



****Proposed New Zoning Regulations****

To be Voted on at the March 14, 2023 Municipal Election

Frequently Asked Questions & Answers **Relative to Proposed Zoning Amendments**

Proposed Amendment #1

Adopt proposed Section 509 (“Cottage Developments”) and amend the R-1, R-2, R-3, R-O, and R-O-1 district tables to allow Cottage Developments by Conditional Use Permit. The purpose of this new section is to provide opportunities for single family housing that is smaller, more energy efficient, and more affordable, while promoting projects that ensure compatibility with surrounding land uses. The amendment allows Cottage Development by Conditional Use Permit from the Planning Board on lots of at least 40,000 sq. ft. in size in the R-2 and R-3 Districts, and at least 20,000 sq. ft. in the R-1, R-O, and R-O-1 Districts, subject to the availability of appropriate utilities. To obtain a Conditional Use Permit, the project must comply with the design standards set forth in proposed Section 509. A Cottage Development will also require Site Plan Review from the Planning Board and compliance with the Lebanon Site Plan Review Regulations. (*Zoning Ordinance Sections 205, 308.2, 309.2, 310.2, 311, 311A, 500, new 509, and Appendix A*)



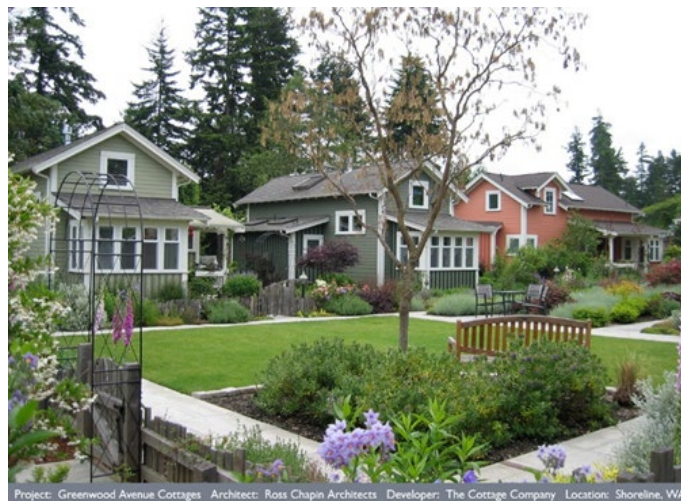
Project: Danielson Grove Architect: Ross Chapin Architects Developer: The Cottage Company Location: Kirkland, WA

Q.1: Why is this amendment proposed?

A: *The purpose of allowing Cottage Developments is to provide opportunities for single family housing that is smaller, more energy efficient, and more affordable, while promoting projects that ensure compatibility with surrounding land uses. To incentivize Cottage Development and help ensure economic viability, a higher density of 2,500 sq. ft. per unit is permitted. In return, the development must comply with the standards set forth in proposed Section 509, which include limitations on the gross floor area of each unit, building design standards, minimum requirements with respect to common open space, and the screening of parking areas.*

Cottage Development is specifically identified in the Master Plan as a strategy to help meet the Master Plan's goal of providing a range of housing options that will support the City's continued economic vitality and a diverse population. See 7.1.S15 ("Explore cottage or bungalow development strategies to promote, smaller, more energy-efficient, more affordable dwellings with limited size and footprint."). Enabling cottage housing developments will help implement multiple additional strategies identified in the Master Plan including the following:

- *Allow for appropriate infill and increased density within existing neighborhoods while preserving neighborhood character. (2.3.S1; 2.3.A1)*
- *Encourage diversification in neighborhoods. (7.1.S13; 7.1.S14; 7.1.S16; 7.2.S8)*
- *Encourage new housing to be located close to urban centers, employment areas, infrastructure, services, and transit and to positively contribute to existing neighborhoods. (2.2.S1; 7.1.A8; 7.1.S23; 7.1.S24)*
- *Identify neighborhoods that have the characteristics suitable as redevelopment areas or pods and assess whether zoning changes are needed to allow for infill or redevelopment. (2.3.A1)*
- *Review and amend the City's Zoning Ordinance as needed to encourage more intensive redevelopment of existing residential and non-residential areas and to discourage development in undeveloped areas. (6.1.A7)*
- *Promote balanced land use that preserves the City's outlying rural character and directs development toward its urban and densely settled residential cores. (2.1.S1; 2.2.S1; 2.2.S2)*
- *Guide development into existing areas as designated in the Land Use chapter to protect outlying rural areas and open space lands. (5.1.S1; 7.2.A7)*



