

Residential Development & Design Standards

Cottage Clusters

Planning Commission – Work Session
July 16, 2020

PC WORK SESSION. 07.16.20



COTTAGE CLUSTERS

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.

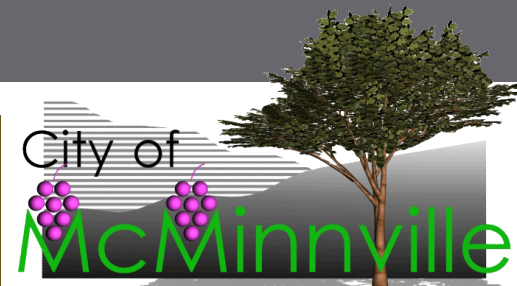
Cottage Clusters may fit seamlessly into existing residential neighborhoods. Their configuration around shared open space may work well for odd-shaped lots and lots with sensitive natural resources.



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

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STRUCTURE OF DOCUMENT/CODE

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

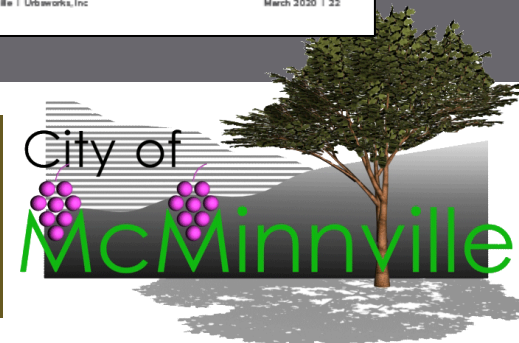
Plex Development Standards

PLEX DEVELOPMENT STANDARDS	WITH ALLEY	WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 35	Min. 50	Match existing zone, subdivision, or Planned Development overlay district.
b Lot depth (feet)	Min. 65	Min. 65	
c Lot size (square feet)	Min. 2,300	Min. 3,300	
d Front setback (feet)	Min. 10 ¹ or 15	Min. 15	Match existing ²
e Side setback (feet)	Interior: Min. 3 ³ or 7.5 Exterior: 10	Interior: Min. 3 ³ or 7.5 Exterior: 10	Interior: Min. 7.5 Exterior: Min. 15
f Rear setback (feet)	0 with garage, 20 without garage. ⁴	Min. 20	Min. 20
g Building height (feet)	Max. 35	Max. 35	Max. 35
h 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		
Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Usable Side Yard, Through Block, and Corner Common Greens		

¹ Must meet all requirements of Universal Design Standards: Front Yard (Type2) Urban Type
² Per McMinnville Municipal Code Section 17.54.050.
³ Must meet all requirements of Usable Side Yard Subdivision standards.
⁴ From alley property or easement line.

Residential Site and Design Review Code Amendments | City of McMinnville | Urbworks, Inc. March 2020 | 22

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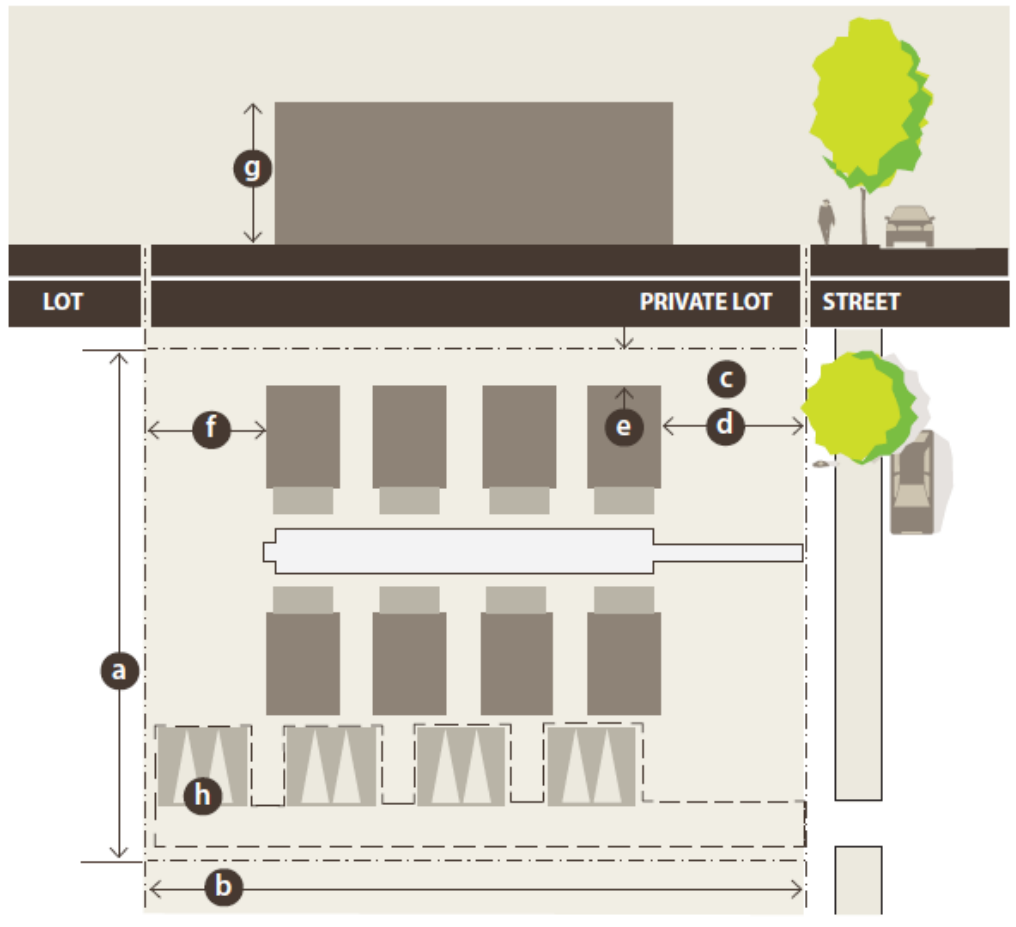
COTTAGE CLUSTER DEVELOPMENT STANDARDS

