

MILWAUKIE COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE

MEETING PACKET #10

To: Milwaukie Comprehensive Plan Implementation Committee Members

From: Vera Koliass, Senior Planner

Subject: CPIC Meeting Packet #10

Hello Milwaukie Comprehensive Plan Implementation Committee members,

Thank you in advance for preparing for this Comprehensive Plan Implementation Committee (CPIC) Meeting. The tenth, and last, CPIC meeting is scheduled for July 14th, from 6 – 9 PM. Important Note: Due to public health concerns, this meeting will be held entirely over Zoom. Please do not plan to attend this meeting in person. Please log in to the meeting approximately 15 minutes early to avoid any potential technology issues.

Please review the information provided in this packet thoroughly in advance of the meeting.

Additionally, it may be helpful to keep a copy of this packet close by in the event that technology does not cooperate as we intend. We will reference packet page numbers when we are discussing specific items.

Request for Review and Comment on Meeting Packet Materials

In the spirit of working quickly and efficiently to meet our project deadlines, careful review of meeting packet materials is essential. It is expected that CPIC members come to each meeting prepared having read the materials and ready to discuss each topic in detail.

The primary objectives for CPIC #10 are to:

1. Learn about public comments and questions from the Engage Milwaukie open house
2. Opportunity to discuss any outstanding questions/comments on full draft amendments
3. Learn about design studies for Cottage Cluster housing
4. Learn about next steps in the project and how to stay involved

CPIC Meeting Packet #10 Materials List

| Number | Packet Item |
|--------|--|
| 1 | Agenda (this document) |
| 2 | Cottage Cluster Housing Type Memo |
| 3 | Attachment A: Draft Cottage Cluster Development and Design Standards |

If you have any questions on the materials in this packet, please feel free to contact me via phone or email, my information is listed below.

A note from staff to each of you:

We are grateful for your participation in this important work. We have accomplished a lot this year and we are so appreciative of all of your thoughtful questions, comments, and input as we worked through the material. This is a very complicated package of amendments and our workplan and schedule were aggressive – not to mention we did it all during a global pandemic in virtual meetings. We reached a successful milestone thanks in large part to your efforts and we wholeheartedly THANK YOU!

We hope that you will continue to participate in the adoption process and will consider working with us in the next phase of implementation activities. Thank you so much for all of your hard work.

Vera Kolias, Senior Planner
koliasv@milwaukieoregon.gov
503-786-7653

Milwaukie Community Vision

In 2040, Milwaukie is a flourishing city that is entirely equitable, delightfully livable, and completely sustainable. It is a safe and welcoming community whose residents enjoy secure and meaningful work, a comprehensive educational system, and affordable housing. A complete network of sidewalks, bike lanes, and paths along with well-maintained streets and a robust transit system connect our neighborhood centers. Art and creativity are woven into the fabric of the city.

Milwaukie's neighborhoods are the centers of daily life, with each containing amenities and community-minded local businesses that meet residents' needs. Our industrial areas are magnets for innovation, and models for environmentally-sensitive manufacturing and high wage jobs.

Our residents can easily access the training and education needed to win those jobs. Milwaukie nurtures a verdant canopy of beneficial trees, promotes sustainable development, and is a net-zero energy city. The Willamette River, Johnson Creek, and Kellogg Creek are free flowing, and accessible. Their ecosystems are protected by a robust stormwater treatment system and enhanced by appropriate riparian vegetation. Milwaukie is a resilient community, adaptive to the realities of a changing climate, and prepared for emergencies, such as the Cascadia Event.

Milwaukie's government is transparent and accessible, and is committed to promoting tolerance and inclusion and eliminating disparities. It strongly encourages engagement and participation by all and nurtures a deep sense of community through celebrations and collective action. Residents have the resources necessary to access the help they need. In this great city, we strive to reach our full potential in the areas of education, environmental stewardship, commerce, culture, and recreation; and are proud to call it home.

