

ARTICLE 3.22 – COTTAGE HOME DEVELOPMENT

SECTION 3.22.001 – PURPOSE

Cottage housing developments shall be applicable in R-2 and R-3 zoning districts only. The general purposes of the cottage housing development design standards are as follows:

- A. A cottage housing development is provided for as an alternative type of detached housing comprised of small residences that are one thousand (1,000) square feet or less and suited to accommodate a typical household of one or two individuals. Cottage housing is provided as part of the city's overall housing strategy, under Goal 10 of the City of La Grande Comprehensive Plan, which intends to encourage affordability, innovation and variety in housing design and site development while ensuring compatibility with existing neighborhoods, and to promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs.
- B. The cottage housing development design standards contained in this section create a permit path for small communities of cottage development, similar to multi-family housing projects, manufactured home parks, planned unit developments and subdivisions, where it can be oriented around open space in a manner that minimizes the visibility of off-street parking. These design standards are intended to ensure that cottage housing developments include pedestrian amenities and take advantage of existing natural features on the site including topography and vegetation. These same standards are intended to provide for traditional cottage amenities and to regulate proportions in order to ensure that cottage housing developments contribute to the overall community character.
- C. Cottage housing developments may include a higher residential density than is normally allowed in the underlying zone district. This increased density is possible through the use of smaller than average home sizes, clustered parking, and the application of overall site design standards applied via approval of a binding site plan or other land use approval that governs the long term use of master planned lots and structures as ownership may shift over time.

SECTION 3.22.002 – COTTAGE HOUSING APPLICATION REQUIREMENTS

To encourage and support a variety of housing choices, cottage housing may be established through a variety of land use approvals, such as a site plan application, conditional use permit, planned unit development and subdivision. Cottage housing may be designed as a small infill project within an existing platted subdivision, or as a larger cottage housing development. Cottage housing may be considered under the following land use reviews:

- A. Zoning Approval: For the construction or placement of two (2) cottage homes on a parcel of land and which meet the density, setbacks and other residential design requirements for the underlying zone, the Planning Director may administratively grant zoning approval to permit such homes, subject to single-family home design standards set forth in Article 3.2 of this Code. Such homes shall not be subject to the development standards of this Article.
- B. Site Plan Approval: For developments outside of an existing platted subdivision that include two (2) or more dwelling units and where the housing and land are under one common ownership, similar to an apartment complex, and which meet the density, setbacks and other residential design requirements for the underlying zone, site plan approval shall be required pursuant to Article 8.2 of

this Code, and the development shall adhere to the design and improvement standards set forth in this Article for cottage housing developments.

C. Conditional Use Permit Approval:

1. Infill Development within an Existing Platted Subdivision: Any cottage housing development considered for infilling a vacant lot(s) within an existing platted subdivision, which includes three (3) or more dwelling units shall be subject to Site Plan Approval and a Conditional Use Permit Approval pursuant to Articles 8.2 and 8.5 of this Code, and the development shall adhere to the design and improvement standards set forth in Section 3.22.004.
 2. Cottage Housing Parks: For developments where the land is under one ownership and where the housing is under a separate ownership, similar to a manufactured home park, Site Plan Approval and a Conditional Use Approval shall be required pursuant to Articles 8.2 and 8.5 of this Code, and the development shall adhere to the design and improvement standards set forth in this Article for cottage housing developments.
 3. Density Increase Option: Due to the clustering of smaller than average home sizes, some properties may support a density that is greater than what is allowed in the underlying zone. To afford flexibility for a development to provide a higher density, such increased density shall only be permitted by conditional use pursuant to Articles 8.5 of this Code.
- D. Subdivision or Partition: For cottage housing developments where home sites and common areas are intended to be platted for separate owners, such development shall be reviewed under the applicable land division procedures and criteria of Chapter 4 of this Code and the development shall adhere to the design and improvement standards set forth in this Article for cottage housing developments

SECTION 3.22.003 – DENSITY STANDARDS FOR COTTAGE HOUSING DEVELOPMENTS

- A. Minimum Density. A cottage housing development shall include a minimum of six (6) cottages.
- B. Minimum Development Area: A cottage housing development shall have a minimum development area of fifteen thousand (15,000) square feet.
- C. Maximum Density. The maximum density of a cottage housing development shall not exceed one (1) dwelling unit for each one thousand five hundred (1,500) square feet of land area.
- D. Exception. For cottage housing infill developments within an existing platted subdivision, the Planning Commission may reduce the minimum density and establish limits or a maximum density as a condition of approval to satisfy neighborhood compatibility issues.

