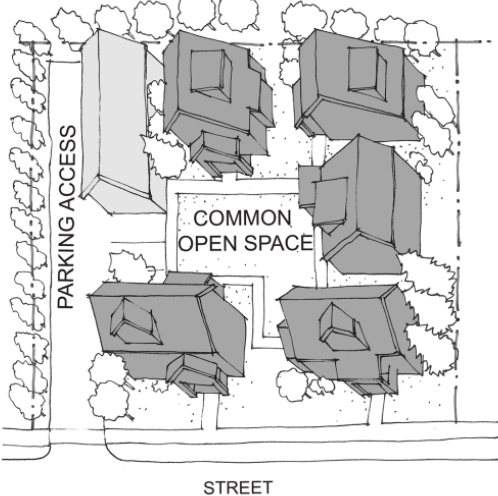
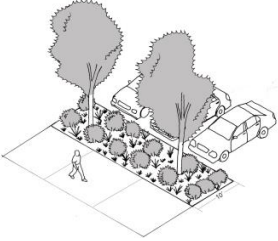


D. Cottage housing. Cottage housing developments are subject to the standards of the applicable zoning district (ICC 17.06.120), plus the supplemental standards set forth in Table 17.06.320.D below.

TABLE 17.06.320.D – COTTAGE HOUSING STANDARDS	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="font-size: 24pt; font-weight: bold;">Cottage Housing</div> <div style="text-align: right;"> Permitted: LD MD BV </div> </div>	
1. DESCRIPTION & ILLUSTRATION	
<p>“Cottage housing” refers to a multi-family housing style with one or more clusters of small housing units arranged in and around a common open space. Units are typically detached, but may have two attached units.</p>	
2. KEY STANDARDS	
Lot sizes and density bonus	Cottages are exempt from minimum lot area standards provided they comply with density and design standards herein.
Density	<p>Due to the smaller relative size of cottage units, each cottage shall be counted as one-half a dwelling unit for the purpose of calculating density per applicable requirements in ICC 17.06.120. For example, a cluster of 6 cottages are equal to 3 dwelling units for density calculation purposes.</p> <p>When preparing a Future Development Plan per ICC 17.06.110.C for a cottage housing development, the applicant may choose either 1 or 0.5 a dwelling unit per cottage for calculation of capacity for potential future units.</p>
Minimum & maximum number of cottages	Min of 4 cottages and a maximum of 12 cottages per cluster; no limit on the number of clusters provided all other standards are met.
Setbacks	Minimum required by applicable zoning district (see ICC 17.06.120); at least 10' separation between cottages.
Building height	Cottages: 26 feet Accessory structures: 18'
Building coverage	Minimum required by applicable zoning district (see ICC 17.06.120)
Impervious surface	Minimum required by applicable zoning district (see ICC 17.06.120)
Maximum footprint & square footage	<p>Max footprint = 800sf & Max square feet = 1,200sf</p> <p>The largest sized cottage would have an 800 sf ground floor and a 400 sf second floor.</p>

3. SUPPLEMENTAL STANDARDS	
Windows onto the street and common open space	Transparent windows and/or doors are required on at least 10 percent of the façades (all vertical surfaces) of all cottages facing the street and common open space(s).
Parking and driveway location and design	<ul style="list-style-type: none"> a. Parking areas shall be located to the side or rear of cottage clusters and not between the street and cottages. Parking is prohibited in the front and between cottages. b. Parking shall be located in clusters of not more than 5 adjoining spaces (except where adjacent to an alley). c. Garages or carports may be attached to individual cottages or detached, provided all other standards herein are met and the footprint of the ground floor, including garage/carport, does not exceed 1,000 square feet. Such garages/carports shall be located away from the common open spaces.
<p>Screening</p>  <p><i>Example of required screening where parking is adjacent to the street (side of lot)</i></p>	<ul style="list-style-type: none"> a. Screening shall be required at the property lines per Table 17.06.540.E.3. Required landscaping and screening shall not count towards the required open space. b. Parking and vehicular areas shall be screened from public street and adjacent residential uses by landscaping or architectural screens. For parking lots adjacent to the street, at least 10 feet wide Type C landscape buffer (see ICC 17.06.540.E.10) shall be provided between the sidewalk and the parking area (see image to the left). For parking lots along adjacent residential uses, at least 5 feet wide Type C landscape buffer (see ICC 17.06.540.E.10) shall be required at the property line.
Common open space requirements	<ul style="list-style-type: none"> a. Minimum common open space shall be 400 sf per unit. b. Open space shall abut at least 50 percent of the cottages in a cottage housing development. c. Open space shall have cottages abutting on at least 2 sides. d. Cottages shall be oriented around and have the main entry from the common open space. e. Cottages shall be within 60 feet walking distance of the common open space. f. Open space shall include at least one (1) courtyard, plaza, garden, or other central open space, accessible by all units. The dimensions of this central common open space shall be a minimum of 15 feet by 20 feet. g. A septic drain field may count towards up to 50% of the common open space requirement.
Required private open space	A minimum of 200 sf of private open space shall be required adjacent to each dwelling unit, for the exclusive use of the cottage resident(s). The space shall be usable (not on a steep slope), with no dimension less than 10 feet.
Porches	<p>Cottage façades facing the common open space or common pathway shall feature a roofed porch at least 70 square feet in size with a minimum dimension of 7 feet on any side. This shall count towards the required private open space.</p> <p>A covered entry feature is required for cottage entrances facing a street.</p>