



# **SSHA<sup>3</sup>P Co-Living Model Code User Guide**

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**SSHĀ<sup>3</sup>P**

**MAKERS**  
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# 1.0 – Introduction

This guidance was prepared by MAKERS architecture & urban design, LLP for South Sound Housing Affordability Partners (SSHA<sup>3</sup>P) to provide guidance on implementing HB 1998, codified in RCW 36.70A.535, which requires cities subject to the growth management act to broadly allow co-living as a permitted use.

The guidance was created in partnership with the Cities of DuPont, Edgewood, Fife, Fircrest, Gig Harbor, Lakewood, Puyallup, and University Place, and the Town of Steilacoom using funds from the Washington State Department of Commerce’s Coordinating Low-Income Housing Planning (CLIHP) grant. This group of cities is referred to as the CLIHP/co-living workgroup in this document.

The guidance document accompanies a co-living model code that workgroup cities can use as a template for code updates for compliance with RCW 36.70A.535. Chapter 2 of the guidance is organized around the model code, providing context and individualized recommendations for code updates for each of the workgroup cities. *Text of the model code is included in italicized text.*

**Sections of the model code that implement requirements from RCW 36.70A.535 are shown in bold text.** Pieces of the model code that have been updated since the March 2025 draft are shown underlined. Chapter 3 provides reviews additional considerations that are not directly related to the model code. Chapter 4 provides resources for cities to draw from when drafting or communicating about co-living code updates.

The user guide is specifically targeted at addressing the needs and concerns of the partner cities listed above. The Washington State [Department of Commerce Co-Living Guidance](#) should be consulted for more general information on co-living and compliance with RCW 36.70A.535.



Figure 1. Examples of co-living buildings in Redmond and Seattle. Source: MAKERS.

## 2.0 Model Ordinance Text and Commentary

### 2.1 – Front Matter

#### Recitals

The recitals included in the model ordinance were adapted from the text of HB 1998 and the Department of Commerce’ Middle Housing Model code. They are provided for the convenience of staff and should be updated for local context.

#### Purpose – Section 1 Model Ordinance Text

*The purpose of this middle housing ordinance (“ordinance”) is to implement Engrossed Substitute House Bill 1998, codified in RCW 36.70A.535, by providing land use, development, design, and other standards for co-living housing to be developed on all lots zoned to allow at least six multifamily units.*

The purpose statement helps clarify the goal of the regulations and is a useful reference point if and when questions arise related to code application. If the code is divided into multiple sections, staff should consider adding or updating purpose statements for the relevant sections.

### 2.2 – General Provisions

#### Section 2 Model Ordinance Text

- A. *Nothing in this ordinance prevents the city from setting development regulations related to density, parking, open space, design standards, or sewer connection fees for multifamily housing.*
- B. ***The city shall not require through development regulations any standards for co-living housing that are more restrictive than those that are required for other types of multifamily residential uses in the same zone.***
- C. ***The city shall only require a review, notice, or public meeting for co-living housing that is required for other types of residential uses in the same location, unless otherwise required by state law including, but not limited to, shoreline regulations under chapter [90.58](#) RCW.***
- D. ***The city shall not exclude co-living housing from participating in affordable housing incentive programs under RCW [36.70A.540](#).***
- E. *Conflicts. In the event of a conflict between this ordinance and other development regulations applicable to co-living, the standards of this ordinance control except that, this subsection shall not apply to shoreline regulations under Chapter 90.58.RCW.*

## Discussion

This section establishes that co-living cannot be regulated differently from non-co-living multifamily in zones where multifamily is allowed. Cities should update all provisions that relate to multifamily development to apply to co-living as well, but if there are any remaining code conflicts, the standards in this ordinance take precedence, except for shoreline regulations. Specific co-living standards that do not apply to multifamily are only appropriate for issues unique to co-living, including provision of common kitchens and rules about sleeping units (see 2.5– Sleeping Units and Shared Kitchens).

## Workgroup Recommendations

The model code provisions were drafted to be adopted by all workgroup cities. The appropriate code section will depend on the city. In general, we recommend that the definitions included in Section 3 of the model code be included in the standard definitions section of the zoning code and that the other co-living specific standards be located in a new section. When possible, this section should be organized with other citywide development standards specific to a building type or element, such as middle housing. Some optional suggestions for appropriate code sections are listed below.

- Dupont: DMC 25.82.
- Edgewood: EMC 18.90.200
- Fife: FMC 19.68.160
- Fircrest: FMC 22.61
- Gig Harbor: GHMC 17.69
- Lakewood: LMC 18A.40.100(B)(14)
- Puyallup: PMC 20.67
- Steilacoom: SMC 18.16.100
- University Place: UPMP 19.70.150

## 2.3 – Definitions

### Section 3 Model Ordinance Text

*The following definitions shall apply for the purposes of this ordinance, notwithstanding other definitions in the city’s development regulations:*

**“Co-living” means a residential development with sleeping units that are independently rented or owned and lockable and provide living and sleeping space with residents sharing kitchen facilities with other sleeping units in the building.**

*“Kitchenette” means a room or part of a room which is used, intended, or designed to be used for basic food preparation, with a sink and at least one 120v electrical outlet.*

*“Kitchen” means a room or part of a room which is used, intended, or designed to be used for preparing food. The kitchen includes facilities, or utility hookups for facilities, sufficient to prepare,*

cook, and store food, and wash dishes, including, at a minimum, countertops, a kitchen-style sink, space and utilities sufficient for a gas or 220/240v electric stove and oven, and a refrigerator.

*“Multifamily means a building that contains seven or more dwelling or sleeping units. The term also includes any dwelling or sleeping units that are within a mixed-use building.”*

**“Sleeping unit” means an independently rented or owned and lockable unit that provides living and sleeping space.**

*“Shared kitchen” means a kitchen that is used, intended, or designed to be used by residents of multiple dwelling or sleeping units for preparing food simultaneously.*

## Discussion

HB 1998 introduced several important new terms into the planning lexicon – “co-living” and “sleeping units” – and elevated the importance of several existing terms: “multifamily”, “dwelling unit”, and “kitchen”. Typical approaches to zoning and planning have long drawn a clear distinction between residential uses that consist of dwelling units and other residential uses like boarding houses, single-room occupancy hotels (“SROs”), or dormitories, which have been discouraged or prohibited in most zones. As defined in RCW 36.70A.535, the presence or absence of private, in-unit kitchens is the key legal distinction between these types.

### Multifamily Definition

Because HB 1998 required GMA cities to allow co-living uses anywhere where multifamily is allowed, it raises the question: is co-living a type of multifamily use? Cities can comply with RCW 36.70A.535 whether they consider co-living a type of multifamily or not. However, the approach taken with the multifamily definition has important implications for how other elements of code interact, such as design and dimensional standards.

**The model code has been updated since the 3/15 draft to explicitly recommend that cities include co-living in their multifamily definition.** Adopting this approach (which is optional) will reduce the number of code sections cities must update to comply with RCW 36.70A.535

All workgroup cities currently define multifamily as consisting of dwelling units, i.e. not including co-living.

The multifamily definition in the model code section above is intended to avoid overlap with middle housing, to include any buildings with more than a handful of sleeping units, and to distinguish co-living from small boarding houses, which are currently permitted in some CLIHP/co-living workgroup city zones. Cities that choose to retain definitions that define “multifamily” as housing with multiple dwelling units will need to add language to standards that reference multifamily, such as use permissions and design standards, or to be clear that such standards also apply to co-living.



Figure 2. Single-room occupancy hotels (“SROs”) like the Milwaulkee Hotel in Seattle played a prominent role in early 20th Century cities, but have been widely prohibited since the 1950’s. Source: MAKERS



## Other Considerations

**Mixed sleeping and dwelling units.** Cities should also consider incorporating language explicitly allowing sleeping units (i.e., co-living) to be mixed with dwelling units in an apartment or condominium building (i.e., multifamily), as some developers in Seattle and east King County cities have done.

**Middle housing.** HB 1110 passed in 2023 and codified in RCW 36.70A.635 creates a definition of middle housing that includes attached housing types including triplexes, fourplexes, fiveplexes, and sixplexes. RCW 36.70A.635 also requires that cities provide special consideration for middle housing types related to parking and design review, even for middle housing types that cities are not required to permit in all residential zones. As a result, definitions at multifamily that also include buildings with 2-6 units may create conflicts in some cases, such as when a triplex is permitted in a multifamily zone. To avoid this situation, we recommend that cities define multifamily as buildings containing seven or more dwelling units.

**Major transit stops definition.** The March 2025 version of the model code included a definition of “major transit stop” copied from RCW 36.70A.535. The current version of the model code has been updated to refer to “major transit stop as defined in RCW 36.70A.535”. This is because the definition of major transit stop varies slightly in different RCWs. In order to avoid multiple conflicting major transit stop definitions we recommend that cities refer to the definition in statute. See chapter 2.8 – Parking for more.

## Workgroup Recommendations

All workgroup cities are encouraged to adopt the model code multifamily definition.

The cities of Dupont, Gig Harbor, Lakewood and Steilacoom do not currently define “kitchen” and should consider adopting the optional definition provided in the model code text. The cities of Edgewood and Steilacoom should consider revising existing definitions for greater specificity. All workgroup cities should adopt the optional kitchenette and shared kitchen definitions provided in the model code.

Recommendations for definitions related to co-living and other residential types such as micro-unit and co-housing are located in chapter 2.4.



Figure 3. Arete Apartments in Kirkland combines sleeping units, dwelling units, and commercial space. Source: Natural & Built Environments.

## 2.4 – Permitted Uses

### Section 4 Model Ordinance Text

***Co-living is a permitted use in all zones which allow at least six units of multifamily or middle housing development, including zones which allow six multifamily units as a component of mixed-use development.***

### Discussion

RCW 36.70A.535 requires cities to permit co-living through the same process by which multifamily development is permitted anywhere multifamily development is allowed. This includes zones that allow multifamily as a conditional use, where co-living must also be a conditional use, and zones that allow multifamily uses on upper floors of mixed-use buildings.

Cities may also choose to allow hybrid buildings that mix dwelling units and sleeping units. This can provide flexibility for developers and increase, variety of housing types delivered by individual projects, and help more affordable co-living units blend in with typical development.