Comprehensive Plan Implementation Committee Charge

The CPIC will support the City by helping to involve a variety of different stakeholders in the decision-making process, offering feedback on a code audit and draft code concepts and ensuring that the diverse interests of the Milwaukie community are reflected in the code and map amendments.

The CPIC are the primary liaisons to the Milwaukie community, and are expected to provide feedback on public involvement efforts, code concepts and amendments, and advance recommendations to the Planning Commission and City Council.

The CPIC will interact with City of Milwaukie staff, particularly the Planning Division and its consultant team. The CPIC will meet monthly throughout the code amendment process, with adoption of the final code package plan targeted for early Summer 2021. Subcommittees may also be established to work on specific tasks and will hold meetings as necessary. CPIC members are also encouraged to help facilitate meetings with their neighborhood district associations and other community organizations. The CPIC is encouraged to promote opportunities for public involvement, disperse information to the Milwaukie community, and solicit feedback concerning the Comprehensive Plan Implementation project.

MILWAUKIE COMPREHENSIVE PLAN IMPLEMENTATION | ATTENDEES

CPIC Members

Joel Bergman
Micah Meskel
Nicole Zdeb
Renee Moog
Sharon Johnson
Celestina DiMauro
Daniel Eisenbeis
Matthew Bibeau
Stephan Lashbrook
Ada Gonzalez
Dominique Rossi
Eugene Zaharie
Jennifer Dillan
Councilor Lisa Batey – City Council Liaison
Joseph Edge – Planning Commission Liaison

City Staff

Vera Kolas, Senior Planner
Laura Weigel, Planning Manager
Mary Heberling, Assistant Planner
Peter Passarelli, Public Works Director
Natalie Rogers, Climate Action and Sustainability Coordinator

Consultant Team

Marcy McInelly, Urbsworks, Inc.
Kimi Sloop, Barney and Worth, Inc.
Keith Liden, Land Use Planner
Rick Williams, Rick Williams Consulting
Todd Prager, Teragan

Milwaukie Comprehensive Plan Implementation Committee Virtual Meeting

(CPIC #10)

July 14, 2021; 6:00 pm – 9:00 pm

By Zoom Web Conference

This meeting will be recorded and posted to the city website.

| Comprehensive Plan Implementation Committee Meeting #4- Agenda | | |
|---|---|----------------------------|
| Time | Topic | Who |
| 5:45 – 6:00 pm | Login to Webinar and Conference Line | CPIC members |
| 5 minutes 6:00 – 6:05 pm | Welcome · Overview of recent project work/milestones | Vera Kalias |
| 20 minutes 6:05– 6:25 pm | Engage Milwaukie Open House overview · Key issues · Open Discussion – additional issues to consider | Mary Heberling |
| 60 minutes 6:25– 7:25 PM | Cottage Cluster housing type · Overview of housing type – how big, how many, key features, ownership types · Milwaukie context (lot sizes, locations citywide) · What code allows now vs. proposed code · Poll #1 | Vera Kalias |
| 40 minutes 7:25 – 8:05 PM | Draft code amendments · Overview of process to date · Poll #2 | Vera Kalias, Pauline Ruegg |
| 15 minutes 8:05 – 8:20 PM | Public questions and comments | |
| 20 minutes 8:20 – 8:40 PM | Wrap up, next steps, and parting thoughts | Laura Weigel |
| 9:00 PM | Adjourn | |

Date 07 July 2021
Subject Milwaukie Comprehensive Plan Implementation Project
To Vera Koliass, City of Milwaukie Project Management Team
From Marcy McInnelly AIA, Urbsworks, Inc.

