**Definition**

**Cottage Housing:** A grouping of small, single family dwelling units clustered around a common outdoor space and developed with a coherent plan for the entire site. [Link to Full Definition]

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**Site Development Standards**

**Minimum Lot Area:** 14,500 ft² (about 1/3 acre)

**Maximum Building Height:** 20 feet

- Pitched Roofs may extend to 30 feet with minimum slope of 6:12.

<table>
<thead>
<tr>
<th>Max. Building Size</th>
<th>Detached Cottage</th>
<th>2 Attached Unit Homes</th>
<th>Carriage Unit above Garage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Floor Area † not including garage</td>
<td>1,200 ft²</td>
<td>2,000 ft²</td>
<td>800 ft²</td>
</tr>
<tr>
<td>Max. Footprint † incl. any attached garage</td>
<td>1,000 ft²</td>
<td>2,000 ft²</td>
<td>1,500 ft²</td>
</tr>
</tbody>
</table>

† All units limited to 500 ft² where using the 40% density bonus.

**Areas not included in the total floor area calculation:**

- Floors at least 4 feet below adjacent right-of-way (basements)
- Architectural projections, such as bay windows and fireplaces
- Stairways
- Spaces with ceiling height of 5 feet or less

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**Example Site Setbacks:**

- Side Setback: 5 ft
- Rear Setback: 15 ft
- Building Setbacks: Min. 10 ft of separation:
  - between units and the common open space
  - between all buildings within the cluster
- Front Setback: Min. 15 ft

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**Pedestrian Connectivity:** All buildings and common spaces shall be served by a pedestrian circulation system.

**Other Site Development Standards:** Cottage Housing developments must adhere to Site Development Standards relating to **Landscaping, Open Space, Fences, and Parking.** [Site Development Standards]

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**References:**

- Spokane Municipal Code (SMC)
  - [Cottage Housing SMC § 17C.110.350]
  - [Land Use Application Procedures SMC § 17G.060.070]
- Design Inspiration
  - [City of Portland - Infill Design Toolkit | Courtyard Housing]
  - [The Cottage Company Website]

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General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Generally, all points of the building reviewed under the Residential building code will be required to be within 150 feet of a curb for fire access, or will require fire suppression sprinklers.