



*Requirements for Home Occupations including Bed
and Breakfast Establishments as amended by
Ordinance No. 98-389*

2.432 COTTAGE CLUSTER DEVELOPMENT

This Section establishes standards for cottage cluster developments that are intended as an alternative development type that provides usable common open space in low- and medium-density residential areas; promotes interaction and safety through design; ensures compatibility with surrounding neighborhoods; and provide opportunities for creative infill development. Successful cottage cluster development projects can foster community and ensure a balance between privacy, security and neighborhood interactions through careful consideration of the following design principles:

- A. Shared Open Space and Active Commons. The shared common space binds the cottage development together and gives it vitality. Residents surrounding this space share in its management, care and oversight, thereby enhancing a sense of security and identity.
- B. Common Buildings. An advantage of living in a cottage development is being able to have shared buildings such as a tool shed, outdoor barbeque, or picnic shelter or a multipurpose room.
- C. Smaller, High-Quality, Well-Designed Dwellings. Smaller, high-quality houses, together with the common open area and cottage development elements, help ensure the intensity of development is compatible with the surrounding neighborhood.

2.432.02 Permitted Building Types Within Cottage Cluster Developments

- A. Cottage cluster development cottages (Section 2.432.04.A).
- B. Community Building. Permitted on common area lots in all zones where cottage development is permitted. Not for commercial use (Section 2.432.04.B).
- C. Accessory Structures. Permitted in all zones where cottage development is permitted (section 2.432.04.C).
- D. Shared Accessory Structures. Permitted in all zones where cottage development is permitted. May include parking and storage buildings. However, they shall not be permitted within common area.

2.432.03 Site Requirements

- A. Ownership options. Cottage cluster developments may be on a single lot under single ownership, or cottage units may be on individual lots that are individually owned. Cottage clusters are eligible for middle housing land divisions, which would create individual lots for each unit and allow for fee simple ownership of the individual cottages and land they sit upon. Common ownership of or easements for the use of common areas or facilities still would be needed.
- B. Development Standards
 - 1. Parent parcel. The parent parcel, which shall encompass the entire cottage cluster development, and shall be at least the minimum lot size established for cottage clusters in the underlying zone (7,000 square feet). The parent parcel may be divided into individual cottage lots and shared common areas consistent with the city's regulations or with middle housing land division standards and requirements.
 - 2. Cottage lots. There is no minimum lot size for the individual cottage lots.
 - 3. Density. Cottage cluster development must meet a minimum density of 4 units per acre. There is no maximum density for cottage clusters.
 - 4. Average Minimum Lot Width and Depth. There is no minimum lot width or depth for the individual cottage lots.
 - 5. Maximum Lot Coverage. There is no maximum lot coverage for the individual cottage lots or a cottage cluster parent lot.
 - 6. Maximum Height. Twenty-five (25) feet.
 - 7. Minimum Setbacks. See the setback standards for underlying residential zone. Interior units on a common lot or separate lots shall be spaced at least 10 feet apart. If individual lots are created, the applicant may create a zero lot line configuration between units to maximize usable private area and provide privacy.
 - 8. Minimum Landscape Requirement. The standards from the base zone shall apply.
- C. Lot/cottage arrangement
 - 1. Cottage cluster developments shall contain a minimum of three cottages and no more than 8 cottages per common open space.

2. Cottages shall be arranged around a common open space, and at least 50% of the cottages shall have frontage with a primary entrance on the common open space. Cottages that do not have a primary entrance that faces the common open space must either have their primary entrance face the street, or a sidewalk or pedestrian path that is directly connected to the common open space.
3. A community building may be provided adjacent to or at the edge of the central common area as part of the cottage development, or elsewhere on the development site.
4. Cottage cluster developments shall be limited to one cluster with one common space.

D. Common space.

1. Common space is a defining characteristic of a cottage housing development. A minimum of 150 square feet of common open space per unit shall be provided.
2. The common space shall include a sidewalk or walk connecting to each cottage front entrance facing the common area.
3. The common space must be a minimum of 15 feet wide at its narrowest dimension.

E. Frontage, access, parking, and vehicular circulation.

1. Frontage. The parent parcel shall have frontage on a public street.
2. If individual lots are created within the development, at least two sides of the common area shall be abutted by cottage child lots.
3. Access. Access to individual dwelling units will be provided meeting city and fire district standards.
4. Parking. A minimum of one off street parking spaces per unit shall be provided.
5. Parking and/or garage structures shall not be located:
 - a. Within 20 feet from any street property line, except alley property lines.
 - b. Between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.

6. Shared parking structures and shared parking lots shall be screened from public streets by landscaping or architectural screening that is at least three feet tall.
 7. If the property has frontage on a public alley, access and parking may be provided from the alley.
 8. If individual lots are created, and shared parking is provided, parking and access shall be provided in a common area with access easement.
 9. Individual off-street parking spaces may be allowed for each cottage.
- F. Screening and Landscaping. To ensure that cottage developments do not create adverse visual impacts for residents of both the cottage development and adjacent properties the following requirements shall be adhered to:
1. Cottage developments shall retain existing significant trees (at least twelve inches in diameter) that do not pose a safety hazard, as determined by a certified arborist. Significant trees that are removed must be replaced elsewhere on the site, per Section 2.309.
 2. Common open spaces shall include pathways for pedestrian circulation and access to each cottage and the community building if one is provided. Landscaping in common open spaces must be located and maintained to not block pedestrian pathways.
- G. Fences. No fence taller than 3 feet in height shall be located between the front wall of a cottage or community building and the common open space.
- H. Addressing. All units within the cottage cluster development shall be addressed consistent with city standards.

2.432.04 Building Requirements

- A. Cottages and Cottage Cluster Design.
1. Building footprint. Cottages shall have a maximum building footprint of 900 square feet. Up to 200 feet of an attached garage may be excluded from this maximum.
 2. Cottage Cluster Development Design. Cottage cluster developments are subject to the design requirements established in Section 2.314.
 3. Height. Cottages shall comply with the height limitation of 25 feet.

B. Community Buildings.

1. Community buildings are intended as an amenity for the use of the cottage development residents and to help promote the sense of community.
2. A community building shall be subject to the same design and height standards as the cottages.
3. Commercial uses are prohibited in the community building.

C. Accessory Structures.

1. Accessory structures such as garages, carports, storage or tool sheds shall not exceed 300 square feet per unit, or 600 square feet per accessory structure that is shared by two or more dwelling units.
2. The design of accessory structures must use at least two of the same design elements that are used for cottages in the development.

D. Existing Dwellings on the Site. Existing dwellings may be incorporated into the development as a residence or community building, and may be nonconforming to standards. Noncompliance may not be increased.

E. Renovation and Expansion. Renovations shall follow the same size and design standards that are required of the new development.

F. Existing Structures. On a lot or parcel to be used for a cottage cluster project, an existing detached single-family dwelling, or detached accessory dwelling unit on the same lot at the time of proposed development of the cottage cluster, may remain within the cottage cluster project area under the following conditions:

1. The existing dwelling, or detached accessory dwelling unit, may be nonconforming with respect to the requirement of this code.
2. The existing dwelling, or detached accessory dwelling unit, may be expanded up to the maximum height allowed for cottage clusters (25 feet) or the maximum building footprint allowed for cottage clusters (900 square feet), only if all other provisions including setback requirements are met.
3. The existing dwelling, or detached accessory dwelling unit, is not required to orient towards the common area.