



Cottage Neighborhoods

A Presentation to the Alachua County Board of
County Commissioners

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Background

On March 13, 2018, the BoCC adopted Article XVI of Chapter 407 (General Design Standards) of the Unified Land Development Code. These standards implement policies previously adopted by the BoCC in Objective 1.8 of the Plan's Future Land Use Element which established cottage neighborhoods as a design type within the Urban Cluster.



Background

- The Plan specifically identifies cottage neighborhoods as encouraging *more efficient use of land through density bonuses consistent with Housing Element Policy 1.2.2, which provides incentives for development of affordable housing. Cottage Neighborhoods encourage the creation of more usable open space for residents of the development and maximize resident and pedestrian oriented outdoor spaces while minimizing the impact of automobile traffic and parking.*
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Background

The present Code provides for cottage neighborhoods within urban residential land use categories and provides general requirements to establish such a neighborhood as well as providing a set of design criteria for how these neighborhoods should be developed. As an incentive, any developer is allowed to build at twice the maximum permitted density within the land use category subject to the limitations found in the ULDC.



What are cottages?

‘We need to define what we mean by ‘cottage’

What are the characteristics of a ‘cottage?’

- Generally smaller in scale
- Single-family in design
 - detached

One Example – Black Apple (Bentonville, AK)







BLACK APPLE

POCKET COMMUNITY

812 NE A STREET

NE A ST

THE SILO
"B"

THE SOUTHERN
"C"

THE SOLO
"D"

THE SOUTHERN
"E"

THE SILO
"F"

THE SOLO
"A"

THE PIT
(COMMUNAL FIREPIT)

THE COMMONS
"G"

THE SILO
"I"

THE SOUTHERN
"K"

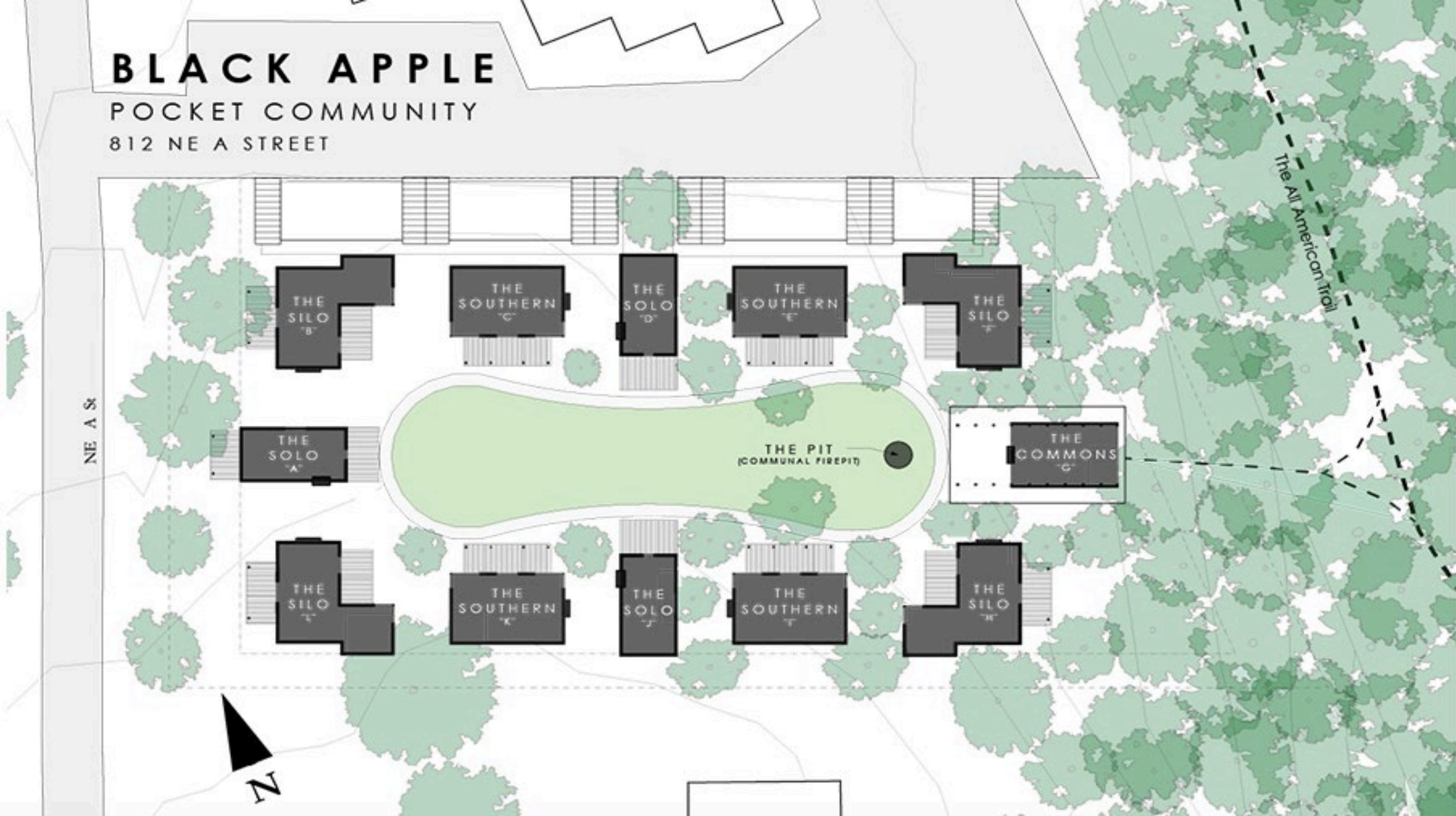
THE SOLO
"J"

