

9-4-7: COTTAGE HOUSING:

9-4-7-1: PURPOSE AND INTENT:

This provision provides standards for cottage housing within residential zones. These standards are intended to provide opportunities for a variety of housing choices including the need for more smaller, more diverse, and often, more affordable housing choices. Providing for a variety of housing types also encourages innovation and diversity in housing design and site development, while ensuring compatibility with surrounding single-family residential development. (Ord. 1263, 12-29-2011)

9-4-7-2: CONFLICTING STANDARDS:

In the event that other standards of this title conflict with standards in this provision, the standards within this provision shall prevail. (Ord. 1263, 12-29-2011)

9-4-7-3: EXISTING DWELLINGS:

An existing detached single-family dwelling that is incorporated into a cottage housing development as a residence and is nonconforming with respect to the standards of this section shall be permitted to remain on a site used for a cottage housing development and shall count as one of the allowed units. However, the extent of the noncompliance may not be increased unless the proposed change is determined by the planning director to be consistent in character, scale and design with the cottage housing development. An existing dwelling may be replaced with cottage units consistent with this section. (Ord. 1263, 12-29-2011)

9-4-7-4: HOUSING TYPES DEFINED:

CARRIAGE UNIT: A dwelling unit, not to exceed eight hundred (800) square feet in gross floor area, located above a garage structure in a cottage housing development.

COTTAGE HOUSING: A tract of land under single ownership or unified control developed with four (4) to twelve (12) detached dwelling units (each unit no larger than 1,000 square feet) arranged on at least two (2) sides of a commonly owned courtyard/common area. Parking space is also commonly owned. Cottage housing development may or may not be condominiums. (Ord. 1263, 12-29-2011)

9-4-7-5: AREA ALLOWANCES:

A. Cottage housing meeting the requirements of this section is allowed in zoning areas RS and RM. (Ord. 1263, 12-29-2011)

9-4-7-6: DENSITY STANDARDS:

The following density standards shall apply to cottage housing developments:

A. Cottages (including carriage units) may be built at up to 1.7 units per single-family home allowed in the underlying zone. For example, if the minimum lot size for a single-family home in a zone is five thousand (5,000) square feet, a cottage development of five (5) units could be constructed on a fourteen thousand seven hundred five (14,705) square foot lot $(5000/1.7) * 5 = 14,705$.

B. Existing single-family dwellings will count toward total units.

C. Minimum units: Four (4).

D. Maximum units: Twelve (12).

E. Carriage house units may be built on top of a common garage, when the garage is located adjacent to the common open area. No more than twenty five percent (25%) of the total number of units may be located above a common garage. (Ord. 1263, 12-29-2011)

9-4-7-7: COTTAGE HOUSING DISPERSION REQUIREMENT:

The dispersion requirement is designed to disallow cottage developments from clustering in any one area so that housing diversity is retained.

A. In the RS zone, developments containing cottage/carriage homes may not be located closer than seven hundred fifty feet (750') to another development approved under the provisions of this section. (Ord. 1263, 12-29-2011)

9-4-7-8: COMMUNITY BUILDINGS AND COMMUNITY SPACE IN COTTAGE DEVELOPMENTS:



Community buildings and community space are encouraged in cottage developments.

A. Community buildings or space shall be clearly incidental in use and size to the dwelling units.

B. Building height for community buildings shall be no taller than the height restrictions for the underlying zone. Building heights and roof standards for cottage units shall apply per section [9-4-7-10](#) of this chapter.

C. Where the community space is located above another common structure, such as a detached garage or storage building, buildings heights and roof standards for carriage units shall apply (see section [9-4-7-10](#) of this chapter).

D. Community buildings must be located on the same site as the cottage housing development, and be commonly owned by the residents. (Ord. 1263, 12-29-2011)

9-4-7-9: ACCESS AND PARKING:

The intent of these access and parking standards is to minimize the visual impact of vehicles and parking areas for residents of the cottage housing development and adjacent properties and to provide for adequate off street parking for cottage housing developments.

