

- COTTAGE HOUSING.** Cottage housing is typically characterized as a cluster of smaller single family units contained on one lot oriented around a central common area. Density is typically higher in these communities than would otherwise be achieved through standard detached dwelling unit development. As a result, the mass and scale of the buildings is limited. Given the smaller size of the homes, cottage clusters offer a more affordable product and increase the diversity of market options within a community. CCP Goal 10, Policy 3 (variety of housing types) Cottage housing closely mirrors existing patterns and character within Coburg’s traditional neighborhoods, and can be accommodated by revisions in the code. Such revisions could include the following: including cottage housing as a proposal subject to master planning requirements, providing a definition of cottage housing, allowing cottage housing in residential zones on lots of a certain size, providing standards and criteria, including allowing an exemption or adjustment to maximum densities.



- MICRO HOUSING**

Micro-housing, also known as micro-apartments or micro-dwellings, includes a range of definitions. Common elements include:

- Designed and intended for full time occupancy
 - Full utilities (electric/ water/ sewer) and living facilities (kitchen/ bed/ bath/ commode)
 - Foundation built or on wheels
 - Accommodates occupants at around 300 square feet per person.

Micro-housing, however it is defined, represents a trend towards greener, simpler, more economical living. Provision of micro-housing would further the comprehensive plan policies addressing diversity of housing type, and housing affordability, cited above. One could argue that parts of Coburg have forms of micro-housing already. Much like the proposed code revisions for cottage housing, code changes applicable to micro-housing would include providing the new use as a permitted use in one or more residential zones and adopting exemptions to density requirements.

ARTICLE VII. DISTRICT REGULATIONS

District regulations are set forth in the following Schedule of District Regulations:

A. Traditional Residential District (TR)

1. **Purpose:** The Traditional Residential District is intended to provide a livable neighborhood environment, preserve the small town and historic character of the traditional core of Coburg, ensure architectural compatibility, and provide for a variety of residential housing choices and other associated uses as determined to be desirable and/or necessary.

2. Uses and Structures

a. Permitted Principal Uses and Structures

1) Residential

(i) Single-family detached dwellings

(ii) Duplexes located on a corner parcel with each primary entry oriented to a different street

~~(iii) Accessory dwellings~~

~~(iii)(iv) Group home, not to exceed five unrelated individuals~~

~~(iv)(v) Manufactured homes² on individual lots as provided in Article VIII, Section ~~GK(4)~~.~~

~~(v)(vi) Residential Homes as defined by ORS 197.660-670~~

~~(vi)(vii) Residential Facilities, as defined by ORS 197.660-670, subject to locational standards in Section ~~10-11(b)~~.~~

(vii) Cottage housing, subject to the standards in Article VIII, Section J.

(2) Home Occupations as provided in Article VIII, Section ~~K O~~

(3) Public and Institutional

(i) Places of Worship subject to the locational standards in Section ~~10-11(b)~~.

(ii) Public and private schools subject to the locational standards in Section ~~10-11(b)~~.

(4) Bed and Breakfast Inns, subject to the locational standards in Section ~~10-11(b)~~.

(5) Child care center providing care to six or fewer children. Child care centers with 7-12 children are permitted subject to the locational standards in Section ~~10-11(b)~~.

b. Permitted Accessory Uses and Structures

(1) Accessory buildings and uses, such as garages, carports, or sheds, are permitted.

(2) One accessory dwelling unit is permitted, ~~on a lot with a single family detached dwelling~~ as provided in Article VIII, **Section K.**

c. ~~Special Exceptions (Conditional Uses)~~. The following uses require a conditional use

On a lot.

