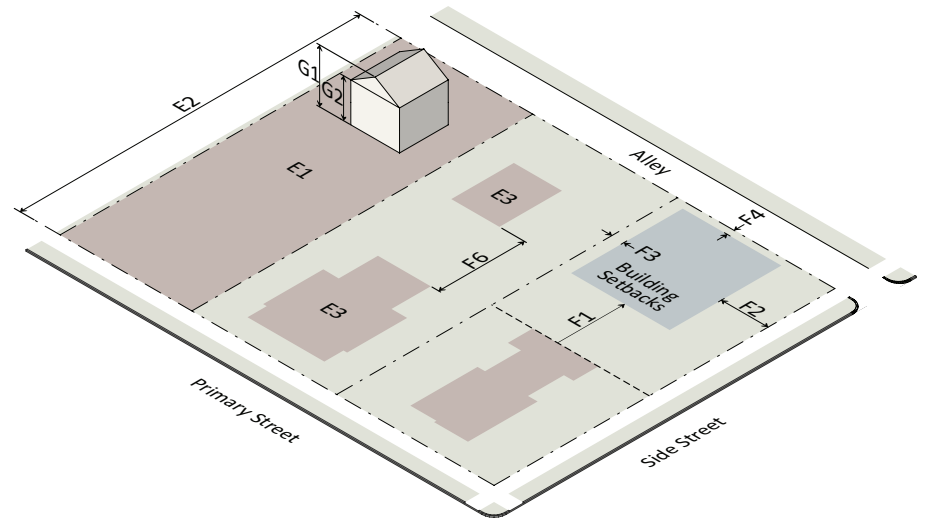
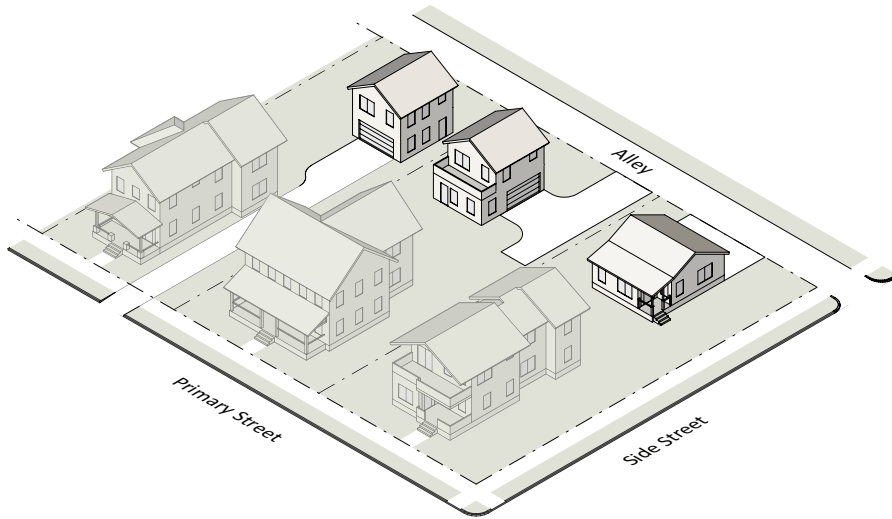


**Sec. 2.4.2. Backyard Cottage**



**A. Description**

A backyard cottage is a small self-contained dwelling unit located on the same lot as a detached house but is physically separated from the main house. Backyard cottages typically include a living room, sleeping area, kitchen, and bathroom and have a lockable entrance door. A backyard cottage may be located above a garage.

**B. Districts Allowed In**

R-1, R-2, R-4, R-6, R-10, RX-, OX-, NX-, CX-

**C. Building Types**

A backyard cottage is allowed on a lot associated with a detached house provided the lot meets the minimum requirements of the applicable zoning district.

**D. Accessory Apartment**

Where an accessory apartment is proposed or exists, a backyard cottage is not allowed associated with the same detached house.

20,000 to 10,000 to 6,000 to 4,000 to  
LOT SIZE >40,000 sf 39,999 sf 19,999 sf 9,999 sf 5,999 sf

**E. Lot Specifications**

	>40,000 sf	20,000 to 39,999 sf	10,000 to 19,999 sf	6,000 to 9,999 sf	4,000 to 5,999 sf
E1 Area (min)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
E2 Depth (min)	150'	150'	150'	120'	100'
E3 Dwelling units per lot (max)	2	2	2	2	2
E4 Additional on-site parking	1 space	1 space	1 space	1 space	1 space
E5 Living area (max)	800 sf	800 sf	700 sf	550 sf	450 sf
E6 Occupancy (max persons)	2	2	2	2	2

**F. Building Setbacks**

F1 From primary street (min)	Must be located to the rear of the house				
F2 From side street (min)	20'	20'	20'	20'	20'
F3 From side lot line (min)	10'	5'	5'	5'	5'
F4 From rear lot line (min)	10'	5'	5'	5'	5'
F5 From alley	4' or 20' min	4' or 20' min	4' or 20' min	4' or 20' min	4' or 20' min
F6 Building separation (min)	35'	35'	20'	16'	16'

**G. Height**

G1 Overall height (max)	25'	25'	25'	25'	25'
G2 Wall plate height (max)	15'	15'	15'	15'	15'

**H. Vehicular Access**

From alley; or street when no alley present