### *Residential Uses Similar to Co-living*

Some workgroup cities already permit certain residential uses that could be characterized as co-living, because they could include sleeping rooms and shared kitchen facilities. These include boarding houses, rooming houses, micro-units, and congregate living facilities. Permitted uses such as these could conflict with RCW 36.70A.535 if more restrictive provisions are placed on a subset of co-living uses in zones where co-living uses must be allowed outright. However, our review of existing code provisions found few conflicts with the RCW, because these uses are:

- permitted in zones that are not required to allow co-living, such as boarding houses in single-family zones in Steilacoom;
- defined a way that is outside of the definition of co-living in RCW;
- or in the case of micro-unit conversions in Fife, consist of dwelling units, rather than sleeping units.

Boarding house and “co-housing” provisions in Lakewood do appear to conflict with RCW 36.70A.535; see Workgroup Recommendations below.

Some ambiguous uses may be considered co-living in some cases and not in other cases, such as “congregate living facilities” as defined in Puyallup. In cases where congregate living facilities meet the standards for co-living in Sections 3 and 5, reduced parking rates and increased density allowances will be required per 36.70A.535.

### *Workgroup Residential Uses Similar to Co-living*

Jurisdiction	Use
Dupont	None
Edgewood	None
Fife	Micro-units, a smaller footprint type of dwelling units (i.e. not co-living)
Fircrest	None



Gig Harbor	None
Lakewood	<b>Boarding houses, “co-housing” dormitories could both conflict with RCW 36.70A.535.</b>
Puyallup	Congregate living facility
Steilacoom	Boarding houses, limited to five rooms, permitted in non-co-living zones.
University Place	Rooming houses limited to four rooms, permitted in non-co-living zones.

### *Overlap with Middle Housing*

Because RCW 36.70A.535 requires cities to allow co-living in zones that allow “at least” six units, zones that allow six-plex development must allow co-living. This includes R-1, R-2, R-3, and R-4 zones in Lakewood and the HDR and MDR zones in Fife. Since each sleeping unit counts as a quarter of a unit for calculating unit density, 24 sleeping units must be permitted in zones that allow sixplexes. See the Chapter 2.1 in the [Department of Commerce Co-Living Guidance](#) for more on how RCW 36.70A.535 applies to specific zones.

### *Workgroup Zones Subject to RCW 36.70A.535*

The table below lists the workgroup city zones subject to RCW 36.70A.535, with limitations and special permit requirements summarized at a high level.

City	Zone ID	Zone Name	Co-living permission / limitations
DuPont	R-3	Single-family 3 units per acre	<i>When designated within an approved preliminary plat or short plat as provided in DMC <a href="#">25.20.050</a></i>
	R-4	Single-family 4 units per acre	
	R-5	Single-family 5 units per acre	
	R-12	Multifamily 12 units per acre	
	MUV 1	Mixed Use Village 1	Permitted
	MUV 2	Mixed Use Village 2	
	MUV 3	Mixed Use Village 3	
	MUV 8	Mixed Use Village 8	
	COM	Commercial District	
	MXD	Mixed Use District	
	MXD2	Mixed Use District-2	
Edgewood*	CB	Community Business District	Conditional use - Type III permit per <a href="#">DMC 25.175</a>
	MUR	Mixed Use Residential	Permitted
	C	Commercial	In mixed-use buildings
	TC	Town Center	
	BP	Business Park	Conditional
<i>*Reflects interim zoning code adopted March 25 , 2025</i>			
Fife	MDR	Medium Density Residential	Permitted up to 24 sleeping units

City	Zone ID	Zone Name	Co-living permission / limitations
	HDR	High Density Residential	
	CC	Community Commercial (w/ PRD)	When permitted through a planned residential development <a href="#">FMC 19.52</a>
	RC	Regional Commercial (w/ PRD)	
	CMU	Community Mixed Use	Permitted, except on street-fronting ground floors on 20 <sup>th</sup> St E and 54 <sup>th</sup> Ave E.
	CCN	City Center North	
	CCS	City Center South	

City	Zone ID	Zone Name	Co-living permission / limitations
Fircrest	R10TCD	Residential-10 Traditional Community Design	Permitted up to 32 sleeping units
	R20	Residential-20	Permitted
	R30	Residential-30	
	MUN	Mixed-Use Neighborhood	
	MUU	Mixed-Use Urban	Permitted above ground floor
	NC	Neighborhood Commercial	
	NO	Neighborhood Office	Permitted subject to master plan approval
	GC	Golf Course	
Gig Harbor	B-2	General Business District	Conditional use
	C-1	Commercial District	
	PRD	Planned Residential Development	When permitted through a planned residential development <a href="#">GHMC 17.89</a>
	R-3	Multiple-Family Residential	Permitted up to 32 sleeping units
	B-1	Neighborhood Commercial District	Above street-level commercial uses
	DB	Downtown Business District	
	PCD-C	PCD - Commercial	
	RB-2	Residential and Business District (RB-2)	Permitted
	MUD	Mixed Use District Overlay	
	RMD	PCD - Medium Density Residential	
	PCD-NB	PCD - Neighborhood Business District	

City	Zone ID	Zone Name	Co-living permission / limitations
Lakewood	R1	Residential One	Permitted up to 32 sleeping units
	R2	Residential Two	
	R3	Residential Three	
	R4	Residential Four	
	MR1	Mixed Residential One	
	MR2	Mixed Residential Two	
	MF1	Multi Family One	Permitted
	MF2	Multi Family Two	
	MF3	Multi Family Three	
	ARC	Arterial Residential/Commercial	
	NC1	Neighborhood Commercial One	
	NC2	Neighborhood Commercial Two	
	CBD	Central Business District	
	TOC	Transit Oriented Commercial	
Puyallup	MED	Medical Zone	Permitted
	RM-10	Medium density multiple-family residential zone	
	RM-20	High density multiple-family residential zone	
	RM-CORE	Regional growth center-oriented high density multiple-family residential zone	
	CMX	Shaw-Pioneer Community Mixed-Use Zone	
	LMX	Limited Mixed-Use Zone	
	MED	Medical Zone	
	RMX	River Road Mixed-Use Zone	
	UCX	Urban Center Mixed-Use Zone	
	CCX	Community Commercial Mixed-Use Zone	
	CBD	Central Business District Zone	
	CBD-Core	Central Business District Core Zone	
	CB	Community Business Zone	Where multifamily residential is permitted as an “accessory use” in Commercial zones under PMC 20.30.026 and 20.30.026
	CG	General Commercial Zone	
	CL	Limited Commercial Zone	

City	Zone ID	Zone Name	Co-living permission / limitations
Steilacoom	MPD	Master Planned Development	With master planned development permit Chapter 14.34 SMC.
	CG	Commercial, General	As a secondary use
	CS	Commercial, Shoreline	
	MF	Multi-Family	Permitted
University Place	MF-H	Multifamily Residential - High	Permitted, subject to design review per UPMC <a href="#">19.85.050</a>
	MF-L	Multifamily Residential - Low	
	MU-M	Mixed Use - Maritime	
	MU	Mixed Use	
	MU-O	Mixed Use - Office	
	MU-C110	Mixed Use - Center	
	MU-N45	Mixed Use - Neighborhood	
	MU-U/I75	Mixed Use - Urban/Industrial	
	MU-U75	Mixed Use - Urban	

## Workgroup Recommendations

### *DuPont*

**Consider updating use permissions in residential zones (R-3, R-4, R-5, and R-12) to more clearly identify zones where multifamily, and by extension, co-living, is and is not allowed.** All residential zones currently share the same use permissions, which state multifamily residences are a permitted use “when designated within an approved preliminary plat or short plat”. Per RCW 36.70A.535 co-living uses must also be permitted in these zones under the same provisions.

### *Fife*

**Define micro-units.** Motel to micro-unit conversions currently allowed in the regional commercial zone. Micro-units are “a form of multifamily development”, per FMC 19.44.055, but micro-units themselves are not defined. Based on conversations with staff, micro-units are considered a type of dwelling unit, so there should be no conflict with co-living permissions. However, once co-living units are allowed in all zones that allow multifamily, the City should consider updating use permissions to allow micro-units in these zones as well.

### *Lakewood*

**Review use permissions in R1, R2, R3, R4, MR1, and MR2 zones.** Note that since six units are allowed outright in these zones, co-living uses must be allowed outright as well per 36.70A.535. If it is not the city’s intention to allow co-living in some or all of these zones, one obvious option is to adjust use permissions so that fiveplexes are allowed, but not sixplexes.



**Remove code provisions relating to Boarding Houses**, which are conditionally allowed in several zones that will be required to allow co-living outright. Or, if six units are not allowed outright in R1-R4 zones, allow boarding houses only in zones that do not allow co-living.

**Update “co-housing” provisions for compliance with RVW 36.70A.535.** “Co-housing” as currently used in the code refers primarily to college dormitories and other similar uses and is allowed as an accessory to an educational or religious use. This is not the common meaning of the term [co-housing](#), which typically refers to a cluster of ownership dwelling units sharing some common areas. Because the City’s use of the term co-housing overlaps with the definition of co-living under RCW, and the provisions for co-housing are more stringent, this conflicts with RCW. The City could either replace the term “co-housing” with “co-living” or removing co-housing provisions entirely.

### *Puyallup*

**Consider clarifying the role of “accessory” multi-family units in CB, CL, and CG zones.** Current code language does not make it clear if these would be fairly typical mixed-use buildings, or something more limited.

**Consider updating definitions for “congregate” and “congregate living facility” for greater clarity.** Also consider defining “congregate emergency shelter” and “congregate emergency housing” separately to reduce potential overlap and work to eliminate confusion. Notwithstanding the age restriction, the current definition of congregate living facility could include some co-living uses. As long as the correct parking requirement and density standards are applied in these cases there is no conflict with RCW 36.70A.535.

### *University Place*

Existing rooming house definitions and permissions are not likely to create conflicts with co-living permissions.

### *Steilacoom*

Existing boarding house allowed use does not create conflicts with co-living because boarding houses are only allowed in zones (R-7.2, R-9.6) that aren’t required to allow co-living.