Duplex 8,000 65 ft. 35%

Number of Units	Sq. Ft./lot	Min. Width	Max. Lot. Coverage.
Single Family detached and Manufactured home on a lot	6,000 inside historic district 5,000 outside of historic district	50 ft. for interior lots. 50-6055 ft. for corner lots.	40%
Duplex	7,000	65 ft.	50%

5. ~~Minimum~~ Residential Density Standards

The following density standards apply to all new development where sanitary sewer is available. The standards are intended to ensure efficient use of buildable lands and provide for a range of needed housing.

a. ~~The maximum density permitted on any parcel in the Traditional Residential District shall be nine dwelling units per acre. The maximum density limitation does not apply to accessory dwelling units, cottage housing, or residential uses as part of a mixed-use development.~~

b. ~~a—When lots are created through a land division, or site development is proposed for four or more dwelling units, a minimum density of 65 60% percent of the maximum density (or 5.4 4.8 dwelling units per acre) is required. permitted by the zone is required for all residential units, except that this standard does not apply to the following developments. Gross acres are used to calculate density. (Minimum density calculations are based on net density. See density calculations definition.) This standard does not apply to the following developments:~~

- (1) Partitions;
- (2) Subdivisions of parcels totaling 20,000 square feet or less;
- (3) Lot line adjustments;
- (4) Bed and Breakfast inns; and
- (5) Development on physically constrained sites, where lot configuration, access limitations, topography, significant trees, wetlands or other natural features prevent development at the minimum density.

c. ~~b.~~ The density standards may be averaged over more than one development phase (i.e., as in a master planned development).

d. ~~e.~~ Duplexes used to comply with the density standard shall be so designated on the final subdivision plat.

e. ~~d.~~ The residential density standard of the Residential District does not apply to (a) accessory dwellings, due to the small size and low occupancy level of the use, or to (b) cottage housing.

6. Minimum Yard Requirements.

See Sign Ordinance and ARTICLE VIII for requirements.

10. Standards for Agriculture and Livestock Uses

- a. The total maximum number of animals permitted on a lot shall be as follows. (Area computation may be utilized one time only for allowable animal count):

Type of Animals Allowed	Minimum Square Feet Required	Square Feet per Animal Required
Honey Bee Colonies (per hive)	10,000	10,000
Fowl (not including roosters, Rabbits)	4,000	2,000;(maximum of 10 on 40,000 square feet)

11. Transition Use Locational Standards

- ~~a. Applicability. This section applies to uses referenced in Section A (2) above.~~
- ~~b. Locational standards. All buildings and uses subject to this section may be located only where shall meet all of the following standards:~~
 - ~~a. Adjacent to the Central Business District or Highway Commercial District or Light Industrial, either by sharing a property line or across a street or alley; and~~
 - ~~b.) Abutting a ~~On at least one (1) collector or arterial street.~~~~

12. Compliance with Design Standards and Guidelines

- a. All uses, structures and development in this district are subject to the applicable design and development standards in Article VIII.

B. Traditional Medium Residential District (TMR)

- 1. **Purpose:** The Traditional Medium Residential District is intended to provide for medium density housing in a livable neighborhood environment, preserve the small town and historic character of the traditional core of Coburg, ensure architectural compatibility, and provide for a variety of residential housing choices and other associated uses as determined to be desirable and/or necessary.

2. Uses and Structures

- a. Permitted Principal Uses and Structures
 - (1) Residential
 - (i) Single-family detached dwellings
 - (ii) Single-family attached dwellings (townhomes) not to exceed four units per structure, and, subject to the design standards of Article VIII
 - (iii) Cottage housing, subject to the standards in Article VIII, Section I.
 - (iv) Duplexes

- a. For areas not served by sanitary sewers, the minimum lot requirements shall be as follows:

Number of Units	Sq. Ft./lot	Min. Width	Max. Lot. Coverage
Single Family	10,000	60 ft.	30%
Two-Family	12,000 <u>8,000</u>	70 ft.	35% <u>60%</u>
Three-Family	16,000 <u>10,000</u>	80 ft.	40% <u>60%</u>
Four-Family	20,000 <u>12,000</u>	90 ft.	45% <u>60%</u>

