

Eight Unit, Single Access Cottage Development

This site is 37,363 ft² in area and has eight cottages, all of which have a footprint of 616 ft². Instead of having their own private garages, three of the South cottages share two detached garages located in the North parking lots. With only a few cottages needing direct driveway access, the 20 ft wide driveway can shift to the North side of the site, conserving more greenspace. To further conserve space, four of the cottages share two attached garages with each other.

The cottages are oriented along the pedestrian pathway which cuts through the greenspace along the center of the site. On the East side of the lot, there is a duplex with a shared garage. The duplex faces the street, but has two back porches facing the pathway and greenspace. To facilitate a tight knit community, each cottage has an 84 ft² porch, which faces the public pathway and greenspace, allowing neighbors to interact in passing. The pathway weaves through the site, connecting the cottages to one another, the greenspaces, parking lots, and the main road. Cottage code requires a development with more than five cottages to have 200 ft² of open space per unit, or 300 ft² per unit if there are no permanent community features such as a playground or garden. This site has about 6,276 ft² of open space, which greatly exceeds its requirement of 1,600 ft². To create a sense of community, greenspaces should be activated, providing a reason to visit them. The greenspace on the West side of the site has a couple picnic tables and a community garden, where residents can gather and care for their shared space. The greenspace on the East side has a small playground, where children can safely play and neighbors can gather.

