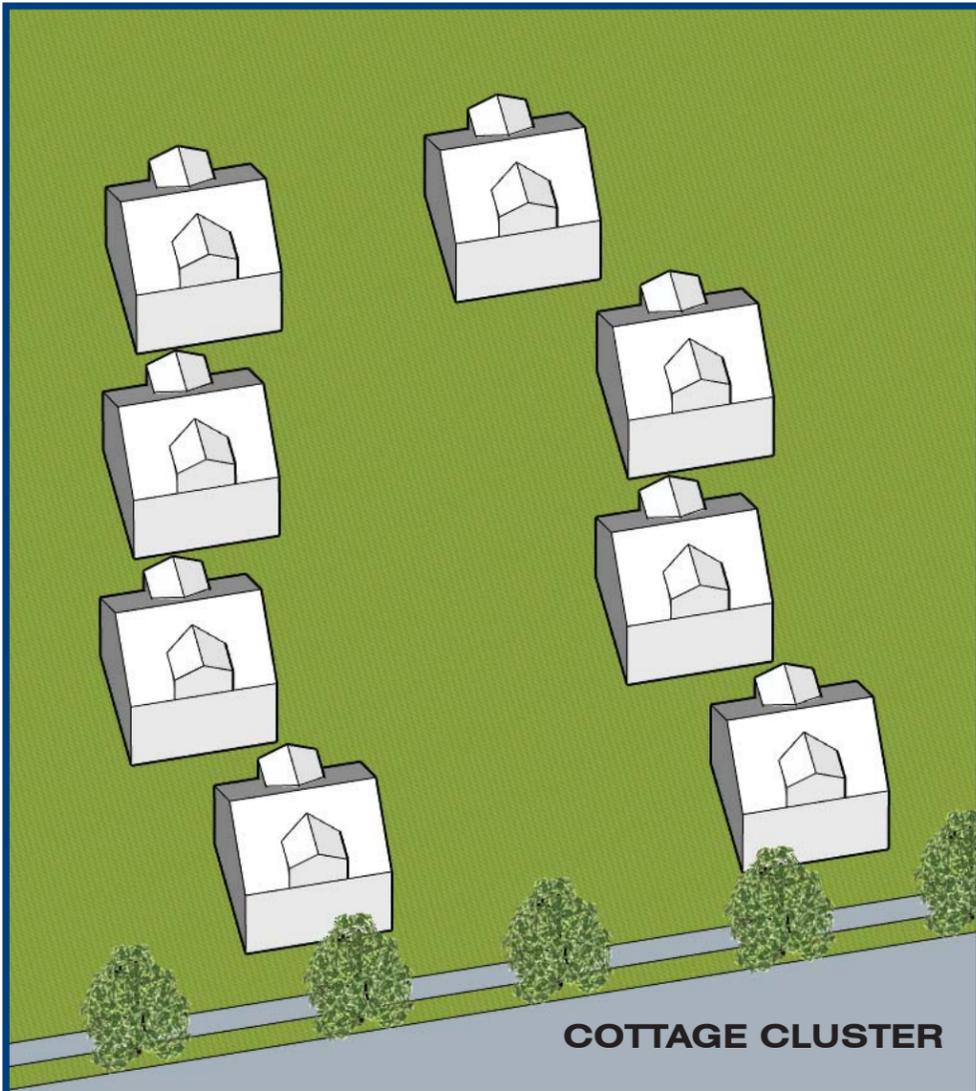


Cottage Clusters



Background

Cottage clusters are a group of smaller detached housing units. The cottages are typically 800-1200 square feet, less than half the size of the typical modern home. Cottages are clustered around a common open space. Front entrances of cottages open onto the common space or onto the sidewalk. Parking areas are located at the side or the rear of the property, and are connected to the units by internal sidewalks.

This housing type provides a community-oriented option for anyone interested in smaller housing, including younger homeowners and seniors. Units are typically offered under condominium ownership or as rentals. Cottage clusters offer many benefits, including reduced landscape maintenance responsibilities, efficient parking design, and shared amenities.

Proposed Site Standards

Units: Between 4 and 12 units.

Lot size: Minimum lot size is 10,000 square feet.

Site Coverage: 20 percent of lot must be common open space, which is oriented to the street.

