lot Coverage	35%	35%	35%	40%
Minimum Setbacks*				
Front Yard	25'	25'	25'	25'
Street Side Yard - <i>shall be that yard area which is adjacent to a public street right-of-way, but which does not provide the primary access to the residential structure, and/or which does not serve as the street address for the residence.</i>	10' for lots 6k or greater (requires rear yard setback) 5' for lots less than 6k (requires rear yard setback)	15' (requires rear yard setback)	15' (requires rear yard setback)	10' (requires rear yard setback)
Rear Yard, without alley	15'	15'	15'	15'
Rear Yard, with alley	8'	8'	8'	8'
Side Yard	5'	8'	10'	5'

* see exceptions in existing code (following from remanded Ordinance 1589)

Exceptions for Residential Dimensional Standards.

1. [The following exceptions to residential dimensional standards may be incorporated into development proposals:](#)

- a. ~~Yard requirements — modification, LMC 18.24.090~~ [Slope Reduction Options.](#)

- i. Where the average natural slope of the front half of a lot is more than one foot rise or fall in five feet horizontal, the front yard may be reduced by not more than five feet.
 - ii. Where the average natural slope of the rear half of the lot is more than one foot rise or fall in five feet horizontal, the rear yard may be reduced to 10 feet.
 - b. Common-line setback, ~~LMC 18.04.015~~.
 - i. A common building line may be established by the average of adjacent existing building setbacks from the front setback. In the case of an adjacent vacant lot or a conforming existing building, no common building line is allowed.
 - c. Front porches may be extended up to 8' into the front yard setback, when the front yard does not include an easement for the sidewalk, ~~LMC 18.24.090~~.
 - d. Accessory ~~LMC 18.24.030~~ buildings, including eaves, that are smaller than 120 square feet of floor area, such as store-purchased buildings, tool and storage sheds, and play structures ~~shall be allowed~~ may be located ~~within~~ three feet ~~of~~ from ~~the~~ any side property line ~~which is not a street side yard~~ and/or a rear property line, provided the placement of the building does not inhibit sight distance.
 - e. Decks, patios and balconies, ~~—restrictions and clarification, LMC 18.24.100,~~
 - i. Decks greater than 12 inches above grade and balconies do not count toward building lot coverage, but do need to meet yard setback requirements.
 - ii. At-grade patios and decks built such that no part of the deck (excluding railings) is greater than 12 inches above grade do not need to meet yard setback requirements and do not count toward building lot coverage.
 - f. Yard encroachments, ~~LMC 21.90.030 definition of "yard",~~
 - i. ~~P~~projection of such features as cornices, eaves, gutters, shades and related architectural elements, ~~which~~ may project not more than four feet into a required front or rear yard or two feet into a required side yard ~~in the residential zones and not more than six feet into any required yard in the commercial zones.~~
 - g. Flag poles, towers, tower structures, light displays, ~~LMC 14.17~~
 - ii.i. Structures regulated under LMC Chapter 14.17 may be placed within the required yard setbacks.
2. Administrative deviation of 10% may be requested for dimensional standards (setback, length, width, depth, height and area) pursuant to LMC 18.04.015.
- ~~2.3~~ Building Height—exceptions to limits, LMC 18.24.050, ~~The building~~ height limitations do not apply to spires, belfries, cupolas, antennas (except as provided in Chapter 18.74 LMC Wireless Telecommunications Facilities), ventilators, chimneys, solar panels less than 3 feet in building heights or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

Building Size – Floor Area Ratio

Consider using FAR for bonus units, duplexes or triplexes– provide examples but would prefer setback, lot coverage and height regulations

Floor Area Ratio (FAR) is the ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built. Common exclusions to the total calculation of floor area ratio (FAR) include unoccupied areas such as mechanical equipment floors, basements, stair towers, elevator shafts, and parking garages.

Written as a formula, FAR = gross floor area / area of the lot

It is expressed in terms of a decimal; so, a FAR of 1.5 is a 150% of the buildable space; or, in the example, FAR .7 is 70% of the lot size.

