

**Chapter 18.240
COTTAGE CLUSTERS**

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18.240.010 Purpose

Cottage clusters are groups of four to twelve detached housing units that are of smaller size than the typical single detached house. The purpose of this chapter is to provide standards that promote quality development and enhance the livability, walkability, and safety of the community. Cottage cluster development is intended to achieve the following:

- A. Increase the number of affordable housing units;
- B. Accommodate incremental growth in neighborhoods while preserving residential quality of life;
- C. Provide for a variety of housing types that meet the needs of Tigard's diverse population at all stages of life;
- D. Encourage housing that allows residents to remain in their communities and neighborhoods as their needs change; and
- E. Facilitate more efficient use of land through smaller housing units. (Ord. 18-28 §1; Ord. 18-23 §2)

18.240.020 Applicability

The approval process and standards of this chapter apply to cottage cluster development wherever this housing type is allowed as provided in the use and housing type tables in Chapter 18.110, Residential Zones and Chapter 18.120, Commercial Zones. Additional standards apply in the River Terrace Plan District, as provided in Chapter 18.640, River Terrace Plan District. (Ord. 18-23 §2)

18.240.030 Approval Process

Applications for cottage cluster development are processed through a Type I procedure as provided in Section 18.710.050, using the standards of Section 18.780.050 as approval criteria. (Ord. 18-28 §1; Ord. 18-23 §2)

18.240.040 General Provisions

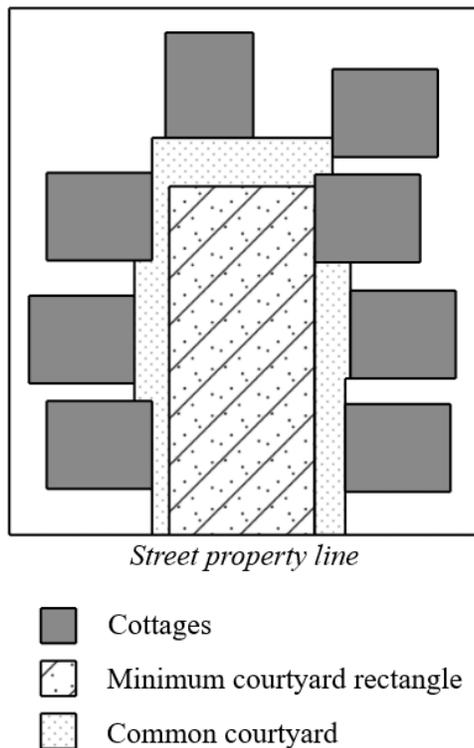
All lots approved for cottage cluster development through the provisions of this chapter will be conditioned to record a deed restriction prohibiting any type of development other than cottage cluster development on the lot. This deed restriction cannot be removed except through a land division or lot line adjustment process that brings the lot into conformance with the standards for development of other

housing types. A cottage cluster deed restriction imposed as a condition of a previous or concurrent land division or lot line adjustment process meets this standard. (Ord. 18-28 §1; Ord. 18-23 §2)

18.240.050 Development Standards

- A. Density. The required density of a cottage cluster development is determined according to the following:
1. A cottage cluster development must contain a minimum of 4 units and a maximum of 12 units; and
 2. One cottage unit is required for every 2,500 square feet of lot area. Any designated sensitive lands on the lot are included in the lot area. Any required dedications for public improvements are not included in the lot area.
- B. Minimum lot width. The minimum lot width is 75 feet.
- C. Setbacks. Setbacks apply only to the perimeter of the cottage cluster development.
1. The minimum setback of cottages from street property lines is 10 feet.
 2. The minimum setback of cottages from all other perimeter property lines is 5 feet.
- D. Common courtyard. A common courtyard must be provided. The common courtyard must be sized and located to contain a rectangle that meets the following:
1. The minimum size of the rectangle is 15 percent of the lot area;
 2. The rectangle must abut a minimum of 15 percent of a street property line;
 3. The rectangle area may not abut more than 40 percent of a street property line; and
 4. Cottage units and parking and maneuvering areas are prohibited within the rectangle.

**Figure 18.240.1
Common Courtyard Minimum Size and Location**



E. Location of units.

1. The cottage units must be arranged around the required common courtyard.
2. A minimum of two cottage units in each development must be within 20 feet of a street property line.

