

Proposed Cottage Housing Ordinance

PURPOSE

The purpose of the proposed cottage housing development zoning ordinance is to address the “missing middle” housing stock. Missing middle refers to housing types that offer smaller units in buildings of a similar bulk, mass, and scale as a single family-home. The proposed ordinance to allow cottage housing encourages the development of smaller units with common open areas, creating walkable, compact communities within existing single-family, low-density neighborhoods. The cottage housing development ordinance would allow multiple small units on a single-family parcel in low-to-medium density neighborhoods, but at a scale, that does not exceed that of a typical single-family home. Cottage housing units may not be rented on a transient basis (for periods of less than 30 days) or as vacation rentals.

The proposed cottage housing development ordinance would allow this housing type in the Low Density Residential (R1) and Medium-Density Residential (R2) zoning districts on parcels located in Urban Service Areas. Detached cottages and attached cottages or single-family home conversions would be allowed. Tiny homes may be utilized as Cottage Housing Developments when homes are placed on foundations and building codes are met.

PERMIT REQUIREMENTS

Cottage Type	Design Review with Hearing	Use Permit with Hearing
Detached	Required for all projects	Required for developments with 4 units or more
Attached	Required for 4 units or more	Required for developments with 4 units or more

PARCEL REQUIREMENTS

The minimum parcel size for cottage housing developments (attached and detached) is 8,000 square feet. Sites utilized for cottage housing developments shall be located within designated Urban Service Areas and shall be served by public sewer.

PARKING

One reserved space shall be provided per unit and one guest parking space shall be provided for every three cottages or portion thereof.

DENSITY

Once the minimum parcel size has been met, the allowed density shall be one cottage per 2,500 square feet of lot area for attached and detached cottage housing developments.

SIZE

The total building square footage for a cluster of three cottages should not exceed a floor area ratio of 0.35.