Purpose and use

The FAR can be used in zoning to limit urban density. An architect can plan for either a single-story building consuming the entire allowable area in one floor, or a multi-story building that rises higher above the plane of the land, but which must consequently result in a smaller footprint than would a single-story building of the same total floor area.

By combining the horizontal and vertical limits into a single figure, some flexibility is permitted in building design, while achieving a hard limit on at least one measure of overall size.

Advantages

Establishing a maximum FAR for residential properties would limit the size of buildings in proportion to the size of the lot.

FAR correlates well with other considerations relevant to zoning regulation, such as total parking.

FAR can define duplex, ADUs and multi-family structures similar to SFR.

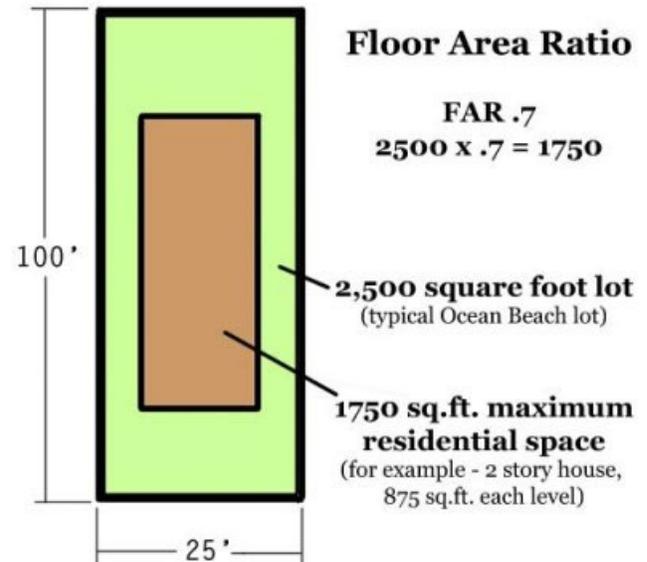
Criticism

Potential need to retain the recognizable requirements of height, lot coverage, setbacks and open space (when required) to maintain transparency and expectations.

Current City Code

Converting existing requirements into FAR using assumed lot sizes, lot coverage and maximum height would be:

Example	Lot Size	Max. Coverage	Max. Height	Potential SqFt	FAR
A.	3,000	35%	35'/3 stories	3,150	1.05
B.	6,000	35%	35'/3 stories	6,300	1.05
C.	3,000	35%	30'/2 stories	2,100	0.7
D.	6,000	35%	30'/2 stories	4,200	0.7



Changing the building height between examples A/B and C/D changed the FAR. The lowering building height was factored in as an option to addressing larger structures. The city could consider using a higher lot coverage to off-set the height reduction.

Using FAR for multi-family can help define the size of the structure in relationship to single-family homes which may benefit the neighborhood character. For example, if the city retains a FAR of 1.05 for SFR but change the types of uses to include multi-family with the same FAR of 1.05 the overall size of the structure would be no greater than an SFR.

Below is a summary of potential square footage for diversifying housing types:

Example	Lot Size	FAR	SFR Potential SqFt	Duplex Potential SqFt	Triplex Potential SqFt	Four-Plex Potential SqFt
E.	3,000	1.05	3,150	1,575	1,050	787.5
F.	6,000	1.05	6,300	3,150	2,100	1,575
G.	3,000	0.7	2,100	1,050	700	525
H.	6,000	0.7	4,200	2,100	1,400	1,050
I.	3,000	0.9	2,700	1,350	900	675
J.	6,000	0.9	5,400	2,700	1,800	1,350

Driveway & Parking (Residential Zones)

NUMBER OF SPACES:

- Single-, two- and multifamily dwellings, one stall per zero to 1,500 square foot dwelling unit and two stalls for 1,500 square foot and greater dwelling unit, LMC 14.12.150.