F. Configuration of units. All units must be detached, with a minimum separation of 3 feet.

G. Parking. The provisions and standards of Sections 18.410.030 and 18.410.040 apply, except for Subsection 18.410.040.E. The following additional standards also apply:

1. Number of spaces.
 - a. A minimum of 1 off-street parking space must be provided for each cottage unit. If the lot is within 2,500 feet of a right-of-way that includes transit service, this parking minimum is reduced by half. Fractional space requirements must be counted as a whole space.
 - b. An on-street parking credit may be granted for some or all the required off-street parking as provided in Section 18.410.090.
 - c. A maximum of 1.2 off-street parking spaces are allowed for each cottage unit.
2. Grouping. Off-street parking may be grouped. No grouping may exceed four spaces.
3. Location.

- a. Off-street parking must be located a minimum of 20 feet from any street property line, except alley property lines, where parking may be provided within 5 feet of the property line.
 - b. Off-street parking may not be located within 10 feet of any other property line.
 - c. All parking areas, including garages, must be separated by a minimum of 10 feet on all sides from all other parking areas, parking structures, and cottage units on the site. This area must meet the L-2 standard, as provided in Table 18.420.1, except that trees are not required.
4. Parking structures. The maximum size for any parking structure is 750 square feet and the maximum height is 15 feet.
5. Screening. Off-street parking areas not in structures must be screened from the street to the S-4 standard and from adjacent properties to the S-3 standard, as provided in Table 18.420.2. The required screening must be provided on the same site as the development.
- H. Pedestrian access. An accessible path must be provided that connects the main entrance of each cottage unit to the following:
- 1. All parking areas on the lot, and
 - 2. Sidewalks in the right-of-way.
- I. Landscaping. The standards and provisions of Section 18.420.030 apply, except for Paragraphs 18.420.030.A.2 and 18.420.030.A.3. The following additional standards also apply:
- 1. Common courtyards must meet the L-1 standard, as provided in Table 18.420.1.
 - 2. A minimum of 33 percent tree canopy must be provided. The method for determining tree canopy is provided in Section 10 Part 3 Subpart M of the Urban Forestry Manual (UFM). All required trees must be a minimum caliper of 1.5 inches at the time of planting and meet the standards in Section 13 Part 2 and Appendix 3 of the UFM for soil volume and species. Trees planted to meet this standard are development trees. The applicant must pay the tree inventory fee listed in the city's Master Fees and Charges Schedule.
 - 3. The minimum number of required street trees is determined by dividing the length in feet of the site's street frontage by 40 feet. When the result is a fraction, the minimum number of street trees is the nearest whole number. More than the minimum number of street trees may be required along the site's frontage depending upon the stature of trees chosen and the specific spacing standards for the chosen trees.
 - a. Street trees must be planted within the right-of-way wherever practicable. Street trees may be planted a maximum of 6 feet from the right-of-way when planting within the right-of-way is not practicable as determined by the City Engineer.
 - b. An existing tree may be used to meet the street tree standards provided that:
 - i. The largest percentage of the tree trunk immediately above the trunk flare or root buttresses is either within the subject site or within the right-of-way immediately adjacent to the subject site; and

- ii. The tree would be permitted as a street tree in compliance with UFM street tree planting and soil volume standards if it were newly planted.

J. Fencing.

1. Fences located at the perimeter of the lot are subject to the height requirements of Section 18.210.020.
2. Fences not located at the perimeter of the lot may not exceed 3 feet, except for fences used to meet the screening requirements of Paragraphs 18.240.050.G.5 and 18.240.050.K.2.

K. Waste collection.

1. Dumpsters are prohibited in cottage cluster developments.
2. Waste collection and service areas may not be located in required setbacks and must be screened to the S-1 standard as provided in Table 18.420.2. (Ord. 18-28 §1; Ord. 18-23 §2)

18.240.060 Design Standards

A. Floor area.

1. The maximum floor area of a one-story cottage unit is 1,000 square feet.
2. The maximum floor area of a multi-story cottage unit is 1,200 square feet.
3. The average floor area of all cottage units in a development must not exceed 1,100 square feet.

B. Height. The maximum height of cottage units is 25 feet.

C. Entrances. A minimum of 75 percent of the cottage units in a development must have their main entrances face the required common courtyard. Cottage units within 20 feet of a street property line with their entrances oriented to the street may count toward this standard. (Ord. 18-23 §2)

18.240.070 Accessory Structures

Accessory structures are allowed subject to the following:

- A. The total maximum floor area of all accessory structures on the lot is 528 square feet. The floor area of parking structures does not count toward this maximum.
- B. The maximum height of accessory structures is 15 feet.
- C. Accessory structures are prohibited within the front setback.
- D. Accessory structures may be located within the side or rear setback provided they are a minimum of 5 feet from the side and rear property lines. (Ord. 18-23 §2) ■