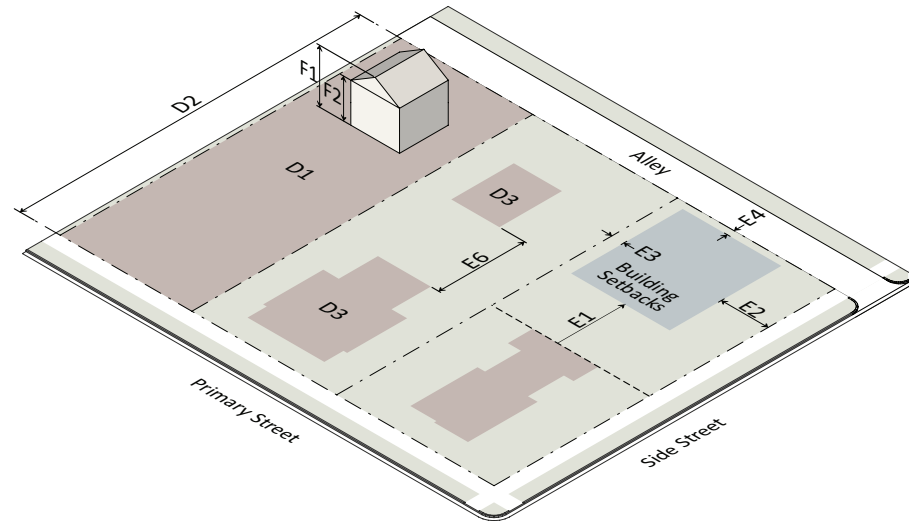
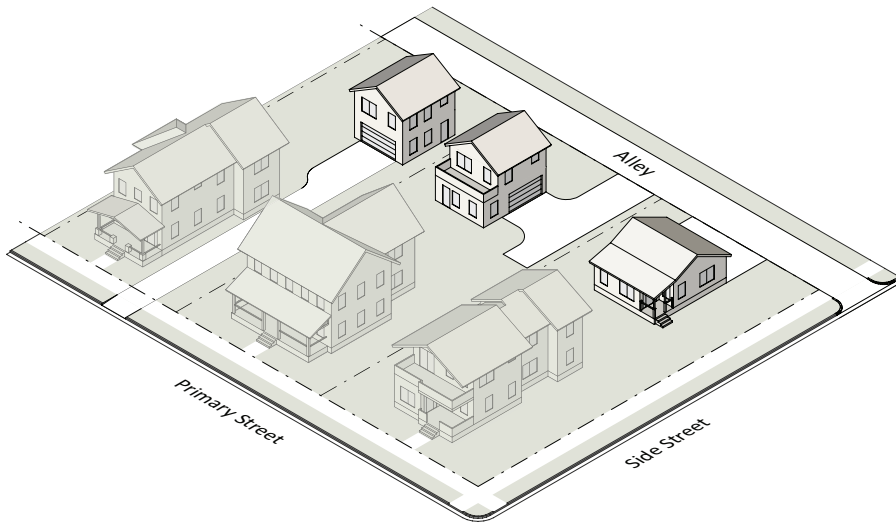


Sec. 2.4.2. Backyard Cottage



A. Description

A backyard cottage is a small self-contained dwelling unit located on the same lot as a detached house but is physically separated from the main house. Backyard cottages typically include a living room, sleeping area, kitchen, and bathroom and have a lockable entrance door. A backyard cottage may be located above garage.

B. Districts Allowed In

R-1, R-2, R-4, R-6, R-10, RX-, OX-, NX-, CX-

C. Building Types

A backyard cottage is allowed on a lot associated with a detached house provided the lot is at least 4,000 square feet in size.

20,000 to 10,000 to 6,000 to 4,000 to
LOT SIZE >40,000 sf 39,999 sf 19,999 sf 9,999 sf 5,999 sf

D. Lot Specifications

D1	Area (min)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
D2	Depth (min)	150'	150'	150'	120'	100'
D3	Dwellings units per lot (max)	2	2	2	2	2
D4	Additional on-site parking	1 space	1 space	1 space	1 space	1 space
D5	Living area (max)	800 sf	800 sf	700 sf	550 sf	450 sf

E. Building Setbacks

E1	From primary street (min)	Must be located to the rear of the house				
E2	From side street (min)	20'	20'	20'	20'	20'
E3	From side lot line (min)	10'	5'	5'	5'	5'
E4	From rear lot line (min)	10'	5'	5'	5'	5'
E5	From alley (min)	4' or 20'	4' or 20'	4' or 20'	4' or 20'	4' or 20'
E6	Building separation (min)	35'	35'	20'	16'	16'

F. Height

F1	Overall height (max)	25'	25'	25'	25'	25'
F2	Wall plate height (max)	15'	15'	15'	15'	15'

G. Vehicular Access

From alley; or street when no improved alley present