

## **32-29 Cottage Cluster Developments**

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The purpose of this section is to promote sustainable development practices through smaller, more efficient housing and effective use of residential land, increase the diversity of housing choices by allowing for a grouping of smaller, single-family dwellings on one lot, and to provide additional below market rate housing within Westport, located on lots owned by the Town of Westport. Further this section will provide centrally located and functional common open space that fosters a sense of community and openness within the cottage development.

Cottage Cluster developments are subject to a Special Permit & Site Plan approval in accordance with §43, herein and the following additional standards and safeguards.

### **32-29.1 Site Criteria**

Sites for a potential Cottage Cluster development of single-family dwellings shall meet the following locational and size criteria:

- a. The site shall be owned by the Town of Westport;
- b. The site shall have at least 50 feet of street frontage on an Arterial Street;
- c. The gross lot area shall be a minimum of three quarters (0.75) acres in size.

### **32-29.2 Building Area**

The Building Area of the dwelling units shall not exceed an average of 850 square feet.

### **32-29.3 Setbacks**

No principal or accessory building, structure or use shall extend closer than fifteen (15) feet from any residential lot line and ten (10) feet from any non-residential lot line or road right-of-way.

### **39-24.4 Height**

Principal buildings shall not exceed 2 stories and 26 feet in height. All portions of building roofs over eighteen (18) feet in height must be pitched with a minimum slope of six to twelve (6:12).

### **32-29.5 Coverage**

Building coverage shall not exceed 50% of the lot area. Total coverage shall not exceed 70% of the lot area.

### **32-29.6 Building Spacing**

All principal buildings shall be at least 10 feet distance from one another.

### **39-24.7 Parking**

Off-street parking shall be in accordance with §34 of the Supplementary Regulations but may be reduced subject to the discretion of the Planning & Zoning Commission based on the applicant's demonstration of site-specific factors that justify a lower standard, such as unit size, opportunities for transit service or anticipated number of residents.

Off-street parking is permitted in the setback along any non-residential lot line or road right-of-way.

### **32-24.8 Usable Open Space**

At least 200 square feet of usable open space shall be provided on the site for each dwelling unit and shall be of a passive recreation nature suited to the needs of the residents.

Common open space shall be located with cottages abutting on at least two (2) sides and abutting a minimum of fifty percent (50%) of the cottages in the cluster.

### **39-29.9 Landscaping, Screening and Buffer Areas**

Landscaping, screening and buffer areas shall be provided in accordance with §35 of the Supplementary Regulations provided that such buffers may include retaining walls. Sidewalks shall be provided in accordance with §35-2.2.4 of the Supplementary Regulations.

### **39-29.10 CAP**

No more than five (5) Cottage Cluster developments shall be permitted in Westport.

### **32-29.11 Affordability Requirement**

All proposed units shall be affordable to households whose income does not exceed 80% of the State Median Income as provided by CT General Statutes §8-30g, and an affordability plan shall be required prior to the issuance of a Zoning Certificate of Compliance.

### **32-29.12 Design Standards**

- 32-29.13.1 Cottages located adjacent to a street shall provide a covered entry feature with minimum dimensions of six (6) feet by six (6) feet facing the street.
- 32-29.13.2 Cottage facades facing the common open space or common pathway shall feature a roofed porch at least eighty (80) square feet in size with a minimum dimension of eight (8) feet on any side.
- 32-29.13.3 Cottages and accessory buildings within a particular cluster shall be designed within the same “family” of architectural styles. Examples include:
  - a. Similar building/roof form and pitch.
  - b. Similar siding materials.
  - c. Similar porch detailing.
  - d. Similar window trim.
- 32-29.13.4 A diversity of cottages can be achieved within a “family” of styles by:
  - a. Alternating porch styles (such as roof forms).
  - b. Alternating siding details on facades and/or roof gables.
  - c. Different siding color.