



City of Wood Village

Cottage Housing

A Residential Design Alternative:

Cottage housing is generally defined as a development of small, detached single-family dwelling units clustered around a central outdoor common space within a coordinated site plan. The cottage units are smaller than single-family houses and are often oriented toward the common space. While houses share amenities such as open space, gardens, a workshop, parking, or a community building, each cottage house also has its own yard and the privacy of a roofed porch.

While focusing internally to the central outdoor space, a cottage housing project maintains the visual and pedestrian connections with the existing neighborhood in form and scale with windows, doors and porches on the exterior façade oriented to human activity on the street. It is a new model of clustered single-family housing that provides for creative infill development or as a transition between single-family housing neighborhoods and higher density areas, creating a housing development pattern that maximizes land values, reduces infrastructure costs, and provides housing next to services.

The Changing Market of Homeownership:

From a homeowner's perspective, cottage housing offers an alternative opportunity that is responsive to changing household demographics, lifestyles, and housing needs. Although average household size is decreasing, single-family housing still remains the preferred housing type. Cottage housing maintains single-family neighborhood amenities and combines it with the affordable cost and reduced maintenance attributes of traditional attached housing. The site design encourages neighborhood interaction and safety by orienting homes around functional community spaces designed to be usable and can be easily tailored to the needs of the residents, such as an art studio, a workshop equipped with shared facilities, or a community garden. Cottage housing is therefore ideal for retirees wanting to downsize but remain in a single-family neighborhood, as well as for small families and single parent households desiring homeownership.

Cottage Housing Concepts:

A well conceived cottage housing site plan will thoughtfully examine the following key design elements: quality aesthetics including setbacks and parking control; higher densities than traditional single-family housing; usable open space; and homeownership affordability.

Development Standards:

The Wood Village Zoning and Development Code, Section 220.400, details the following abbreviated development standards for cottage housing:

<u>Zones</u>	MR2 and MR4 zones south of Interstate Highway 84.
<u>Lot Coverage</u>	Total footprint of all structures shall not exceed 40% of site area, and impervious surfaces shall not exceed 60%.
<u>Unit Size</u>	Maximum 1,200 square feet for each dwelling unit.
<u>Number of Units</u>	Cluster of minimum 4 units and maximum 12 units.
<u>Height/Ridge Pitch</u>	Height limit of 18' for all structures. Cottage or amenity buildings having pitched roofs with a minimum 6:12 slope may extend to 30' at roof ridge.
<u>Yard Setbacks</u>	Setbacks for all structures shall be 10' average, but not less than 5' and not less than 15' from a public street. Zero lot line setbacks on one side of each unit may be considered.
<u>Fences</u>	Maximum heights shall be 8' for exterior fencing and 3.5' for interior fencing. Chain link fencing is not allowed.
<u>Minimum Open Space</u>	400 square feet per unit.
<u>Parking Garage</u>	At least one off-street parking space per unit.
<u>Usable Porch</u>	Covered area of at least 80 square feet per unit.
<u>Separation</u>	A minimum 10' between structures; however a zero-lot line on one side of each structure may be considered. Eaves may project 12" into the required separation.
<u>Review Procedure</u>	Approval is required by the Design Review Board and Planning Commission based upon evidence that the proposal meets the Purpose and Definition of Cottage Housing development as set forth in the Wood Village Zoning and Development Code.

For more information on Cottage Style housing development in the City of Wood Village, please contact administration at (503) 667-6211 and visit the City's website at www.ci.wood-village.or.us.