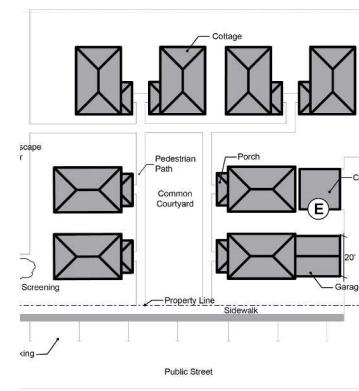
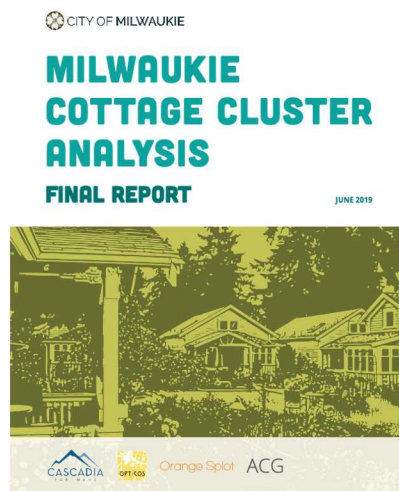
Code Concepts Memo

COTTAGE CLUSTERS IN MILWAUKIE

Long before the adoption of the Comprehensive Plan, and long before the statewide Middle Housing rules went into effect in 2020, the City of Milwaukie promoted compact, small-lot, attainable housing such as “cluster housing” and “cottage clusters.” In 2019 the City worked with consultants to engage members of the community and produce a report, “*Milwaukie Cottage Cluster Analysis*.” The report includes a zoning code analysis and code recommendations. Many members of the Comprehensive Plan Implementation Committee (CPIC) served on the Stakeholder Advisory Committee.

The 2020 Middle Housing rules (HB 2001) require that cities in Oregon amend their zoning codes to include cottage clusters in addition to duplexes, triplexes, quadplexes, and townhouses. Now, after 8-12 months of work by city staff, consultants, and the CPIC, the proposed amendments are ready for review. The proposed amendments for Cottage Clusters refer to the 2019 Milwaukie report as well as many policies and goals of the Comprehensive Plan.

The purpose of this memo is to provide background on the Cottage Cluster provisions and facilitate CPIC review of the zoning code amendments.



From left to right: The 2019 “Final Report on Cottage Cluster Feasibility Analysis,” produced by the City of Milwaukie, with stakeholder advisory committee members and consultants; the Langley, Washington, Cottage Housing Development code (circa 1995), and the House Bill 2001 Large City Model Code, or LCMC.

Cottage Clusters and HB 2001

Cottage clusters are an important housing type for addressing affordability and as such, were given special priority in HB 2001 rules. HB 2001 requires cities to adopt cottage clusters as a specific housing type, and Division 46 and the Large City Model Code (LCMC) include prescriptive standards that cities are required to write into their zoning codes. There are only a few areas in which a city may depart from the required standards. The HB 2001 defines Cottage Clusters as homes which share a lot, see “How HB 2001 defines cottage clusters” (right).

The HB 2001 parameters clearly establish a goal for affordability. When cottages are small and parking is clustered, the cost of each unit goes down and the number of units that become possible on a lot goes up. Density and compactness combine to reduce the cost of each individual home.

The HB 2001 rules limit the footprint of a dwelling unit at 900 square feet, maximum. (The “footprint” of a home is the square footage where the home touches the ground.) Additional square footage on upper stories is allowed, and an optional provision in the Large City Model Code (LCMC) offers some flexibility in the size of each individual cottage through an averaging of unit sizes.

There is a tendency among market-driven housing providers to make units bigger than 900 square feet, add attached garages, and reduce density; however, such designs would contradict the goal for affordability, and are prohibited by the HB 2001 rules.

Developers and housing providers say that cottage cluster-style development is an important housing type and making them easier to develop is important. A number of affordable housing providers have emphasized that allowing cottages to be “owned” is a superior way of providing affordable dwelling options (as opposed to cottages sharing a lot), and that making cottage clusters fee simple should be the ultimate goal of new regulations. Cottages can be converted to condominiums, but it is often cited as complicated and costly, and particularly difficult for affordable housing providers to implement and manage.

