

DIVISION 6. COHOUSING DEVELOPMENT

1-19-433. Purpose.

The purpose of cohousing development is to provide a method of development that promotes social interaction, permits a quality living environment, safeguards children, conserves the natural environment, and conserves energy. The intent is to encourage resident participation in design, and planning, as well as self-management and community, in a compact and orderly development.

(Ord. No. 91-31-031, 11-19-91)

Sec. 1-19-434. Scope.

The provisions of this division shall apply only to cohousing developments. Such developments shall consist of no more than thirty-five (35) units, not including common facilities. An incorporated development organization consisting of a majority of the intended number of residents of the development shall be required for application under these provisions.

(Ord. No. 91-31-031, 11-19-91)

1-19-435. Districts where permitted.

Cohousing developments are permitted in all R districts. The planning commission in approving subdivision plats may permit modifications in lot areas, lot width, yards (building restriction areas), including zero lot lines, or other requirements consistent with meeting the purpose of this division. Cohousing development is not permitted unless community water and sewer are provided, or such other available ecologically sound methods of water distribution and sewage disposal as may be approved by the county and state authorities. Individual wells and septic systems are not allowed.

(Ord. No. 91-31-031, 11-19-91)

Sec. 1-19-436. Density determination and design requirements.

The average dwelling unit density will be no greater than the permitted density for the districts in which the units are located.

For the purpose of this division, "density" means the maximum number of dwelling units which could be built on net developable land area in the zoning district. Net developable land is that land remaining after annual floodplain areas and rights-of-way for principal highways have been deducted from the gross site area.

Attached housing is permitted in approved cohousing development projects in all R districts under this division, provided any attached units comprise blocks of no more than six (6) units each. (Ord. No. 91-31-031, 11-19-91)

1.19-437. Green area space requirement.

Reduction of individual lot areas will be reserved as green area, which shall be conveyed to a nonprofit home association comprised of the homeowners of the development. The amount of green space shall be a minimum of sixty (60) percent of the total land area of the development. Such green area shall not be impervious or include any parking areas, vehicular access or circulation driveways, and shall otherwise meet the definition of green area in this case.

(Ord. No. 91-31-031, 11-19-91)

1.19-438. Procedure.

The procedure to obtain approval of a cohousing development is as follows:

A concept plan is submitted to the planning commission at least forty-five (45) days in advance of the meeting at which is proposed to be considered which shows:

- a. The type of dwelling units, the common facilities, and building restriction lines;
- b. Vehicular and pedestrian street layout;
- c. Green area system;
- d. Vicinity map (scale no smaller than one inch equals two thousand (2000) feet);
- e. Number of acres in the entire tract;
- f. Overall dwelling unit density, and

g. The name of the incorporated resident development organization.

The property in question shall be posted for a minimum of thirty (30) days prior to the planning commission meeting.

If the concept plan is approved by the commission, the developer will then proceed in accordance with the regulations. Final plats on cohousing development shall bear a statement that the land lies within an approved cohousing development.

In addition, the development is subject to the following conditions:

- a. The development of land within the cohousing development is permitted only in accordance with the approved final plat.
- b. The agreements concerning the ownership and maintenance of open (green) space land will be recorded simultaneously with the final plat.

(Ord. No. 91-31-031, 11-19-91; Ord. No. 00-21-263, § 1, 7-18-00)

Sec. 1-19-439. Access drives and off-street parking.

The intent of this division is to encourage the removal of cars and roads to the periphery of the development. Therefore all parking shall be off-street parking and must be within the boundaries of the cohousing property. There shall be no minimum distance from a parking area to the home which it serves. Suitable emergency access lanes shall be provided to permit entry of fire and rescue vehicles to the immediate vicinity of each unit. All access points to state and county roads must comply with the requisite access permit requirements.

(Ord. No. 91-31-031, 11-19-91)