SECTION 3.22.004 – BUILDING DESIGN AND IMPROVEMENT STANDARDS FOR COTTAGE HOUSING DEVELOPMENTS

- A. Dwelling Unit Size / Floor Area Allowance. To ensure that the overall size, including bulk and mass of cottage structures and cottage housing developments remain smaller and create less visual and physical impact than standard sized single-family dwellings that are required to be located on larger

lots, the following floor area limitations shall apply to cottage housing. Two types of housing development are provided for to allow for a mixture of building sizes and footprints, while anticipating and addressing the varied impacts from each housing type.

	<u>Total Floor Area*</u> (square feet)	<u>Ground Floor Area*</u> (square feet)	<u>Upper Floor Area*</u> (square feet)
Small	<500	<499	Up to 60% of ground floor.
Large	≥500 <1000	500-999	Up to 60% of ground floor.

**Floor area is measured to the outside wall on the ground floor including the stairs (building footprint). Floor area includes all upper floor area with a ceiling height of six feet or more not including the stairs which are counted as part of the ground floor.*

- B. **Building Separations.** All units shall maintain ten feet (10') of separation between vertical exterior walls, except that eaves and architectural projections such as balconies may encroach up to a maximum of eighteen inches (18").
- C. **Setbacks.** The emphasis of cottage development is to provide for development that focuses on and benefits from useful common areas. For this reason peripheral setbacks (generally the side and rear yard areas) may be minimized to allow for a more useful yard area (generally the front yard) oriented to benefit from common area, open space and facilities.
 - 1. Cottage dwellings and their accessory structures must meet setbacks or yard requirements for single-family detached developments in the zone in which they are located with respect to the outside perimeter of the planned cottage development.
 - 2. Setback averaging may be used to meet the front yard setback from the outer perimeter of the planned cottage housing development, but the setback shall not be less than ten feet (10') from the outer perimeter of the cottage housing development where it abuts a public street right-of-way. The averaging shall be based on lots comprising more than fifty percent (50%) of the same public street frontage between the nearest public street intersections in either direction from cottage housing development.
 - 3. Cottage dwellings and their accessory structures must meet the following setbacks from lot lines through the interior of the cottage development:

<u>Setback / Yard Area</u>	<u>Dimension</u>
Primary Yard (typical front, back or street corner side)	10 feet
Peripheral Yards (other yard areas not included in the primary yard)	5 feet

**Setbacks assume parking takes place in a separate parking area. A minimum twenty-foot (20') driveway length shall be maintained inside of curb and sidewalk if a drive way*

curb cut is provided for parking immediately adjacent to a cottage dwelling. This shall be done to eliminate the parking of vehicles on or over curbs or sidewalks and may require deeper yard areas than the minimums provided.

4. Accessory structures may be located within peripheral yards, but shall meet peripheral yard setback requirements.
- D. Building Heights and Roof Pitch. Standard height limit for cottage dwellings and accessory structures shall be twenty-one feet. Cottage dwellings shall have a minimum roof pitch of 3:12 and may be permitted to a maximum height of twenty-eight feet (28') at a minimum of ten feet (10') from any property line. The twenty-eight foot (28') allowance will accommodate a second story living area partially under roofline and dormers. Cottage heights shall be measured from the average grade along each side of the structure to the top of roof.
- E. Building Design.
1. Roofs of cottages shall have eave overhang depths that are a minimum of six inches (6").
 2. Covered porches measuring at least sixty (60) square feet shall be incorporated into the building design of the cottages.
 3. A cottage dwelling shall also have at least four (4) of the following design features:
 - a. Attached covered parking for at least one (1) vehicle.
 - b. Bay or bow window(s).
 - c. Dormer(s)
 - d. Eaves (minimum twelve inch [12"] overhang) (twelve inch [12"] eave overhangs shall be provided on all sides of the building to meet this standard)
 - e. Deck or patio (to meet this standard, the minimum size for a deck or patio to qualify is sixty-four (64) square feet).
 - f. Off-sets on building face or roof minimum twelve inches (12") (the provision of one such roof or facade feature is sufficient).
 - g. Pillars or posts (requires at least one pair, decorative or plain, but finished in a manner that is consistent with the dwelling exterior).
 - h. Structural additions to alter the shape of the structure (any feature not listed above that alters the rectangular or square shape of the dwelling will be considered; an attached garage or carport that provides an altered shape of the dwelling complies as well).
 - i. Window shutters (shall be provided for all windows to meet this standard)
- F. Parking Structures. Covered parking is not required for cottage home developments, but when provided shall conform to the following:

