



Cottage Preservation

Adopted Zoning Code and LCP Amendments



Overview

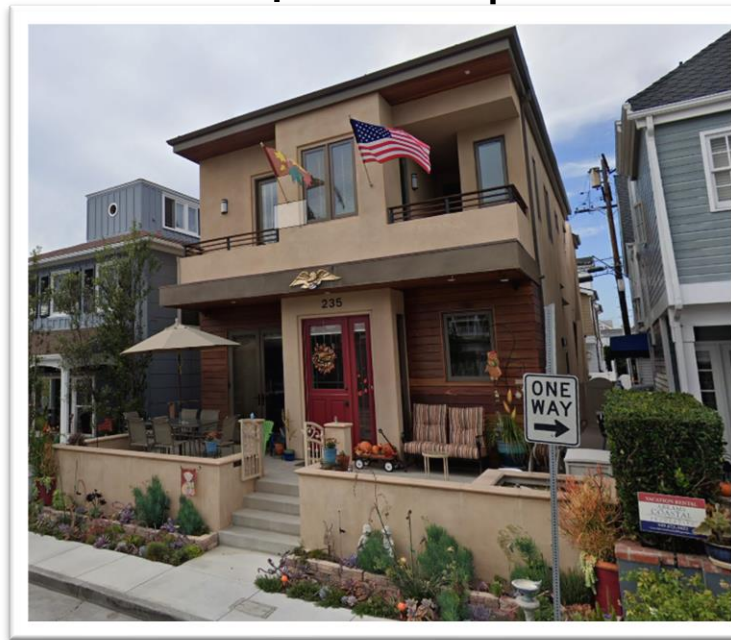
February 1, 2022

Loss of Cottages Problem

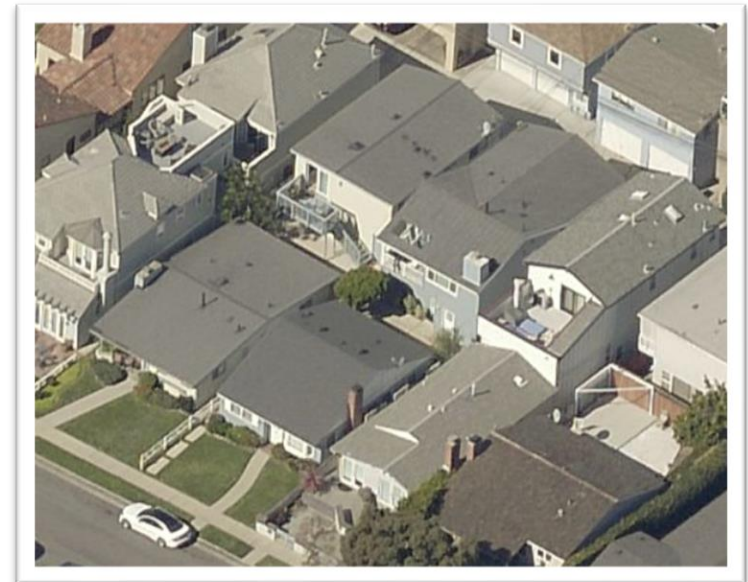
1937 Cottage



2014 Redevelopment



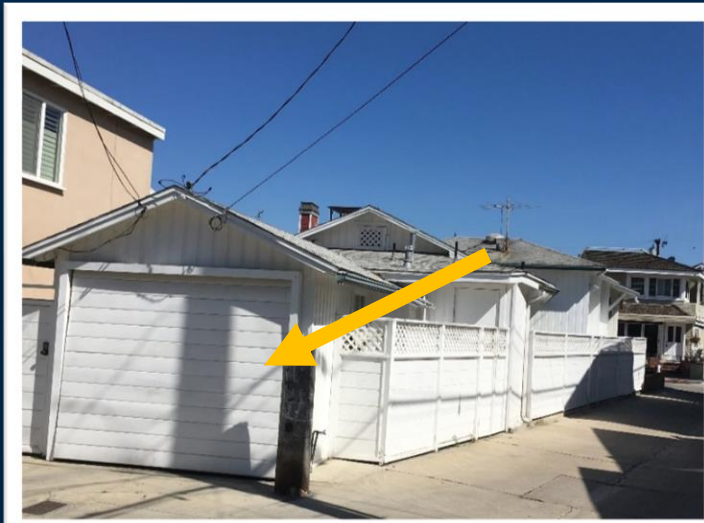
- Smaller residential structures, one or two-unit developments
- Representative of traditional development patterns
- Typically one story, except for small second story above parking in rear



What is a cottage?

