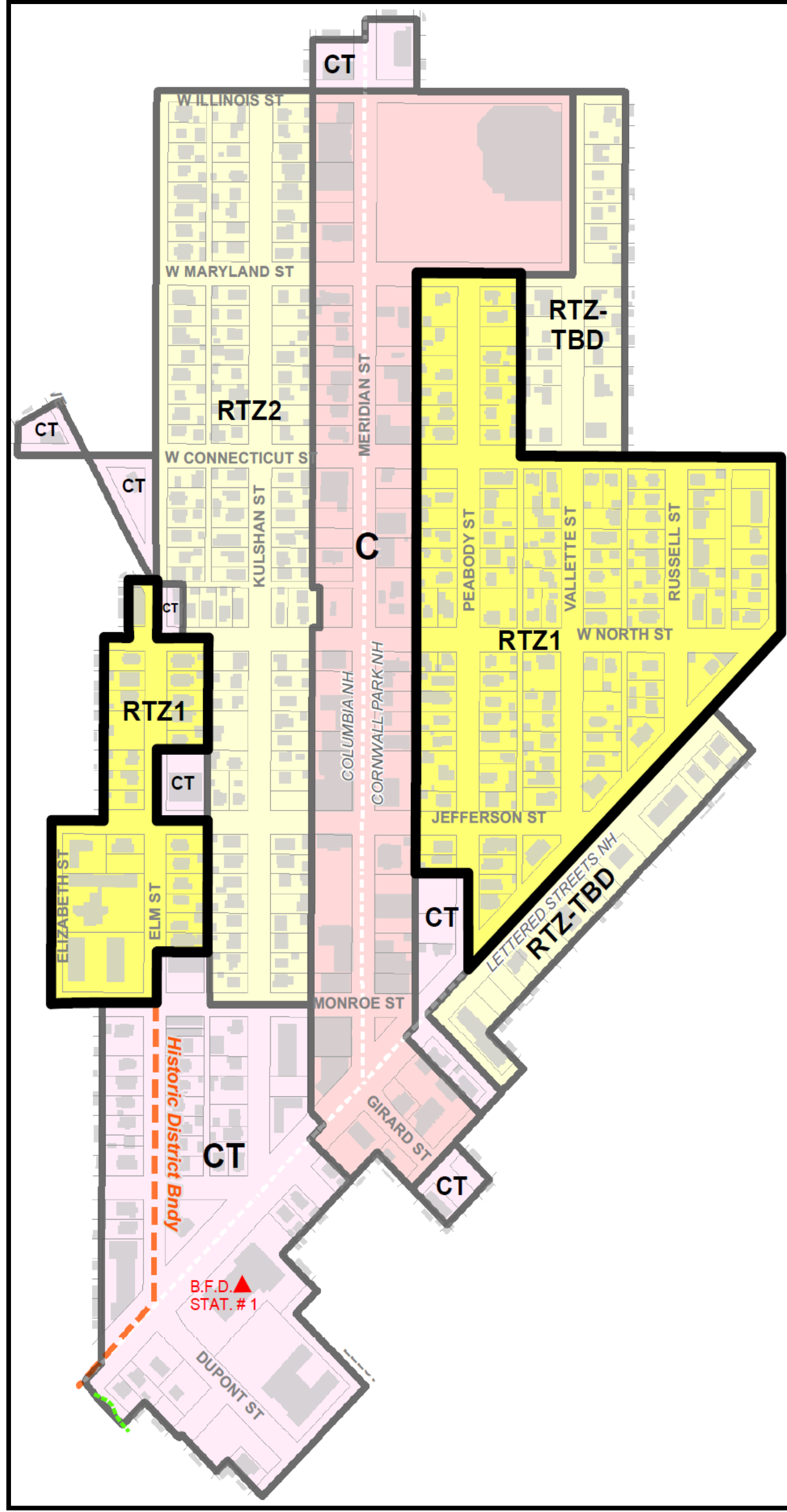


# Fountain District Residential Transition Areas

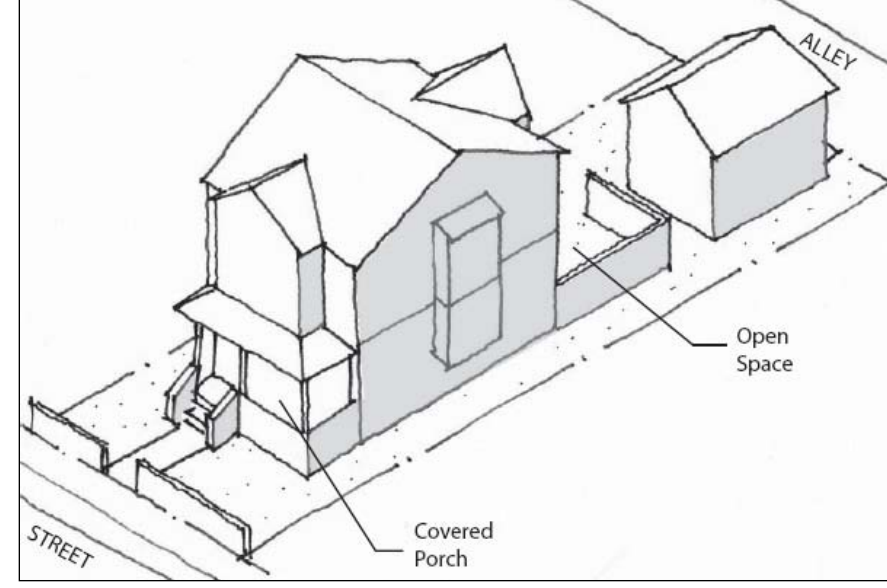
A mix of residential housing types to support the abutting commercial area and provide housing choices for people of various incomes and ages. Design review applies to all Infill Toolkit