

ARTICLE XVI. - COTTAGE NEIGHBORHOODS

Sec. 407.152. - Purpose.

Cottage neighborhoods are intended to:

- (a) Provide opportunities for creative, diverse and high-quality infill development within the Urban Cluster.
- (b) Promote a variety of housing types and sizes available within the community by providing small, detached individual dwelling units to meet the needs of a population diverse in age, income, and household composition.
- (c) Provide for more efficient use of land.
- (d) Encourage the creation of more usable Open Space for residents of the development.
- (e) Maximize resident and pedestrian oriented outdoor spaces while minimizing the impact of automobile traffic and parking.

(Ord. No. 2018-10, § 2(Exh. A), 3-13-18; Ord. No. 2020-09, § 2(Exh. A), 3-10-20; Ord. No. 2020-25, § 2(Exh. A), 11-10-20; Ord. No. 2023-06, § 2(Exh. A), 3-28-23)

Sec. 407.153. - Applicability.

Cottage neighborhoods are allowed as a limited use within urban residential land use designations, subject to the following standards.

(Ord. No. 2018-10, § 2(Exh. A), 3-13-18; Ord. No. 2020-25, § 2(Exh. A), 11-10-20; Ord. No. 2023-06, § 2(Exh. A), 3-28-23)

Sec. 407.154. - General requirements.

- (a) *Cottage homes.* A cottage home is a principal residential dwelling constructed within a neighborhood built consistent with the standards in this Article. The homes may be located on individually platted lots or on a common ownership lot that is not platted. Individual cottage homes may not exceed one thousand four hundred (1,400) square feet of conditioned enclosed space. Cottage homes shall consist of detached individual dwelling units only. No attached multi-family dwelling units shall be permitted.
- (b) *Size of neighborhood.* Cottage neighborhoods shall be on lots a minimum of two (2) acres in size unless otherwise approved by a special exception. A minimum of four (4) homes and a maximum of fifteen (15) homes are allowed around any common green in a cottage neighborhood. Cottage

neighborhoods may also be incorporated within larger subdivisions of land developed consistent with Article VIII of this Chapter. Cottage neighborhoods shall not be permitted inside a subdivision platted prior to March 28, 2023 unless otherwise approved by a special exception.

- (c) *Common buildings.* One (1) community building per neighborhood is allowed. Community buildings may contain, but are not limited to, a club house, a common dining area, kitchen, bathroom, laundry facilities, one (1) sleeping quarters for guests and/or storage. The maximum size of a community building is two thousand five hundred (2,500) square feet.
- (d) *Density.* Per Policy 1.8.3 of the Future Land Use Element, cottage neighborhoods may develop at two (2) times the maximum units per acre of the zoning district designation.
- (e) *Access.* Cottage neighborhoods must have direct access to a paved, publicly maintained street. Private roads, drives or alleys within the neighborhood that are connected to a public street and access either the individual homes or common parking lots are allowed consistent with Subsection 407.141(b) multi-family requirements. All private road, drives or alleys shall have a clear width of twenty (20) feet.
- (f) *Emergency access.* For neighborhoods with common parking areas, stabilized access shall be provided such that the farthest distance from a structure to the stabilized surface is one hundred fifty (150) feet. The stabilized access shall be a minimum of ten (10) feet wide and have a clear width of twenty (20) feet.
- (g) *Setbacks.* All zoning district setbacks shall be applicable from the property boundaries and not from internal individual platted lots. Required buffers may be located within the setback.
- (h) *Project boundary buffers.* A 15-foot wide low density buffer, consistent with Section 407.43, shall be required along property lines adjacent to existing platted subdivisions or lots in excess of six thousand (6,000) square feet with an existing single-family residence.
- (i) *Landscaping.* Landscaping shall be consistent with Section 407.43.1, Required tree plantings and landscaping of this Chapter.
- (j) *Open Space.* Open Space shall be provided per Article V, Open Space, of this Chapter.
- (k) *Stormwater.* Stormwater management provision shall be consistent with Article IX, Stormwater Management of this Chapter.
- (l) *Maintenance of Open Space, common areas and utilities.* The applicant shall ensure that joint use and maintenance of public Open Space, community facilities, private roads and drives, and all other commonly owned and operated property is guaranteed through a maintenance plan, covenants, deeds and/or homeowners' association by-laws.

(Ord. No. 2018-10, § 2(Exh. A), 3-13-18; Ord. No. 2020-09, § 2(Exh. A), 3-10-20; Ord. No. 2020-25, § 2(Exh. A), 11-10-20; Ord. No. 2023-06, § 2(Exh. A), 3-28-23)

Sec. 407.155. - Design.

- (a) *Common green.* Each cottage neighborhood shall have at least one common green with multiple common greens allowed. The common green may be counted toward the Open Space required consistent with Section 407.52 and shall be designed to meet the following:
 - (1) Each common green shall include at least four hundred (400) square feet unit fronting that common green.
 - (2) The common green may include stormwater management facilities incorporating low impact design as long as a minimum of four hundred (400) square feet per dwelling unit is usable by the residents for active or passive recreation.
 - (3) Amenities such as community gardens, benches, and pavilions are allowed in the common green.
- (b) *Porches.* All homes shall include at least one (1) open air covered front entry porch oriented toward the common green. Porches shall be a minimum of seventy (70) square feet. The minimum square footage may be reduced to sixty (60) square feet on cottage homes less than six hundred (600) total gross square feet of conditioned space.
- (c) *Parking.* Parking may be provided in lot or garage. Parking may alternately be co-located with the cottages when accessed by drive aisles. All parking must meet the following standards:
 - (1) A minimum of one and one-half (1.5) spaces per unit shall be provided.
 - (2) All common parking areas and associated drive aisles adjacent to neighboring residential property must be screened in addition to the required low-density buffer.
- (d) *Pedestrian access.* A system of interior walkways shall be provided to connect all homes parking areas, Open Space and any sidewalks along the public street(s) bordering the Cottage Neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.
- (e) *Fencing.* Fencing within the development is limited to a maximum of fifty (50) percent opacity and no greater than four (4) feet in height may be used to delineate private yards, gardens or other areas. Solid fencing may be allowed along external borders not bordering streets.

(Ord. No. 2018-10, § 2(Exh. A), 3-13-18; Ord. No. 2020-09, § 2(Exh. A), 3-10-20; Ord. No. 2020-25, § 2(Exh. A), 11-10-20; Ord. No. 2023-06, § 2(Exh. A), 3-28-23)