A. Minimum Number Of Off Street Parking Spaces:

1. The minimum number of parking spaces shall be one per dwelling unit.

B. Parking Design: The intent of these parking design standards is to create unobtrusive parking, by screening and disguising parking structures and spaces from surrounding properties, including screening by architectural design and/or vegetation, and by minimizing the number of contiguous spaces.

1. Parking areas or common garages shall be limited to no more than five (5) contiguous spaces separated by a minimum of five feet (5') of sidewalk, landscaping, or open space.
2. Shared detached garage structures may not exceed five (5) garage doors per building and a total of one thousand six hundred (1,600) square feet. Carriage units located above these parking structures shall not be factored into this square footage.
3. Parking shall be separated from the common open area, adjacent properties, and public streets by landscaping and/or architectural screening. Solid board fencing shall not be allowed as an architectural screen. Exception: One parking structure may be adjacent to the common open area, if carriage house units are placed on top and the garage includes architectural features to make it look consistent with the units and community assets.
4. Parking shall be set back a minimum of twenty five feet (25') from a public street.
5. The design of garages and carports, including rooflines, shall be similar to and compatible with that of the dwelling units within the cottage housing development.
6. Parking located between or adjacent to structures, shall be located to the rear of the structure and served by an alley or driveway. (Ord. 1263, 12-29-2011)

9-4-7-10: COTTAGE HOUSING DESIGN STANDARDS AND GUIDELINES:

A. Cottage Size: Setting a unit size helps ensure that the overall size of cottages remains small and causes less visual impact than standard sized single-family dwellings, particularly given the increased density of cottage dwellings, and to provide variety in cottage housing developments through a mixture of building sizes and footprints.

1. The total floor area of each cottage shall not exceed one thousand (1,000) square feet. The total square foot area of a cottage dwelling unit may not be increased. A note shall be placed on the title to the property for the purpose of notifying future property owners that any increase in the total square footage of a cottage is prohibited for the life of the cottage or duration of city cottage regulations.
2. The footprint of each cottage shall not exceed eight hundred (800) square feet.
3. There shall be no minimum size requirements for the individual units.
4. The second floor area cannot exceed seventy five percent (75%) of the first floor area.
5. Cottage areas that do not count toward the gross floor area or footprint calculations are:
 - a. Interior spaces with a ceiling height of six feet (6') or less, such as in a second floor area under the slope of the roof;
 - b. Unheated storage space located under the main floor of the cottage;
 - c. Basements;
 - d. Attached unenclosed porches;

- e. The first two hundred (200) square feet of an attached enclosed porch (square footage utilized for attached porches beyond 200 square feet shall be counted toward total square footage allowance for each cottage);
- f. Garages or carports; or
- g. Architectural projections (i.e., bay windows, fireplaces or utility closets) no greater than twenty four inches (24") in depth and six feet (6') in width.
- h. The planning director may approve other exemptions similar in nature provided the intent of this section is met.

B. Cottage Height And Roof Standards:

- 1. A cottage shall have a gable roof or a hipped roof. Dormers are allowed.
- 2. Maximum height of cottage units with a minimum roof slope of six to twelve (6:12) shall be twenty five feet (25'), subject to all parts of the roof above fourteen feet (14') shall be pitched.
- 3. Maximum height shall be eighteen feet (18') for cottages without a roof slope of six to twelve (6:12) and for all accessory structures.
- 4. Deviation from the roof standards may be considered through the CUP process.

C. Orientation Of Dwelling Units: Dwellings within a cottage housing development should be oriented to promote a sense of community, both within the development, and with respect to the larger community, outside of the cottage project. A cottage development should not be designed to "turn its back" on the surrounding neighborhood.