## **2.5 – Sleeping Units and Shared Kitchens**

### **Section 5 Model Ordinance Text**

*A. Sleeping units shall be subject to the following standards:*

- 1. All sleeping units shall be no more than 300 square feet.*
- 2. Sleeping units may include kitchenettes, but shall not include kitchens.*
- 3. Sleeping units must include a private bathroom.*
- 4. All sleeping units must have access by interior or covered exterior walkway to a shared kitchen.*

*B. Shared kitchens shall be subject to the following standards:*

- 1. At least one shared kitchen shall be provided for every fifteen sleeping units.*
- 2. At least one shared kitchen shall be provided on each floor that also contains sleeping units.*

## Discussion

This section deals with sleeping units and shared kitchens, core components of co-living housing, which are mentioned but not elaborated upon in the law. None of the code provisions in this section are required by RCW 36.70A.535. However, because RCW 36.70A.535 mandates a generous density bonus and reduced parking requirements for co-living uses, it is helpful for cities to clearly define what types of development meet the definition of co-living.

### *Sleeping Units*

“Sleeping unit” is defined under RCW 36.70A.535(11)(a) as “...independently rented and lockable and provide living and sleeping space..” According to the [Department of Commerce Co-Living Guidance](#), this definition does not preclude sleeping units with bathrooms and/or kitchenettes.

The RCW definition differs slightly from the International Building Code (IBC) “sleeping unit” definition: “A single unit that provides rooms or spaces for one or more persons, includes permanent provisions for sleeping and can include provisions for living, eating and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.”

The model code provides several specifications for sleeping units (again, these are recommended for adoption but not required by RCW 30.70A.535): a maximum size for sleeping units, and the requirements that they do not include a full kitchen and do include a private bathroom. The presence of a kitchen is the key differentiator between dwelling and sleeping units (“kitchen” defined in Section 3 as including “at a minimum, countertops, a kitchen-style sink, space and utilities sufficient for a gas or 220/240v electric stove and oven, and a refrigerator”). “Kitchenettes” which are often but not always included in sleeping units, provide a small space for food preparation (see Section 3 for definition).

### Unit Size

A unit of any size that includes a kitchen and sleeping and bathroom facilities is a dwelling unit, but technically under state law a very large unit without full kitchen facilities could be classified as a sleeping unit. To avoid this scenario, the model code sets a maximum size cap on units that are counted as sleeping units. This eliminates the potential for circumventing multifamily development regulations to access co-living bonus density or parking exemptions for development that is co-living in name only.

Most co-living buildings the team has reviewed have sleeping units well under 300 square feet (sf), with 200 sf being a typical size. Cities could consider adjusting the 300-sf cap to suit local needs or create special standards for “micro-units” that are technically fully equipped dwelling units but have a small footprint and cater to one or two-person households.

The minimum size for sleeping units under the IBC is 70 square feet.

### Private Bathrooms

The model code requires that co-living sleeping units include private bathrooms. Sleeping units in most but not all modern co-living buildings include private bathrooms. However, requiring in-unit bathrooms may impact the feasibility of conversions of office or church buildings to co-living uses, due to the added cost of extending plumbing to new parts of the building. Cities interested in co-living conversion of existing buildings should consider exempting conversions from standards in Section 5(A)(3) to provide greater flexibility.

### Shared Kitchens

The model code requires that at least one shared kitchen be provided for every fifteen sleeping units and one shared kitchen per floor. It also requires that each unit is able to access a shared kitchen via a covered or indoor walkway. These standards provide basic guardrails to ensure adequate access to cooking facilities.

New co-living buildings typically feature at least one shared kitchen per 10-15 sleeping units and one per floor. Conversions of existing office or church buildings to co-living may rely on larger shared kitchens that serve a larger number of units and/or may not provide kitchens on every floor. Cities interested in co-living conversion of existing buildings should consider exempting conversions from standards in Section 5(B) to provide greater flexibility.

Outside of the model code, there is no building code limit on how many sleeping units can share a kitchen or sanitation facilities (bathrooms). Relatedly, RCWs 35.21.682, 35A.21.314, and 36.01.227 prohibit cities and counties from limiting the number of unrelated persons occupying a household or dwelling unit.



*Figure 4: Left and right sides of a compact shared kitchen in The Roost building and a larger shared kitchen in the Kärsti. Photos Courtesy of Neiman Taber Architects.*

## Workgroup Recommendations

All workgroup cities are recommended to adopt the optional model code provisions in this section. These provisions should be located in the same code section as the items in Section 2 – General Provisions.

## 2.6 – Density

### Section 6 Model Ordinance Text

***For the purposes of calculating density, sleeping units count as one quarter of a dwelling unit.***

### Discussion

Section 7 of RCW 36.70A.535 provides a density bonus for co-living in zones that regulate the density of dwelling units per acre. Every city in the workgroup uses density to control development capacity in some zones. Density is most often used in zones that primarily allow residential uses. Some commercial zones that allow multifamily or mixed-use development have density standards, but many rely on floor area ratio (FAR) or other constraints such as coverage, height, setbacks, and parking requirements to control development capacity.

In workgroup city zones that currently permit multifamily uses (and therefore must permit co-living under RCW 36.70A.535) maximum densities range from around 12 units per acre to 60 units per acre. Some lower density zones also allow multifamily development with a master plan or a conditional use permit. Since sleeping units count as one quarter of a dwelling unit for the purpose of calculating density, permitted densities in these zones range from 48 to 240 sleeping units per acre. The chart below shows some examples of allowed sleeping unit density under existing zones. A full list of co-living zones and permitted densities is included in chapter 4.4 Workgroup Zoned Density. See also chapter 3.2 Density and Floor Area Ratio for considerations on using floor area ratio to regulate development intensity in lieu of and chapter.



*Figure 5. A 15-unit co-living building on a 5,000-sf parcel has a density of 136 sleeping units per acre.*

City	Zone ID	Zone Name	Base Density (DU/ac)	Co-living density (DU/ac)	Max Height (ft)	FAR	Limitations
DuPont	R-3	Single-family 3 units per acre*	3.5	14	45		Requires master plan approval
Fircrest	R20	Residential-20	20	80	35		
Gig Harbor	B-2	General Business District**	6	24	35		Requires ground-floor commercial use



City	Zone ID	Zone Name	Base Density (DU/ac)	Co-living density (DU/ac)	Max Height (ft)	FAR	Limitations
Puyallup	CB	Community Business Zone	16	<b>64</b>	50	4.0	
University Place	MU	Mixed Use	60	<b>240</b>	65		

## Workgroup Recommendations

All cities should review co-living zone density standards and consider if adjustments to FAR, lot coverage, impervious coverage, height, or other standards are needed to align permitted development with land use goals for the zone.

### Dupont

Again, consider updating residential zones to provide greater specificity for where different building types are permitted. Clear standards and outright permitted uses not requiring project by project approval will reduce staff workload and uncertainty for developers. At the same time, a narrower range of permitted uses in low-density zones may ease local concerns about co-living in areas with little access to services and amenities.

### Fife

The Community Commercial and Regional Commercial zones allow multifamily development with a planned residential development (PRD) permit. Existing standards require an 18,000 sf (CC zone) or 27,000 sf (RC zone) minimum lot size for residential or mixed-use development, with an additional 3,000 (CC) or 2,800 sf (RC) for the second dwelling unit, and an additional 2,600 sf for each unit after that (standards differ slightly for mixed-use development). These standards will need to be updated for compliance with RW 36.70A.535( compliance. One approach the city could take is to allow four sleeping units for each increment of lot area listed above. Alternately, the city could also adopt a more straightforward (and a more liberal) unit-per-acre density standard for the CC and RC zones which currently allow just 10.7 and 7.3 units respectively on a one-acre lot.

## 2.7 – Open Space Standards

### Section 7 Model Ordinance Text

*Where open space standards are applied based on the number of dwelling units, one half of the open space requirement will be required for sleeping units that is required of dwelling units.*

### Discussion

Based on the review conducted for this project, four cities in the CLIHP/co-living workgroup currently require a specific amount of open space per unit in multifamily development in at least some zones. These cities should adopt the model code provision above or update open space area

requirements for compliance with RCW 36.70A.535, which does not allow cities to “require through development regulations any standards for co-living housing that are more restrictive than those that are required for other types of multifamily residential uses in the same zone”. Since co-living buildings have a much greater number of units than multifamily buildings for the same size building, applying the same per-unit open space standard would be more restrictive for co-living. Another option is to update the standards to use a different metric for requiring open space. For more on the legality of open space requirements for co-living, see Section 2.5 of the [Department of Commerce Co-Living Guidance](#).

Specific recommendations to update open space standards for RCW compliance are included below. **For cities that would like to undertake more significant updates to open space standards, example standards are provided in Chapter 4.3 Model Open Space Standards.**

### *Workgroup Existing Code*

Jurisdiction	Open space standard
DuPont	No specific standard, but some density bonuses for providing a greater percentage of lot are for private for common open space in residential zones.
Edgewood	In Town Center zones must provide publicly accessible open space equal to 1.5% of gross floor area, per <a href="#">EMC 18.80.080(F)</a> , compliant with the design standards in <a href="#">EMC 18.95.030(F)</a> .
Fife	Open space required on 15-25% of gross land area for multifamily buildings and planned residential developments (PRDs), depending on acreage per <a href="#">FMC 19.64.060</a> and <a href="#">FMC 19.52.040(C)</a> .
Fircrest	<b>Private open spaces of 50 to 100 sf are required for each unit in the form-based code area around S 19<sup>th</sup> St and S Mildred St, per <a href="#">BS.2.A through BS.2.H</a>.</b> There are alternative compliance pathways with common public space for Liner- and Flex-type buildings, but not for other building types.
Gig Harbor	No open space required for residential development.
Lakewood	<b>100 sf of common open space required per unit, per <a href="#">LMC 18A370.040(C)(1)(o)</a>.</b>
Puyallup	<b>Code as of April 2025 requires 60-200 sf private open space per unit in RM zones, per <a href="#">PMC 20.25.020(15) and (16)</a> and LMX and CMX zones per <a href="#">PMC 20.31.026</a>.</b>
Steilacoom	<b>Developments of seven or more units in the MF zones must provide 250 sf of common open space per unit per <a href="#">SMC 18.20.050</a>.</b>
University Place	Multifamily development in most zones must provide common open space equal 17% of net land area, per <a href="#">UPMC 19.53.220(D)MF4</a> .

## Workgroup Recommendations

### *Fircrest*

Consider updating the form-based code to allow the alternative compliance pathway under OS.1D for all building types. If desired, this option could be reserved specifically for co-living buildings, or for portions of buildings that consist of sleeping units.

### *Lakewood*

Staff mentioned existing standards do not provide sufficient direction for applicants. Consider revising [LMC 18A370.040\(C\)\(1\)\(o\)](#) to require 100 sf of common open space per 750 sf of residential

living area or, 10-20% of lot area for common open space (or allow applicants to choose from either), and review the model open space standards in Chapter 4.3.

