

G. Cottage home park.

In the ~~RR-1~~, RR-2, R-1, R-2, and MU-N districts, this use is subject to the use-specific standards as set forth below:

1. Development standards. All dwelling units within a cottage home park shall be subject to setback, height, off-street parking, and other regulations appropriate for one-family dwellings in the applicable zone district that the cottage home park is located, except as provided within this section;
2. Minimum lot area and lot frontage. Dwelling units shall meet the minimum lot area and lot frontage requirement for multi-family, townhome, or two family developments of the applicable zone district that the home park is located, whichever is smaller or least;
3. ~~Principal entrance.~~ Each dwelling unit shall have a principal entrance oriented towards a public street or towards a central community area within a cottage home park... facing the front lot line. ~~Exceptions to the requirement of a dwelling unit having a principal entrance facing the front property line may be made by the Land Use Supervisor, but only if the unit has a porch or deck on the front façade and the primary entrance is within 10 feet of the front façade. Cottage homes within a cottage home park may not be less than 200 square feet of enclosed space nor more than 1,200 square feet of enclosed space.~~
4. Common open space or amenity area. Cottage housing developments shall provide common open space or an amenity area which is centrally located, ~~equally~~ accessible from, and at the disposition of all dwelling units. Common open space shall not be less than 20 percent of the area of the cottage home park, excluding land dedicated for public or private streets or alleys;
5. Connectivity and access. ~~Sidewalks or multi-use paths must be provided to ensure pedestrian access from each individual dwelling unit to the front property line or public street. A connectivity plan shall be submitted as part of any Special Use Permit application that shows sidewalks or multi-use paths connecting dwelling units to public streets, nearest DTA bus stop, nearest public park, other community amenities and other destinations, and to other units within the cottage home park. The connectivity plan shall encourage a walkable, bikeable cottage home park through the use of complete streets, alleys, sidewalks and trails. The connectivity plan shall indicate how the sidewalks or multi use paths within the cottage home park will be maintained;~~
6. Subdivision. Approval of a cottage home park does not negate to the need for subdivision review and approval, where applicable. The Special Use Permit application shall indicate compliance with city subdivision standards, or indicate if it is exempt due to state statute (CIC plat, etc).
7. Utility Connections. A utility plan shall be submitted that shows how utilities will be provided to all units within the cottage home park, including any utility easements required for the provision of utilities. Cottage home parks must provide separate sewer and water services for each dwelling unit, except in those areas where public utilities are not available without significant utility extensions as identified by the city engineer.
8. Access. Either a public or private street is permitted to provide access to units within a cottage home park. A street plan and a circulation plan must be submitted with the Special Use Permit application that shows proposed cross section, which must be approved determined by City Engineer and Land Use Supervisor