1. Shared parking structures shall be detached from the dwelling units. A parking structure devoted to a single dwelling unit may be attached or detached from the dwelling unit.
 2. The design of the parking structure must include roof lines similar and compatible to that of the dwelling units within the development.
 3. The parking structure shall be constructed of similar siding and roofing material, and be of similar colors as the cottage dwelling unit(s).
 4. The parking structure shall be reserved for the parking of vehicles owned by the resident of the development. Storage of items which preclude the use of the parking spaces for vehicles is prohibited.
 5. Carports and garages are exempt from the ten percent (10%) lot size limitation for accessory structures, but shall not exceed two hundred forty (240) square feet per dwelling unit which the garage or carport is intended to serve. For parking structures that include an enclosed storage area(s), the structure may be increase in size to accommodate the storage area(s), but shall be equal to or less than the ground floor area of the largest cottage dwelling unit(s) to which the structure is devoted to.
- G. Accessory Structures. To ensure that accessory structures remain accessory to the cottage dwelling unit (primary structure), an accessory structure shall:
1. Shall be located on the same development lot as the cottage dwelling.
 2. Shall be no larger than ten percent (10%) of the actual land area of the development lot devoted to the cottage dwelling unit, and shall be equal to or less than the ground floor area of the cottage dwelling unit.
 3. Shall be located entirely behind the cottage dwelling unit.
 4. Shall be constructed of similar siding and roofing material, and be of similar colors as the cottage dwelling unit.
- H. Community Buildings.
1. Community buildings or space shall be clearly incidental in use to the dwelling units.
 2. Building height for community buildings shall be no more than one story.
 3. Community buildings must be located on the same development site as the cottage home development, and be commonly owned by the residents.
- I. Off-Street Parking and Screening
1. Parking Requirement. Off-street parking requirements are dependent on the size of the cottage dwelling units and on-street parking areas shall not be included when calculating the off-street parking requirement within the cottage development.
 - a. Small (<500 s.f.) cottage dwellings shall have a minimum of one (1) off-street parking space.

- b. Large (≥ 500 to $< 1,000$ s.f.) cottage dwellings shall have a minimum of two (2) off-street parking space.
2. Clustered Parking Locations and Screening. Clustered parking locations and screening shall be designed to accomplish the following:
 - a. Ensure minimal visual impact to residents surrounding the development. Screening may be accomplished by landscaping or fencing.
 - b. Be grouped to correspond with cottage clusters and avoid single large parking areas that are difficult to screen from view.
 - c. Locate to the side or rear of the site where parking areas are less visible and clustered to limit curb cuts and need for impervious surface.
 - d. Shall be screened from view of adjacent neighbors if within 10' of property lines. Screening to be min. 5' high continuous sight obscuring landscaping or fence.

SECTION 3.22.005 – SITE DESIGN AND IMPROVEMENT STANDARDS FOR COTTAGE HOUSING DEVELOPMENTS

- A. Lot Coverage. Lot coverage is limited to no more than forty-five percent (45%) impervious surface area. Impervious surfaces include driveways, building footprints, sidewalks, paved parking, compact gravel, and other surfaces that do not efficiently allow rain to percolate into the soil.
- B. Common Open Space. Common open space is required and intended to provide a centrally located area than can be developed and maintained so it is usable for active and passive recreation. Unless the shape or topography of the site precludes the ability to locate units adjacent to common open space, the following requirements shall be met.
 1. There shall be a minimum of four hundred (400) square feet of common open space provided for each dwelling unit.
 2. Common open space shall abut at least fifty percent (50%) of the cottages in a cottage housing development.
 3. Where feasible, each dwelling unit that abuts a common opens space shall have a primary entry and/or covered porch oriented towards the common open space.
 4. Common open space shall be centrally located within the cottage housing development and be easily accessible to all dwellings within the development. Common open space shall be commonly owned by the residents.
 5. Common open space shall not include portions of private yards, and shall be jointly owned by all residents.
 6. Pedestrian connections shall link buildings to the common open space, public rights-of-way, private roads, and parking areas.