- b. For areas served by sanitary sewers, the minimum lot requirements shall be as listed below. ~~The maximum density permitted on any parcel shall be 13 dwelling units per acre, not including accessory dwelling units.~~

Housing Type	Min. Sq. Ft./lot ¹	Min. Width ¹	Max. Lot. Coverage
Single Family Detached	3,350	40 ft.	30% <u>40%</u>
Duplex	6,700	60 ft.	35% <u>60%</u>
Single Family Attached	3,350 <u>000</u>	30 ft.	45%
Multiple Family	10,000	80 ft.	45% <u>60%</u>

4. ~~Minimum Residential Density Standards~~

The following density standards apply to all new development where sanitary sewer is available. The standards are intended to ensure efficient use of buildable lands and provide for a range of needed housing.

- a. ~~The maximum density permitted on any parcel shall be 13 dwelling units per acre. The maximum density limitation does not apply to accessory dwelling units, single-family attached dwellings, cottage housing, or residential uses as part of a mixed use development.~~
- b. When lots are created through a land division, or site development is proposed for four or more dwelling units, a minimum density of 80% ~~percent~~ of the maximum density (or 10.4 dwelling units per acre) is required. Minimum density is calculated based on Net Density. See Density Calculation Definition. ~~permitted by the zone is required for all residential units, except that~~ This standard does not apply to the following developments:- Gross acres is used to calculate density:
- (1) Partitions;
 - (2) Subdivisions of parcels totaling 20,000 square feet or less;
 - (3) Lot line adjustments;
 - (4) Bed and Breakfast inns; and
 - (5) Development on physically constrained sites, where lot configuration, access limitations, topography, significant trees, wetlands or other natural features prevent development at the minimum density.

J. Cottage Housing

1. Cottage Housing Development and Design Standards

a. Table 4(2)(a) Development Standards:

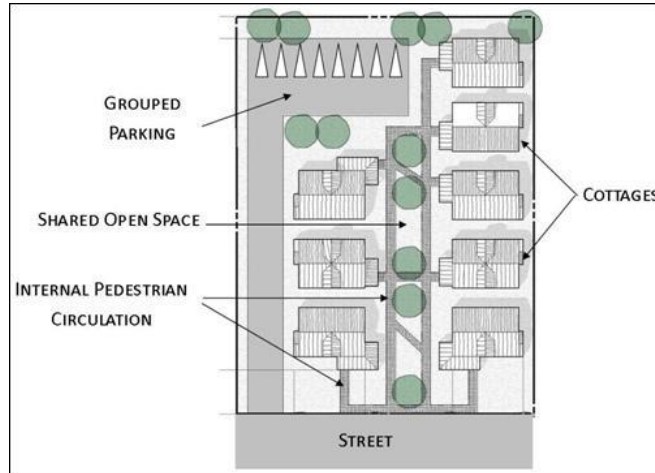
Cottage Size	<p>The gross floor area of each cottage shall not exceed 1200 square feet.</p> <p>At least 50% of the cottages in each cluster shall have a gross floor area less than 1000 square feet.</p> <p>“Gross floor area” does not include: a) interior space with a ceiling height of six feet or less; b) basements, c) architectural projections, such as bay windows, fireplaces, or utility closets, that are less than 24 inches deep and six feet wide, d) attached, unenclosed porches, and e) garages or carports.</p> <p>The footprint may not exceed 850 square feet.</p>
Density	<p>Cottages may be built at up to twice the allowed density for single family detached residences in the underlying zone</p> <p>A cluster shall consist of no more than 10 and no fewer than four units.</p>
Setbacks	<p>The minimum setback for any structure shall be 10 feet from any public right-of-way or other structure.</p> <p>Cottages shall be no more than 25 feet from the common open space, measured from the façade of the cottage to the nearest delineation of the common open space.</p> <p>Distance between structures shall be a minimum of five feet.</p>
Maximum Height	25'
Lot Coverage	Max. for all structures in cottage development shall not exceed 60%

