

WHAT IS A COTTAGE COMMUNITY AND WHAT ARE THE STANDARDS?

A cottage community is a cluster of three or more small-footprint single-family homes or duplexes (“cottages”). The cottages are intended to interact together as a small community and shall be designed with a coherent concept. Cottage communities are their own category of residential facilities and are not considered single-family or multiple-family dwellings. Each unit within a cottage community is subject to affordability requirements.

Cottages within a cottage community may be built on site or in a factory; a manufactured home may be a cottage. Cottages must meet certain dimensional criteria and must be built to the applicable California Building Code requirements (or HUD standards for cottages that are manufactured homes). For purposes of application processing and impact fee calculation, each unit in a cottage community is considered an Accessory Dwelling Unit. Cottage communities are also subject to parking requirements and a number of objective development standards, such as requirements for usable open space, pedestrian connectivity, and building separation. Any cottage community that does not conform to the objective standards listed in this checklist requires a Conditional Use Permit.

Planning staff can answer questions about cottage community standards and design.

OBJECTIVE STANDARDS CHECKLIST

Check each box stating that the cottage community proposal meets these required, objective standards:

- DENSITY.**
 - The project includes at least three cottages.
 - The density is under 15 dwelling units per acre. (A cottage community with a density greater than 15 units/acre may be approved with a conditional use permit.)
- COTTAGE REQUIREMENTS.**
 - Each cottage includes its own kitchen and bathroom.
 - Each cottage is separated from other cottages by at least 5 feet.
 - No unit is smaller than 150 square feet.
 - Single-family cottages are no greater than 1,200 square feet.
 - Duplex cottages are no greater than 2,400 square feet.
 - Cottage are two stories or less and no greater than 18 feet tall.
 - Cottages may be up to 25 feet tall if the ridge of the roof is pitched with at least a slope of 6 to 12 and all parts of the roof above 18 feet are pitched.
- USABLE OPEN SPACE.**
 - Cottage communities must meet the open space requirements in the table below. Please include your open space calculation in the project description uploaded with the project application.

Total Number of Units	Open Space Requirement
3-9	If all cottages are separated by at least 10 feet: 100 square feet common open space per unit
	Otherwise: 150 square feet common open space per unit
10-20	200 square feet per unit. Up to 60 square feet per unit may be provided as private open space and the remainder must be provided as common open space.
More than 20	250 square feet per unit. Up to 70 square feet per unit may be provided as private open space and the remainder must be provided as common open space.
<p>Exceptions:</p> <ul style="list-style-type: none"> • Cottage communities within 0.5-mile unobstructed walking distance from a public park are not required to provide common open space. • Cottage communities may utilize on-site recreational facilities at the religious institution towards common open space requirements if there is a written agreement that allows shared use of the facilities for the cottage residents the religious institution. <p>If an exception is requested, documentation is required to substantiate the request.</p>	

- For communities with 10 or more units, at least one of the following features are required in the common open space:
 - Children’s play area with play equipment (not an option for senior housing developments)
 - Community garden
 - Dog park
 - Sports court
 - Barbeque/grill area or fire pit
 - Outdoor seating area with gazebo, arbor, or similar shade structure

Note: on-site recreational facilities for the religious institution may fulfill this requirement if a written agreement stipulates shared use of the facilities for cottage residents.

COTTAGE ORIENTATION AND CONNECTIVITY.

- At least 50% of cottages abut common open space

or

At least 40% of cottage abut common open space if at least 15% of units (exclusive of manager’s unit) are for extremely- or very low-income households.

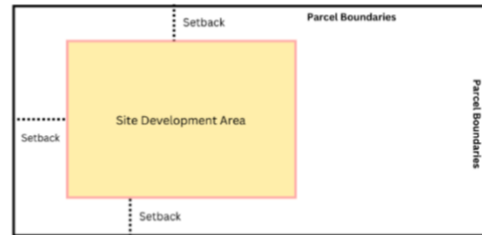
- A hard-surfaced, all-weather pedestrian path of travel at least 4 feet wide connects the main entrance of each cottage to the following:
 - Common useable open space or recreational facilities on site or public park facilities located on an adjacent lot
 - Parking area(s)
 - Community building(s)
 - Sidewalks and public rights-of-way (including pathways or trails) abutting the site.

MINIMUM SETBACKS.

- Minimum setbacks apply when development is planned near property lines. If development is planned to be internal to the parcel, no setbacks apply. See the graphic below.



*Site Development Area is internal to the parcel.
Setbacks do not apply.*



*Site Development Area is adjacent to property lines.
Setbacks apply.*

- Setbacks are based on street typology, as confirmed by Planning staff
 - Front: 15 feet on arterial and collector streets and 10 feet on local streets
 - Street-facing property line other than front: 15 feet on arterial and collector streets and 10 feet on local streets
 - Side: 5 feet
 - Rear: 10 feet

ARCHITECTURAL REQUIREMENTS.

- There is a cohesive architectural theme across all cottages (e.g., consistent building materials and colors, consistent roof pitch, horizontal articulation is parallel across cottages, consistent window proportion/spacing). Explain what measures were used to provide a cohesive theme in your project description uploaded with the application.

WASTE AND RECYCLING.

- Adequate waste and recycling are provided consistent with Antioch Municipal Code § 9-5.1401.

PARKING REQUIREMENTS

- The development proposal does not remove more than 50 percent of the existing religious-use parking.
- At least 1 parking space per residential unit is provided. The parking may be shared between the religious institution and cottage community residents if a shared parking agreement is established and submitted to the City for review.
- Parking is provided for employees of any community buildings according to one of the following standards, whichever is less:
 - 1 space per employee during the largest shift
 - The requirements of Antioch Municipal Code Table 9-5.1703.1 (e.g., 1 space per 250 square feet of gross floor area for professional offices, 1 space per 225 square feet of gross floor area for medical offices)

CITY OF ANTIOCH

COTTAGE COMMUNITY OBJECTIVE STANDARD CHECKLIST



- Any parking reduction requests (e.g., senior housing, transit-oriented development, etc) are made and substantiated in the project description.

I hereby certify the above to be true and to the best of my knowledge.

Applicant Signature _____ Date _____