	WITH ALLEY	WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 100	Min. 100	Match existing zone, subdivision, or Planned Development overlay district.
b Lot depth (feet)	Min. 100	Min. 100	
c Lot size (square feet)	Min. 10,000	10,000	
d Front setback (feet)	Min. 15	Min. 15	Match existing ¹
e Side setback (feet)	Interior: Min. 7.5 Exterior: 10	Interior: Min.7.5 Exterior: 10	Interior: Min. 7.5 Exterior: Min. 15
f Rear setback (feet)	0 with garage, 20 without garage. ²	Min. 20	Min. 20
g Building height (feet)	Max. 25	Max. 25	Max. 25
h 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.		

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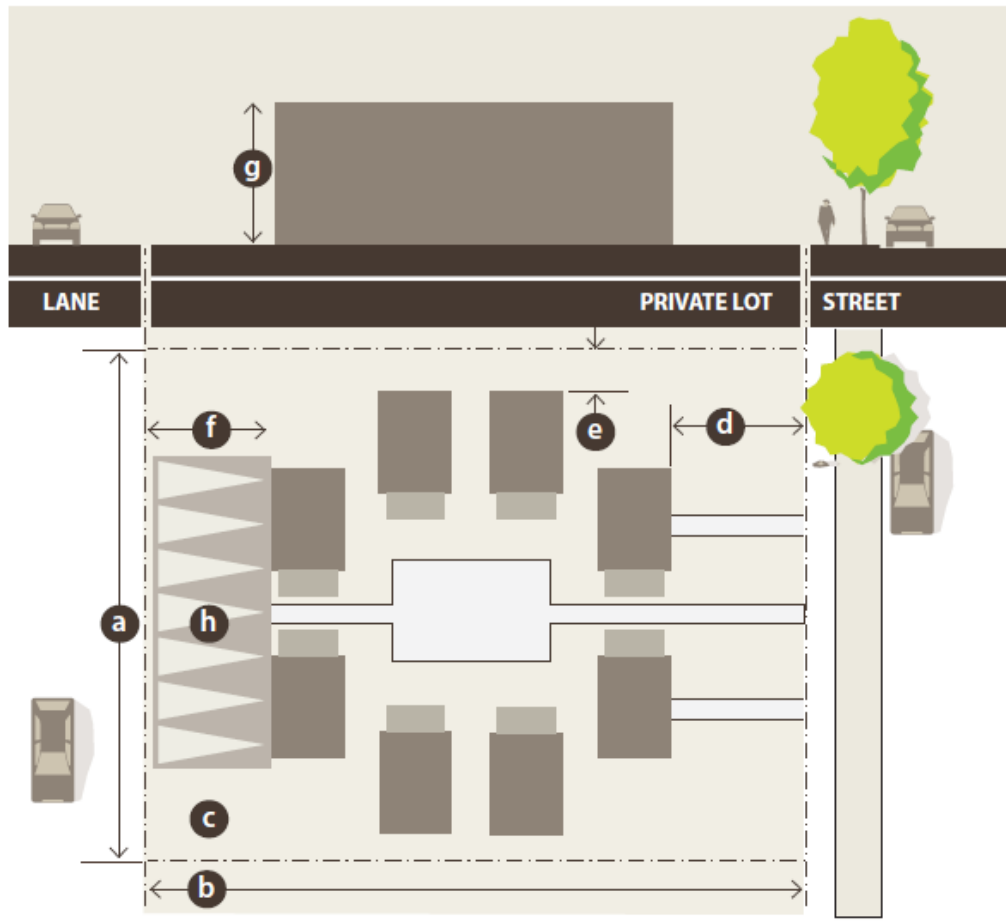
Cottage Cluster without Alley



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Cottage Cluster with Alley



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UNIVERSAL DESIGN STANDARDS



Universal Design Standards and Subdivision Standards that apply

Street frontage

Front yard

Alleys

Private open space

Common open space

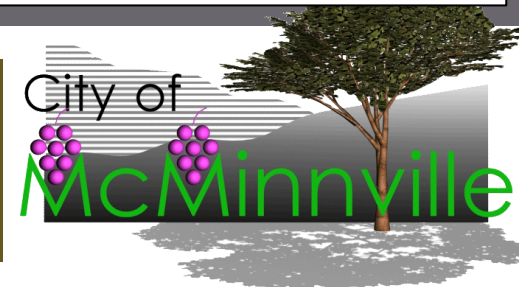
Compatibility

Façade

Parking

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

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NEXT STEPS

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

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QUESTIONS?

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