### *Puyallup*

Staff indicated code revisions were already underway. If still out of compliance with RCW 36.70A.535, consider exempting sleeping units from private open space provisions while retaining the % of lot area common open space provisions in PMC 20.25.020(14) and, potentially, adding a percentage based common open space requirement to the LMX and CMX zones.

### *Steilacoom*

Apart from RCW 36.70A.535 compliance, existing standards are arguably excessive in terms of space per unit required, likely impacting feasibility of multifamily development. Consider revising SMC 18.20.050 to require 100 sf of common open space per 750 sf of residential living area or, 10-20% of lot area for common open space (or allow applicants to choose from either).

## 2.8 – Parking

### Section 8 Model Ordinance Text

#### **A. Off-street parking for co-living housing shall be subject to the following:**

- 1. No off-street parking shall be required within one-half mile walking distance of a major transit stop as defined in RCW 36.70A.535.**
- 2. No more than one off-street parking space per four sleeping units shall be required**

### Discussion

RCW 36.70A.535(3) establishes specific standards related to parking for co-living buildings. Every city in the CLIHP/co-living workgroup will need to adopt language similar to the model code to come into compliance.

Cities with a parking requirements chart like Fife, DuPont, Fircrest, and University Place should be able to add a row for co-living easily, with the appropriate footnote for the major transit stop exemption.

### *Major Transit Stops*

The definition of major transit stops in RCW 36.70A.535 is copied below for reference. Note: the definition of major transit stop in RCW 36.70A.535 is **not** the same as the major transit stop definition for middle housing in RCW 36.70A.635 (HB 1110), however it **is** the same as the language related to parking exemptions for ADUs in RCW 36.70A.681 (HB 1337). For this reason, we recommend that workgroup cities adopt code that refers to the definition in state law, rather than adopting multiple definitions into local code.

**"Major transit stop" means:**

- (a) a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;<sup>1</sup>
- (b) commuter rail stops;
- (c) stops on rail or fixed guideway systems, including transitways;
- (d) stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or
- (e) stops for a bus or other transit mode providing actual fixed route service at intervals of at least 15 minutes for at least five hours during the peak hours of operation on weekdays.

### Workgroup Multifamily Parking Standards

Jurisdiction	Multifamily parking standard
DuPont	2 spaces per multifamily dwelling unit
Edgewood	1.5 spaces per multifamily dwelling unit
Fife	1 space per studio (draft code update)
Fircrest	1 space per multifamily dwelling unit 0.5 spaces per efficiency dwelling unit (250 – 450 sf)
Gig Harbor	1 space per studio unit
Lakewood	0.75 per studio unit (seven or more units) 1 per boarding house room
Puyallup	1/1.5/2 spaces per unit depending on zone
Steilacoom	1 space per studio or 1-br unit
University Place	1 space per studio unit

### Workgroup Recommendations

Every city in the CLIHP/co-living workgroup will need to update parking requirements to specifically address co-living sleeping units.

The following cities do not have an existing definition for major transit stops:

- DuPont
- Edgewood
- Fife
- Fircrest
- Gig Harbor
- Steilacoom
- Puyallup

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<sup>1</sup> Sound Transit is the only entity in the state operating under chapter 81.104 RCW. All Sound Transit service stops count as major transit stops. See Department of Commerce [Middle Housing Guidance](#) chapter 3.2 for more.



These cities should consider adopting the language in the model code (updated since March 2025 version) that specifically references the RCW 36.70A.535 definition.

### *University Place*

University Place has a straightforward approach for referencing and linking to the RCW definition of major transit stops for accessory dwelling unit minimum parking standards [in UPMC 19.70.010](#) and should adopt a similar approach for co-living.

### *Lakewood*

The City of Lakewood has several redundant definitions of “major transit stop” in code, with slight differences as needed to address with the parking exemptions for accessory dwelling units, middle housing types, and other code elements. To avoid confusion, Lakewood should consider referencing specific RCWs for the major transit stop definitions for co-living, ADUs, and middle housing.

## 2.9 – Sewer connection fees

### Section 9 Model Ordinance Text

- A. *Sleeping units shall be treated as one-half of a multifamily dwelling unit for the purpose of calculating fees for sewer connections.***

### Discussion

This section is required by required by section eight of [RCW 36.70A.535](#). Cities that administer their own sewer connection fees will need to update their fee schedules to comply with the law. Cities that do not have a variable fee schedule for sewer connections fees, with lower fees for unit types that are likely to have lower usage including but not limited to co-living, should consider adopting one. However, it is important to note that RCW 36.70A.535(8) references the fees charged to multifamily units, not single-family units, so if a city counts multifamily units as 0.75 of the standard rate for calculating sewer connection fees, it must count co-living sleeping units as no more than 0.375 the standard rate.

In March 2025 the Department of Commerce released the public review draft [Residential Proportional Impact Fees and System Development Charges Guidebook](#) with more detailed guidance related to [RCW 36.70A.535\(8\)](#) than can be found in the [Commerce co-living guidebook](#). CLIHP/co-living workgroup cities are encouraged to review the draft guidance and look for the final guidance when it is released. Sewer connection fees and other infrastructure issues are also covered in Section 3.3 of the [Commerce Co-Living Guidance](#).

RCW 36.70A.535 does not affect any other utility or impact fees apart from sewer connection fees.

### *Workgroup Sewer Connection Fees*

Jurisdiction	Sewer Connection Fee Approach
DuPont	Pierce County Utilities
Edgewood	Lakehaven Water and Sewer

Fife	<b>Based on flat Equivalent Residential Unit (ERU) for all residential development</b>
Fircrest	<b>Flat fee</b>
Gig Harbor	<b>Flat fee</b>
Lakewood	Pierce County Utilities
Puyallup	<b>Variable, but not in compliance</b>
Steilacoom	<b>Variable, but not in compliance</b>
University Place	Pierce County Utilities

## Workgroup Recommendations

### *Pierce County Utilities*

DuPont, Lakewood, and University Place rely on Pierce County Utilities for sewer service. MAKERS reached out to Pierce County Utilities to confirm they were aware of the change in RCW and the requirement for reduced fees for co-living. They already had a reduced rate for the equivalent of co-living equivalent types and are therefore in compliance with [RCW 36.70A.535\(8\)](#).

### *Edgewood*

[RCW 36.70A.535\(8\)](#) does not apply to special utility districts like Lakehaven Water and Sewer. No action is needed for compliance.

### *Fife*

Fife charges sewer fees based on an “Equivalent Residential Unit” (ERU) rate. All residential units appear to be counted as ERUs, so the current schedule is not in compliance with [RCW 36.70A.535\(8\)](#). Fife should consider updating the [Public Works Fee Schedule](#) to specify co-living sleeping units count at 0.5 ERUs for the purpose of calculating sewer connection fees.

### *Fircrest*

A flat sewer connection fee appears to be applied to all types of residential units, per [FMC 20.04.030](#). This is not compliant with [RCW 36.70A.535\(8\)](#). Consider creating an “equivalent residential unit” (ERU) standard and specifying that sleeping units count as 0.5 ERUs for the purpose of calculating sewer connection fees. The code language already refers to “residential unit or equivalent”

### *Puyallup*

The Puyallup Development Engineering Fee Schedule already has a variable ERU schedule depending on residence type, with single-family dwellings counting as 1 ERU and apartments units counting as 0.75 (after the first unit). The City should consider adding an item to the ERU schedule for co-living sleeping units. However, latter sections of the fee schedule do not reference ERUs, instead listing the actual fee amounts (which are based on the ERU values).

There are two approaches the City could consider:

- Add a new row to the ERU schedule for co-living sleeping units that is one half or less the ERU rate for multifamily units. This would provide a discounted rate for all utility fees, not just sewer connection fees.

- Add a new row specifically to the System Development Charges table in the fee schedule specifying the co-living sleeping units are charged one half or less the rate charged for multifamily units.

In addition, the city should consider simplifying the fee schedule for multifamily development. Currently the first unit in duplex or apartment buildings is counted as 1 ERU, and each additional unit is counted as 0.75 ERUs. This makes compliance with RCW 36.70A.535 somewhat more complex, as well as complicating fee calculations for multifamily development generally, and incentivizing larger projects at the expense of smaller ones, for minimal benefit.

### *Steilacoom*

Steilacoom charges a flat \$300 sewer connection fee for all properties and an additional “general facilities” fee for connections based on use, per SMC 13.32.030. Different rates are set for different housing types such as single-family residence and apartment unit. Dorms, rest homes, rooming houses are charged a reduced rate, however the fee is charged per resident rather than per sleeping unit.

The City should add a rate for co-living sleeping units to the fee schedule that is no more than half what the fee for apartment units (currently \$852.60 per unit). The City could also consider consolidating the rate for dorms, rest homes, and rooming houses with the rate for co-living to reduce complication.

## **End Matter: Severability and Effective Date**

### **Section 10 – Model Ordinance Text**

*If any section, subsection, clause, sentence, or phrase of this ordinance should be held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.*

### **Section 11 – Model Ordinance Text**

*The ordinance shall take effect and be in full force five days after publication of the attached summary which is hereby approved.*

## 3.0 Other Considerations

### 3.1 Conversions

Co-living uses can be accommodated in a much wider range of building types than traditional dwelling units for two reasons:

- Each individual unit is smaller, providing more floor plan flexibility
- Sleeping units do not necessarily require their own plumbing because bathroom and kitchen facilities can be shared.

As a result, co-living conversions have attracted attention as a potential route to making use of existing buildings that have outlived their original use and to increasing the supply of affordable housing. Office buildings, motels, and churches are examples of buildings that have potential for co-living uses. In some cities, larger older houses may provide an option co-living conversion as well where zoning permits.

In addition, RCW 35.21.990 and RCW 35A.21.440 require cities to provide regulatory flexibility for conversion projects in commercial and mixed-use zones. See chapter 3.2 of the [Department of Commerce Co-Living Guidance](#) for more.



