Loss of Cottages Problem

Community Development Department - Planning Division

Cottage Redevelopment
What is a cottage?

- 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
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**
### What qualifies for cottage preservation?

<table>
<thead>
<tr>
<th>Qualification</th>
<th>Restrictions</th>
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<tbody>
<tr>
<td>16’ max single-story</td>
<td>• Short-Term Lodging</td>
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<tr>
<td>24’ max 2(^{nd}) story</td>
<td>• Outside Coastal Zone- Prohibited</td>
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<tr>
<td>2(^{nd}) story limited to rear half</td>
<td>• Coastal Zone – 6 occupants max</td>
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<tr>
<td>No third floor</td>
<td>• Deed restriction</td>
</tr>
<tr>
<td>No third floor decks</td>
<td>• Coastal resource protection regulations/policies still apply</td>
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<tr>
<td>Existing units limited to 1,500 sf</td>
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</tbody>
</table>

![Diagram of cottage dimensions](image)

- **16’ max** single-story
- **24’ max** 2\(^{nd}\) story
- 2\(^{nd}\) story limited to rear half
- No third floor
- No third floor decks
- Existing units limited to 1,500 sf

![Diagram of cottage dimensions](image)

- **24’ max**
- Rear half of lot

**Legend**

- **1st Floor**
- **2nd Floor**
- **50%**

**Side View**
Cottage Preservation Example
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Questions?