

14-912-04 Accessory Dwelling Unit Regulations

Accessory Dwelling Units (ADUs) are allowed in the WCIOD as outlined below:

14-912-04-A Definition

ACCESSORY DWELLING UNIT (ADU)

A dwelling unit that is incidental to and located on the same lot as a single-family residence that provides complete independent living facilities for one or more persons.

14-912-04-B Where Allowed

The ADU shall be located on a lot with a single-family residence and that has a R-District base zoning.

14-912-06-A Definition

COTTAGE NEIGHBORHOOD CLUSTER

A planned community that consists of a grouping of 3-12 smaller square footage residences, often around a courtyard or common open outdoor space commonly designed to maximize space and encourage time spent in a community space.

14-912-06-B Purpose

1. The purpose of a cottage Neighborhood Cluster design is to:
 - a. Encourage a stronger sense of community and security among nearby neighbors while preserving personal privacy;
 - b. Promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition, and individual needs; especially small households (one to three-person households);
 - c. Seek to balance projected population growth with the community goal of preventing sprawling development and to this end examine opportunities to use land more efficiently for housing.
 - d. Encourage affordability, innovation, and variety in housing design and site development while ensuring compatibility with surrounding land uses;
 - e. Encourage the creation of more usable space for residents of the development through flexibility in density and lot standards.
 - f. Maximize resident/pedestrian-oriented outdoor spaces and minimize the impact of automobile traffic and parking.