



PLANNING STAFF REPORT

MEMO DATE: December 2, 2019

MTG. DATE: **DECEMBER 11, 2019**

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Lee Boushea – Village Attorney
Michael Maloney – Village Engineer

FROM: [Erin Ruth, AICP – Village Planning Director](#)

RE: **Residential Zoning Amendment**

BACKGROUND

The recent amendment of the Comprehensive Plan included the following policy in Chapter 8 – Housing:

1. *Consider adding one or more new single-family zoning districts to provide options for smaller lot sizes by right within certain areas as determined by the Future Land Use Plan.*

Currently the Village's zoning ordinance includes only one single-family residential district: SR-4 with a minimum lot size of 10,000 sq. ft.

At its November meeting, the Plan Commission reviewed examples of neighborhoods with various minimum lot sizes (based on the zoning districts in comparable communities presented in the table below).

While the Plan Commission did not take an official action, the direction was given to staff prepare a text amendment with a minimum lot size of 7,500 to 8,000 sq. ft.

The attached amendment provides text for a new district with a 7,500 minimum lot size. The district is called SR-6 as the 7,500 sq. ft. minimum creates a density of approximately 6 units per acre.

The other difference from the SR-4 district is the minimum lot width is reduced from 80' to 70'.



	DeForest	Fitchburg	McFarland	Sun Prairie	Waunakee	Cottage Grove
District name	RN-2A	R-L	R-1A	Single-Family Detached	R-2	SR-4
Min. Lot Size (in sq. ft.)	7,000	7,200	6,000	9,000	8,500	10,000
Min. Lot Width	70'	60'	50'	75'	70'	80'
Min. Street Frontage	40'	n/a	n/a	n/a	n/a	50'
Front Setback	25'	30'	25'	20'/45'	20'	25'/40'
Side Setback	8'	8'	7'	10'	6'	8'
Rear Setback	25'	25'	30'	30'	20'	30'
Max. Lot Coverage	n/a	35%	n/a	n/a	n/a	30%
Min. Landscape Surface Ratio	50%	n/a	n/a	50%	n/a	50%

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the proposed zoning text amendment.

§ 325-38 Residential districts.

B.
Single-Family Residential-6 (SR-6) District.

(1)

Description and purpose.

(a)

This district is intended to permit development that has a relatively higher density (compared to the SR-4 district) single-family residential community character. Density and intensity standards for this district are designed to ensure that the Single-Family Residential-6 (SR-6) District shall serve as a designation that preserves and protects the residential community character of its area. Residential development with a maximum gross density (MGD) of approximately six dwelling units per gross acre is available within this district.

(b)

Rationale. This district is used to provide for the permanent protection of a relatively higher density single-family residential area for those who want to live in a suburban residential environment with a smaller lot sizes (compared to the SR-4 district) to ensure that the community character is maintained as long as the SR-6 District designation is retained, regardless of how much development occurs within that area.

(2)

List of allowable principal land uses (per Article [IV](#)).

(a)

Principal land uses permitted by right (per § [325-20A](#)).

[1]

Single-family.

[2]

Cultivation.

[3]

Selective cutting.

[4]

Passive outdoor public recreation.

[5]

Active outdoor public recreation.

[6]

Public services and utilities.

[7]

Community living arrangement (one to eight residents).

(b)

Principal land uses permitted as conditional use (per § [325-20B](#)).

[1]

Clear cutting.

[2]

Indoor institutional.

[3]
Outdoor institutional.

[4]
Community living arrangement (nine to 15 residents).

(3)
List of allowable accessory uses (per § [325-20C](#)).

(a)
Accessory land uses permitted by right.

[1]
Farm residence.

[2]
Private residential garage or shed.

[3]
Home occupation.

[4]
Family day-care home.

[5]
On-site parking lot.

[6]
Private residential recreational facility.

[7]
Drainage structure.

[8]
Filling.

[9]
Lawn care.

[10]
Exterior communication devices.

(b)
Accessory land uses permitted as conditional use.

[1]
Intermediate day-care home.