*Figure 6. Large house on Capitol Hill in Seattle that was converted to a mix of sleeping units and dwelling units in the 20th century. Source: MAKERS.*



## Office Conversions

There has been significant interest in residential conversions of office buildings in areas where demand for office space has fallen due to work-from-home trends following the COVID-19 pandemic. While there are significant challenges to office-to-residential conversion, a recent study by the Pew Charitable Trusts found that office-to-co-living offered the most feasible option.<sup>2</sup>

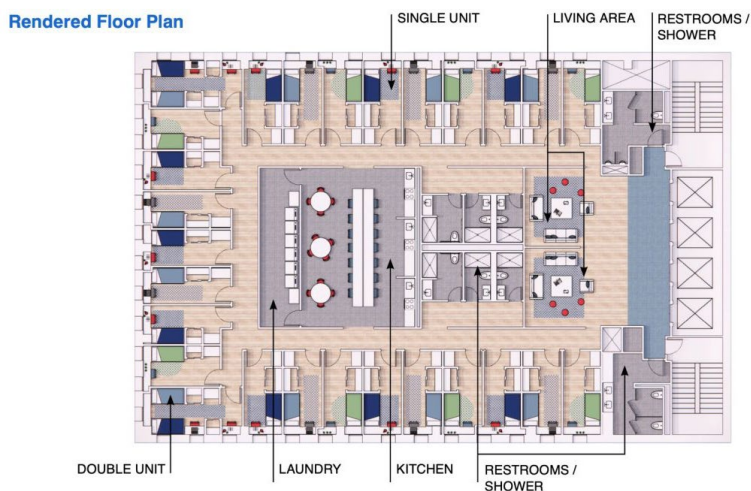
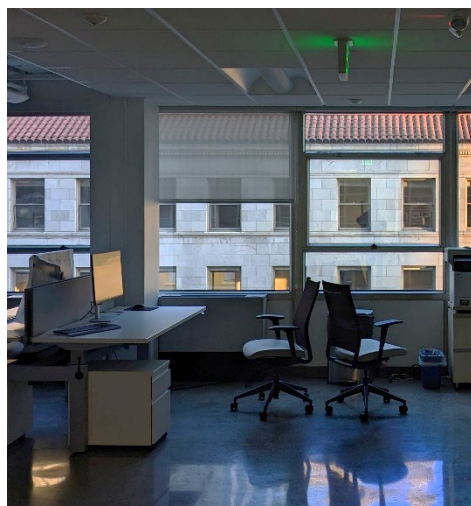


Figure 7. Right: Many communities have excess office space following the COVID-19 pandemic. Image Source: MAKERS Right: Example floor plan for office to co-living conversion. Source: Pew and Gensler.

## Motel Conversions

Several **motel conversions** in the south sound area have been developed by different companies. Sage Investment Group specializes in this type of conversion, with 17 in five states, including [one in Fife](#) and at least [one in Tacoma](#). Other companies have undertaken conversions in Tacoma as well.

These conversions have produced studio or “micro-unit” dwelling units, but co-living will likely be an attractive option for motel conversion developers, because motel rooms are already essentially sleeping units. It is with motel conversions in mind that the standards in Section 5 of the model code have been included, to ensure adequate shared kitchen provision and access. Cities with existing older motels in zones that allow multifamily uses should prepare for the possibility of co-living conversion and recognize that this could be a route to help meet the need for low-cost market-rate housing.



Figure 8. 288 sf micro-unit in Tacoma in a converted motel. Source: Zumper

<sup>2</sup> [Pew Charitable Trusts: Co-Living Could Unlock Office-to-Residential Conversions, 2024.](#)

## Church Conversions

SSHA3P is aware of one group that is pursuing church-to-co-living conversions in the south sound area. Amici House has two projects underway, one in [Port Orchard](#) that will be opening soon, and one in [Tacoma](#).

Amici Houses' vision is for a religiously-oriented group residence, with prayer meetings and an emphasis on building community. This type of co-living use echoes pre-WWII "SROs" operated by organizations with an explicitly religious mission, like the YMCA. Such housing played a prominent role in the USA in the first half of the 20<sup>th</sup> Century.

Both Amici House projects were permitted under a conditional use permit process, but under RCW 36.70A.535 would likely be a permitted use where older churches are located in zones that allow multifamily uses.



Figure 9. Before and after (still under construction) church to co-living conversion in Port Orchard, WA. Photo sources: Kitsap Sun and Fox 13 News.

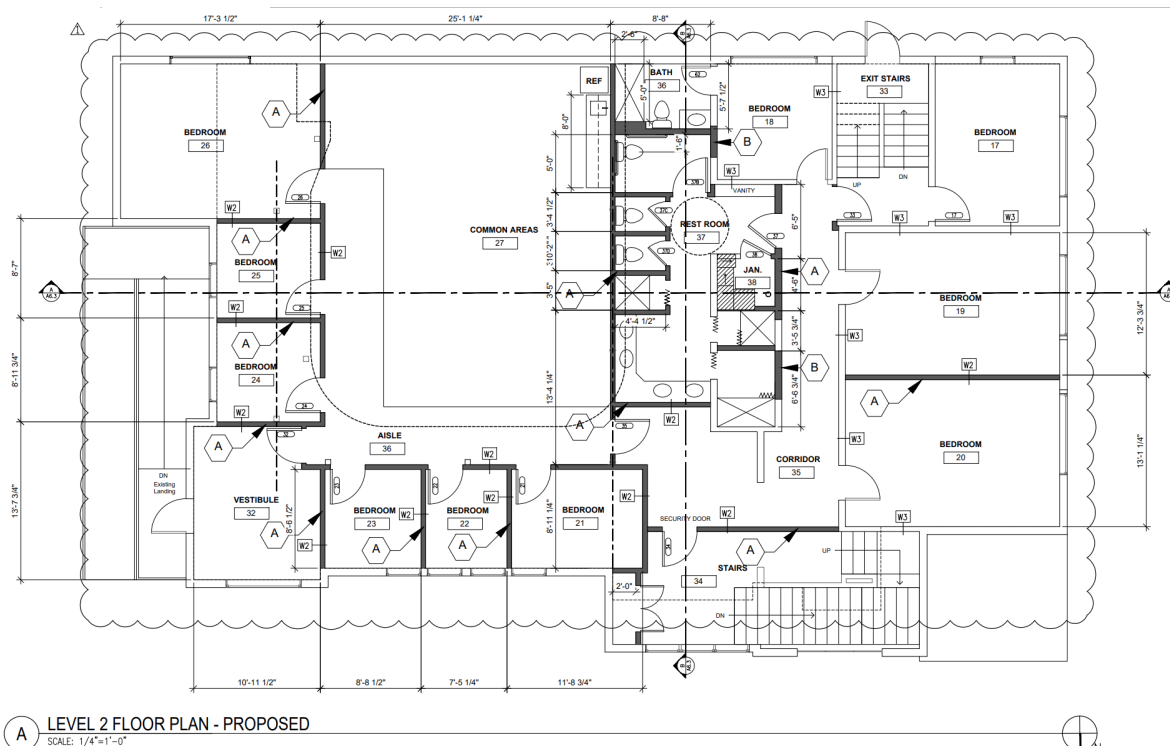


Figure 10. Level 2 floor plan for church conversion in Port Orchard. Note: this floor plan would not meet the co-living model code provisions requiring a shared kitchen on every floor sleeping units under 300 sf.

## 3.2 Density and Floor Area Ratio

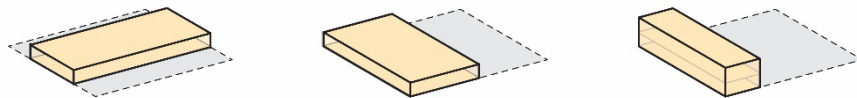
Floor area ratio, or “FAR”, is a tool some cities use to control the size of buildings. RCW 36.70A.535 includes specific provisions related to density but does not address floor area ratio. FAR is a helpful regulatory tool when the goal is achieving or maintaining a certain building scale, rather than a specific number of units. FAR is often used in commercial and mixed-use districts to control building size, but cities are now increasingly using FAR in addition to or in lieu of density per acre standards in residential zones.

Because FAR is agnostic about the total number of units in a given building, many cities incorporate it into code updates, therefore allowing middle housing in traditionally single-family zones. FAR works well for introducing co-living to multifamily zones for the same reason. Using FAR, rather than per-acre density, could also simplify permitting calculations for buildings that combine dwelling and sleeping units in the same building. Seattle’s [multifamily zoning summary sheet](#) provides an application example for using FAR in residential zones.

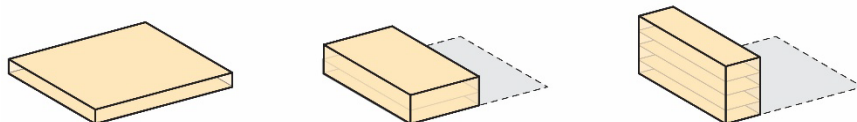
A rough rule of thumb to convert FAR to per-acre density is to multiply the allowed FAR by 50. Some example FAR thresholds are provided below.

Zone type	FAR	Max units per lot	Density equivalent
Single-family	0.4-0.6	1	5-12 du/acre
Middle housing	0.5-1.0	4	10-35 du/acre
Low-rise multifamily	0.5-2.0	N/A	20-100 du/acre
Midrise residential	1.0-4.0	N/A	50-150 du/acre
Mixed-used town center	1.0-5.0	N/A	50-200 du/acre