LOCATION:

- Parking located on the same lot as the dwelling, LMC 14.12.160.
- No encroachment into the sidewalk, LMC 14.12.160.
- No parking or loading area within the first 10' of the front yard setback area, LMC 14.12.160.
- Parking area designed that no backing movements or other maneuvering within a street, other than an alley, shall be allowed, LMC 14.12.170.
- No parking within 20' of the ingress point of a parking lot (defined as one parking space), LMC 14.12.170.

DESIGN & CONSTRUCTION:

- Driveway (private), 20 ft./10 ft. – Serves one single-family residential lot or the equivalent ADT producer for other land uses, LMC 14.14.150

- Parking area 8' x 18', LMC 14.12.170 (not clearly stated).
- Parking area shall be paved with a minimum width of 10 feet or the width of the garage, parking stalls, and/or carport, and a maximum of 50 percent of the lot width. On 30-foot-wide lots, the paved area shall be a maximum of 10 feet in width and parking shall be at right angles to the street, LMC 14.12.160.
- Parking in the rear of the property off unpaved alley shall be graveled (or better surfacing), unless through driveway to street, LMC 14.12.160.
- Parking and maneuvering areas shall be paved, LMC 14.12.170.
- Private driveways shall serve no more than a total of one lot, are intended to provide access to one single-family residential lot, and are intended to provide access to existing developed areas for infill development purposes, LMC 14.14.150.
- Fire apparatus roads and private driveways shall require recording of a road maintenance and upgrading agreement. If subdivision is involved, a note shall be recorded on the plat regarding the agreement, LMC 14.14.150.
- Fire apparatus roads and private driveways shall not be used for access where access to more remote properties would be inhibited or where the development standards for public streets outlined in this chapter could be accommodated, or for properties that can be further subdivided, unless topography, wetlands, or other natural features necessitate this type of access, LMC 14.14.150.
- Multiple fire apparatus roads/private driveways shall not be allowed in place of a city street adequate to serve the area or development built to the standards outlined in this title, LMC 14.14.150.
- Access via a fire apparatus road/private driveways shall be limited to one such access on the parent parcel existing at the time of adoption of this code on April 13, 2004, LMC 14.14.150.

OPTIONS:

- Review number of required spaces
- Review the size of parking – 9x19? 9x20?
- Permitting two access points for corner lots? – with a separation of 70'?
- Permitting access from the alley – SRF? ADU? MF? B&Bs? When improved surfacing? Stormwater?

Phase I – Proposed Amendments

The proposed Housing Action Plan (HAP) provided rationale recommendations, based on data collected from the community, to address local housing needs. Four of the recommendations with their potential benefits have been reviewed by the Planning Commission and code amendments drafted based on discussions at the Planning Commission meetings. This document provides some background, Section I - HAP Recommendations and Benefits and Section II - Background and Findings, before listing specific draft code amendments in Section III.

SECTION I - HAP Recommendations and Benefits

Evaluate converting RL-12 zone into RL-10 zone to reduce incentives for urban sprawl. See items 1, 2 and 3 below. Potential benefits:

- Increasing housing supply, though this is limited given the limited areas of RL-12 zoning and the potential for subdivision into new lots.
- Potentially increasing the affordability of homeownership where new houses require less land, though new housing on 10,000 square foot lots are not likely to be affordable to moderate-income households.
- Reducing urban sprawl and aligning to the goals of Washington’s Growth Management Act.

Review use-specific minimum lot size requirements for RL zones to encourage a greater diversity of housing sizes and type. See items 5 and 6 below. Potential benefits:

- Increasing housing supply.
- Increasing housing diversity where it incentivizes homes smaller than what the market is currently delivering.
- Increasing entry-level homeownership options.
- Increasing moderate-income rental housing options.
- Increasing walkability of residential neighborhoods where new development stimulates demand for local services within walking distance.
- Reducing urban sprawl.

Amend minimum lot size requirements for duplexes to be consistent with lot size requirements for single-family residences in the same zone. See item 4 below. Potential benefits:

- Increasing housing supply, including rentals for those with moderate incomes.
- Increasing housing diversity.
- Increasing affordable homeownership either through condominium ownership (if allowed) or where the rental income of one unit makes the purchase of the duplex more feasible.

