Residential Development & Design Standards

Cottage Clusters

Planning Commission – Work Session July 16, 2020



Cottage Cluster



Cottages with layers of open space from private porches to common shared open space.

Concept

Cottage clusters are groupings of no fewer than four detached housing units with a footprint of less than 900 square feet each and that include a common courtyard. Cottages are located on a single lot, clustered around pockets of shared open space. The ownership model for cottages could be structured to allow individual ownership of each cottage, such as through a condominium plat. Parking and common areas are co-owned and managed. Given their small footprint and low profile, cottages may provide an alternative housing option that fits seamlessly into detached single family neighborhoods.

Cottage Clusters may fit seamlessly into existing residential neighborhoods. Their configuration around shared open space may work well for odd-shaped lots and lots with sensitive natural resources.



Cottage cluster design with shared common house and parking grouped in small areas.

- Applies to groups of
 4+ detached units
- Cottages are on one lot/parcel
- Max size of 900 s.f.
- Shared open space, parking, common areas
- Spacing per Building Code



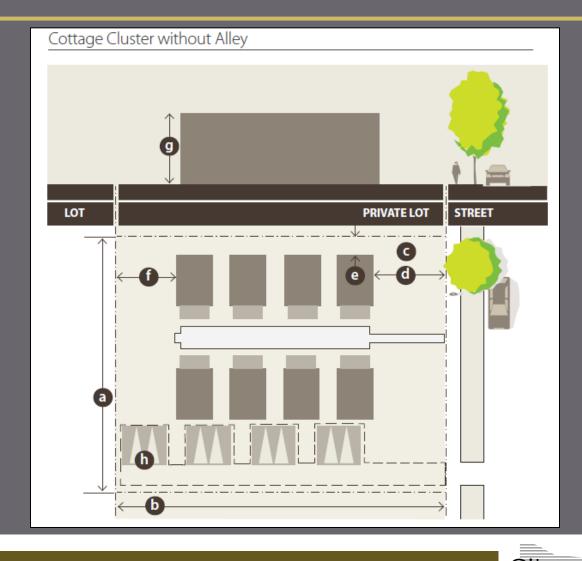
STRUCTURE OF DOCUMENT/CODE

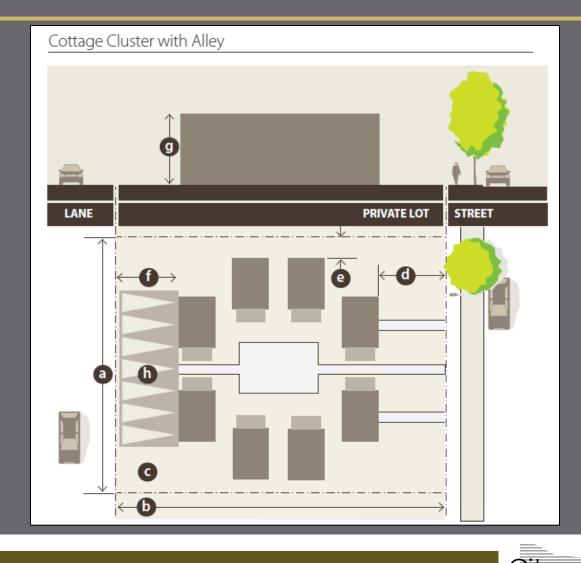
- Each housing type has:
 - Basic Development
 Standards for three
 scenarios:
 - Infill Development
 - New Development with Alley
 - New Development without alley

Development of the provided freet of the particular of the partic	Match existing zone, subdivision, or Planne Development overlay district. Match existing? Interior: Min. 7.5 Exterior: Min. 15 Min. 20 Max. 35 Int to the suiscy. Palaning in the surface or in a garnent and Design Stand							
Lot depth (feet) Min. 65 Min. 65 Subdivision, Development district.	subdivision, or Planne Development overlay district. Match existing ² Interior: Min. 7.5 Exterior: Min. 15 Min. 20 Max. 35 Int to the surface or in a garnent and Design Stand		WITH	HALLEY	WITHOUT ALLEY	NFLL		
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without garage. 1 Min. 20 Building height (feet) Max. 35 Max. 25 Max. 35 For lost without an alley! Failing is required to be located adjacent to the alley: permitted to be located on the surface or in a garage. For lost without an alley Parking is permitted to be located on the surface or The first setback for garages is specified in Parking Development and Designange Setback. Driveways spacing and width requirements are specified in Street Frontage, Types.	Max. 35 Int to the alley. Panking In the surface or in a gar nent and Design Stand	Side setba	rk (Seet)					
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permitted to be located on the surface or in a garage. For lots without an alley Parking is permitted to be located on the surface of The front setback for garages is specified in Parking Development and Desi Garage Setback. Driveways spacing and width requirements are specified in Street Frontage, Types.	n the surface or in a gar ment and Design Stand	Building h	sight (feet) Max	.35	Max. 35	Max. 35		
Off-street Parking See McMinnville Municipal Code Chapter 17.60		Driveways	Drive	Driveway spacing and width requirements are specified in Street Frontage, Frontage				
		Off-street			al Code Chapter 17.60			
Street frontage Front yard Universal Design Standards and Subdivision Standards Subdivision Standards that apply Façade Parking Subdivision Standards: Usable Side Yard, Through Block, and Corner Comm	Corner Common Gree		From Design Alley and Prive					



	COTTAGE CLUSTER DEVELOPMENT STANDARDS					
		WITHALLEY	WITHOUT ALLEY	INFILL		
a	Lot width (feet)	Min. 100	Min. 100	Match existing zone,		
b	Lot depth (feet)	Min. 100	Min. 100	subdivision, or Planned Development overlay district.		
C	Lot size (square feet)	Min. 10,000	10,000			
d	Front setback (feet)	Min. 15	Match existing ¹			
е	Side setback (feet)	Interior: Min. 7.5 Exterior: 10 O with garage, 20 without garage. ² Interior: Min. 7.5 Exterior: 10 Min. 20 Interior: Min. 7.5 Exterior: Min. 15 Min. 20				
Ø	Rear setback (feet)					
g	Building height (feet)	Max. 25	Max. 25	Max. 25		
0	Parking Zone	For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.				
	Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.				
	Off-street Parking	See McMinnville Municipal Code Chapter 17.60 Cottage Cluster developments utilize shared parking areas and shared driveways.				





UNIVERSAL DESIGN STANDARDS



Universal Design Standards and Subdivision Standards that apply Street frontage

Front yard

Alleys

Private open space

Common open space

Compatibility

Façade

Parking

Subdivision Standards: Usable Side Yard, Through Block, and Corner Common Greens





NEXT STEPS

- Future Planning Commission Work Session review:
 - Development Standards for Apartments
 - Off-Street Parking for Housing Types
 - Evaluation of Residential Zones



QUESTIONS?

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Cottages with layers of open space from private porches to common shared open space.

Concept

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