7. Common open space shall be outside of wetland and riparian areas, and shall be on slopes of twelve percent (12%) or less.
 8. Landscaping located in common open space shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs. Where feasible; existing mature trees should be retained.
 9. The common open space shall include at least three (3) of the following improvements:
 - a. Community garden
 - b. Seating and observation areas
 - c. Playground equipment
 - d. Gazebo and seating
 - e. Bar-B-Que and picnic tables
 - f. Volleyball Court
 - g. Other recreational amenities similar in nature to those listed above, as approved by the City
- C. Private Open Space. Private open space is intended to provide private areas around the individual cottages and to enable diversity in landscape design. Private open space shall be subject to the following requirements:
1. There shall be a minimum of three hundred square feet of contiguous, usable private open space provided adjacent to each unit for the exclusive use of the cottage resident.
 2. The main entry of the cottages shall be oriented toward the common open space as much as possible.
- D. Pedestrian Connections. Pedestrian connections shall be developed to link buildings to the common open space, public rights-of-way, private roads, and parking areas.
- E. Lighting. Exterior lighting shall be minimized and shall be shielded or hooded and directed downward so as to light only the intended area without shining into a neighboring house, business or public street right-of-way.
- F. Mechanical Equipment. Exterior heating or cooling facilities shall be designed and sited to minimize the noise and visual impacts they can have on a site. Equipment visible from a street or common area shall be screened from view with a decorative fence, wall or landscaping.
- G. Streets. Streets within the cottage home development shall be designed in accordance with Article 6.2 of this code. At a minimum private streets shall have an improved width of ten feet (10') for each vehicle travel lane for two-way traffic and sixteen feet (16') for one-way traffic, and an additional eight feet (8') on each side for on-street parking. If private streets are determined to be low volume and emergency vehicle access, safety and traffic flow issues are addressed, an alternative street design may be approved by the Planning Commission, such as the with

elimination of on-street parking on one or both sides in exchange for equal quantities of parking within off-street parking areas.

- H. Storm Water Drainage. All storm water shall be collected and retained on-site within the development boundaries. Storm water low impact development techniques that encourage the natural treatment and infiltration of storm water to mimic pre-development site conditions shall be employed and conform to the City of La Grande *Small Sites BMP Manual, Storm Water Best Management Practices for Cold Climates*. Examples of low impact development techniques include directing storm water to landscape areas with amended soils or into improved drainage areas under porches or eaves, green or living roofs, the use of pervious pavers, and retention of existing mature trees.

When required by the City, an on-site storm water analysis shall be performed by a qualified, licensed professional engineer, considering at a minimum a twenty-five year storm event of fifteen minutes duration. The storm water control plan shall be approved by the City and shall provide for the onsite collection, containment and release of storm water such that it will not have an adverse impact to other properties, public or private. All improvements shall be inspected by the City prior to completion.

SECTION 3.22.006 – ALTERNATIVE COTTAGE HOUSING DEVELOPMENT DESIGNS

The cottage housing development standards are created to support design innovation and in-fill development. Design standards and approval criteria provide essential guidance to applicants and administrators but not every circumstance can be anticipated in the drafting of standards and criteria. The City recognizes that cottage infill can be designed in alternate ways and still achieve the overall objectives of this chapter. An applicant may request a variation to specific standards during development review as part of the conditional use permit, planned unit development or subdivision process. A specific request for variation within a cottage home development is not subject to variance criteria. Approval of a specific variation can only be granted with reasonable findings that site conditions (property size, shape, topography, or other site constraint) makes strict adherence to the standards a burden, and that the specific variation requested provides for an equal or better way to meet the purpose of the written standard.