

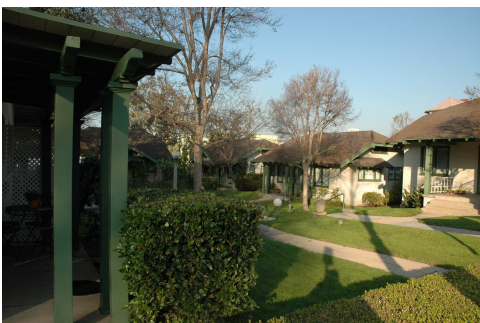
10-28.3.3.070 COTTAGE COURT



Five-building 1-story Cottage Court with stoops along court leading to entries.



1½-story Cottage Court with heavily landscaped court.



1½-story Cottage Court with small porches along court.

**A. Description**

A group of small, detached, single unit structures, arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing element. This type is appropriately-scaled to fit within low- to moderate-intensity neighborhoods and can be applied in non-residential contexts. It enables appropriately-scaled, well-designed moderate intensities and is important for providing a broad choice of housing types and promoting walkability.

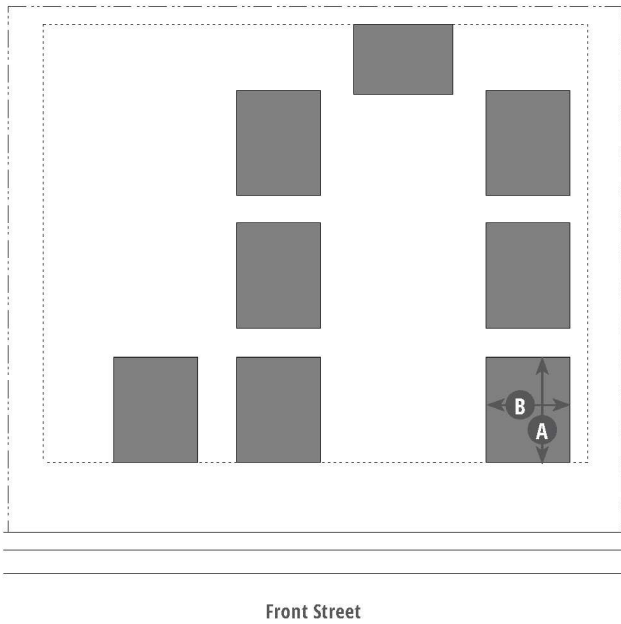
House-Scale Buildings

NE	NG	UN	DT-MS	UC
----	----	----	-------	----

General Note: Photos on this page are illustrative, not regulatory.

Key Z=Zone **Z** Allowed  Z Not Allowed

Alley access required if alley exists



**Key**  
 ---- ROW / Lot Line      ■ Primary Structure  
 ..... Setback Line

**B. Number of Units**

Units per Building	1 max.
Cottages per Lot	3 min.; 9 max.

**C. Building Size and Massing**

	NE	NG	UN	DT-MS	UC
Max. Number of Stories	1½	1½	—	—	—

**Main Body**

Width	32' max.	<b>A</b>
Depth	24' max.	<b>A</b>

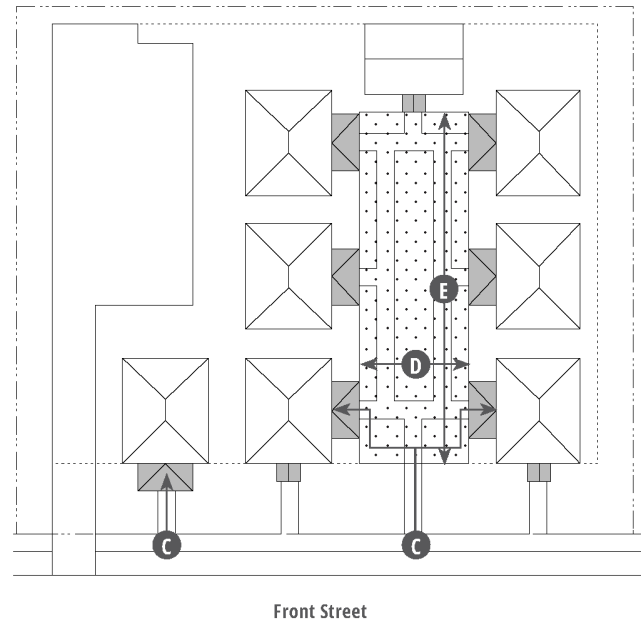
**Secondary Wing(s)**

Width	12' max.
Depth	8' max.

**Articulation**

Building Facade shall be designed in compliance with Subsection 3.3.160.B (Facade Articulation).

Alley access required if alley exists



**Key**  
 ---- ROW / Lot Line      ■ Frontage  
 ..... Setback Line      □ Common Open Space

**D. Allowed Frontage Types**

Front Yard	3.4.040
Porch: Projecting	3.4.050
Porch: Engaged	3.4.060
Scoop	3.4.070
Dooryard	3.4.090

**E. Pedestrian Access**

Main Entrance location from public courtyard **C**

Courtyard must be accessible from the front street.

Units on a corner may enter from the street side.

Pedestrian connections must link all buildings to the public ROW, courtyards, and parking areas.

**F. Common Open Space**

Width	20' min.	<b>D</b>
Depth	20' min.	<b>E</b>

Area 400 sf per unit min.

Required street setbacks and driveways may not be included in the common open space area calculation.