Cohousing and open space preservation

Cottage clusters can promote creative ownership arrangements and site designs can be used to preserve private open space. Mostly these involve clustering homes closer together to preserve open space and/or designing the open space as a centerpiece of the development.

Cohousing is an ownership structure, not a land use or a defined housing type, therefore it is not limited by zoning—now or under HB 2001. Additionally, there is nothing in the definition of “household” in the Milwaukie’s code that now or will requires household members to be related, as is the case in other cities. Therefore it will be possible to use the Milwaukie proposed cottage cluster amendments for cohousing purposes.

As an ownership and legal structure, cohousing is not dependent on lot size or zoning regulations to exist. Below are three examples in Portland, Oregon. The first is urban in form and transit-served; the second two examples are on larger lots and are more rural in character. Both are examples of clustering homes to preserve open space and promote agricultural activities.

HOW HB 2001 DEFINES COTTAGE CLUSTERS

OAR Division 46 Definition (Oregon Administrative Rules)

A grouping of no fewer than four detached dwelling units per acre with a footprint of less than 900 square feet each that includes a common courtyard.

A city may allow Cottage Cluster units to be located on a single Lot or Parcel, or on individual Lots or Parcels.

Design HB 2001 LCMC (Large City Model Code)

“Cottage” means an individual dwelling unit that is part of a cottage cluster.

“Cottage cluster” means a grouping of no fewer than four detached dwell-ing units per acre, each with a footprint of less than 900 square feet, located on a single lot or parcel that includes a common courtyard. Cottage cluster may also be known as “cluster housing,” “cottage housing,” “bungalow court,” “cottage court,” or “pocket neighborhood.”

“Cottage cluster project” means a development site with one or more cottage clusters. Each cottage cluster as part of a cottage cluster project must have its own common courtyard.

Daybreak Cohousing – Small lot, dense cohousing—Multigenerational cohousing for 30 households on 2/3 of an acre; located on a transit corridor in compact, stacked form. <https://www.daybreakcohousing.org>

Cully Grove and Cully Green – Large lot cottage clusters and cohousing – Multigenerational cohousing with oriented around shared open spaces and gardens. <https://cullygrove.org/#> and <https://www.cullygreenpdx.com>

Creative site designs

Sharing backyards – originally a typical subdivision constructed in the 1950s was transformed over time as one individual purchased two homes and removed fences. Over time, he has established a “retro-fit” co-housing community that adds one house at a time as they become available and takes down the fences to integrate the backyards into a shared common open space. This project is an example of how cottage cluster provisions could be applied in coordination with conversion of existing homes. <http://nstreetcohousing.org> and <https://lifeedited.com/whats-right-with-this-picture/>



Source: *Pocket Neighborhoods, Creating Small-scale Community in a Large-scale World*, Ross Chapin, Taunton Press (2011)

19.505.4 Cottage Cluster Housing

A. Purpose

These standards are intended to: support the growth management goal of more efficient use of urban residential land; support development of diverse housing types in accordance with the Comprehensive Plan; increase the variety of housing types available for smaller households; provide opportunities for small, detached dwelling units within existing neighborhoods; increase opportunities for home ownership; and provide opportunities for creative and high-quality infill development that is compatible with existing neighborhoods.

B. Applicability

These standards apply to cottage cluster housing, as defined in Section 19.201, wherever this housing type is allowed by the base zones in Chapter 19.300.