b. Design Standards

- (1) Orientation of Dwelling Units. Dwellings within a cottage housing development shall be clustered and homes within the clusters shall be oriented to promote a sense of community within the development.
 - (i) Each cottage shall have a primary entry oriented to a common open space.
 - (ii) ADUs are not allowed as part of a cottage housing development.
- (2) Off-Street Parking Requirements
 - (i) One off-street parking space shall be required for each cottage.
 - (ii) One additional guest parking space shall be provided for every three cottages, rounded up to the next whole number.
 - (ii) The off-street parking requirements may be waived or reduced if sufficient on-street parking is available within 800 feet of the property.

(3) Parking Design

- (i) Parking shall be separated from the common area and public streets by landscaping and/or architectural screening. See image below for visual representation of grouped parking. Image not intended to be actual construction of cottage housing units.



- (ii) Parking areas shall be accessed only by a private driveway or public alley.
- (iii) Design of carports and garages, if provided, – including roof lines-- shall be similar to and compatible with that of the cottages.
- (iv) Parking areas shall be limited to no more than five contiguous spaces.

(4) Walkways

- (i) A system of interior walkways shall connect each cottage to at least one other cottage and to the parking area.

(5) Community Assets

- (i) Common Open Space. Each cluster of cottages shall have at least 200 square feet of open space per cottage, with a common open space provided in one contiguous, useable space.
- (ii) Community Building. Single-story community buildings, limited to 1200 square feet, are permitted, so long as they are clearly incidental in use to the dwelling units. A community building converted from an existing building may be larger than 1200 feet.

K. Accessory Dwelling Units (ADUs)

1. General standards for Attached Accessory Dwelling Units.

- a. Creation. An ADU may be created through new construction or conversion of, or addition to, an existing structure (including legal non-conforming structures).
- b. Building Size. The total building square footage of an ADU shall not exceed 1,000 square feet. Total building square footage is measured at the exterior perimeter walls and is defined as all square footage inside of the dwelling, including, but not limited to hallways, entries, closets, utility rooms, stairways and bathrooms.

When a fractional result for the number of dwelling units allowed is equal to or greater than .5, an additional dwelling unit may be allowed, but is not required.

(b) **Minimum density** shall be calculated based on the Net Area within the development site, per the definition of Area, Net. The formula shall be as follows:

Net Area (expressed in acres) X Minimum Density per Acre established for the Zone = Minimum Density

When a fractional result for the number of dwelling units required is equal to or greater than .5, an additional dwelling unit is allowed.

Distribution Center – A warehouse or other specialized building, often with refrigeration or air conditioning that is stacked with products to be redistributed to retailers, wholesalers, or directly to consumers.

Driveway – A paved way for vehicular traffic extending from the roadway to the property line across a sidewalk, whether or not such sidewalk is improved, for the purpose of providing access to parking or maneuvering space on abutting property.

Drive-In Restaurant or Refreshment Stand - Any place or premises used for sale, dispensing, or serving of food, refreshments, or beverages in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments, or beverages on the premises.

Dwelling, Cottage – A single-family detached dwelling unit that is part of a cottage housing development.

Dwelling, Cottage Housing –One or two clusters of cottages developed under a single land development plan, or as part of another land development plan.

Dwelling, Manufactured Home/Manufactured Dwelling - A “manufactured home” is a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction. A “manufactured dwelling” includes a residential trailer, a mobile home (see Dwelling, Mobile Home), and a manufactured home meeting the above requirements. “Manufactured dwelling” does not include any building or structure constructed to conform to the State of Oregon Structural Specialty Code or the One and Two Family Dwelling Code adopted pursuant to ORS 455.100 to 455.450 and 455.610 to 455.630 or any unit identified as a recreational vehicle by the manufacturer. A manufactured home accessory building or structure includes:

(A) Any portable, demountable or permanent structure established for use of the occupant of the manufactured structure and as further defined by rule of the Director of the State Department of Consumer and Business Services.