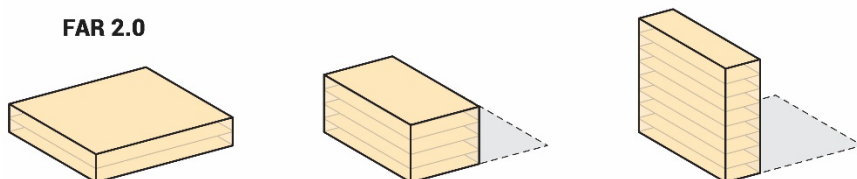
### FAR 0.5



### FAR 1.0



### FAR 2.0



## 4.0 Resources

### 4.1 Examples of Existing Co-living Buildings



#### The Kärsti

Seattle, 2020

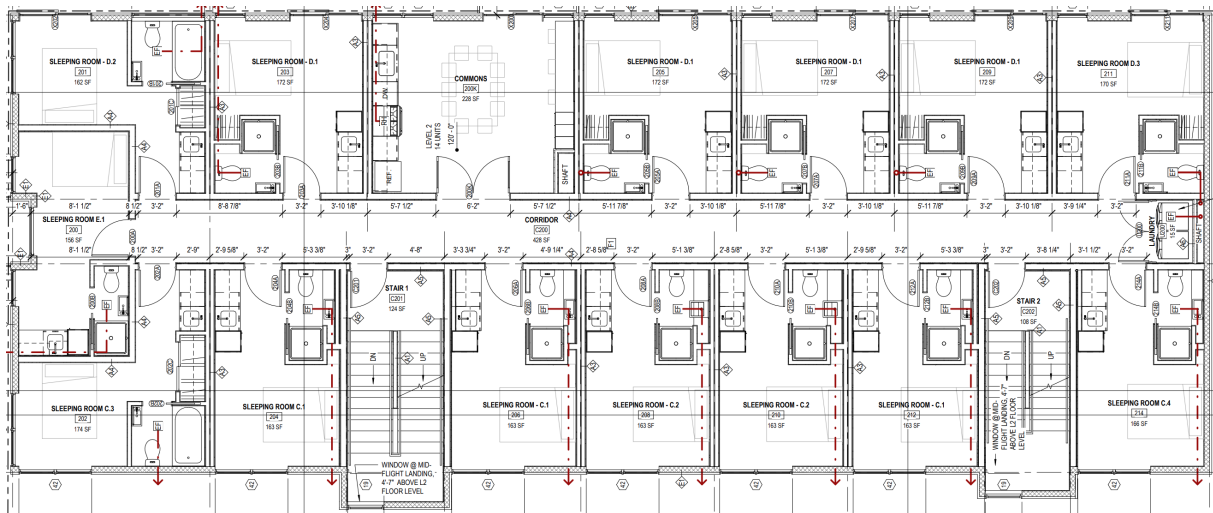
52 co-living units + 334 sf commercial space

Co-living unit size range: 187-276 sf

Mixed-use income-restricted (MFTE) congregate apartments built in one of Seattle's mixed-use zones.

*Photo courtesy of Neiman Taber Architects*

Kärsti Levels 2-4 Floor Plan



#### Arete Apartments

Kirkland, 2015

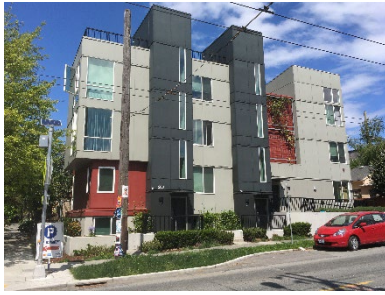
228 co-living units, 52 dwelling units, and 7,200 sf commercial space

Co-living unit size range: 185-286 sf

Large mixed-use complex incorporating both co-living units and traditional one-, two-, and three-bedroom apartments.

*Image courtesy of Natural and Build Environments, LLC*





### Ramiro's Place

Seattle, 2014

22 co-living units

Co-living unit size range: 131-175 sf

One of many micro-unit buildings built in Seattle between 2012-2015 prior to code changes that increased the minimum unit size.

*Image source: MAKERS*



### Tudor Apartments

Remond, 2011

61 co-living units

Co-living unit size range: 222-301 sf

Micro-suite building designed to mimic appearance of townhouses.

*Photo courtesy of Natural and Build Environments, LLC*



### Amici House

Port Orchard, 2025 (pending)

22 co-living units (40 beds)

Church converted to communal religiously oriented living space.  
See floor plan on page 26.



## 4.2 Example Comprehensive Plan Policies

The following example comprehensive plan policies are provided for cities that are in the process of updating their housing elements. These policies help establish the basis for allowing co-living uses broadly in multifamily zones and updating regulations to support affordable housing goals generally.

### Co-living

- Update development regulations to comply with RCW 36.70A.535 by permitting co-living residential uses in the same zones and by the same processes that multifamily housing is permitted.
- Update regulations to encourage the development of housing types that can be affordable to people with moderate to low incomes without public subsidy.
- Integrate a variety of housing types into all neighborhoods to provide adequate housing options for people in different life stages.
- Encourage housing options that are right-sized for single-person households of all ages and incomes.

### Regulatory Changes for Housing Affordability

- Employ development regulations that permit residential uses by right and avoid conditional use permit processes whenever possible.
- Employ development regulations that establish clear and objective standards for residential development to increase predictability for developers during the development process.

## 4.3 Open Space Standards

Several partner cities requested guidance for updating open space standards to provide clearer requirements for developers. Cities like Burien, Mountlake Terrace, and Bothell have adopted open space standards for multifamily and mixed-use development that provide flexibility for developers within clearly-defined parameters that are compliant with new rules on design guidance established through HB 1293.

These standards pair several key components:

- Variable standards based on the size of unit. This will make it easy to add a reduced standard for co-living units.
- Options for standards to be met through common or private open space, with specific design standards for each.
- Options to meet some, but not all, of the requirement through balconies, or, depending on the building type, roof-decks.

The model open space standards code is adapted from [Burien Municipal Code 19.47.320](#), with changes to include co-living noted with **bold and underlined text**.

## Model Open Space standards

### XX.XX.XXX - Internal open space.

#### A. Purpose.

1. To create useable space that is suitable for leisure or recreational activities for residents.
2. To create open space that contributes to the residential setting.
3. To encourage plazas and other pedestrian-oriented spaces for residential uses within mixed-use developments that enhance the employees' and public's opportunity for active and passive activities, such as dining, resting, people watching, and recreational activities.

#### B. Residential open space.

1. All residential developments, including residential portions of mixed-use development, must provide minimum usable recreational space equal to **50-square-feet per co-living sleeping unit**, 100-square-feet per dwelling unit for studio units, 125-square feet for one-bedroom apartment dwellings and 150-square-feet per dwelling unit for dwellings with two or more bedrooms. The required recreational space may be provided in a combination of ways:
  - i. Shared recreational space. All of the required recreational space may be in the form of shared recreational space available to all residents and meeting the requirements of subsection (B)(2) below.
  - ii. Ground/grade-level individual outdoor space. All of the required recreational space for a unit may be provided by ground-level outdoor space that is adjacent and directly accessible to the subject unit. Such recreational spaces must be:
    - a. Outdoor spaces may be located in the front, side, or rear yard provided they are generally level, feature no dimension less than ten-feet, and enclosed by a fence, railing, and/or hedge at least 32-inches in height to qualify.
    - b. Private porches may qualify as outdoor space provided they are at least 36-square-feet in area, with no dimension less than six-feet.

Individual ground-level open space that is in excess of minimum requirements must not be used in the calculations for determining the minimum usable recreational space requirements for other units in the development.
  - iii. Balconies and other similar private outdoor spaces. Up to 50-percent of the required recreational space for a unit may be provided by private balconies provided such spaces are at least 36-square-feet in area, with no dimension less than four-feet (not including railings), to provide a space usable for human activity.
  - iv. Common indoor recreation-areas. Up to 50-percent of the required recreational space may be provided by common indoor recreation areas meeting the following conditions:

- a. The space must meet ADA standards and must be located in a visible area, such as near an entrance, lobby, or high traffic corridors.
  - b. The space must be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement.
- v. Shared roof-decks. For apartment buildings, up to 50-percent of the required recreational space may be provided by shared roof-decks located on the top of buildings which are available to all residents and meet the requirements below. For mixed-use buildings, 100-percent of the required recreational space may be provided by shared roof-decks. Design requirements:
  - a. Space must feature hard surfacing, provide amenities such as seating areas, landscaping, and/or other features that encourage use.
  - b. Space must integrate landscaping elements (at least 20-percent of the space) that enhance the character of the space and encourage its use.

**Figure XX.XX.XXX.2.A.v**  
**Rooftop deck examples.**



- B. Shared recreational space design requirements. Shared recreational space can include landscaped courtyards or decks, entrance plazas, gardens with pathways, children’s play areas, pools, and water features, provided they are accessible to all residents of the development. Accessible areas used for storm water retention, infiltration, or other multipurpose recreational and/or green spaces that meet the design criteria herein may qualify as shared recreational space.

Special requirements for shared recreational spaces include the following:

- 1. Shared recreational space must be located in centralized areas that are visible from units within the development.
- 2. Required setback areas must not count as shared recreational space unless the design of the space meets the standards herein.

3. Shared recreational space must feature no dimension less than 15-feet in order to provide functional leisure or recreational activity. Wider minimum dimensions are required perpendicular to building elevations containing windows of dwelling units whose only solar access is from the applicable building wall. Specifically:
  - i. 20-feet minimum for such elevations up to three-stories tall.
  - ii. 25-feet minimum for such elevations four-stories tall.
  - iii. 30-feet minimum for such elevations five or more stories tall.
4. Shared recreational space must feature paths or walkable lawns, landscaping, seating, lighting, and play structures, sports courts, or other pedestrian amenities to make the area more functional and enjoyable for a range of users.
5. Shared recreational spaces (or at least one shared recreational space for each development) must integrate design elements and features that function as play areas for preadolescent children. This includes natural, creative play elements for free and/or structured play. These elements do not have to be overtly for play but should support, allow, and even encourage play by children. For instance, ground slides from one level to another, tricycle tracks, swings hung from arbors or trees, paths that meander and are of varying materials and widths, water that can be manipulated, outdoor rooms made from landscape or rocks, berms and hills.
6. Shared recreational space must be separated from ground-level windows, streets, service areas and parking lots with via landscaping, fencing, and/or other acceptable treatments that enhance safety and create an effective transition between public and private space.
7. When possible, the space should be oriented to receive sunlight, facing east, west or preferably south.
8. Stairways and service elements located within or on the edge of shared recreational space must not be included in the open space calculations.
9. Shared porches may qualify as shared recreational space, provided they are at least eight-feet in depth and 96-square-feet in total area.
10. The space must be accessible to all residents of the development



**Figure XX.XX.XXX.2.B**  
**Shared recreational space examples.**



The upper left example is a courtyard over a parking deck. Notice the transition elements between the courtyard and adjacent residential units. The upper right courtyard is shared by ground-level commercial uses and apartments above.



The left image above includes a covered gathering space with outdoor grills adjacent to a landscaped commons with a central pathway. The right image is an example of shared indoor recreation space.



The left image above includes a turf play area with mounds for fun play. The right image shows traditional play equipment.