Housing Types as outlined in BMC 20.25, with additional design standards and guidelines as specified under each housing type.

## RTZ 1 Proposed Infill Toolkit Housing Types:

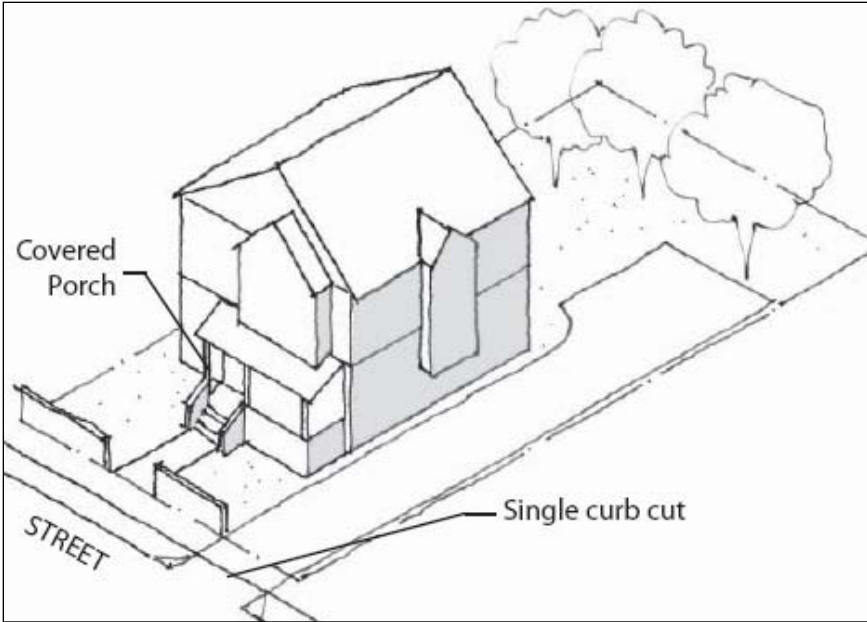
- Smaller House
- Small House
- Cottage Housing
- Carriage House
- Detached Accessory Dwelling Unit
- Duplex



