

Chapter 17.365

COTTAGE CLUSTER HOUSING

Sections:

17.365.005 Purpose.

17.365.010 Property development standards and residential land uses.

17.365.015 Pre-application review.

17.365.020 Review processes.

17.365.030 Expiration and extension of preliminary plat approval for a cottage cluster subdivision.

17.365.040 Construction prior to cottage cluster subdivision final plat approval – Bonds.

17.365.050 Improvement plans for cottage cluster projects.

17.365.005 Purpose.

The purpose of a cluster development is to provide an alternative to conventional lot and block residential design. Cluster development can be used to preserve and enhance open space and natural amenities, maximize the use of land with severe topographical constraints, and to provide solar and wind access, maximize site density, encourage community open space, and complement and protect natural resources. [Ord. 541 § 6 (Exh. 1), 2021].

17.365.010 Property development standards and residential land uses.

(1) Contiguous Parcels or Lots. The land area of the cluster development shall be composed of contiguous parcels or lots.

(2) Deviation from underlying development standards and residential land uses is permitted, except for landscaping requirements, parking requirements and density specifications. Deviation from the development standards in the underlying zoning district may be considered by the review authority without a requirement for an adjustment review. However, no deviation is permitted from CBMC Title [15](#) criteria and/or state of Oregon standards related to development of environmentally sensitive or hazardous areas.

(3) Unless approved through a PUD application process, groupings of no fewer than four and no greater than five detached or attached dwelling units are allowed.

(4) As determined by the review authority, appropriate transition to surrounding properties including, but not limited to, anticipated building locations, bulk, and height is required.

(5) A common courtyard or open space area throughout the project equaling a minimum of 500 square feet of open space for each cottage cluster unit is required. Each cottage cluster development shall include a minimum of 2,000 square feet of open space regardless of the number of cottages in the cluster. Open space areas shall maintain open space around natural features, such as steep slopes, wooded areas, and natural waterways or wetlands where those exist, or create common open space with amenities for community activities for residents such as picnic areas, playgrounds, sports features, or gardens.

(6) Parking is required as specified in Chapter [17.330](#) CBDC.

(7) Architectural screening at least three feet tall shall separate parking areas from the common area and public streets. Solid fencing (e.g., board, cinder block) shall not be allowed as an architectural screen.

(8) CBDC [17.335.120](#), Multi-unit development standards, apply to cottage cluster projects.

(9) Cottage cluster subdivisions shall be consistent with the requirements of CBDC [17.367.040](#). [Ord. 541 § 6 (Exh. 1), 2021].

17.365.015 Pre-application review.

A cluster cottage proposal is subject to the pre-application review requirements of Chapter [17.130](#) CBDC. A cluster subdivision is also subject to pre-application review required in CBDC [17.367.010](#)(2). [Ord. 541 § 6 (Exh. 1), 2021].

17.365.020 Review processes.

The review process for a cottage cluster project is identified in CBDC [17.130.020](#)(4)(b) or (4)(c), and is determined based on the project size. The review process for a subdivision cottage cluster project is also subject to review process requirements of CBDC [17.367.020](#). Applications for cottage cluster projects and/or subdivisions shall include applicant use of the services of a licensed architect to prepare the project design and application for four acres or less. For areas of more than four acres, required is applicant use of a professional design team comprised of an architect, civil engineer or land surveyor and a landscape architect or planner. [Ord. 541 § 6 (Exh. 1), 2021].

17.365.030 Expiration and extension of preliminary plat approval for a cottage cluster subdivision.

A cottage cluster subdivision is subject to the expiration and extension of preliminary plat approval directives of CBDC [17.367.050](#). [Ord. 541 § 6 (Exh. 1), 2021].

17.365.040 Construction prior to cottage cluster subdivision final plat approval – Bonds.

A cottage cluster subdivision is subject to the requirements of CBDC [17.367.060](#). [Ord. 541 § 6 (Exh. 1), 2021].

17.365.050 Improvement plans for cottage cluster projects.

Improvement plans shall be submitted to the director designed by or under the direct supervision of a licensed engineer where required by statute. The engineer shall certify same by seal and signature. All improvement plans shall comply with the provisions of city ordinances pertaining to streets, roads and utilities, and any other applicable city ordinances. If the cottage cluster project includes a subdivision, in addition to the above, certification shall contain the following:

- (1) Subdivision name;
- (2) Name, mailing address, and telephone number of the engineer preparing the plan; and
- (3) Date (month and year). [Ord. 541 § 6 (Exh. 1), 2021].

The Coos Bay Municipal Code is current through Ordinance 557, passed June 7, 2022.

Disclaimer: The city recorder's office has the official version of the Coos Bay Municipal Code. Users should contact the city recorder's office for ordinances passed subsequent to the ordinance cited above.

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