Project: Greenwood Avenue Cottages Architect: Ross Chapin Architects Developer: The Cottage Company Location: Shoreline, WA

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Q.2: What is a Conditional Use?

A: *A Conditional Use is a use that requires a Conditional Use Permit from the Planning Board. To obtain a Conditional Use Permit, a public hearing is required before the Planning Board, and the Board must find that the project complies with the Enhanced Performance Standards set forth in Section 302.D.4 of the Zoning Ordinance. These standards include, for example, demonstrating that the proposed layout, design of the site, and design of the buildings is compatible with the established character of the neighborhood. Notice of the public hearing is sent via certified mail to all abutters, and all members of the public may participate in the hearing.*

Q.3: How will this impact my ability to use my property?

A: *If you own property in the R-1, R-2, R-3, R-O, or R-O-1 District that you wish to develop for residential use, you may apply to the Planning Board for a Conditional Use Permit to construct a Cottage Development provided that the property meets the minimum lot size requirements and the proposed development satisfies the design criteria set forth in Section 509 of the Zoning Ordinance.*

Q.4: Why does this amendment require voter approval?

A: *The Zoning Ordinance requires voter approval for any changes to the text of the residential district tables of use. Here, voter approval is required to add "Cottage Developments" as a use allowed by Conditional Use Permit in the R-1, R-2, and R-3 Districts. The City Council has also chosen to bundle the changes to the R-O and R-O-1 District with the changes to the R-1, R-2, and R-3 Districts so that the Cottage Development regulations can move forward as a single proposal to be voted on at the March municipal election ballot.*

AMENDMENT #2

Revise the regulations for manufactured housing developments to modify the allowed density and the required manufactured housing layout, utility, and siting standards to be comparable to the existing conditions found in manufactured housing developments that already exist within the City. This amendment provides opportunities for new manufactured housing parks and manufactured housing PURDs to be developed in the same manner as existing manufactured housing developments in the City. (Zoning Ordinance Sections 209, 308.2, 312.2, 313.2, 500, 501.2.C, 503, 504, and Appendix A)

Q.1: Where are manufactured homes permitted?

A: *Manufactured housing units are only allowed within a manufactured housing park, a manufactured housing planned unit residential development (PURD), or a manufactured housing subdivision. Since there is no discernible benefit in allowing manufactured housing subdivisions that aren't also PURDs, the proposed amendments streamline the manufactured housing regulations by removing the manufactured housing subdivision option.*

Manufactured home parks are only allowed in the R-1, RL-1, and RL-2 Districts on lots with a minimum size of ten (10) acres and are subject to the design standards set forth in Section 503 of the Zoning Ordinance. Manufactured housing PURDs are only allowed in the R-1, RL-1, and RL-2 Districts on lots with a minimum size of twenty (20) acres and require compliance with the design and performance

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standards set forth in Sections 501.1 and 501.2 of the Zoning Ordinance, including the requirement that 50% of the tract is reserved as open space.

Q.2: Why is this amendment proposed?

A: Manufactured housing is an avenue to affordable home ownership. To help encourage manufactured housing development, the proposed amendments revise the manufactured housing park regulations and standards to allow development that is comparable to the City's existing manufactured housing neighborhoods. The amendments also increase the permitted density of a manufactured housing development to 5,000 sq. ft. per unit in the RL-1 and RL-2 Districts, which is approximately the average density of the City's existing manufactured home parks.

Q.3: Why does this amendment require voter approval?