Evaluate the establishment of a maximum building size in RL zones. See items 5 and 6 below.

Potential benefits:

- Limiting house size could improve the affordability of homeownership, but it is unlikely to support entry-level homeownership.
- Preserving existing neighborhood character.
- Reducing greenhouse gas emissions per occupant (larger houses consume more resources to house fewer people).

Phase I – Proposed Amendments

- Reducing development displacement pressure on lower- and moderate-income property owners.

Background: *The 2012 Comprehensive Plan, Leavenworth Residential Land Use Inventory and Analysis (Appendix E) and 2014 Land Capacity Analysis (Appendix F) shows that the available land can potentially support an additional 2,618 dwelling units. A Medium-Series population projection estimates an increase in population of 641, which at 2 persons per household will require an additional 1,282 dwelling units for the twenty-year planning period¹.*

During the current building cycle from 2012-2020, the city has added approximately 103 single-family units, 50 accessory dwelling units and 215 multi-family units for a total of 367 residential units. The Housing Action Plan noted a greater increase in job growth than housing, for this reason, the city is seeking ways to increase density. Expanding the Urban Growth Area will be part of future discussions with the community and Chelan County.

SECTION II, Background and Findings

1. Consider change RL 12 to RL 8

There are currently three areas zoned RL12. They have limited infill potential given current land uses and critical areas; however, by combining this district with RL10 (which is proposed to change to an RL8 district), it will simplify and streamline code. No expected change in the number of lot sizes is anticipated with this change. Current RL12 zones:

- South of Ranger Road through Poplar Street (within City Limits)
 - This area is made up of 12 parcels covering approximately 24 acres most of which is wetland
 - It has limited development due to wetland – consider a criterial area overlay zoning to manage expectations for development.
- East Leavenworth Road (within UGA)
 - This area is made up of 38 parcels covering approximately 21 acres
 - It has limited development due to lack of available sewer
- Riverbend Drive (within UGA)
 - This area is made up of 41 parcels covering approximately 24 acres
 - It has limited development due to lack of available sewer and existing development

2. Consider change RL 10 to RL 8

The 2012 Comprehensive Plan appendix E, residential land use inventory and analysis summarized each zoning district vacant and under developed properties. The RL10 district has the most land available for potential development/infill, approximately 300 acres. This land is primarily in the Urban

¹ 2020 Comprehensive Plan page LU-5

Phase I – Proposed Amendments

Growth Area. By reducing the minimum lot size from 10,000 to 8,000 the rough buildout would go from 1,307 lots to 1,634 lots, an increase of 327 lots (assuming no critical areas or land required for infrastructure).

3. Consider change RL 6 to RL 3

The 1st Addition Leavenworth plat was recorded in 1893 with 30'x100' lots, a density of 14-15 units per acres. Originally platted for 207 lots and currently (2019) with 117 parcels with an average parcel size of just of 7,000 square feet or 6.2 units per acres. The history seems to show that where smaller lots are available full build out has not occurred, rather people own more lots, but the overall growth pattern is practicable with the neighborhoods. Additionally, when multiple lots have been developed there is an option to re-established the historical lot for infill. However, when larger lots are available (like Leavenworth Gardens) infill development occurs in random patterns proposing challenges to future infill.

4. Remove duplex lot size requirement

The City updated accessory dwelling unit regulations in 2016 to encourage more units. This amendment permitted ADUs to be attached, detached or within an existing single-family dwelling. The result was that a duplex and ADU regulations overlay in function and possibly in design. Because ADUs are now permitted on lots of all sizes but duplexes required 12,000 square feet there is a conflict in the code. Removal of the lot size for duplex will remove this conflict.

5. Consider triplex development in residential zones

The inclusion of accessory dwelling units into residential districts has provided an opportunity for infill development with minimal concern from neighbors. Of the 50 ADU building permits issued since 2016, only four (as of June 2021) are being used as a Bed & Breakfast. The remaining are used for long-term rentals or family members.