THE SOUTHERN
"L"

THE SILO
"H"

N

The All American Trail



Cottage Neighborhoods In Alachua County

Cottage Neighborhoods built or approved in Alachua County:

- SW 88th Avenue Cottages
 - Cottages at Park Avenue (infill design for existing TND)
 - Lanata (Off of SW Williston Road – approved but not yet built)
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Cottage Neighborhoods In Alachua County



Cottages
at
Park
Avenue



Subsequent Board Actions

On September 6, 2022, The BoCC reviewed our Cottage Neighborhood Ordinance and, after discussion, directed staff to undertake the following by the end of the first quarter 2023 (3/31/23):

- Review of existing cottage neighborhood language in ULDC with emphasis on analysis based on following criteria: compatibility, building size, overall neighborhood size, traffic, density as related to affordable housing, number of stories, stormwater, parking and location within platted subdivisions.

Subsequent Board Actions

While staff review of the Code is underway, the Board also imposed a 6-month moratorium (Approved October 25, 2022) on the approval of cottage neighborhoods to allow time for analysis of our present Code as well as to implement any desired Code changes after input from staff and the public.



Proposed Text Amendments

Sec. 407.152. Purpose.

- Cottage neighborhoods are intended to:
 - (a) Provide opportunities for creative, diverse and high-quality infill development within the Urban Cluster.
 - (b) Promote a variety of housing types and sizes available within the community by providing small, individual dwelling units to meet the needs of a population diverse in age, income, and household composition.
 - (c) Provide for more efficient use of land.
 - (d) Encourage the creation of more usable Open Space for residents of the development.
 - (e) Maximize resident and pedestrian oriented outdoor spaces while minimizing the impact of automobile traffic and parking.

Sec. 407.153. Applicability.

- Cottage neighborhoods are allowed as a limited use within urban residential land use designations except within subdivisions platted prior to March xx, 2023, subject to the following standards.

Proposed Text Amendments

Sec. 407.154. General requirements.

- (a) *Cottage homes.* A cottage home is a principal residential dwelling constructed within a neighborhood built consistent with the standards in this Article. The homes may be located on individually platted lots or on a common ownership lot that is not platted ~~and may be located within single unit, duplex or triplex buildings.~~ Individual cottage homes may not exceed 1,300 square feet of conditioned enclosed space. Cottage homes shall consist of detached individual dwelling units only. No attached multi-family dwelling units shall be permitted.
- (b) *Size of neighborhood.* Cottage neighborhoods shall be on lots a minimum of ~~one (1)~~ two (2) acres in size. A minimum of four (4) homes and a maximum of fifteen (15) homes are allowed around any common green in a cottage neighborhood. Cottage neighborhoods may also be incorporated within larger subdivisions of land developed consistent with Article VIII of this Chapter. Cottage neighborhoods shall not be permitted inside a subdivision platted prior to March xx, 2023.
- (c) *Common buildings.* One (1) community building per neighborhood is allowed. Community buildings may contain, but are not limited to, a club house, a common dining area, kitchen, bathroom, laundry facilities, one (1) sleeping quarters for guests and/or storage. The maximum size of a community building is two thousand five hundred (2,500) square feet.
- (d) *Density.* Per Policy 1.8.3 of the Future Land Use Element, cottage neighborhoods may develop at two (2) times the maximum units per acre of the ~~zoning district~~ land use designation.

Proposed Text Amendments

Sec. 407.155. Design.

(a) *Common green.* Each cottage neighborhood shall have at least one common green with multiple common greens allowed. The common green may be counted toward the Open Space required consistent with Section 407.52. ~~The common green and~~ shall be designed to meet the following:

- (1) ~~The~~ Each common green shall include at least four hundred (400) square feet per unit fronting that common green.
- (2) ~~The common green shall be centrally located within the development.~~
- (23) The common green may include stormwater management facilities incorporating low impact design as long as a minimum of four hundred (400) square feet per dwelling unit is usable by the residents for active or passive recreation.
- (34) Amenities such as community gardens, benches, and pavilions are allowed in the common green.

(b) *Porches.* All homes shall include at least one (1) open air covered front entry porch. ~~The porch shall be oriented toward the common green.~~ Porches shall be a minimum of seventy (70) square feet. The minimum square footage may be reduced to sixty (60) square feet on cottage homes less than six hundred (600) total gross square feet of conditioned space.

(c) *Parking.* Parking may be provided in a common lot or ~~a common~~ garage. Parking may alternately be co-located with the cottages when accessed by drive aisles. All parking must meet the following standards:

- (1) A minimum of one and one-half (1.5) spaces per unit shall be provided.
- (2) All common parking areas and associated drive aisles adjacent to neighboring residential property must be screened in addition to the required low-density buffer.

(d) *Pedestrian access.* A system of interior walkways shall be provided to connect all homes ~~with each other, the parking areas, the~~ Open Space and any sidewalks along the public street(s) bordering the Cottage Neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

(e) *Fencing.* Fencing within the development is limited to a maximum of fifty (50) percent opacity and no greater than four (4) feet in height may be used to delineate private yards, gardens or other areas. Solid fencing may be allowed along external borders not bordering streets.

Overview of Major Changes

- No cottage neighborhoods in previously platted subdivisions;
 - Minimum size for overall development now 2 acres (up from one);
 - House size limited to no more than 1,300 square feet;
 - Cottages shall be individual dwelling units only (no multi-family)
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Staff Direction

- Consider staff recommended changes plus any additional changes/amendments proposed by the BoCC
 - Schedule public hearing to adopt proposed changes prior to expiration of moratorium (4/24/23)
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