A: The Zoning Ordinance requires voter approval for any changes to the text of the residential district use tables. In this instance, voter approval is required to amend the R-1, RL-1, and RL-2 District use tables to remove the "manufactured home subdivision" use and to rename the "manufactured home PURD" housing category to "manufactured housing PURD". The City Council has also chosen to bundle the changes to the R-1, RL-1, and RL-2 Districts with the other proposed changes to the manufactured housing regulations so they can move forward as a single proposal to be voted on at the March municipal election ballot.

AMENDMENT #3

In the Rural Lands Three (RL-3) District, change "accessory use to any one-family dwelling" from a use allowed by Special Exception to a permitted use. The purpose of the amendment is to ease the procedural burden placed on property owners in the RL-3 District which currently requires Special Exception approval from the Zoning Board of Adjustment for any accessory structure including, for example, a shed, detached garage, or pool. The amendment does not remove or lessen any regulations that may apply to the construction of an accessory structure. All applicable requirements of the Building Code, Fire Code, City Code, and Zoning Ordinance – including but not limited building setbacks, height requirements, and wetland, floodplain, riverbank, and steep slope regulations – will continue to apply and will be reviewed by City staff through the Building Permit process. (*Zoning Ordinance Section 314.2*)

Q.1: Why is this amendment proposed?

A: Currently, a Special Exception from the Zoning Board of Adjustment is required to construct or install accessory structures for one-family dwellings located in the RL-3 District. This includes sheds, detached garages, and pools. The proposed amendment would allow such accessory uses and structures "by right" rather than requiring approval from the Zoning Board. The RL-3 District dimensional regulations - including setback and building coverage requirements - would continue to apply and a zoning and building permit are still required for any such accessory structures.

Q.2: How will this impact my ability to use my property?

A: If you own property in the RL-3 District and would like to construct an accessory use or structure on your property such as a shed or pool, you would no longer need to obtain Special Exception approval from the Zoning Board of Adjustment. However, all other applicable regulations will continue to apply – including but not

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limited to setbacks, building code requirements, and wetland, riverbank, floodplain, and steep slope regulations. A building and zoning permit will also still be required for any new accessory use or structure.

Q.3: *Why does this amendment require voter approval?*

A: The Zoning Ordinance requires voter approval for any changes to the text of the residential district tables of uses. In this instance, voter approval is required to move “accessory use to any one-family dwelling” in the RL-3 District table of uses from the “Special Exception” column to the “Permitted Uses” column.

AMENDMENT #4

Amend Section 610 (“Accessory Dwelling Unit (ADU)”) to allow an accessory dwelling unit for an owner-occupied two-family dwelling. In addition to requiring that the property is occupied by the property owner, the ADU will be subject to the design requirements, size limitations, and all other applicable regulations set forth in Section 610 of the Zoning Ordinance.

Q.1: *What is an Accessory Dwelling Unit (ADU)?*

A: Accessory Dwelling Units (ADUs) are intended as an option for owner-occupied homes to offer separate and independent living space for their extended families, or to offer small dwelling units as rentals to offset the expense of maintaining their dwelling. ADUs require a building and zoning permit and are subject to and must comply with the regulations contained in Section 610 of the Zoning Ordinance.

Q.2: *Why is this amendment proposed?*

A: The 2012 Master Plan recommends that the City allow for and encourage accessory apartments with reasonable restrictions for owner-occupied homes as a means to help address the overall shortage of housing, and particularly affordable housing in the City. However, since adoption of Section 610 in 2013, only a modest number of ADUs have been constructed. To make ADUs more viable for the City’s property owners, the ADU regulations have been modified over the past several years to reduce unnecessary regulatory hurdles and to provide more flexibility. In an effort to further encourage and facilitate the creation of these smaller, more affordable, accessory units in light of the overall housing shortage in the City, the proposed amendment would extend the ADU concept to owner-occupied two-family dwellings, in addition to owner-occupied one-family dwellings.

Q.3: *How will this impact my ability to use my property?*

A: If you own a two-family dwelling and you live in one of the two units, the proposed amendment would allow you to add an accessory dwelling unit (ADU), subject to the performance and designs standards set forth in Section 610 of the Zoning Ordinance, in addition to all other zoning and building code requirements.