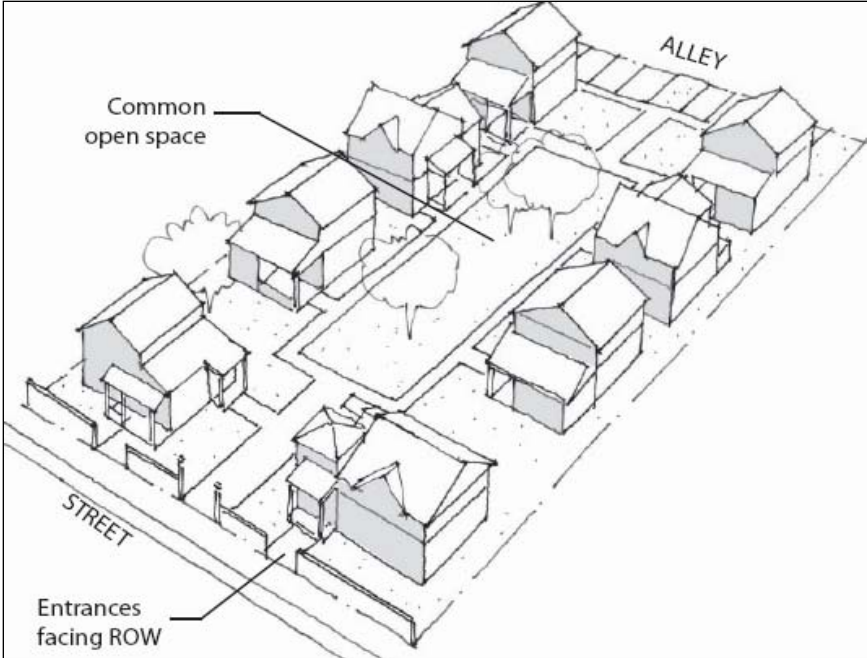
•Smaller House: Detached single family dwelling units on lots 1,800 square feet to 3,000 square feet in size.



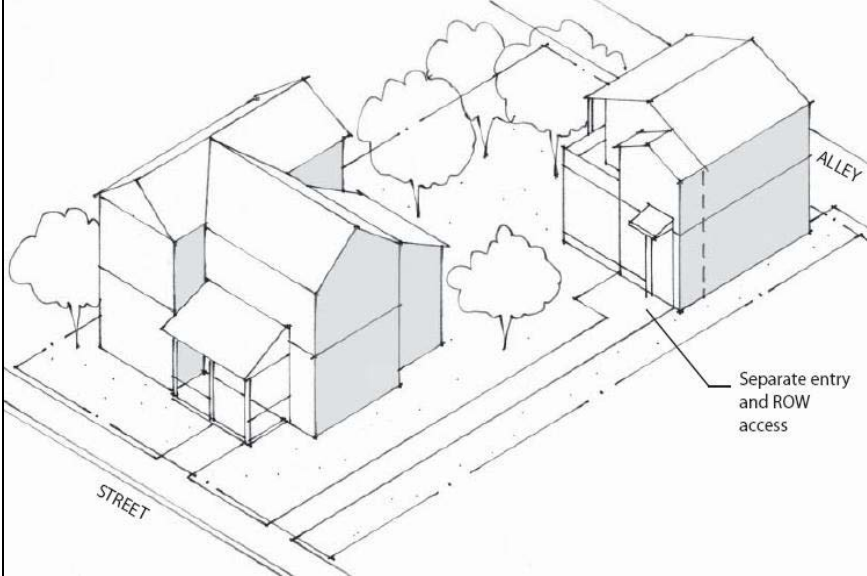
•Small House: Detached single family dwelling units on lots over 3,000 square feet but not more than 5,000 square feet in size.