## 4.4 Workgroup Zoned Density

### Workgroup Co-living Zoned Density Standards

City	Category	Zone ID	Zone Name	Base Density (DU/ac)	Co-living density (DU/ac)	Height (ft)	FAR
DuPont	Low-intensity residential	R-3	Single-family 3 units per acre**	3.5	<b>14</b>	45	
		R-4	Single-family 4 units per acre**	4.5	<b>18</b>	45	
		R-5	Single-family 5 units per acre**	5.5	<b>22</b>	45	
	Multifamily	R-12	Multifamily 12 units per acre	12.5	<b>50</b>	45	
	Mixed use	MUV 1	Mixed Use Village 1	24	<b>96</b>	55	
		MUV 2	Mixed Use Village 2	24	<b>96</b>	55	
		MUV 3	Mixed Use Village 3	24	<b>96</b>	55	
		MUV 8	Mixed Use Village 8	24	<b>96</b>	55	
		COM	Commercial District			50	
		MXD	Mixed Use District			50	
		MXD2	Mixed Use District-2			50	
	Commercial	CB	<i>Community Business District*</i>	12	<b>48</b>	70	
Edgewood	Mixed Use	C	Commercial***	48	<b>192</b>	35	0.5
		MUR	Mixed Use Residential	48	<b>192</b>	35	0.5
		TC	Town Center***	48	<b>192</b>	45	1.0
		BP	<i>Business Park*</i>			35	0.5

\* Multifamily/co-living as a conditional use

\*\* When designated within an approved preliminary plat or short plat

\*\*\* Upper floors only

City	Category	Zone ID	Zone Name	Base Density (DU/ac)	Co-living density (DU/ac)	Height (ft)	FAR
Fife	Low-intensity residential	MDR	Medium Density Residential	10	<b>40</b>	30	
		HDR	High Density Residential	14	<b>56</b>	35	
	Mixed use	CMU	Community Mixed Use			55	
		CC	Community Commercial (w/ PRD)	Complex lot area per unit standard, will require update.		35	
		RC	Regional Commercial (w/ PRD)			40	
		CCN	City Center North			80	
		CCS	City Center South			55	
Fircrest	Multifamily	R10TCD	Residential-10 Traditional Community Design	10	<b>40</b>	35	
		R20	Residential-20	20	<b>80</b>	35	
		R30	Residential-30	30	<b>120</b>	40	
	Mixed use	NC	Neighborhood Commercial	6	<b>24</b>	40	
		NO	Neighborhood Office	6	<b>24</b>	30	
		MUN	Mixed-Use Neighborhood			50	
		MUU	Mixed-Use Urban			80	
	Low-intensity residential	GC	<i>Golf Course</i>	<i>Subject to master plan approval</i>			

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City	Category	Zone ID	Zone Name	Base Density (DU/ac)	Co-living density (DU/ac)	Height (ft)	FAR
Gig Harbor	Commercial	B-1	Neighborhood Commercial District	4	<b>16</b>	35	
		B-2	General Business District*	6	<b>24</b>	35	
		C-1	Commercial District*	6	<b>24</b>	35	
	Low-intensity residential	PRD	Planned Residential Development Zone	4	<b>16</b>	35	
	Multifamily	R-3	Multiple-Family Residential	8	<b>32</b>	35	
	Mixed Use	RB-2	Residential and Business District (RB-2)			35	
		MUD	Mixed Use District Overlay	4	<b>16</b>	35	
		DB	Downtown Business District	8	<b>32</b>		
		RMD	PCD - Medium Density Residential	8	<b>32</b>	45	
		PCD-C	PCD - Commercial			45	
		PCD-NB	PCD - Neighborhood Business District			35	
Lakewood	Low-intensity residential	R1	Residential One	3.5	<b>14</b>	35	
		R2	Residential Two	5.2	<b>20.8</b>	35	
		R3	Residential Three	11.7	<b>26.8</b>	35	
		R4	Residential Four	15.3	<b>61.2</b>	35	
		MR1	Mixed Residential One	22	<b>88</b>	35	
		MR2	Mixed Residential Two	35	<b>140</b>	50	
	Multifamily	MF1	Multi Family One	22	<b>88</b>	45	
		MF2	Multi Family Two	35	<b>140</b>	65	
		MF3	Multi Family Three	54	<b>216</b>	80	
	Mixed use	ARC	Arterial Residential/Commercial	15	<b>60</b>	40	
		NC1	Neighborhood Commercial One	22	<b>88</b>	50	
		NC2	Neighborhood Commercial Two	35	<b>140</b>	60	
		CBD	Central Business District	80	<b>320</b>	90	
		TOC	Transit Oriented Commercial	80	<b>320</b>	90	

City	Category	Zone ID	Zone Name	Base Density (DU/ac)	Co-living density (DU/ac)	Height (ft)	FAR
Puyallup	Commercial	MED	Medical Zone	18	72	36	
		RM-10	Medium density multiple-family residential zone	10	40	28	1.5
	Multifamily	RM-20	High density multiple-family residential zone	16	64	36	3.0
		RM-CORE	Regional growth center-oriented high density multiple-family residential zone			50	
	Mixed use	CMX	Shaw-Pioneer Community Mixed-Use Zone	10	40	40	
		LMX	Limited Mixed-Use Zone	12	48	40	
		CB	Community Business Zone	16	64	50	4.0
		MED	Medical Zone	18	72	36	
		RMX	River Road Mixed-Use Zone	22	88	68	
		UCX	Urban Center Mixed-Use Zone	22	88	68	
		CCX	Community Commercial Mixed-Use Zone			75	
		CBD	Central Business District Zone			35	2.0
		CBD-Core	Central Business District Core Zone			40	2.0
		CG	General Commercial Zone			50	4.0
		CL	Limited Commercial Zone			40	1.5
Steilacoom	Multifamily	MF	Multi-Family	18	72	35	
	Mixed use	CG	Commercial, General***			26	
		CS	Commercial, Shoreline***			26	
		MPD	Master Planned Development	Subject to master plan approval			

\* Multifamily/co-living as a conditional use

\*\* When designated within an approved preliminary plat or short plat

\*\*\* Upper floors only

City	Category	Zone ID	Zone Name	Base Density (DU/ac)	Co-living density (DU/ac)	Height (ft)	FAR
University Place	Multifamily	MF-H	Multifamily Residential - High	35	<b>140</b>	45	
		MF-L	Multifamily Residential - Low	55	<b>220</b>	45	
	Mixed use	MU-M	Mixed Use - Maritime	30	<b>120</b>	65	
		MU	Mixed Use	60	<b>240</b>	45	
		MU-O	Mixed Use - Office	60	<b>240</b>	45	
		MU-C110	Mixed Use - Center			110	
		MU-N45	Mixed Use - Neighborhood			45	
		MU-U/I75	Mixed Use - Urban/Industrial			75	
		MU-U75	Mixed Use - Urban			75	

\* Multifamily/co-living as a conditional use

\*\* When designated within an approved preliminary plat or short plat

\*\*\* Upper floors only

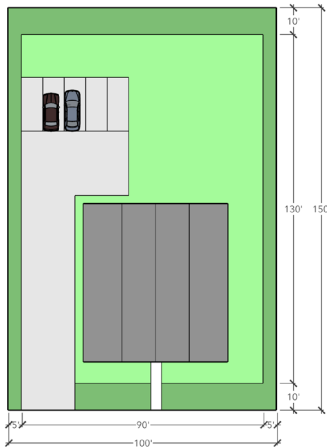
## 4.5 Co-living Massing Models

The massing models on the following pages were developed to explore dimensional and density metrics for theoretical co-living development on typical lot sizes. Given development economics in the south sound region, these models assume surface parking, which constrains usable site area, especially for small sites. Planners are encouraged to compare models to the zones listed in 4.4 Workgroup Zoned Density to identify the types of development that would be allowed in any given zone. The applicability of these examples to cities will vary depending on specific zoning regulations and design standards.



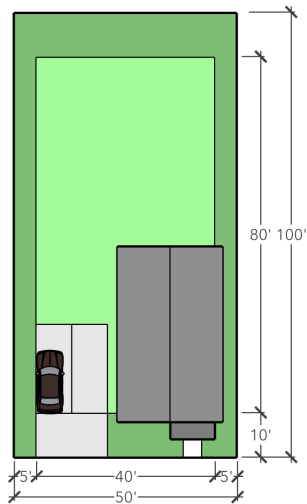
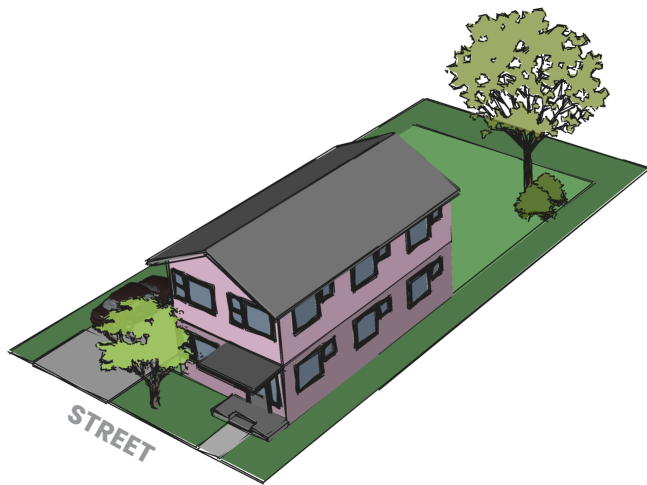
# SSHA<sup>3</sup>P Co-Living Prototypes

## 2-Story Co-Living Large Lot



Lot size	15,000 SF
Sleeping units	18
Height	20'
Coverage	18%
Sleeping unit density	52
FAR	0.4
Parking	5

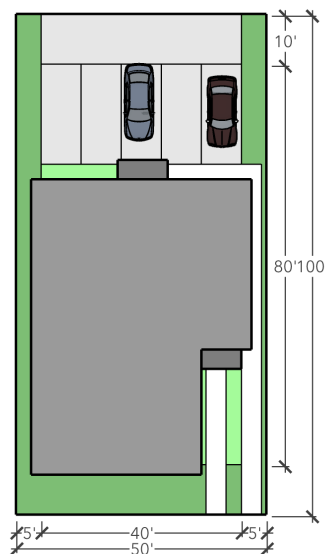
## 2-Story Co-Living Small Lot



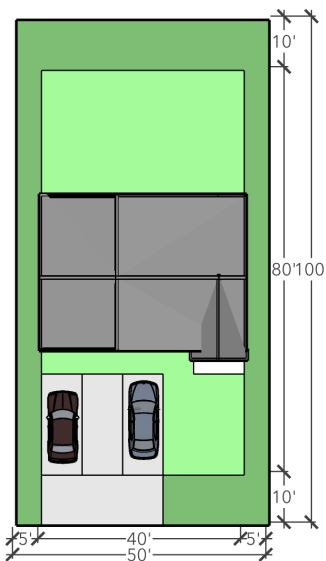
Lot size	5,000 SF
Sleeping units	6
Height	20'
Coverage	15%
Sleeping unit density	55
FAR	0.3
Parking	2

