









# Housing Type Discussion/Analysis

For discussion at the June 11<sup>th</sup> CAC meeting

	Height	Density Range (gross <sup>3</sup> )	Economic Viability <sup>1</sup>	Locations Currently Allowed <sup>2</sup> (for new lots)	Questions, Comments & Considerations?
<b>Single Family—Small Lot</b> 	1 to 2 stories	9-17 du/acre (we've found lots can be as small as 2,500sf)	Yes, many existing examples in Anacortes	R-4 –Yes (3,000sf min) R-3 –No (6,000sf min) R-2 – No (7,500sf min) R-1 – No (15,000sf min)	MAKERS: (1) Discuss whether these lot/housing types would be desirable in more areas (?) (2) Perhaps parts of R-3 might be candidate for smaller lots (?) CAC:
<b>Accessory Dwelling Unit</b> 	1 to 2 stories (2 if over a garage)	NA – accessory to detached single family dwelling	Yes, some existing examples in Anacortes.	Allowed in R-1 thru R-4 zones: <ul style="list-style-type: none"> <li>• May be attached or detached</li> <li>• 900sf limit</li> <li>• 3 on-site parking spaces (combined)</li> <li>• Land owner must reside in primary house or ADU</li> <li>• No impact fees</li> </ul>	MAKERS: (1) First clarify how well current provisions are working in terms of their use and design of built ADUs – then perhaps ID whether changes are needed. CAC:
<b>Cottage Housing</b> 	1 to 1-1/2 stories	10-25 du/acre	Yes, likely viable in single family zones, perhaps less viable in multifamily zones	Cottages may be built – but they would be treated like a regular single family dwelling – thus they would need to meet density provisions even if approved via a PUD (AMC 17.44). <u>The practical result is that they aren't allowed.</u>	MAKERS: (1) In order to make cottage housing viable, there has to be an incentive. (2) We've found that allowing 2 cottages for every regular dwelling unit has worked. (3) They are most appropriate economically in SF zones. (4) Good site/design standards are critical. CAC:
<b>Duplex</b> 	1 to 2 stories	8-20 du/acre	Yes, many existing examples in Anacortes	R-4 –Yes (4,000sf min) R-3 –Yes (7,500sf min) R-2 – CUP (9,000sf min) R-1 – No	MAKERS: (1) Other communities just have one lot size minimum – and allow duplexes provided you can meet applicable site and design standards. (2) Another option is to allow greater flexibility for duplexes on corner lots, where entries face opposite streets. (3) Consider site/design standards. CAC:
<b>Townhouse</b> 	2 to 3 stories	15-40 du/acre	Yes, some existing examples in Anacortes – AND often a good choice for singles, young couples, and empty nesters	R-4 –Yes (5,000sf min +) R-3 –Yes only if built as triplex or four-plex (10,000 and 12,500sf min) R-2 – No R-1 – No	MAKERS: (1) Discuss where these uses might be desirable and what characteristics would make them acceptable. (2) There are many options to integrate them. (3) You can place limits on the maximum number of connected units (anywhere from 3-6 for example). (4) Another option is to allow condos or fee simple units – which is what many communities have done to promote them. (5) Good site/design standards are critical. CAC:

	Height	Density Range	Economic Viability*	Locations Currently Allowed	Comments
<b>Walk-Up Apartments</b> 	2 to 3 stories	20-60 du/acre	Yes, some existing examples in Anacortes. These are much more likely to be built in Anacortes since they utilize surface parking over structured parking	R-4 – Yes (3,000sf + 1,000+ sf for every unit) R-3 – No R-2 – No R-1 – No Also see Lowrise provisions below for CBD, C, and CM-1 zones	MAKERS: (1) Discuss where these uses might be desirable and what characteristics would make them acceptable. (2) Good site/design standards/guidelines are critical.  CAC:
<b>Lowrise</b> 	3 to 4 stories	30-100 du/acre	Possible, depending on site characteristics & amenities. High structured parking costs make this housing type a challenge economically, though sloped sites where little excavation is needed are a possible candidate.	CBD – Yes, if commercial occupies ground floor C - Only if built with 28 du/acre or less and with commercial on ground floor R-4 - Only if built with 28 du/acre or less CM-1 CUP if mixed-use and subject to 40' height limit and low floor area ratio	MAKERS: (1) Discuss where these uses might be desirable and what characteristics would make them acceptable. (2) One possibility is to allow them on select streets in CBD and C zones without mixed-use requirement. (3) Good site/design standards/guidelines are critical.  CAC:CAC:
<b>Midrise</b> 	5 to 7 stories	60-150 du/acre	Unlikely. High structured parking costs will likely make this the taller mid-rise form unlikely for the foreseeable future.	See above.	

**NOTES:**

- \*DISCLAIMER: Economic viability comments are not based on a detailed study, but rather general experience working with other communities that have built these types of housing, economic conditions necessary to build them, and a general knowledge of real estate economics in Anacortes.
- Flexibility in the types of housing allowed in a zone may be granted through a PUD per AMC Chapter 17.44. However, the housing types would still be subject to the same density standards set forth in the applicable zone.
- Gross density includes street rights-of-way (ROW) and dedicated parkland into the density calculations. For example, lots sized at 11,000sf = roughly 4 units/acre "net" density" but will probably = 3 units/acre "gross" density or less when counting the ROWs into the calculations.

**Other Issues Associated with Housing Types**

- Parking – R-1 through R-3: All housing types require 2 on-site parking spaces/unit. R-4 and other zones – 1.2/unit for studio/1br, 1.6 for 2br, and 1.8 for 3br, which seem reasonable. Option to get reduced parking by PC approval if it is determined it doesn't negatively affect area and use (such as senior housing) generally needs less parking.
- R-2 and R-3 zones have 3-story or 35' building height limits, which is relatively generous.
- R-2 and R-3 zones have 35% lot coverage maximums, 20' front yard setbacks, and side yard setbacks of 5 and 10 feet. The low land coverage percentages may have an effect on multifamily housing types – most notably those types that integrate parking under the building.
- R-4 zone = 10' front yard setback, 5' side yard (but up to 8' for 40' tall buildings), and generally 10' rear yard setback; 40' height limit (allows 3 floors, though 4 floors may be possible with a flat roof and lower ceiling heights); 50% land coverage (which encourages surface over structured parking).
- Assisted care/congregate care facilities are conditionally permitted in the R-4 zone. They are not allowed in the C and CBD zones.
- Age restricted senior apartments are considered a type of multifamily use. See note about parking flexibility above.