C. Land Division

- ~~1. A subdivision or replat is required prior to the development of cottage cluster housing, to create the lots and tracts that will comprise the cottage cluster development. The subdivision or replat shall be reviewed per the procedures in Title 17 and be subject to the requirements of Chapter 19.700.~~
- ~~2. Cottage cluster development is exempt from the lot size and dimension standards in Section 19.302.~~
- ~~3. The minimum and maximum density standards in Section 19.302 apply to the subdivision or replat that creates the cottage cluster development. Areas proposed for commonly owned tracts, including off-street parking areas, shall be included in calculations for minimum and maximum density.~~
- ~~4. Cottage cluster development in the R-2, R-1, or R-1-B Zone is also subject to the site size standards in Table 19.302.5.F.2.~~
- ~~5. Access easements shall be required, to provide adequate access rights for units of land within the cottage cluster that do not have frontage on a public street, and to provide adequate vehicle and pedestrian circulation through the site.~~

D. Development Standards

The standards listed below in Table 19.505.4.B.1 are the applicable development and design standards for cottage cluster housing. Additional standards are provided in Subsections 19.505.4.E, 19.505.4.F, and 19.505.4.G. The base zone development standards for height, yards, lot coverage, and minimum vegetation, and the design standards in Subsection 19.505.1 are not applicable to cottage cluster housing.

Figure 19.505.4 illustrates the basic layout of a typical cottage cluster development.

Table 19.505.4.C.1

Cottage Cluster Development Standards

| <u>Standards</u> | <u>R-2</u> | <u>R-1, R-1-B</u> | |
|---|---|---|--|
| <u>A. Home Types</u> | | | |
| 1. <u>Building types allowed, minimum and maximum number</u> | <u>Detached houses</u> 3 minimum 12 maximum dwelling units | <u>Detached and Attached</u> 3 minimum 8 maximum dwelling units | |
| <u>B. Home Size</u> | | | |
| 1. <u>Max building footprint per home</u> | 900 sf | 900 sf | |
| 2. <u>Max average floor area per dwelling unit</u> | | 1,400 sf | |
| <u>C. Height</u> | | | |
| 1. <u>Max height</u> | <u>25 feet or two (2) stories, whichever is greater</u> | <u>2-5 25 feet or two (2) stories, whichever is greater</u> | |
| 2. <u>Max structure height between 5 & 10 ft of rear lot line</u> | | 15 ft | |
| 3. <u>Max height to eaves facing common green</u> | 1.618 times the narrowest average width between two closest buildings | | |
| <u>D. Setbacks, Separations, and Encroachments</u> | | | |
| 1. <u>Separation between eaves of structures (minimum)</u> | 6 ft | 6 ft | |
| 2. <u>Side and rear site setbacks</u> | | 5 ft | |
| 3. <u>Front site setback (minimum)</u> | 10 ft | 10 ft | |
| 4. <u>Front site setback (maximum)</u> | | 10 ft | |
| <u>E. Lot Coverage, Impervious Area, Vegetated Area</u> | | | |
| 1. <u>Impervious area (maximum)</u> | 60% | 65% | |
| 2. <u>Vegetated site area (minimum)</u> | 35% | 30% | |
| <u>F. Community and Common Space</u> | | | |

Table 19.505.4.C.1

Cottage Cluster Development Standards

| <u>Standards</u> | <u>R-2</u> | <u>R-1, R-1-B</u> | |
|---|-----------------|-------------------|--|
| 1. <u>Community building footprint(maximum)</u> | <u>1,500 sf</u> | <u>2,000 sf</u> | |
| G. Parking | | | |
| 1. <u>Automobile parking spaces per primary home (minimum)</u> | <u>1</u> | <u>0.5</u> | |
| 2. <u>Dry, secure bicycle parking spaces per home (minimum)</u> | | <u>1.5</u> | |
| 3. <u>Guest bicycle parking spaces perhome (minimum)</u> | | <u>0.5</u> | |

4.-D. Cottage Standards

1. Size

The total footprint of a cottage unit ~~shall~~ must not exceed 700 900 sq ft, and the total floor area of each cottage unit shall not exceed 1,000 sq ft. maximum average floor area for a cottage cluster is 1,400 square feet per dwelling unit.