Q.4: *Why does this amendment require voter approval?*

A: The Zoning Ordinance requires voter approval for any changes to the text of the residential district tables of uses. In this instance, the zoning district use tables are indirectly impacted by the proposed amendment to Section 610 which will now allow accessory dwelling units for owner occupied two-family dwellings whereas currently, accessory dwelling units are only permitted for owner occupied one-family dwellings.

DRAFT AMENDMENTS TO
THE CITY OF LEBANON ZONING ORDINANCE

ARTICLE II GENERAL PROVISIONS

[...]

SECTION 205 ONE PRINCIPAL STRUCTURE PER RESIDENTIAL LOT.

There shall be only one *principal structure* on a *lot* in the *residential districts*, R-O district, and R-O-1 district, except when:

205.1 Approved pursuant to the PUD provisions of this Ordinance or as a *cottage development* per Section 509; or

[...]

SECTION 209 MANUFACTURED ~~HOMES~~HOUSING.

Manufactured ~~homes~~housing units are permitted only in *manufactured ~~home~~housing parks* or in ~~*manufactured home subdivisions or manufactured home Planned Unit Residential Developments (housing PURDs)*~~. See ~~Sections:~~Section 503 ("MANUFACTURED HOUSING PARKS") and Section 504 ("MANUFACTURED HOUSING PURDs").

[...]

ARTICLE III USE DISTRICTS

[...]

SECTION 308 RESIDENTIAL ONE DISTRICT (R-1).

[...]

308.2 Table of Uses.

<u>Permitted Uses</u>	<u>Uses by <i>Conditional Use Permit</i> (see Section 302.4)</u>
<p>[...] <u>Planned Developments</u></p> <ol style="list-style-type: none"> 1. <i>Manufactured homehousing park</i> per Section 503 2. <i>Manufactured home subdivision</i> per Section 504 (or <i>Manufactured homehousing PURD</i> per Section 504 	<p><u>Residential</u></p> <ol style="list-style-type: none"> 1. <u><i>Cottage development</i> per Section 509</u>

SECTION 309 RESIDENTIAL TWO DISTRICT (R-2).

[...]

309.2 Table of Uses.

<u>Permitted Uses</u>	<u>Uses by <i>Conditional Use Permit</i></u> <u>(see Section 302.4)</u>
[...]	<u>Residential</u> 1. <u><i>Cottage development</i> per Section 509</u>

[...]

SECTION 310 RESIDENTIAL THREE DISTRICT (R-3).

[...]

310.2 Table of Uses.

<u>Permitted Uses</u>	<u>Uses by <i>Conditional Use Permit</i></u> <u>(see Section 302.4)</u>
[...]	<u>Residential</u> 1. <u><i>Cottage development</i> per Section 509</u>

[...]

SECTION 311 RESIDENTIAL-OFFICE DISTRICT (R-O). [...]

[...]

311.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
[...] 1.	[...] 1.
	<u>Uses by Conditional Use Permit</u> (see Section 302.4)
	<u>Residential</u> <u>1.Cottage development</u> per Section 509

[...]

SECTION 311A RESIDENTIAL-OFFICE-ONE DISTRICT (R-O-1).

[...]

311A.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
[...] 1.	[...] 1.
	<u>Uses by Conditional Use Permit</u> (see Section 302.4)
	<u>Residential</u> <u>1.Cottage development</u> per Section 509

[...]

SECTION 312 RURAL LANDS ONE DISTRICT (RL-1).

[...]

312.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
[...] <u>Planned Developments</u> <ol style="list-style-type: none"> 1. Manufactured home parkhousing per Section 503 2. Manufactured home subdivision per Section 504 (or <u>Mmanufactured home PURD</u>) per Section 504 3. [...]	4. [...]

[...]

SECTION 313 RURAL LANDS TWO DISTRICT (RL-2).

[...]

313.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
[...] <u>Planned Developments</u> <ol style="list-style-type: none"> 1. Manufactured home parkhousing per Section 503 2. Manufactured home subdivision per Section 504 (or <u>Mmanufactured home-housing PURD</u>) per Section 504 [...] 3.	[...] 4.