Expanding the regulations to permit triplexes, without expanding the building size, would increase housing density in a similar manner to ADUs.

6. Consider cottage housing development in residential zones

During public workshops and meetings, the concept of cottage housing (small groups of housing units, with a shared courtyard and common parking area) was favorably received. The inclusion of cottage housing appears to be a desired outcome for the community.

Phase I – Proposed Amendments

7. Consider design guidelines

The city has generally permitted housing with very little design guidelines. As the number of dwellings increases or the house sizes increase there is increased concern with aesthetics.

SECTION III – Draft Code Amendments

1. Consider change RL 12 to RL 8

Proposed code amendment(s):

- LMC Chapter 18.21 Residential Low Density 12,000 District – combined with RL10 for a new RL8 District
 - LMC 18.21.060 Lot size.
 - In a ~~RL12~~ RL8 district, the lot size shall be as follows:
 - A. The minimum lot area shall be ~~128,000~~ 8,000 square feet ~~for a single-family dwelling and duplex.~~
 - B. The minimum lot width at the front building line for new land divisions shall be ~~80~~ 60 feet for an interior lot and ~~90~~ 70 feet for a corner lot.
- Review all zoning regulations to modify the term RL12 to RL8
- Review all zoning regulations to modify 12,000 square foot lot requirements to 8,000

Rationale for additional code amendment(s):

- The rationale for removing the “for a single-family dwelling and duplex” is that the uses are defined in the District Use Chart and listing it here leaves a question of lot size of other types of uses.
- The rationale for reducing the lot width is that with a smaller lot size a narrower width matches the existing and historic pattern of lot sizes by allowing 100-120’ lot depth.
- Corner lots retain the historical standard to be 10’ wider.

2. Consider change RL 10 to RL 8

Proposed code amendment(s):

- LMC Chapter 18.23 Residential Low Density 10,000 District – combined with LMC 18.21 for a new RL8 District
 - LMC 18.23 Residential Low Density 10,000 District (RL10)

~~18.23.010 Purpose.~~

~~This is a restricted residential district of low density in which the principal use of land is for single-family dwellings, together with recreational, religious, and educational facilities required to serve the community. The regulations for this district are designed and intended to establish, maintain and protect the essential characteristics of the district, to develop and sustain a suitable environment for family life where children are members of most families, and to prohibit almost all activities of a commercial nature and those which~~

Phase I – Proposed Amendments

~~would tend to be inharmonious with or injurious to the preservation of a residential environment.~~

~~18.23.060 Lot size.~~

~~In a RL10 district, the lot size shall be as follows:~~

~~A. The minimum lot area shall be 10,000 square feet for a single-family dwelling and 12,000 square feet for a duplex.~~

~~B. The minimum lot width at the front building line for new land divisions shall be 70 feet for an interior lot and 80 feet for a corner lot.~~

~~18.23.070 Building height.~~

~~In a RL10 district, no structure shall exceed a height of 35 feet.~~

~~18.23.080 Lot coverage.~~

~~In a RL10 district, buildings and structures shall not occupy more than 35 percent of the lot area.~~

~~18.23.090 Off-street parking.~~

~~Off-street parking shall be provided as required in Chapter 14.12 LMC.~~

- Review all zoning regulations to modify the term RL10 to RL8
- Review all zoning regulations to modify 10,000 square foot lot requirements to 8,000

Rationale for additional code amendment(s):

- All items in LMC 18.21 (new RL8 code) are consistent with the removed items, i.e., there is no change in height, lot coverage or parking with this amendment.

3. Consider change RL 6 to RL 3

Proposed code amendment(s):

- LMC Chapter 18.20 Residential Low Density 6,000 District – modify RL6 to RL3
 - LMC 18.20.060 Lot Size
 - In a ~~RL6~~RL3 district, the lot size shall be as follows:
 - A. The minimum lot area shall be ~~63,000 square feet for a single-family dwelling and 12,000 square feet for a duplex.~~
 - B. The minimum lot width at the front building line for new land divisions shall be ~~60~~30 feet for an interior lot and ~~70~~40 feet for a corner lot.
- Review all zoning regulations to modify the term RL6 to RL3
- Review all zoning regulations to modify 6,000 square foot lot requirements to 3,000

Phase I – Proposed Amendments

Rationale for additional code amendment(s):

- See item #1 above.