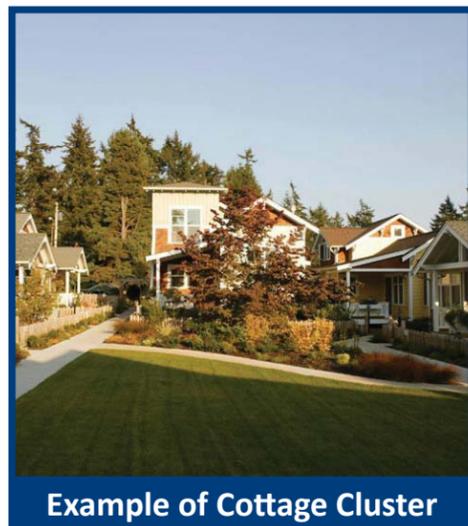
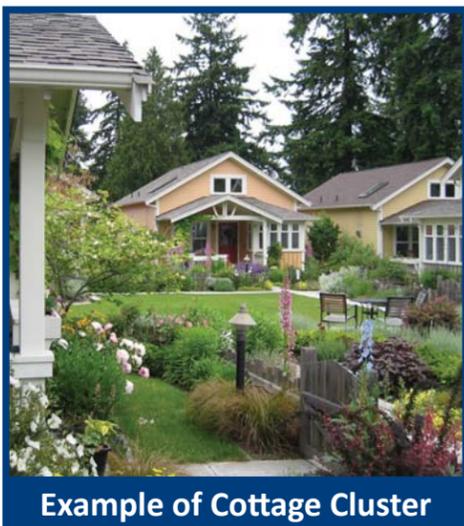
Setbacks: 10 feet along the street, 5 feet everywhere else.

Internal Pathways: Required. Must be ADA-compliant and connect cottages to parking and common space.

Home Occupations: Home businesses serving customers are not allowed.

Additional Standards:

- Cottages cannot be enlarged.



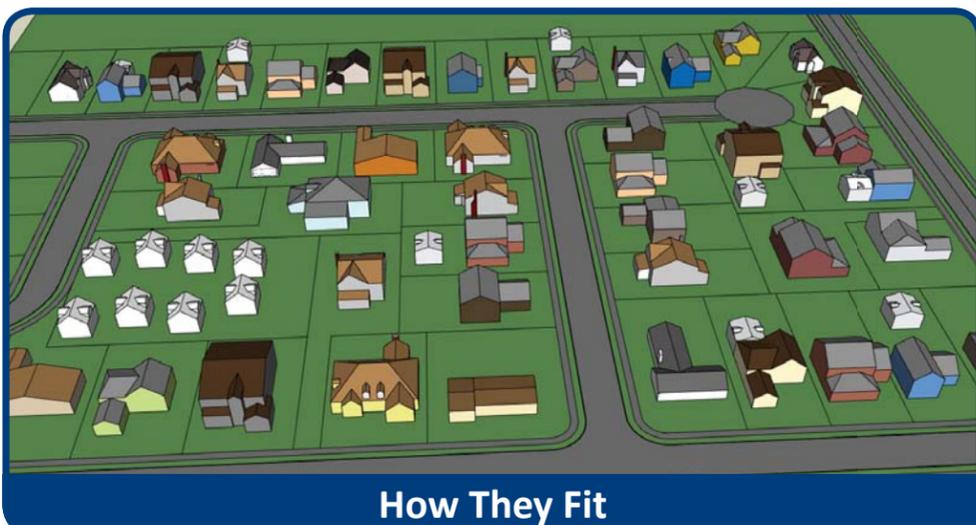
Proposed Design Standards

Size: Maximum size of each cottage is 1,200 square feet. The average square footage of units is 1,100 square feet, ensuring diversity of size.

Maximum Height: 25 feet.

Additional Standards:

- Front entrances must face the common open space or the street.
- Porches are required, must be 50 square feet minimum.
- Fences not along a property line must be 3 feet or less.



Proposed Parking Standards

Parking Minimum: 1 parking space per unit.

Parking Credit: Allowed, if within 1/2 mile of transit or if sufficient curb space exists.

Screening: Off-street parking must be screened from street and adjacent properties.

Location: Parking must be grouped and located at least 20 feet from any street.



City of Tigard

www.tigard-or.gov/HousingOptions