(4)
List of allowable temporary uses: (per § [325-20D](#)).

(a)
Outdoor assembly.

(b)
Contractor's project office.

(c)
Contractor's on-site equipment storage.

(d)
On-site real estate sales office.

(5)

Regulations applicable to all uses.

(a)

Landscaping regulations (see Article [V](#)).

(b)

Performance standards (see Article [VI](#)).

(c)

Signage regulations (see Article [VII](#)).

(6)

Regulations applicable to residential uses.

(a)

Residential density and intensity requirements.

[1]

Minimum zoning district area: 7,500 square feet.

[2]

Maximum gross density (MGD): 6.00 dwelling units per acre.

[3]

Minimum landscape surface ratio (LSR): 50%.

[4]

Maximum building coverage: 30%.

[5]

Maximum accessory building coverage: 10%.

(b)

Residential bulk requirements.

[1]

Minimum lot area: 7,500 square feet.

[2]

Minimum lot width: 70 feet.

[3]

Minimum street frontage: 50 feet.

[4]

Minimum setbacks:

[a]

Front lot line to house or attached garage: 25 feet; 40 feet for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.

[Amended 4-15-2013 by Ord. No. 07-2013]

[b]

Street side lot line to attached house or nondoor side garage: 15 feet; 30 feet for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.

[Amended 4-15-2013 by Ord. No. 07-2013]

[c]

Street side lot line to door side of attached garage: 25 feet; 40 feet for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.

[Added 4-15-2013 by Ord. No. 07-2013[1]]

[1]

Editor's Note: This ordinance also redesignated former Subsection A(3)(b)[4][c] through [g] as Subsection A(3)(b)[4][d] through [h], respectively.

[d]

Side lot line to house or attached garage: 8 feet.

[e]

Total of both side lot lines to house/attached garage: 16 feet.

[f]

Rear lot line to house or attached garage: 30 feet.

[g]

Side lot line to accessory structure: three feet from property line, five feet from alley.

[h]

Rear lot line to accessory structure: three feet from property line, five feet from alley.

[5]

Required bufferyard: see § [325-62D](#) along zoning district boundary

[6]

Minimum paved surface setback: five feet from side or rear; 10 feet from street.

[7]

Minimum dwelling unit separation: 16 feet.

[8]

Maximum height of dwelling unit: 35 feet.

[9]

Maximum height of accessory structure: 15 feet.

[10]

Minimum number of off-street parking spaces required on the lot: see parking lot requirements per specific land use in § [325-49](#).

[11]

Minimum dwelling size: 24 feet by 40 feet.

(7)

Regulations applicable to nonresidential uses.

(a)

Nonresidential intensity requirements.

[1]

Maximum number of floors (F): two.

[2]

Minimum landscape surface ratio (LSR): 50%.

[3]

Maximum floor area ratio (FAR): .15.

[4]
Minimum lot area (MLA): 7,500 square feet.

[5]
Maximum building size (MBS): na.

(b)
Nonresidential bulk requirements:

[1]
Minimum lot area: 7,500 square feet.

[2]
Minimum lot width: 70 feet; minimum street frontage: 50 feet.

[3]
Minimum setbacks:

[a]
Building to front or street side lot line: 25 feet; 40 feet for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.

[b]
Building to residential side lot line: eight feet.

[c]
Building to residential rear lot line: 30 feet.

[d]
Building to nonresidential side lot line: eight feet.

[e]
Building to nonresidential rear lot line: 30 feet.

[f]
Side lot line to accessory structure: three feet from property line, five feet from alley.

[g]
Rear lot line to accessory structure: three feet from property line, five feet from alley.

[4]
Required bufferyard: see § [325-62D](#) along zoning district boundary.

[5]
Minimum paved surface setback: five feet from side or rear; 10 feet from street.

[6]
Minimum building separation: 16 feet.

[7]
Maximum building height: 35 feet.

[8]
Minimum number of off-street parking spaces required on the lot: see parking lot requirements per specific land use in § [325-49](#).