4. Remove duplex lot size requirement

Proposed code amendment(s):

- LMC Chapter 18.36 Supplementary Regulations, remove lot size for duplexes.
 - LMC 18.36.045 Duplex Dwellings
Two-family dwelling/duplex shall meet the following minimum requirements:
~~1. The minimum lot area shall be 12,000 square feet for a two-family dwelling/duplex;~~
~~2. There shall be no more than one two-family dwelling unit/duplex per building lot;~~
~~3.1.~~ Two-family dwelling unit/duplex shall conform to all other provisions of city code.
Conversions of existing structures to a duplex shall be allowed in conformance with Chapter 18.68 LMC, Nonconforming Provisions, excepting setbacks whereby the legally established structure may receive an administrative deviation to encroach no more than 20 percent into the setback; and,
~~4.2.~~ Separate water and sewer utilities shall be required for each unit.
- LMC Chapter 21.90, update definitions for duplex, dwelling/duplex, two-family, dwelling unit and townhouse
 - “Duplex” means a single building containing two dwelling units, totally separated from each other by an unpierced wall.
 - “Dwelling/duplex, two-family” or “two-family dwelling/duplex” means a single building containing two dwelling units, totally separated from each other by an unpierced wall~~detached residential building containing two dwelling units, designed for occupancy on a monthly or longer basis by not more than two families. Each unit shall be designed for and occupied on a monthly or longer basis.~~
- LMC Section 18.52.130, remove duplex from conditional use permit chapter
 - ~~18.52.130 Conditional use permit – Two-family dwelling units (duplexes).
In granting a conditional use permit for a two-family dwelling unit in the residential low-density zone, the hearing examiner shall impose the following minimum conditions:
A. The minimum lot area shall be 12,000 square feet for a duplex.~~

Rationale for additional code amendment(s):

- LMC 18.36.040 limits one principal structure to a lot (parcel), therefore, the requirement for one duplex per lot was redundant.
- Other code sections are requested for amendment to provide consistency throughout the zoning code regulations.

Phase I – Proposed Amendments

5. Consider triplex development in residential zones

Proposed code amendment(s):

- LMC Chapter 18.36 Supplementary Regulations, add requirements for triplexes (1) Building size not to increase from current standards for a single-family dwelling, (2) Number of parking spaces not to change from current requirements, and (3) Consider conditional use permit option for B&B's
 - [LMC 18.36.043 Triplex Dwellings](#)
 - [Triplex dwelling shall meet the following minimum requirements:](#)
 1. [The overall building size shall not exceed the buildable area. A variance for setback, height, or lot coverage to develop a triplex shall not be granted.](#)
 2. [Parking shall be provided on the same lot as the development.](#)
 - ~~1.3.~~ [Triplexes shall retain the appearance of a single-family residents \(not a duplex, townhome, or other form of dwelling\).](#)
 - a. [Only one front door shall face the street front yard, when feasible.](#)
 4. [Triplexes shall not be used for a Bed and Breakfast.](#)
- LMC Chapter 21.90, and definition of triplex and update definitions for multifamily
 - “Dwelling, multifamily” or “multifamily dwelling” means a residential building, [on a lot, designed for or occupied by three ~~designed with four~~ or more families, with the number of families in residence not exceeding the number of dwelling units provided for owner occupancy, rent, or lease on a monthly or longer basis.](#)
 - [“Dwelling, Triplex” means a residential building designed with three separate dwelling units.](#)
 - “Dwelling unit” means one or more rooms designed, occupied or intended for occupancy as separate living quarters, [which includes kitchen, bathroom and living space.](#) A dwelling unit ~~may be includes a single family dwelling, a unit in a two-family dwelling/duplex, an apartment or other leased premises~~ leased on a monthly or longer basis, ~~or residential condominium unit. A dwelling unit shall include a detached accessory dwelling unit that is intended for human habitation (i.e., living quarters).~~ Dwelling unit does not include individual hotel/motel guest rooms, condominium timeshare units, cabins, transient accommodations or similar guest accommodations rented to transient guests in a motel, hotel, inn, or similar transient lodging establishment.