- 1. Each dwelling unit shall be oriented toward a common open area, and sixty five percent (65%) of the units shall abut the common open area.
- 2. Lots in a cottage housing development are not required to abut a public street.
- 3. Each facade facing a public street (not including alleys) shall have at least two (2) of the following enhancements: secondary entrance, porch, bay window, or other architectural enhancement approved by the planning director that is oriented to the public street in order to prevent a blank, monotonous wall facing the street and surrounding neighborhood.

D. Cottage Setbacks:

- 1. The minimum setbacks between all structures and exterior property lines (including cottages, parking structures and community buildings) in a cottage housing development shall be ten feet (10'). Eaves may project into the required setback up to eighteen inches (18").
- 2. Cottage units abutting an external street shall use the front yard setback requirements for the zone they are within in order to determine how far the unit must be set back from the public right of way.
- 3. No part of any structure in a cottage housing development (including, but not limited to, cottages, parking structures, and community buildings) shall be more than one hundred fifty feet (150'), as measured by the shortest clear and open route, from legally compliant fire department vehicle access.

E. Fencing And Screening: The intent of internal decorative fencing and screening is to delineate private yards and screen parking structures, community assets and unit walls. A cottage housing development shall internally be an open community sharing common areas.

1. Decorative fencing may be used for delineating private yards.
2. Fencing or shrubbery may be used to screen parking areas, community assets, and unit walls.
3. Fencing and shrubbery used for fencing may not exceed thirty six inches (36") in height, except directly adjacent to a parking structure or as allowed in subsection E5 of this section.
4. Chainlink fencing shall not be allowed. Solid fencing is allowed on the exterior boundary, except bordering an external street.
5. Rear yards not bordering an external street may be delineated using solid fencing and may not exceed four feet (4') in height.

F. Required Common Open Space: Common open space should provide a sense of openness, visual relief, and community for cottage developments. The space must be outside of wetlands, streams and their buffers, and developed and maintained to provide for passive and/or active recreational activities for the residents of the development.

1. There shall be a minimum of four hundred (400) square feet of common open space per cottage.
 2. Each area of common open space shall be in one contiguous and usable piece with a minimum dimension of twenty feet (20') on all sides.
 3. Land located between dwelling units and an abutting right of way or access easement greater than twenty one feet (21') in width may not serve as required common open space, unless the area is reserved as a separate tract, and does not contain pathways leading to individual units or other elements that detract from its appearance and function as a shared space for all residents.
 4. Required common open space may be divided into no more than two (2) separate areas per development.
 5. Common open space shall be located in a centrally located area and be easily accessible to all dwellings within the development.
 6. Landscaping located in common open space areas shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs. Where feasible, existing mature trees should be retained.
 7. Unless the shape or topography of the site precludes the ability to locate units adjacent to the common open space, the following standards must be met:
 - a. The open space shall be located so that it will be surrounded by cottages or two/three-unit homes on at least two (2) sides;
 - b. At least fifty percent (50%) of the units in the development shall abut a common open space. A cottage is considered to "abut" an area of open space if there is no structure between the unit and the open space.
- (1) Surface water management facilities shall be limited within common open space areas. Conventional stormwater collection and conveyance tools, such as flow control and/or water quality vaults are permitted if located underground.

G. Carriage Units Within Cottage Projects: Carriage units may be included within a cottage housing development. Design of these units should be compatible with that of the cottages included in the project.

1. The maximum size of a carriage unit shall be eight hundred (800) square feet.
2. Carriage units, including roof, shall be no taller than thirty feet (30').
3. Carriage units shall not have roofs less steep than four to twelve (4:12).

H. Variation In Unit Sizes, Building And Site Design: Cottage projects should establish building and site design that promotes variety and visual interest that is compatible with the character of the surrounding neighborhood.

1. Projects should include a mix of unit sizes within a single development.
2. Proposals are encouraged to provide a variety of building styles, features and site design elements within cottage housing communities. Dwellings with the same combination of features and treatments should not be located adjacent to each other.

I. Private Open Space:

1. Each cottage shall have a minimum of three hundred (300) square feet of private, contiguous usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident.