[...]

SECTION 314 RURAL LANDS THREE DISTRICT (RL-3).

[...]

314.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
[...] <u>Planned Developments</u> <ol style="list-style-type: none"> 1. <u>Accessory use to any one-family dwelling</u> 	[...] 1.

[...]

ARTICLE V SUBDIVISIONS AND PLANNED DEVELOPMENTS

SECTION 500 GENERAL.

[...]

Planned developments shall be permitted in accordance with the following table:

District	PURD per Section 501.2	PRec per Section 501.3	Industrial PUD per Section 501.4	Commercial PUD per Section 501.4	<u>Manufactured Housing PURD per Section 501.2 / Manufactured Home Housing Park per Section 503 and Manufactured Home Subdivision per Section 504</u>	Recreational Camping Parks per Section 505	Medical Center Complexes per Section 506	Planned Business Park per Section 508	<u>Cottage Development</u>
IND-L			CUP					CUP	
IND-RA			CUP					CUP	
GC				CUP					
GC-1				CUP					
CB				CUP					
LD									
R-1	CUP				CUP / P				<u>CUP</u>
R-2	CUP								<u>CUP</u>
R-3	CUP*								<u>CUP</u>
R-O	CUP								<u>CUP</u>
R-O-1	CUP								<u>CUP</u>
PB						SE			
RL-1	CUP*	CUP			CUP / P	SE			
RL-2	CUP*	CUP			CUP / P	SE			
RL-3	CUP*	CUP							
MC				CUP			P		

P = permitted

SE = **special exception** required

CUP = **conditional use** permit required

*Subject to Section 501.2.B.1.

SECTION 501 PLANNED UNIT DEVELOPMENT (PUD).

[...]

501.2 Planned Unit Residential Development (PURD).

[...]

C. Uses Allowed in a PURD.

1. Residential Uses. A PURD may include ***dwelling units*** in ***one-family, two-family*** and ***multi-family dwellings***. A mix of ***dwelling*** types may be permitted at the reasonable discretion of the Planning Board. In a ***manufactured home-housing PURD*** only ***manufactured housing unit*** homes are permitted and shall be on individual lots.
2. Non-Residential Uses. Certain non-residential uses may be established within a PURD, subject to the following provisions:

[...]

[This provision shall not apply to a manufactured housing PURD.](#)

3. All Other Uses in Underlying Zoning District. Any use permitted in the zoning district in which the PURD is located may be permitted within the PURD. Uses allowed by ***special exception*** or by ***conditional use*** permit in the underlying zoning district where the PURD is located may also be permitted within the PURD, and shall not require a ***special exception*** from the Zoning Board or a separate ***conditional use*** permit from the Planning Board. [This provision shall not apply to a manufactured housing PURD.](#)

SECTION 503 MANUFACTURED HOME-HOUSING PARKS.

503.1 Area.

A manufactured ***home-housing*** park shall have an area not less than 10 acres ~~not more than 50 acres.~~

503.2 Layout.

A. A manufactured ***home-housing*** park shall provide:

1. Individually designated spaces for each manufactured ***home-housing unit***.
2. Interior access streets for all spaces. Such streets shall have a ***right-of-way at least 40 feet in width and a*** surface travel way at least 20 feet in width built on 12 inches of compacted gravel. [All interior streets shall be named in accordance with emergency 911 provisions, and shall provide adequate interior circulation with no dead ends unless otherwise approved by the Fire Department.](#)
3. ~~All-weather walkways along streets.~~

43. At least ~~20~~15 percent of the total area for common open space or recreation, ~~exclusive of wetlands and slopes of 25% or more~~. This area shall not include roads, streets, **parking areas**, **service areas**, non-recreation **accessory buildings** or similar facilities. This area may include facilities for recreation and/or playgrounds.

54. A **buffer** at least ~~50~~25 feet in width maintained as a landscape area abutting all manufactured home property lines.

