



City of Jonesboro Cottage Housing Ordinance



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Purpose and Intent

The general purpose of the cottage housing development (CHD) design standards is as follows:

A cottage housing development is an alternative type of detached housing providing small residences for households of typically one to two individuals without undergoing the subdivision process.

Cottage housing is provided as part of the City's overall housing strategy, which

intends to encourage affordability, innovation and variety in housing design and site development while ensuring compatibility with existing neighborhoods, and to promote a variety of housing choices to meet the needs of a population diverse in race, income, household composition and individual needs.

The cottage housing development design standards are intended to maintain traditional cottage amenities and proportions and ensure that cottage housing developments contribute to the overall community character.

In addition, cottage housing developments must reflect each of the following elements:

Standards for cottage housing developments (CHD)

The following requirements shall apply to all CHDs:

- A.** CHDs are allowed in all R-2, R-3, PD-RS 6-8, and PD-RM 6-16 residential zoning districts.

1. Density and minimum lot area

- a. In CHDs, the permitted density shall be one (1) dwelling unit per three thousand six hundred thirty (3,630) square feet of lot area (twelve (12)/acre).
- b. The minimum lot area for a CHD shall be fourteen thousand five hundred twenty (14,520) square feet.
- c. Cottage homes shall be developed in clusters a minimum of four (4) homes to a maximum of twelve (12) homes.
- d. The minimum separation between CHDs must be one thousand (1,000) feet.

2. Height limit and roof pitch

3. Building Height

- B.** The maximum building height for dwelling units shall be twenty-five (25) feet.

- C.** The maximum building height for garages, community buildings, and accessory structures shall be eighteen (18) feet.

D. Roofs

1. Dwelling units shall have a minimum 6:12 roof pitch. Up to thirty-five (35) percent of roof area may have a slope not less than 4:12. Portions of a roof with a pitch of less than 6:12 shall be limited to architectural features such as dormers, porch roofs, and shed roofs.
2. Garages and carports shall have a minimum 6:12 roof pitch.



3. Cottages shall be a maximum of two (2) stories. Any upper floor shall be located within the roof structure, not below it, in order to reduce building massing as much as possible.



E. Entries and Porches.

1. Each dwelling unit abutting a public right of way (excluding alleys) shall have a primary entry and covered porch a minimum of eighty (80) square feet in size, oriented toward the public right of way. If abutting more than one public right of way, the developer and City shall collaborate with the project proponent to determine which right of way the entrance and covered porch shall be oriented toward.
2. Each dwelling unit shall have an entry and covered porch oriented toward the common open space. If the dwelling unit abuts a public right of way, this may be a secondary entrance, and the minimum porch size shall be fifty (50) square feet. If not abutting a public right of way, this shall be the primary entrance, and the minimum porch size shall be eight (80) square feet.
3. Covered porches shall be a minimum of six (6) feet deep.

F. Dwelling units shall not include attached garages.

G. Detached garages. Each dwelling unit shall have no more than one detached garage. The size of the garage shall not exceed two hundred and fifty (250) gross square feet in size. Garages can be combined into one garage structure; however, no garage structure may exceed one thousand (1000) square feet in size for a total not to exceed four garage spaces.

H. Lot coverage and floor area. The maximum first floor or main floor area for an individual principal structure in a CHD shall be one thousand two hundred fifty (1,250) square feet.

I. Yard Setbacks.

1. Front yard setbacks. When fronting a public street, the front yard setback shall be at least fifteen (15) feet with an allowable seven (7) foot encroachment for a front porch. On non-

public streets, the front yard setback shall be at least ten (10) feet with an allowable encroachment for a front porch of no greater than five (5) feet.

2. Rear yards. The minimum rear yard shall be ten (10) feet.

J. Required open space.

1. A minimum of four hundred (400) square feet per unit of common open space is required.
2. At least fifty (50) percent of the cottage units shall abut the common open space.
3. All the cottage units shall be located within one-hundred (100) feet walking distance of the common open space.
4. The common open space shall have cottages abutting at least two (2) sides.



5. At least fifty (50) percent of the cottage home units shall be oriented around the common open space with their covered porches or main entry facing the common open space.

K. Parking. Parking spaces for each cottage home unit shall be provided as follows:

1. Units that exceed six hundred fifty (650) square feet on the main floor; two (2) spaces. Units that do not exceed six hundred fifty (650) square feet on the main floor; one and one half (1.5) spaces.



2. Location. Parking shall be located on the CHD property. It may be located in a structure, under a structure, or outside a structure provided that:
 - a. Parking is screened from direct view from the street by one or more building facades, by garage doors, or by a fence and landscaping.
 - b. Parking is not located in the front yard.
 - c. Parking is only allowed between structures when it is located toward the rear or the principal structure and a side lot line, which is not a street side lot line.

L. Additional requirements.

1. All structures shall maintain ten (10) feet of separation between houses.
2. The condominium association or homeowners' association shall maintain the required open space and all common areas.
3. The use of paver stones, pervious pavement, grass-crete, or other types of low impact stormwater development techniques are encouraged for walkways and parking areas.
4. Where provided, exterior lighting shall be mounted as low as possible, pointed downward, and the light source shall be shielded from direct observation from above, adjacent properties, and public rights of way. Lighting spillover to adjacent properties shall be avoided.
5. Variety in Detached Cottage Housing Units Floor Plans and Architectural Treatments. These standards are intended to avoid the overly repetitive use of the same building design, structural features, detailing or finishes among detached units within the cottage

housing development. In cottage housing developments no two (2) structures shall be identical in terms of exterior finishes. All cottage housing units shall differ from each other by utilizing at least two (2) of the following options:

- (a) Variations in building material finishes such as clapboard, shake shingles, stone, brick, etc., and building color;
 - (b) Variation in adjacent cottage housing unit floor plans that alter the location of exterior windows and doors;
 - (c) Variations in the size of main floor area and/or building height of adjacent structures;
 - (d) No structurally identical front porches shall be located on adjacent cottage housing units;
 - (e) Variations in roof shapes or gables between adjacent structures; or
 - (f) Other variations as approved through site plan review by the Metropolitan Area Planning Commission (MAPC).
6. No part of this document exempts the developer from any requirements in Section 117 of the City of Jonesboro Zoning Code and The Stormwater Management Ordinance and all building codes and fire and life safety codes.
7. The development must be submitted for site plan review to the MAPC to determine that it complies with the overall character of the neighborhood.