Rationale for additional code amendment(s):

- Triplexes are a new use which requires a definition and modification of existing definitions for consistency throughout the code.

Phase I – Proposed Amendments

6. Consider cottage housing development in residential zones

Proposed code amendment(s):

- LMC Chapter 18.36 Supplementary Regulations, add requirements for cottage housing, including (1) number of dwellings (density) permitted on various lot sizes, (2) Access via an improved alley, when possible, and (3) Ability to subdivide into small lots or convert to condominiums

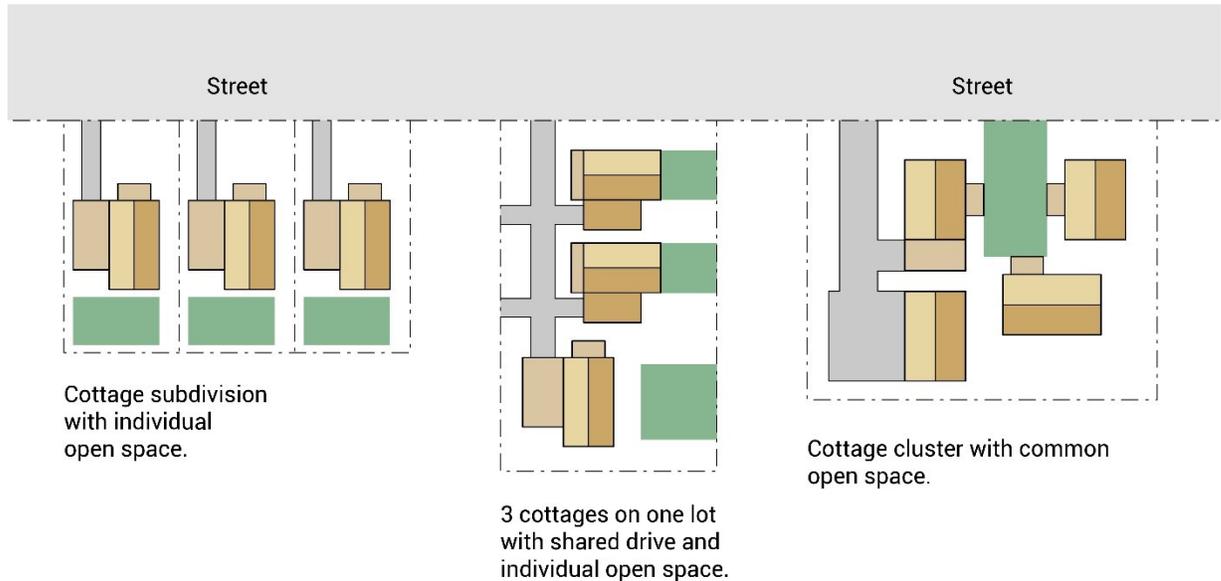
- [LMC 18.36.047 Cottage housing](#)

[Cottage housing shall meet the following minimum requirements:](#)

- [1. Cottage housing, for purposes of density, shall be considered half a dwelling unit, so that two cottage dwellings shall be considered equal to one single-family residence. Up to three cottage dwellings may be placed on a lot, when all other standards can be meet.](#)
 - [2. Front entrances shall be designed to face a central court yard or street.](#)
 - [3. Access shall be from an alley or a shared driveway.](#)
 - [4. Parking spaces/garages, are encouraged to use an alley as the primary vehicle access.](#)
 - [5. Open space shall be provided with at least 250 square feet per cottage dwelling.](#)
 - [a. Open space shall be designed as passive or active recreational area. Examples may include, but are not limited to, courtyards, open lawn areas, landscaped picnic areas or gardens.](#)
 - [b. Open space shall be contiguous to the side or rear yards with a minimum dimension of 15 feet square. This space may not be used for vehicle or other large object storage but be available for human activity.](#)
 - [c. When designed as a common open space, it shall be located in a separate tract and owned in common by all property owners with a recorded perpetual maintenance agreement.](#)
- ~~1.6.~~ [Cottage housing may be converted to condominiums, when meeting City regulations/standards, through the binding site plan process.](#)