~~6. Adequate facilities for recreation and/or playgrounds.~~

B. A manufactured ~~home~~housing park shall have Site Plan Review approval from the Planning Board.

503.3 Manufactured ~~Home~~Housing Spaces.

A. Each manufactured ~~home~~housing space shall be at least ~~105~~100,000 sq. ft. in area and shall front on an interior access street.

B. Each space shall have a separate **driveway**.

C. Each space shall include a **parking area** built on 12 inches of compacted gravel. Said **parking area** shall be large enough to accommodate two parking spaces; ~~each 10 feet wide by 22 feet long.~~

~~D. At least 100 sq. ft. of indoor storage.~~

~~E.D.~~ Manufactured ~~home~~housing unit spaces shall not be located on slopes having a natural grade of ~~15~~10% or greater.

503.4 Utilities and Services.

For each manufactured housing unit:

A. ~~An attachment for water supply.~~—The water supply source must meet all local and state regulations.

B. ~~An attachment for sewage disposal.~~—The method of sewage disposal must be in compliance with all local and state regulations. ~~It shall not be located on the manufactured home space or any adjacent manufactured home space unless the manufactured home space is at least 1 1/2 acres in size.~~

C. ~~An electrical source supplying at least 60 amps, 120/240 volts.~~—The installation shall comply with all applicable state and city electrical laws and regulations. ~~Such electrical outlets shall be weatherproof.~~—All electrical, television and other wired services shall be installed underground.

D. Provisions for disposal of household garbage and rubbish.

503.5 Siting Manufactured ~~Homes~~Housing Units.

- A. A nonporous pad shall be provided for each manufactured ~~home~~housing unit.
- B. No manufactured ~~home~~housing unit shall be closer than ~~50-25~~ feet to a public street right-of-way or to a property line of the manufactured ~~home~~housing park.
- C. A manufactured ~~home~~housing unit shall be located so that it is at least 20 feet from the ~~right-of-way~~surface of the interior road and ~~ten-10~~ feet from any other manufactured ~~home~~housing unit space.

503.6 Density.

One (1) **manufactured housing** unit per 5,000 sq. ft. of **lot area** is permitted, except that in the R-1 District the permitted density shall be as set forth in Section 308.2.

SECTION 504 MANUFACTURED ~~HOME~~-HOUSING
SUBDIVISIONS ~~PURDS~~.

Manufactured housing PURDs are allowed by **conditional use** permit per Section 501.1 and shall satisfy all requirements of Section 501.1 and Section 501.2. Notwithstanding the applicability standards set forth in Section 501.2.B.1, the minimum lot size for a **manufactured housing PURD** shall be 20 acres, and notwithstanding the density requirements of Section 501.2.D.2, one (1) **manufactured housing** unit per 5,000 sq. ft. of **lot area** is permitted, except that in the R-1 District the permitted density shall be as set forth in Section 308.2. The number of dwelling units may be increased by up to 12 percent at the discretion of the Planning Board, per Section 507. ~~Manufactured home subdivisions shall be at least 20 acres in size and shall have at least six (6) lots. Each lot shall have at least two (2) parking spaces. Manufactured Home PURDs are allowed, in accordance with Section 501.2.~~

[...]

SECTION 509 COTTAGE DEVELOPMENTS.

509.1 Purpose. The purpose of this section is to provide opportunities for single family housing that is small, energy-efficient, and affordable; to allow flexibility in site and design standards while promoting projects that ensure compatibility with surrounding land uses and existing neighborhoods; and to promote sustainability and neighborhood interaction through integrated design.

Cottage developments are intended to serve as part of the City's overall housing strategy to encourage affordability, innovation and variety in housing design and site development while ensuring compatibility with existing neighborhoods, and to promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs.

509.2 Applicable Use Districts. **Cottage developments** are allowed by **conditional use** on Class 1 lots in the R-1, R-2, R-3, R-O, and R-O-1 Districts, in accordance with Section 302.4.D and the requirements of this section.