# SSHA<sup>3</sup>P Co-Living Prototypes

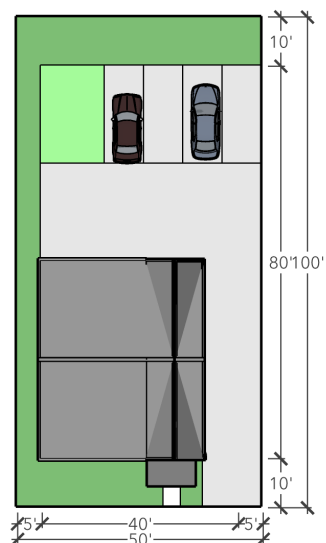
## 3-Story Co-Living Small Lot



<b>Lot size</b>	5,000 SF
<b>Sleeping units</b>	20
<b>Height</b>	30'
<b>Coverage</b>	39%
<b>Sleeping unit density</b>	174
<b>FAR</b>	1.2
<b>Parking</b>	5



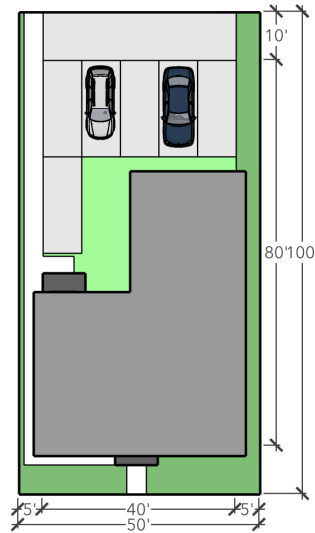
<b>Lot size</b>	5,000 SF
<b>Sleeping units</b>	12
<b>Height</b>	30'
<b>Coverage</b>	24%
<b>Sleeping unit density</b>	100
<b>FAR</b>	0.7
<b>Parking</b>	3



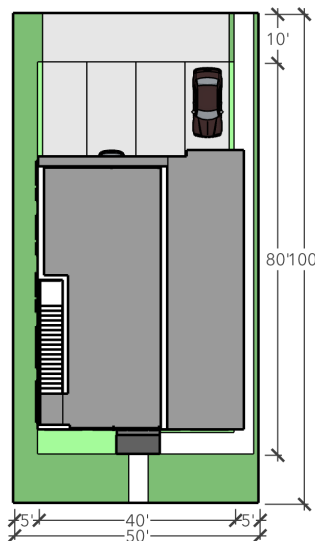
<b>Lot size</b>	5,000 SF
<b>Sleeping units</b>	15
<b>Height</b>	30'
<b>Coverage</b>	26%
<b>Sleeping unit density</b>	136
<b>FAR</b>	0.8
<b>Parking</b>	5

# SSHA<sup>3</sup>P Co-Living Prototypes

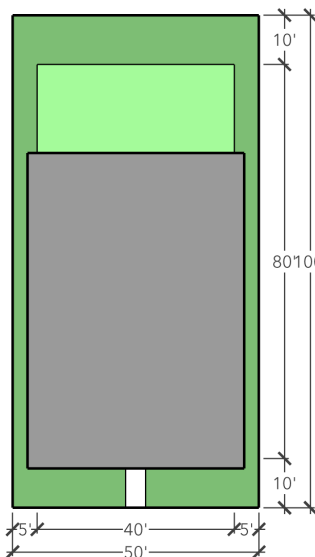
## 4-Story Co-Living Small Lot



<b>Lot size</b>	5,000 SF
<b>Sleeping units</b>	24
<b>Height</b>	40'
<b>Coverage</b>	34%
<b>Sleeping unit density</b>	209
<b>FAR</b>	1.4
<b>Parking</b>	6



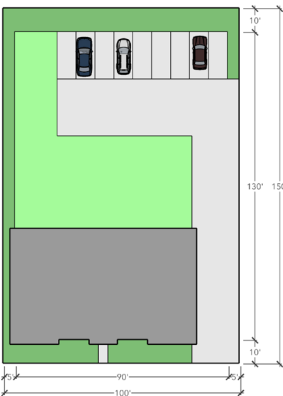
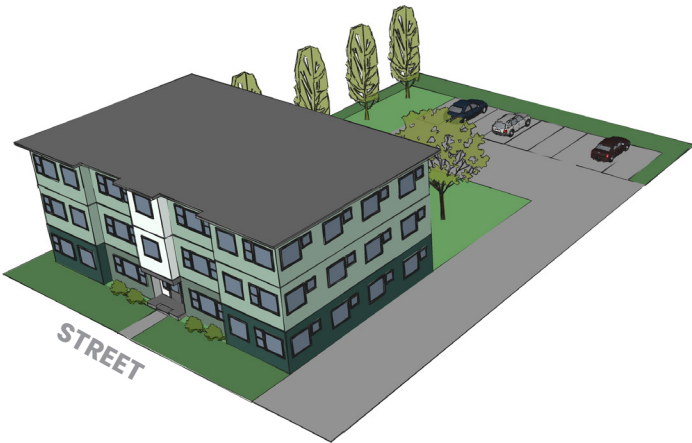
<b>Lot size</b>	5,000 SF
<b>Sleeping units</b>	28
<b>Height</b>	40'
<b>Coverage</b>	44%
<b>Sleeping unit density</b>	244
<b>FAR</b>	1.8
<b>Parking</b>	8



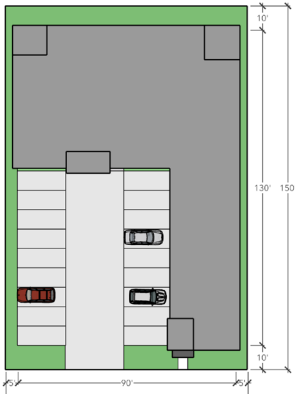
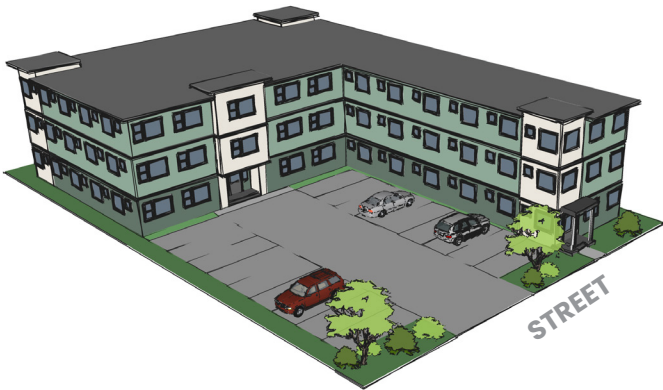
<b>Lot size</b>	5,000 SF
<b>Sleeping units</b>	40
<b>Height</b>	40'
<b>Coverage</b>	48%
<b>Sleeping unit density</b>	348
<b>FAR</b>	2.4
<b>Parking</b>	0

# SSHA<sup>3</sup>P Co-Living Prototypes

## 3-Story Co-Living Large Lot



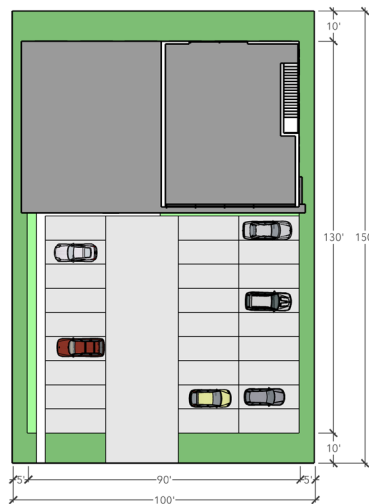
<b>Lot size</b>	15,000 SF
<b>Sleeping units</b>	34
<b>Height</b>	30'
<b>Coverage</b>	23%
<b>Sleeping unit density</b>	100
<b>FAR</b>	0.7
<b>Parking</b>	9



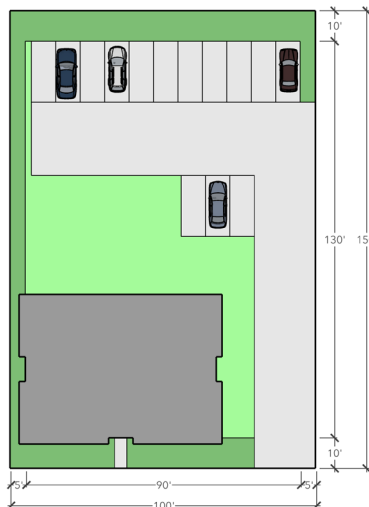
<b>Lot size</b>	15,000 SF
<b>Sleeping units</b>	69
<b>Height</b>	30'
<b>Coverage</b>	46%
<b>Sleeping unit density</b>	200
<b>FAR</b>	1.4
<b>Parking</b>	18

# SSHA<sup>3</sup>P Co-Living Prototypes

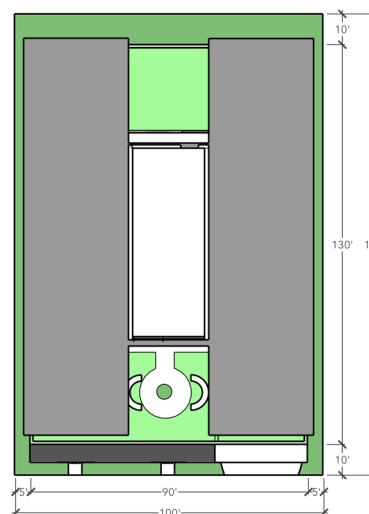
## 6-Story Co-Living Large Lot



<b>Lot size</b>	15,000 SF
<b>Sleeping units</b>	108
<b>Height</b>	60'
<b>Coverage</b>	33%
<b>Sleeping unit density</b>	314
<b>FAR</b>	2.0
<b>Parking</b>	27



<b>Lot size</b>	15,000 SF
<b>Sleeping units</b>	55
<b>Height</b>	60'
<b>Coverage</b>	19%
<b>Sleeping unit density</b>	160
<b>FAR</b>	1.1
<b>Parking</b>	14



<b>Lot size</b>	15,000 SF
<b>Sleeping units</b>	140
<b>Height</b>	60'
<b>Coverage</b>	78%
<b>Sleeping unit density</b>	407
<b>FAR</b>	4.0
<b>Parking</b>	35