



# HOUSING OPEN HOUSE

## Cluster and Cottage Housing

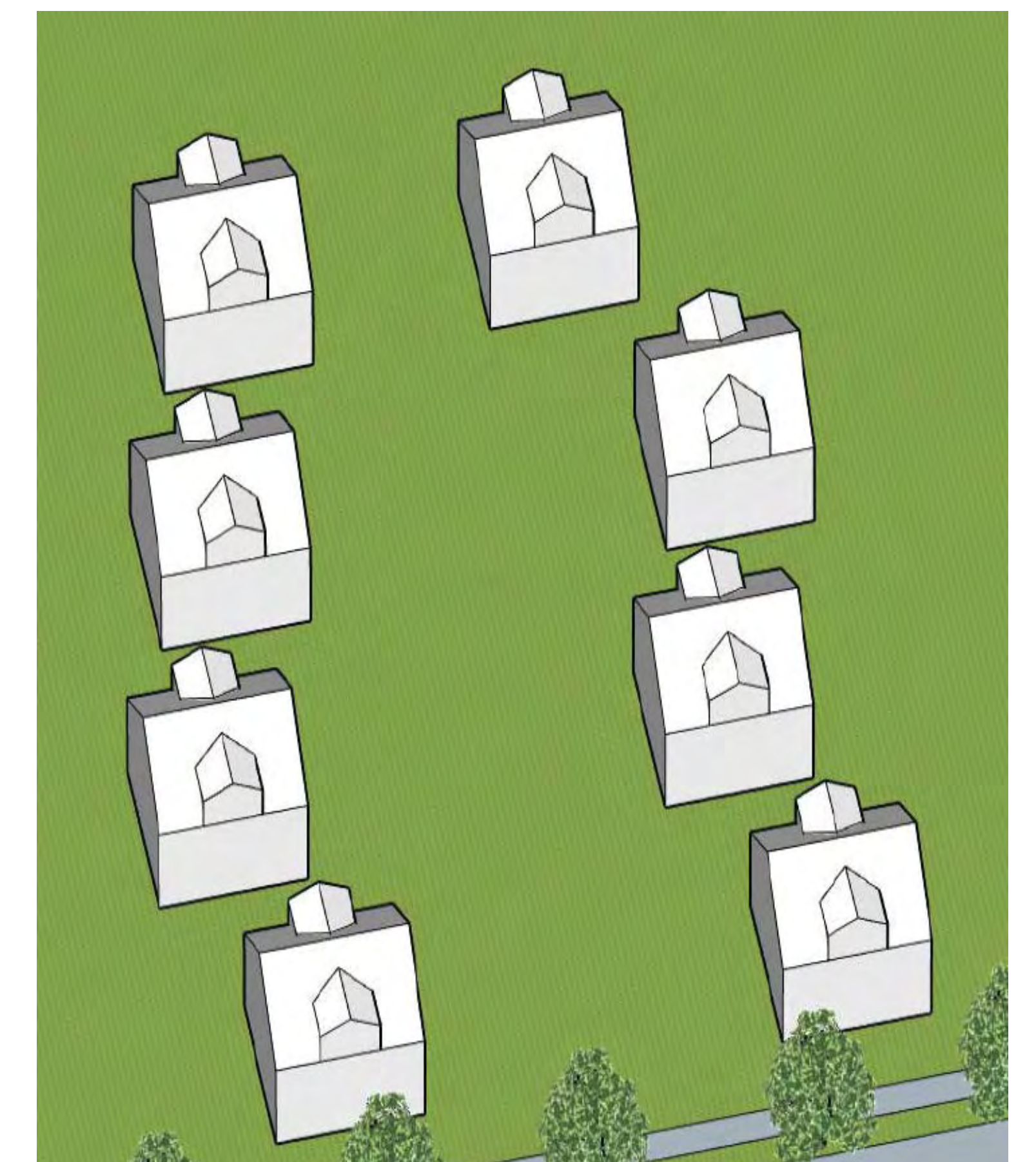
Cluster housing and cottage housing are one type of “missing middle” housing. “Missing middle” housing is usually smaller housing units or developments that blend in to neighborhoods with single-family detached houses. When these types of homes are smaller, they can be more affordable than other types of homes.

### What is Cluster Housing?

Cluster housing can include many housing types, and may have a mix of attached and detached homes. Cluster housing units do not necessarily have to be small homes. The units in the cluster usually have shared open space (such as a green space or a landscaped courtyard) that all residents can use. This shared space can help residents get to know each other and help the cluster feel more like a community.

### What is Cottage Housing?

Cottage housing units are usually small detached homes, with restrictions on the footprint and total size of the home. The size limits can help make cottage homes more affordable. Cottage units can make up some, or all, of the units in a cluster with shared open space (such as a green space or a landscaped courtyard). Some cities and counties permit more cottage units on a lot than would otherwise be allowed, to encourage more small housing.





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### Potential changes to allow Cluster and Cottage Housing

Currently, cluster housing is not clearly allowed by the Community Development Code. Cottage housing may only include detached homes and duplex units, and is only allowed in the North Bethany subarea.

As part of an ongoing effort to remove barriers to housing while addressing potential concerns, the County is considering changes to the development code to allow these housing types.

### Potential changes under consideration include:

- Allowing cluster housing and cottage housing in more areas
- Allowing clusters to include detached and attached homes
- Allowing clusters to include two-12 housing units
- Updating standards for cottage housing units, including
  - Dwelling footprint and total square footage limitations
  - Considering standards for garages and shared parking areas
  - Allowing up to 2 cottage units per “regular” allowed housing unit