2. Height

The height for all structures ~~shall~~ must not exceed 25 feet or two (2) stories, whichever is greater. 18 ft. ~~Cottages or amenity buildings having pitched roofs with a minimum slope of 6/12 may extend up to 25 ft at the ridge of the roof.~~

3. Orientation

a. Cottages must be clustered around a common courtyard, meaning they abut the associated common courtyard or are directly connected to it by a pedestrian path, and must meet the following standards:

- (1) Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.
- (2) A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:
 - (a) Have a main entrance facing the common courtyard;
 - (b) Be within 10 feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and
 - (c) Be connected to the common courtyard by a pedestrian path.
- (3) Cottages within 20 feet of a street property line may have their entrances facing the street.

- (4) Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.

~~The front of a cottage is the façade with the main entry door and front porch. This façade shall be oriented toward either a common open space or public street. If a cottage is not contiguous to either of these, it shall be oriented toward an internal pedestrian circulation path.~~

- ~~(2) At least half of the cottages in a cottage cluster shall be oriented toward a common open space.~~

~~d. Required Yards~~

- ~~(1) The yard depth between the cottage dwelling structure and either the public street, common open space, or internal pedestrian circulation path shall be at least 10.5 ft. The front porch of a cottage is allowed to encroach into this yard.~~
- ~~(2) The required rear yard depth from the rear of the cottage to the rear lot line shall be at least 7.5 ft. The rear yard is the yard on the opposite side of the cottage as the front porch.~~
- ~~(3) The required yard depth for all yards other than a front or rear yard is 5 ft.~~
- ~~(4) There shall be a minimum of 10 ft of space between cottages. Architectural features and minor building projections such as eaves, overhangs, or chimneys may project into this required separation by 18 in.~~
- ~~(5) All structures in the cottage cluster shall comply with the perimeter setback areas in Subsection 19.505.4.D.2.f. This requirement may increase the required yard depths listed above.~~

e. Cottage Design Standards

The intent of the cottage cluster design standards is to create cottages consistent with traditional northwest cottage design and small home craftsmanship.

(1) 1. Façades

a. Cottages fronting a street shall avoid blank walls by including at least one of the following:

- ~~(a) (1) Changes in exterior siding material.~~
- ~~(b) (2) Bay windows with a minimum depth of 2 ft and minimum width of 5 ft.~~
- ~~(c) (3) Wall offsets of at least 1 ft deep.~~

~~(2) b. Trim around windows and doors shall be at least 3 in wide and $\frac{5}{8}$ in deep.~~

~~(3) c. All roofs shall have a minimum roof pitch of 4/12.~~

~~(4) d. Windows and doors shall account for at least 15% of the façade area for façades oriented toward a public street or common open space.~~

~~(5) e. At least 60% of the siding material on each wall shall be either horizontal lap siding, between 3 to 7 in wide once installed, or shake siding.~~

f. 2. Front Porches

A front porch or recessed entryway is required on each primary home in a cluster development. Front porches must meet the following standards:

- (1) The front door of the dwelling must open onto the porch or recessed entry.
- (2) The entire front porch area or recessed entry must be covered.
- (3) The surface of the front porch or recessed entry must not exceed 48 in above grade, as measured from the average ground level at the front of the porch.
- (4) The minimum porch depth is 6.5 ft.
- (5) The minimum porch width is at least 60% of the length of the front façade.
- (6) The maximum front stair encroachment into common green space is -20% of the width of the green

3. Eave Overhang

The maximum eave overhang onto common green space is 24 inches, or to the extent allowable by the building code

~~Each cottage shall have a porch on the front of the cottage. The porch is intended to function as an outdoor room that extends the living space of the cottage into the semipublic area between the cottage and the open space.~~

- ~~(1) The minimum porch depth shall be 6.5 ft.~~
- ~~(2) The width of the porch shall be at least 60% of the width of the overall length of the front façade.~~
- ~~(3) The front door of the dwelling must open onto the porch.~~
- ~~(4) The entire area of the front porch must be covered.~~
- ~~(5) The surface of the front porch may not exceed 24 in above grade, as measured from the average ground level at the front of the porch.~~

