

# TOWN OF VIENNA TOWN COUNCIL

December 14, 2020

# Overview of Cottage Housing

# Background



Oak Bluffs, Martha's Vineyard, 19<sup>th</sup> Century

- Not a new concept
- Smaller homes, typically single-family detached but also can be duplexes, centered around a common area
- Popularized in Pacific Northwest
- Seen most recently in the area in Falls Church (Railroad Cottages)



# Characteristics



- Typically smaller footprints than normal single-family dwellings (1,000 sf versus 2,500 sf)
- Floor areas typically around 1,500 sf
- Offer single-floor living with master bedroom on first floor and optional second/third bedroom on second floor
- Smaller second floor, recessed from first floor

# Characteristics



- Include parking located away from houses
- Sometimes includes a common building
- Centered around green space
- Parking ratio
  - Railroad Cottages – 1.25 per unit
  - Typical of 1 to 1.5 per unit
  - Town Code requires 2 per unit



# Railroad Cottages – Falls Church



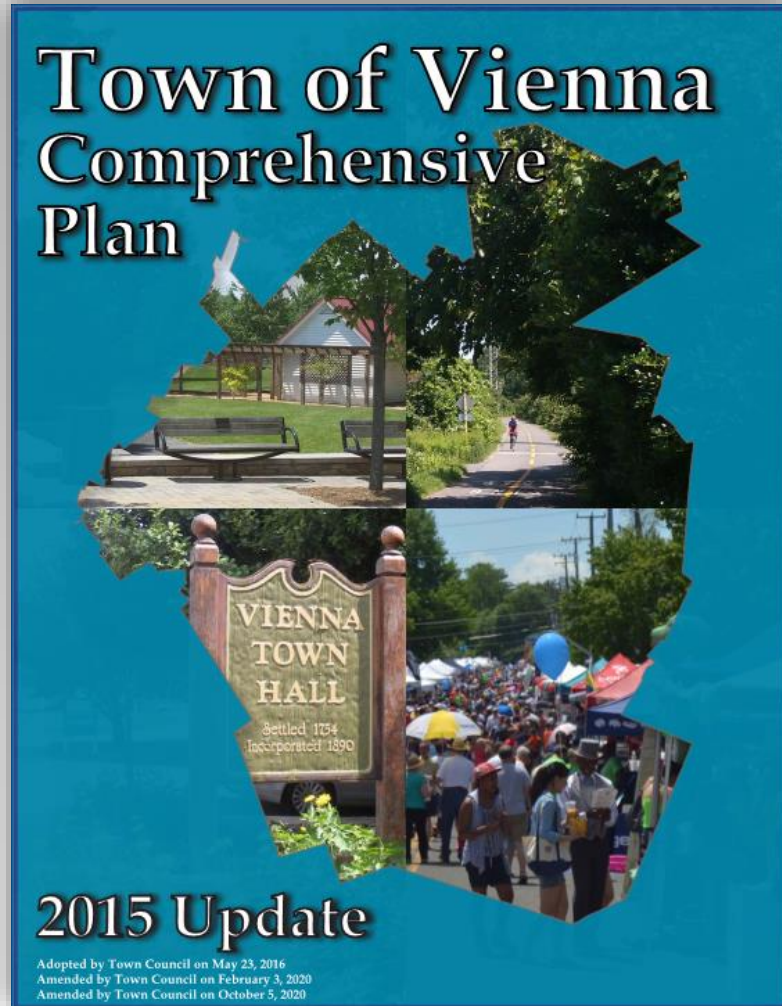
# RM-2 Zoning District

- Allows multi-family, two-family, and single-family dwellings
- Lot areas and likely lot coverage need to be modified for any type of cottage housing style development
  - 8,000 sf lots required for each two-family dwelling
  - Single-family dwellings need to adhere to RS-10 area requirements (10,000 sf lots)
- Modifications of requirements: Such modifications may apply to yard, **lot area, lot coverage, parking**, number of units, unit floor area, screening, frontage, and similar requirements, but this section shall not be construed to permit any modifications of the uses permitted in any zone or of the maximum building height permitted for any building.





# Comprehensive Plan



- Cottage housing referred to as “village housing” in Comprehensive Plan
- Village housing discussed in Land Use chapter as an option for transitional areas (areas between single-family residential neighborhoods and commercial districts)
  - Comprehensive Plan discusses idea of smaller single-family detached homes on smaller lots and common areas