509.3 Number and Arrangement of Units. **Cottage developments** shall contain a minimum of three (3) and a maximum of sixteen (16) **cottages**, located in one or more clusters to maximize efficiency of land use and to encourage a sense of community among the residents. Each cluster shall include a minimum of three (3) units.

509.4 Lot Size. All **cottage developments** shall have a minimum lot area of 20,000 sq. ft., except in the R-2 and R-3 District, where a minimum lot area of 40,000 sq. ft. shall be required.

509.5 Density and Building Coverage. Permitted density shall be based on 2,500 sq. ft. of lot area per each **cottage**. The maximum permitted building coverage shall be 35%.

509.6 Design Standards. The following design standards are intended to define design parameters to create a small community of cottages oriented around open space and to achieve compatibility with adjacent uses.

A. Individual Cottage Spaces. For each detached cottage, the site plan approved by the Planning Board shall delineate a building site for each detached cottage of no less than 1,500 sq. ft.

B. Detached Cottages. At least 50% of the **cottages** in the development shall be detached units.

C. Interior Setbacks. The minimum setback between units within a cottage development shall be 10 feet, measured from the nearest point of the exterior walls.

D. Common Open Space. A minimum of 400 square feet of common open space shall be provided per **cottage** and per cluster. The common open space area for each cluster shall be contiguous and shall abut all of the **cottages** in the cluster. **Cottages** shall be oriented around and have their main entry from the common open space.

E. Roofs and Porches.

1. The highest point of the roof of the **cottage** shall not exceed 24 feet.

2. **Cottages** shall have an unenclosed, covered front primary entry and porch of at least 60 square feet in size. The front porch shall be oriented toward a common open space. The intent of this porch requirement is to create outdoor space in each **cottage** that is visually and physically connected to the common open space and to other cottages.

F. Parking Location and Screening Requirements.

1. Parking areas and driveways shall comply with applicable minimum yard requirements for the underlying zone.

2. Parking areas shall be screened from public streets and adjacent residential uses by landscaping or architectural screening.

3. Parking areas shall be prohibited in the minimum required front yard.

4. Parking areas shall be separated from the common open space by landscaping or an architectural screen.

G. Existing Dwellings. An existing detached or attached one-family dwelling that is incorporated into a cottage development and is nonconforming with respect to the standards of this section shall be permitted to remain on a site used for a cottage development and shall be considered a **cottage** for purposes of this section. However, the extent of the noncompliance may not be increased except unless the proposed change is determined by the Planning Board to be consistent in character, scale and design with the cottage housing development.

H. Street Facing Facades. All **cottages** within 50 feet of a public street shall have street facing facades that avoid blank walls in order to avoid the appearance of “turning their backs” to the street. For all such **cottages**, a minimum of 25 percent of the street facing façade shall be comprised of windows and/or glass doors.

[...]

ARTICLE VI ADDITIONAL STANDARDS FOR SPECIFIC USES

[...]

SECTION 610 ACCESSORY DWELLING UNIT (ADU).

[...]

An **accessory dwelling unit** shall comply with the following criteria:

A. An **ADU** is ~~only~~ allowed on any lots in any zoning district with a ~~detached one-family dwelling~~. For lots in any zoning district with a two-family dwelling, a detached or attached ADU is allowed. and only Only one such **ADU** is permitted per lot. The dwelling unit density requirements of the underlying zoning district shall not apply to ADUs.

B. The appearance and character of the existing or proposed **ADU** shall remain single family in nature if converting a one-family dwelling to a one-family dwelling with an ADU, and shall remain two-family in nature if converting a two-family dwelling to a two-family dwelling with an ADU.

C. The property owner must occupy ~~either the principal dwelling unit or the ADU~~ one of the dwelling units as their permanent residence. A temporary leave of absence by the property owner is allowed, provided the owner-occupied unit is not rented or occupied by anyone other than the property owner during the temporary leave or absence.

[...]

- D. The **ADU** must be located in the same **building** as the principal **dwelling unit(s)** unless the **lot** meets or exceeds the minimum required lot size for the respective zoning district.

[...]

