

Alternate potential amendments for cottage cluster proposal 6/26/18

(Schultz)

1. Building coverage.

Allow building coverage limits that would be more consistent with typical subdivided lot sizes in the zone.

For example: R2.5 = 50%; R5=40%, R7= 30%, R10=25%, R20=20%, RF=10%; or a flat 35%

2. Open Area.

Require adequate open area, but remove criteria for “common” open area and unit orientation
i.e strike “50% of units oriented toward common open area”

3. Density.

Allow up to twice the base zone density, provided the units do not exceed 1,200 s.f. each.

Allow 1 ADU for each primary unit.

For example a 25,000 sf R5 lot could have $5 \times 2 = 10$ individual houses + 10 ADUs

4. Review process.

Review as a Type IIx, up to 10 units (not counting ADUs),

Review as a Type III when the total number of units exceeds 20 (including ADU's).