[\(ADD GRAPHIC – see sample below\)](#)

Phase I – Proposed Amendments



- LMC Chapter 21.90, define cottage housing
 - [“Dwelling, cottage housing” means a single-family dwelling less than 1,000 square feet of gross floor area and without an accessory dwelling unit.](#)

Rationale for additional code amendment(s):

- Cottage housing will be a new housing option and will require a new definition. Because it is a housing type, the proposed definition includes the term “dwelling”.

7. Consider design guidelines

Proposed code amendment(s):

- LMC Chapter 18.36 Supplementary Regulations, consider adding requirements dwelling design, including (1) Garage size relative to the wall size (develop a ratio), and (2) Require a front porch
 - ~~14.16.090~~[LMC 18.36.055](#) Design standards – All [residential](#) types of construction. The following standards shall apply to all ~~single-family homes, modular homes, and manufactured homes,~~[residential dwellings](#) ~~or other related types of construction.~~
 - A. If the main entry door of the dwelling does not face the street from which the front yard setback is derived, a minimum of 30 square feet of glazing shall be on the portion of the dwelling facing the street on which the front yard setback is located;
 - B. Entry porches/landing areas shall be constructed as an integral part of the dwelling architecture and of materials which complement the primary structure;
 - C. Attached/detached garages shall be constructed with siding materials which are the same, or similar to those of the primary structure;

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D. Garage door(s), facing the street, may occupy no more than 50 percent of the width of the ground-level exterior wall of the building, facing the street. Garage doors may exceed this limit up to a maximum of 65 percent of the width of the ground-level facade facing the street provided at least two of the following design details are utilized:

1. A decorative trellis over at least the entire width of the garage door(s).
2. A balcony that extends out over the garage and includes decorative support columns.
3. Windows on the garage door.
 1. Modulation of the exterior wall of the building.
 2. Front porch is part of the exterior wall of the building

E. Dwellings shall provide a covered front entry with minimum weather protection of three feet by three feet (a covered porch or recessed entry).

~~D.F.~~ Eave overhangs shall be a minimum of 12 inches except in cases where the specific architectural type (i.e., English Tudor) is complemented by a lesser eave overhang distance;

~~E.G.~~ All dwellings shall be permanently connected to foundations, and must meet seismic, snow, and wind loading standards for the city of Leavenworth (SDC C);

~~F.H.~~ All foundations shall meet International Residential Code standards for site-built homes;

~~G.I.~~ Any support structure built to meet snow loading standards shall be designed to integrate with the building and shall not be a separate support structure, such as a portico;

~~H.J.~~ On level grades, no more than 12 inches of foundation wall shall be exposed on the walls facing a street (an additional factor of plus 2 percent (above the 12-inch maximum) may be included for drainage); greater than 12 inches of foundation wall may be exposed in cases where the slope of the lot necessitates this;

~~I.K.~~ All siding shall extend below the top of the foundation 1.5 to two inches. A bottom trim board does not qualify as siding and cannot be used to cover the top of the foundation;

~~J.L.~~ All skirting materials shall resemble a typical residential foundation;

~~K.M.~~ All wheels, tongues, and other transportation equipment shall be permanently removed;

~~L.N.~~ All trim materials around windows, doors, corners, and other areas of the dwelling, shall be a material which complements the structure and which is not subject to deterioration; and

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~~M.O.~~ All additions and/or other architectural features shall be designed and permanently connected to the dwelling so as to be an integral part of the dwelling.

Rationale for additional code amendment(s):

- Current residential structure design standards are in title 14. Moving these standards to LMC Chapter 18.36 Supplementary Regulations will provide clarity.