

Proposed Backyard Cottage Standards - Amended

As discussed by City Council – 2/11/13

Not approved.

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 a 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 meets the minimum requirements of the applicable zoning district.

D. Accessory Apartment

Where an accessory apartment is proposed or exists, a backyard cottage is not allowed associated with the same detached house.

	Lot Size >40,000 sf	20,000 to 39,000 sf	10,000 to 19,999 sf	6,000 to 9,999 sf	4,000 to 5,999 sf
E. Lot Specifications					
E1 Area (min)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
E2 Depth (min)	150'	150'	150'	120'	100'
E3 Dwelling units per lot (max)	2	2	2	2	2
E4 Additional on-site parking	1 space	1 space	1 space	1 space	1 space
E5 Living area (max)	800 sf	800 sf	700 sf	550 sf	450 sf
E6 Occupancy (max persons)	2	2	2	2	2
F. Building Setbacks					
F1 From primary street (min)	Must be located to the rear of the house				
F2 From side street (min)	20'	20'	20'	20'	20'
F3 From side lot line (min)	10'	5' 10'	5' 10'	5' 10'	5' 10'
F4 From rear lot line (min)	10' 30'	5' 30'	5' 30'	5' 20'	5' 20'
F5 From alley	4' or 20' min	4' or 20' min	4' or 20' min	4' or 20' min	4' or 20' min
F6 Building separation (min)	35' 10'	35' 10'	20' 10'	16' 10'	16' 10'
G. Height					
G1 Overall Height (max)	25'	25'	25'	25'	25'
G2 Wall plate height (max)	20'	20'	20'	20'	20'
H Vehicular Access					
H1 From alley or street when no alley present					

I. Ancillary Regulations

The following ancillary regulations apply to attached and detached accessory dwelling units.

1. The primary entrance of the backyard cottage must be oriented towards the street where access is gained. If a secondary entrance is installed which faces the side property line, the required side yard setback shall be increased by five feet.
2. Windows that face the side property lines must be located to minimize direct views into neighboring structures. This can be accomplished by staggering or offsetting the window alignment, or by installing upright landscaping or fencing.
3. The maximum number of unrelated persons permitted on the lot shall be four.
4. A non-erodible parking surface shall be provided for the accessory dwelling unit. The standards for this surface and parking area shall be consistent with the requirements of sec. 7.xx (front yard parking).
5. The backyard cottage shall be constructed of the same material and roof form as the primary structure. If the backyard cottage contains a flat or gable roof form, the required side yard setback shall be increased by five feet.
6. Setback and height encroachments identified in Section 1.5 shall not be permitted for the backyard cottage.