J. Pedestrian Flow Through Development: Pedestrian connections shall link all buildings to the public right of way, common open space and parking areas.

K. Exterior Design Standards For Cottages: This subsection K is intended to ensure cottage design is based on a coherent architectural concept, to ensure cottages possess architectural finish, to ensure they contribute positively to the architectural character of the neighborhood, and to provide flexibility in design and contrast among individual cottages while assuring attention to design amenities.

1. Character Compatibility: Cottage housing developments shall utilize building and site design that promotes variety and visual interest and that is compatible with the character of the surrounding neighborhood.
2. Variety In Building And Site Design: Cottage housing developments shall avoid the repetitive use of the same combination of building size, styles, features, and site design elements within the entire residential development and between adjacent dwellings. Dwellings with the same combination of features and treatments shall not be located adjacent to each other.
3. Site Design Requirements: The overall site design for all common areas must include a minimum of five (5) points from the following table:

SITE DESIGN OF COMMON AREAS
(Minimum Of 5 Points)

Mixture of grass areas and garden areas	3 points
Incorporate additional site and architectural features such as special paving, ornamental gate and/or fence, seating, functional accent lighting, artwork near entry, and/or special landscape treatment with seasonal color, flowering trees, and trees with interesting bark or branching structure	1 point per type of feature

4. Exterior Design Requirements: No blank walls are allowed, and each cottage in a cottage housing development must be designed to include a minimum of thirty four (34) points from the following table, including the specified minimum number of points from each category:

Totals by category as determined by tables below:	
Facade	Minimum of 12 points
Roof	Minimum of 8 points
Windows and doors	Minimum of 10 points
Landscaping and groundwork	Minimum of 4 points

Facade (minimum of 12 points):	
Stucco, cedar shingle siding, board and batten, or horizontal lap siding (wood or hardiplank. Exposed siding must be between 4 inches and 7 inches in width)	4 points
Change of plane of front elevation	3 points
Architectural detailing on porch railings and posts	2 points
Decorative gable vents	2 points
Exterior stonework, masonry, stone, rock, cultured, stone, woodwork, or brickwork	2 points
Gable detailing	2 points
Gable detailing on porch roof	2 points
3-tone paint on exterior walls trim and roof	2 points
Bay window	1 point
Roof (minimum of 8 points):	
Architectural metal roof (must be commercial quality with hidden fasteners)	3 points
Architectural shingle roof	3 points
Gable dormer (shall not also be used for gabled porch roof or porch roof overhang)	3 points
Gabled or modified porch roof	3 points

Porch roof overhang to cover stairs (shall not also be used for a change of plane of front facade or as a gable dormer or gabled porch roof)	2 points
Roof brackets	2 points
Soffit detailing (exposed rafter tail painted or decoratively cut; soffit finished in shiplap or similar treatment)	2 points
Rooftop cupola	1 point
Windows and doors (minimum of 10 points):	
Mullioned windows (minimum of 2)	3 points
Skylights or clerestory windows	3 points
Window placement offset for privacy	3 points
Decorative window(s) on front facade	2 points
Front door lights or sidelights, glass front doors, transoms, glass borders, or split front door	2 points
Window trim (must include cornice molding, jamb molding, and sill for all windows)	2 points
Front door trim (must have cornice molding, parting bead, and plinth blocks)	1 point
Landscaping and groundwork for each cottage's private area (minimum of 4 points):	
Architectural fence around cottage (not less than 2, or more than 3 feet high)	2 points
Front yard landscaping (must include at least 1 dozen perennial bushes and/or trees native to the area or tolerant of local climate conditions. Landscaping does not include lawns)	2 points
Incorporate additional architectural features such as special paving, ornamental gate and/or fence, seating, planter boxes or pots, functional accent lighting, artwork near entry, and/or special landscape treatment with seasonal color, flowering trees, and trees with interesting bark or branching structure	1 point per type of feature

(Ord. 1263, 12-29-2011)