2.F. Site Design and Other Standards

a. 1. Number of Cottages Allowed

~~The number of cottages allowed shall not exceed the dwelling unit maximum of the base zone in which the cottage cluster development is located, as specified in Subsection 19.505.4.C.4. A cottage cluster development shall must include a minimum of ~~4~~3 cottages and a maximum of 12 cottages.~~

b. 2. Common Open Space

~~An adequately sized and centrally located common open space is a key component of cottage cluster developments. A common open space shall meet the following standards.~~

Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards:

- ~~(1) The common open space shall have at least 100 sq ft of area for each cottage in the cottage cluster development.~~
- ~~(2) The minimum dimension for the common open space is 20 ft on 1 side.~~
- (1) The common courtyard must be a single, contiguous piece.
- (2) Cottages must abut the common courtyard on at least two sides of the courtyard.

- (3) The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster (as defined in subsection (1) of this section (C)).
- (4) The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.
- (5) The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.
- (6) Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.

~~e. Private Open Space~~

~~Each cottage shall have a private open space on the same lot as the cottage. The space shall be at least 100 sq ft with no dimension of less than 10 ft on 1 side. It shall be contiguous to each cottage for the exclusive use of the cottage residents.~~

~~d. Maximum Lot Coverage and Impervious Area~~

~~The total footprint of all structures shall not exceed 40% of the site area. Impervious surfaces, including all structures, shall not exceed 60% of the site area.~~

~~e. Internal Pedestrian Circulation~~

~~The cottage cluster development shall include continuous pedestrian paths for internal circulation on-site. The minimum width for pedestrian paths shall be 3-6 ft. Paths must provide a continuous connection between the front porch of each cottage, common open space, adjoining rights-of-way, parking areas, and any other areas of common use within the development.~~

~~f. Perimeter Setback Areas~~

~~All structures within a cottage cluster development shall be located at least 15 ft from the rear lot line(s) and at least 5 ft from the side lot line(s) of the site on which the cottage cluster is developed,~~

~~g 3. Off-Street Parking~~

- (1) There shall be at least 1 off-street parking space per dwelling unit. The parking space shall be located together with parking spaces for other cottages in a common area, and not located on the same lot as an individual cottage unit.
- (2) A cottage cluster parking area shall must be set back from the street. The distance of the setback is dependent on the orientation of the structure or lot. If the axis of the longest dimension of the parking area has an angle of 45 degrees or more to the lot line, the narrow dimension may be within 5 ft of the street. If the angle is less than 45 degrees, the parking area must be at least 20 ft from the street.
- (3) If there are more than 8 units in a cottage cluster, there shall must be at least 2 separate parking areas with a minimum of 4 parking spaces in each area. A drive aisle connecting the 2 areas is permitted if a separate driveway access for each area is not permitted per Chapter 12.16 Access Management.

- (4) Parking spaces may be located within a garage. Garages in a cottage cluster may not contain more than 4 parking spaces, must be at least 10 ft from any cottage dwelling; and must match the materials, trim, and roof pitch of the cottages. The interior height of a garage shall not exceed 8 ft high, unless a modification is requested of the Planning Director for cases that would use space saving parking technology (e.g., interior car stacking) that might require additional interior height. This modification would be requested per 19.911 Variances.
- (5) Parking spaces that are not in a garage shall be screened from common open space, public streets, and adjacent residential uses by landscaping and/or screen, such as a fence. Chain-link fencing with slats shall not be allowed as a screen.

h. 4. Fences

All fences on the interior of the development shall be no more than 3 ft high. Fences along the perimeter of the development may be up to 6 ft high, except as restricted by Chapter 12.24 Clear Vision at Intersection. Chain-link fences are prohibited.

Figure 19.505.4
Cottage Cluster Development