- E. If the **ADU** is located within or by an addition to the existing **principal building**~~one-family dwelling~~, an interior door shall be provided between the **ADU** and the principal **dwelling unit** ~~and the ADU~~ or between the ADU and one of the principal dwelling units if the principal building is a two-family dwelling.

[...]

- G. Size of ADU.

1. Conversion of one-family dwelling. If the **gross living area** of the principal **dwelling unit** is 1,500 square feet or less, the **gross living area** of the **ADU** may be no greater than 50% of the **gross living area** of the principal **dwelling unit**. If the **gross living area** of the principal **dwelling unit** is greater than 1,500 square feet, but less than 3,000 square feet, the **gross living area** of the **ADU** shall not exceed 750 square feet. If the principal **dwelling unit** is greater than 3,000 square feet, the **gross living area** of the **ADU** can exceed 750 square feet provided the **ADU** is no greater than 25% of the **gross living area** of the principal **dwelling unit**.

2. Conversion of two-family dwelling. If the **gross living area** of the smaller of the two principal **dwelling units** is 1,500 square feet or less, the **gross living area** of the **ADU** may be no greater than 50% of the **gross living area** of the smaller of the two principal **dwelling units**. If the **gross living area** of the smaller of the two principal **dwelling units** is greater than 1,500 square feet, but less than 3,000 square feet, the **gross living area** of the **ADU** shall not exceed 750 square feet. If the smaller of the two principal **dwelling units** is greater than 3,000 square feet, the **gross living area** of the **ADU** can exceed 750 square feet provided the **ADU** is no greater than 25% of the **gross living area** of the smaller of the two principal **dwelling units**.

[...]

- J. In addition to the two (2) parking spaces required for ~~the principal residence~~ each principal dwelling unit, one (1) additional parking space for the **ADU** must be provided.

[...]

APPENDIX A DEFINITIONS

[...]

COTTAGE: A detached one-family dwelling unit with a maximum gross living area of one thousand, five hundred square feet (1,500 sq. ft.) and a maximum footprint of one thousand square feet (1,000 sq. ft.). Spaces with a ceiling height of six feet or less measured to the exterior

walls, such as in a second-floor area under the slope of the roof, shall be excluded when calculating the total floor area of a cottage. Cottages may also be attached horizontally in blocks of no more than three (3) units.

COTTAGE DEVELOPMENT: A development on a single lot having shared open space intended to serve *cottages* that interact together as a small community.

[...]

DWELLING: A *building* designed for and used primarily by one or more families for living quarters, but not including recreational vehicles (RVs), *manufactured homes housing*, trailers of any kind, *hotels, motels, group residences, lodging houses*, institutional homes, residential clubs, or other commercial accommodations offered for occupancy.

[...]

DWELLING UNIT: One or more rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, rental or lease, and physically separated from any other rooms or *dwelling units* which may be in the same structure, and containing independent cooking, sanitary and sleeping facilities. The term includes sectional homes and modular units but does not include *manufactured home housing, motel, hotel, lodging house* or similar structures.

[...]

MANUFACTURED HOME HOUSING PARK: Any tract of land on which two or more *manufactured homes housing units* are parked and occupied for living purposes. A manufactured housing park may also include in whole or in part modular homes of any size up to 1,400 sq. ft. in size.

MANUFACTURED HOME HOUSING PURD: A Planned Unit Residential Development (PURD) for two or more *manufactured home housing units* and consisting exclusively of *manufactured housing* subdivision which meets all applicable requirements of Section 504. A manufactured housing PURD may also include in whole or in part modular homes of any size up to 1,400 sq. ft. in size.

~~**MANUFACTURED HOME SUBDIVISION:** A subdivision of land which allows individual ownership of lots on which can be located only a manufactured home.~~

MANUFACTURED HOUSING: This term shall have the meaning as set out in RSA 674:31, as may be amended.[...]

[...]

TRADITIONAL SUBDIVISION: Any subdivision of land which meets all applicable dimensional requirements of the zoning district in which it is located and is not approved as either a PUD per Section 501, ~~a manufactured home subdivision per Section 504,~~ or a *planned business park* per Section 508.

[...]