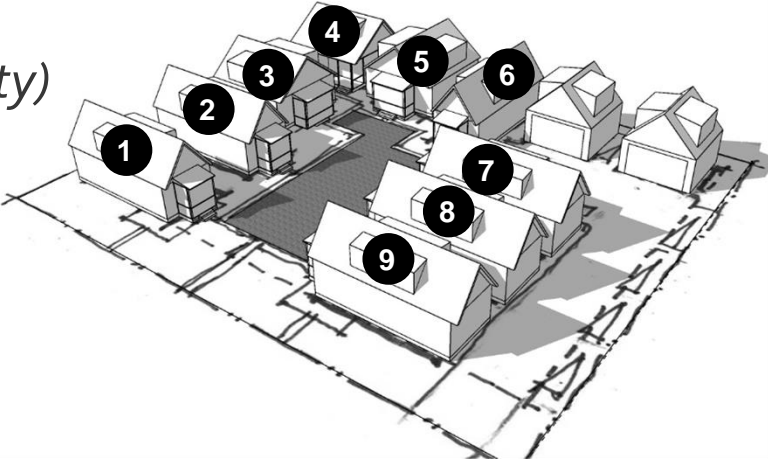


Cottage Clusters

- Five to twelve dwelling units on a lot.
- Arranged around a common courtyard
 - ✓ RA, RS, RD, & RM-I – Special Use (SRC 700.011) (must meet density)
 - ✓ RM-II – Permitted Use (must also meet density)

Must be detached



Development Standards

Lot area	Min. 7,000 ft. ² (Min. 4,000 ft. ² in RM-I & Min. 6,000 ft. ² in RM-II)
Lot width	Min. 40 ft.
Lot depth	Min. 80 ft. (Min. 70 ft. in RM-I) / Max. 300% lot width
Street frontage	Min. 40 ft.
Density	Min. 4 du/acre / No max. (Min. 12 & Max. 28 du/acre in RM-II)
Lot coverage	No Max. (Max. 60% in RM-II)



Cottage Clusters (SRC 700.011)

- **Max. 900 ft.² building footprint.**
- **Height:**
 - ✓ *Max. 25 ft. or two-stories, whichever is greater.*
 - ✓ *Two-story max. height = 35 ft.*
- **Orientation:**
 - ✓ *Dwelling units must be oriented to face courtyard, street, or pedestrian path.*
- **Courtyard:**
 - ✓ *Single, contiguous area.*
 - ✓ *Min. 150 ft.² per dwelling unit.*
 - ✓ *No dimension less than 15 ft.*
- **Multi-Family Design Review:**
 - ✓ *Required in RM-II zone.*

