

Cottage Housing Ordinance



City Council First Reading
November 7, 2017

COTTAGE HOUSING ORDINANCE

- Applicability

- Single Family Zones

- R-1-5
 - R-1-7.5
 - Normal Neighborhood
 - North Mountain Neighborhood



COTTAGE HOUSING STANDARDS

- Size of cottage housing developments dependent on lot sizes

Cottage Housing Development Density

Zones	Maximum Cottage Density	Minimum number of cottages	Maximum number of cottages	Minimum lot size (accommodates minimum number of cottages)	Maximum Floor Area Ratio (FAR)
R-1-5, NN-1-5	1 cottage dwelling unit per 2,500 square feet of lot area	3	12	7,500 sq.ft.	0.35
R-1-7.5	1 cottage dwelling unit per 3,750 square feet of lot area	3	12	11,250 sq.ft.	0.35

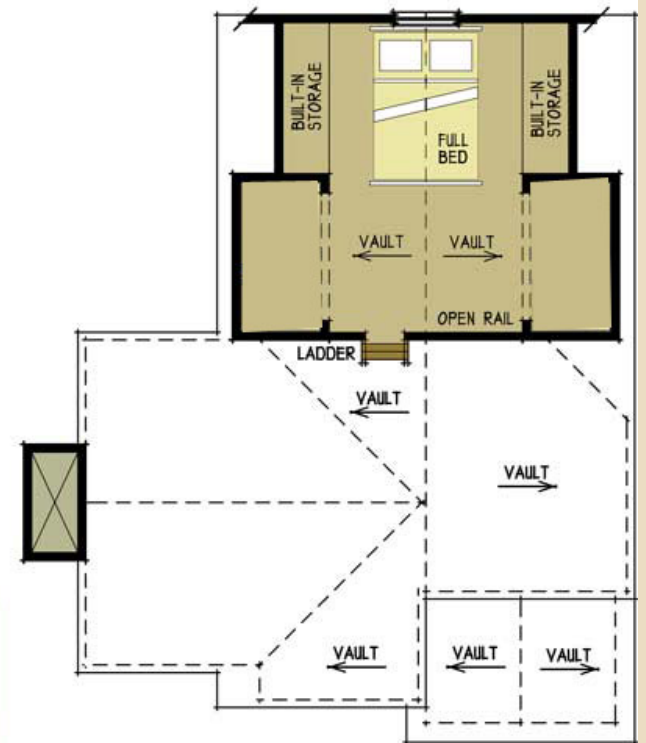
COTTAGE HOUSING STANDARDS

- Allows for variation in unit sizes
 - 75% of cottages shall be less than 800 square feet in size,
 - Maximum size: 1000 sq.ft



Ground Floor - 595 sq.ft.

Example 695 sq.ft. cottage



Loft - 1/2 Story : 100 sq.ft.

COTTAGE HOUSING STANDARDS

- Setbacks from neighboring properties:
 - Same as surrounding properties.
- Building separation:
 - 6' separation between cottages or two cottages attached
- Lot Coverage:
 - Same as surrounding properties.
 - 10% allowance for pervious materials
- Protects solar access for rooftop solar panels.
- Design Standards
 - Existing Site Review Standards
 - street facing orientation and facades
 - the cottage design architectural standards in the prior draft have been eliminated to add design flexibility.

COTTAGE HOUSING STANDARDS

- Open space
 - 20% of the total lot area is required as open space available to all residents.
 - Private outdoor areas for each unit of at least 200 sq.ft.



COTTAGE HOUSING PARKING STANDARDS

- Parking Requirements
 - Cottage Floor Area of 800 sq. ft. or less:
 - 1 parking spaces per unit.
 - Cottage Floor Area of greater than 800 sq. ft. and less than 1000 sq. ft.:
 - 1.5 parking spaces per unit.
 - Existing homes greater than 1000 sq. ft.:
 - 2 parking spaces per unit.

FLOOR AREA RATIO EXEMPTIONS

DISCUSSION ITEMS

■ Existing Homes

- The ordinance proposes that the habitable floor area of an existing single family residential structure in excess of 1000 sq.ft., would not contribute to the maximum floor area permitted.
- Homes considered pre-existing if built prior to the adoption of this Ordinance

■ Garages

- Existing garages attached to a single family home do not count toward the maximum FAR.
- New garages for cottages would count toward maximum FAR.

COTTAGE HOUSING EXAMPLES



- R-1-7.5 zoned property
- 17,000 sq.ft. lot.
- 4 units
 - Existing home = 2000sq.ft
 - 2 units @ 800sq.ft.
 - 1 unit at 500sq.ft
- Parking: 5 spaces on site
 - 2 spaces for existing home
 - 3 spaces for the three individual cottages
 - Consolidated parking area

COTTAGE HOUSING STANDARDS

- R-1-5 zoned property
- 30,000 sq.ft. lot.
- 12 units
 - 2 units @ 1000 sq.ft.
 - 2 units @ 800 sq.ft.
 - 8 units @ 500 sq.ft.
- Parking: 12 spaces on site
 - 1 on-street parking credit
 - Consolidated parking
- Common Building for residents



PLANNING COMMISSION RECOMMENDATION

- PC Hearing Sept 26, 2017
 - Unanimously recommended the Council approve PA-2017-01421, the Cottage Housing Ordinance.
 - The proposed ordinance includes Planning Commission suggested amendments regarding how the floor area of a pre-existing home (built prior to the proposed ordinance) is considered in calculating the maximum Floor Area Ratio as presented in the draft ordinance.

NEXT STEPS

- City Council – Second Reading
 - December 5th, 2017

