



*Welcome to the City of  
Battle Ground, Washington*

17.103.230 Cottage.

"Cottage" means a detached form of single-family housing that does not exceed one thousand square feet in floor area that is located on a legal lot of record or is a condominium unit at densities generally exceeding the zoning district in which it is located. (Ord. 04-024 § 9, 2004)

17.106.060 Cottage housing standards.

A. The total floor area of each cottage shall not exceed one thousand two hundred square feet. Floor area shall not include any space with a floor-to-ceiling height of less than six feet.

B. Cottage housing shall comply with the density provisions of the underlying zone except within the R5 and R7 districts where one and one-half cottage units are allowed in place of each allowed single-family unit.

C. A minimum of four and a maximum of twelve cottages are allowed in any single cluster and development.

D. The height limit is twenty-five feet; provided, that all parts of the roof above eighteen feet shall be pitched with a slope of at least 6:12.

E. Cottage units shall be oriented around, and have covered porches and main entries facing, a common usable open space of at least two hundred fifty square feet per unit that is generally square or round.

F. Each cottage shall be provided with private use open space contiguous to the cottage of at least two hundred fifty square feet with no dimension of less than ten feet. Private open space shall be oriented to the common open space area.

G. A covered porch of at least sixty square feet in size with a minimum dimension of six feet on any side shall be provided for each cottage.

H. Vehicular parking shall be provided in a shared parking facility that is clustered and separated from adjacent common areas, rights-of-way and residential units by landscaping. Parking areas shall not occupy more than fifty percent of the lot frontage.

I. Setbacks for the exterior of the project shall be the same as the base zoning district. There are no required setbacks for interior lot lines provided the ten-foot minimum separation to buildings shall be met.

J. Interior fences may not exceed thirty-six inches in height.

K. A pedestrian pathway a minimum of four feet in width shall connect the public street with all cottages and from the shared parking areas to all cottages.

L. Each cottage shall be located on a separate lot or shall be a condominium. (Ord. 09-08 § 12, 2009; Ord. 07-15 § 10, 2007; Ord. 04-024 § 16 (part), 2004)