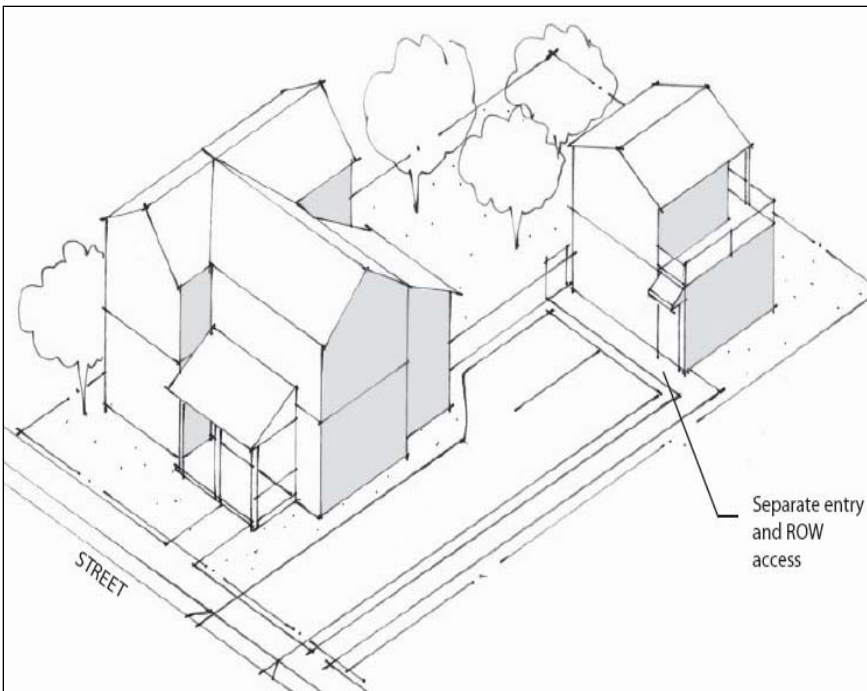
•Cottage Housing: A coordinated grouping of four to eight small detached single family dwellings clustered around common open space and having shared parking.



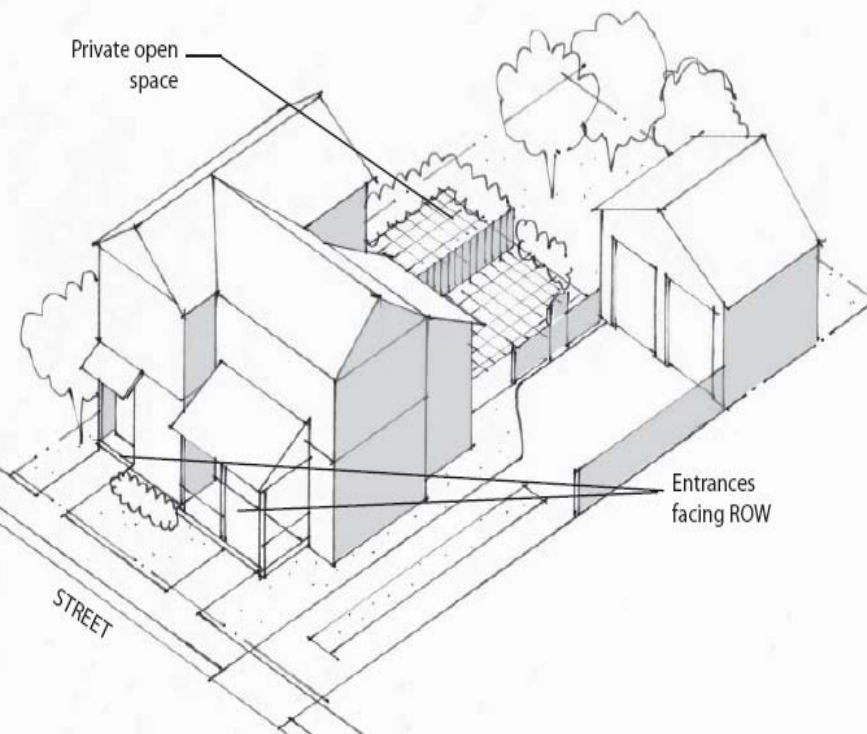
•Carriage House: A second dwelling unit located above a parking garage and subordinate to a single family dwelling unit on the same lot.



•Detached Accessory Dwelling Unit: A second dwelling unit subordinate to, and detached from a single family dwelling unit on the same lot.



•Duplex: A building containing only 2 dwelling units.