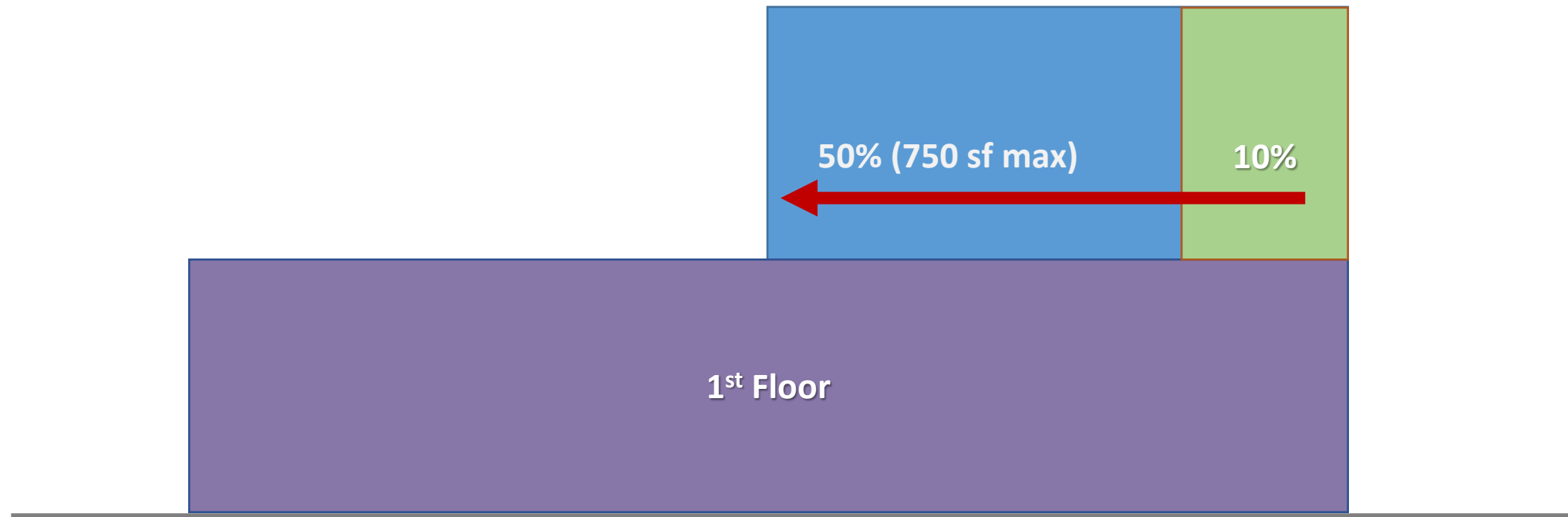
City restrictions encouraging demolition of cottages

- Nonconforming Parking
- Additions to existing homes limited to **10%**
- Building Code limitations (50% construction valuation)



Adopted Incentives

- Increase allowed additions for nonconforming structures due to parking from **10%** to **50% (750 sf maximum)**
- Exempt from Building Code valuation thresholds that trigger full Building Code compliance (*not applicable in special floor hazard area)
- **Voluntary**