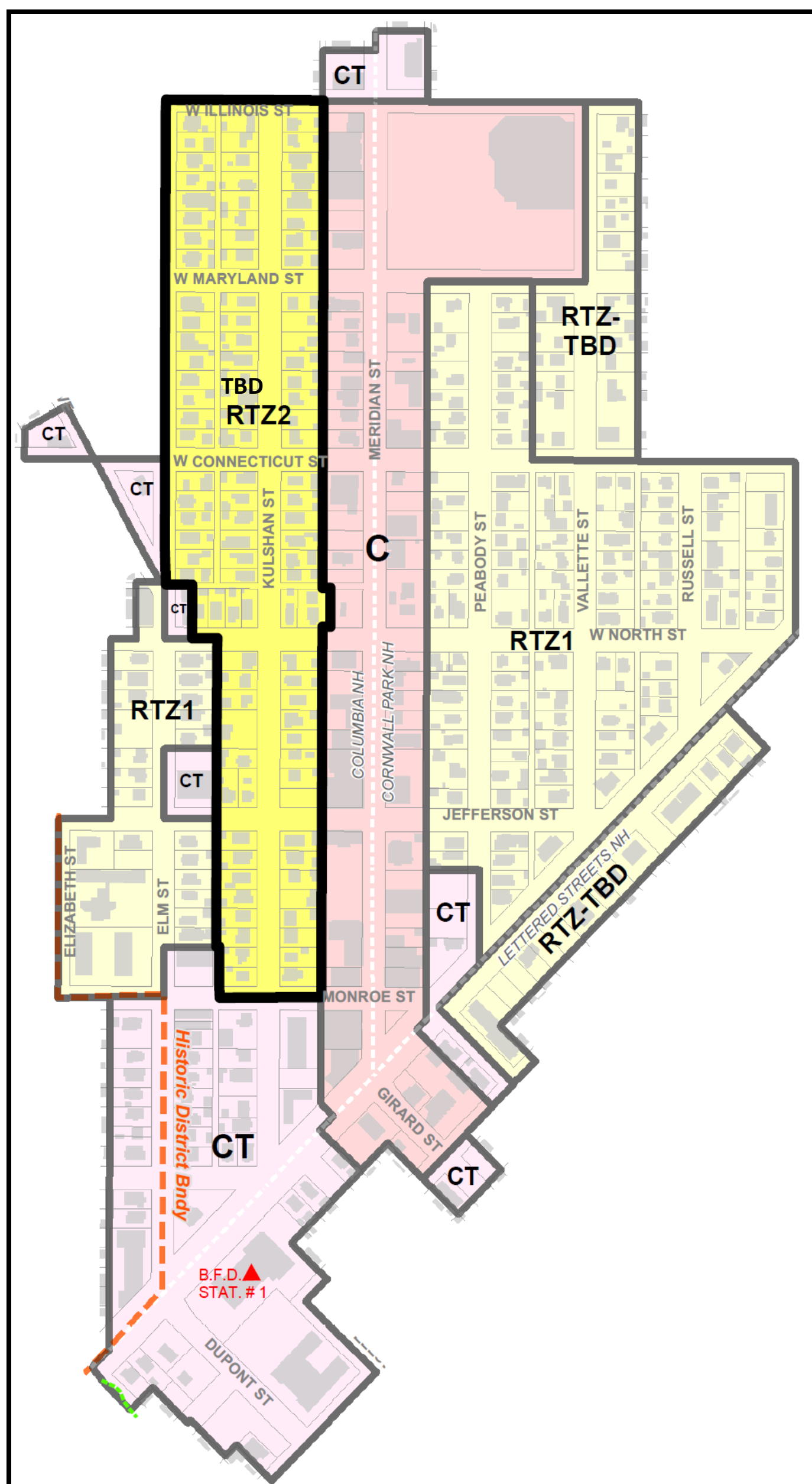
Example of a Cottage Housing



Example of a Carriage House

## RTZ 2 Proposed Infill Toolkit Housing Types:

- Carriage House
- Detached Accessory Dwelling Unit



Example of a Detached Accessory Dwelling Unit



Example of a Duplex in Bellingham