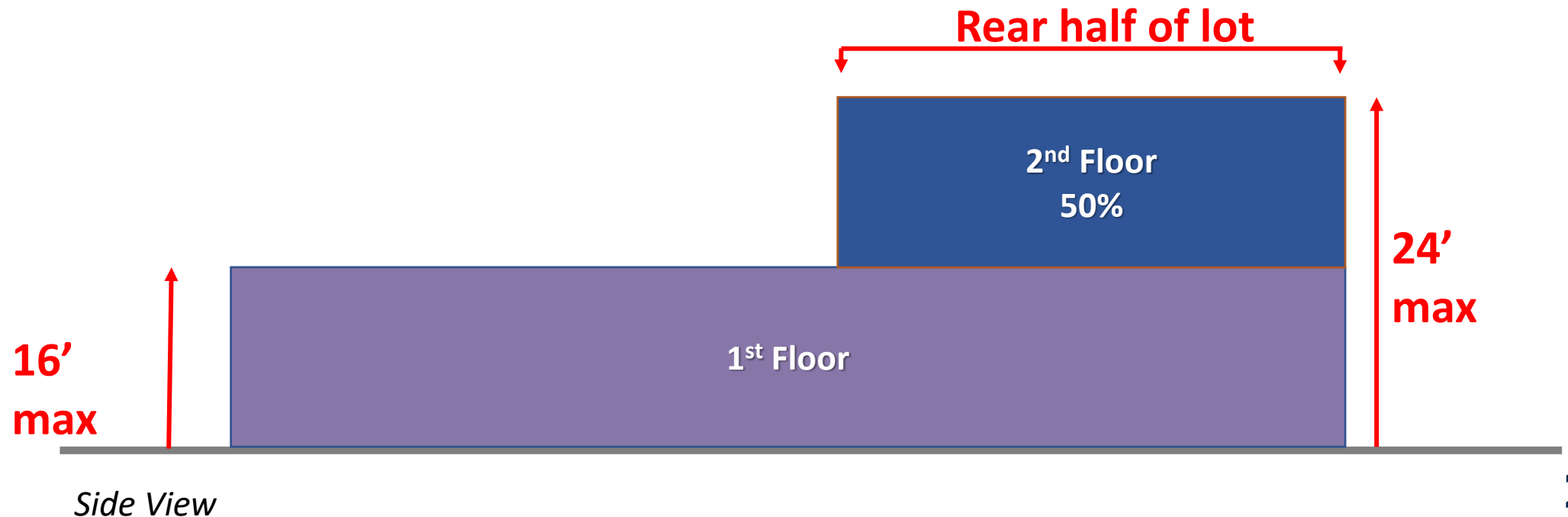


Side View

What qualifies for cottage preservation?

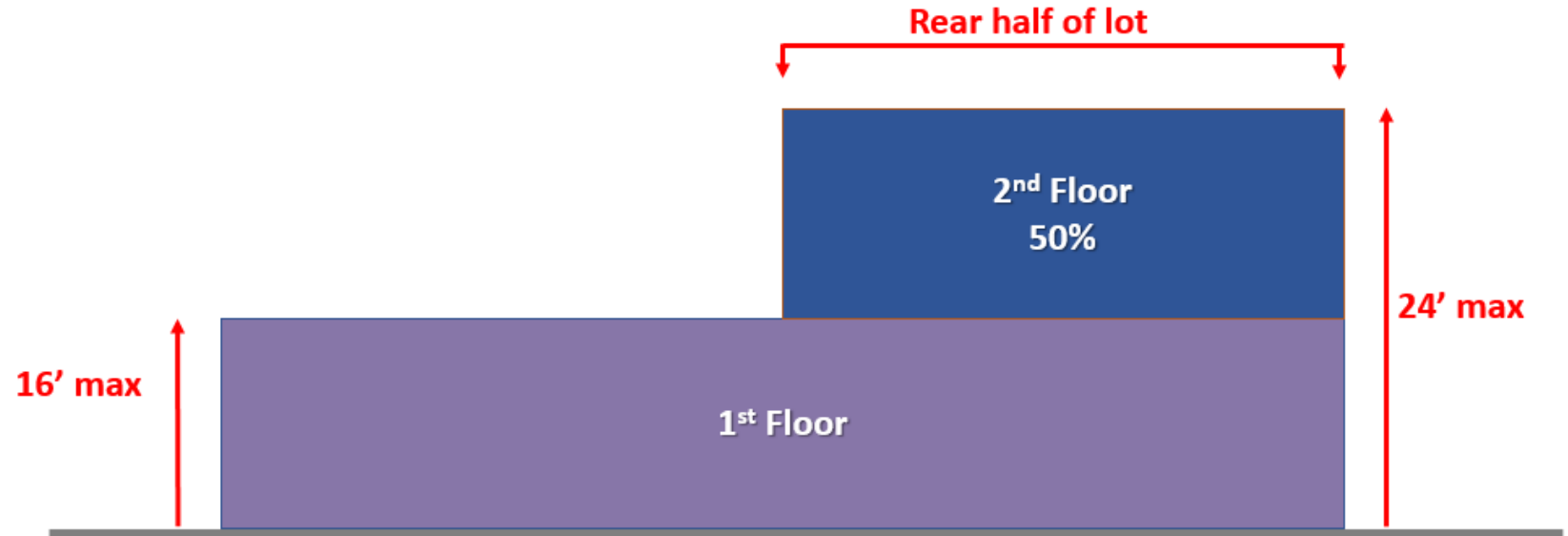
- 16' max single-story
- 24' max 2nd story
- 2nd story limited to rear half
- No third floor
- No third floor decks
- Existing units limited to 1,500 sf

- Short-Term Lodging
 - Outside Coastal Zone- Prohibited
 - Coastal Zone – 6 occupants max
- Deed restriction
- Coastal resource protection regulations/policies still apply





Cottage Preservation Example



Side View



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