

ZONING

§ 180-18.8 Cabin Housing [Added 11-11-08, Ord. 08-15; Amended 12-14-10, Ord. 10-13]

- A. Purpose: To provide an opportunity for innovative neighborhood housing development in the Town of Frisco. This type of development allows for an increase in density for small, compact homes to be built on a single lot. This type of housing is intended to:
1. Provide a housing type that meets the needs of a diversity of household sizes (e.g. retirees, small families, single person households);
 2. Provide opportunities for ownership of small, detached dwelling units within a single family neighborhood;
 3. Increase the affordable housing supply;
 4. Encourage the creation of more usable outdoor space for residents through flexibility in design;
 5. Provide development regulations to ensure the compatibility of cabin housing developments with surrounding land uses; and
 6. Encourage more energy efficient structures.
- B. Description: A Cabin Housing development is generally a grouping of small, single family detached dwelling units, clustered around a common area or courtyard and developed with a coherent plan for the entire site. The small size, shared common area and coordinated design may allow densities that are higher than what is otherwise allowed in residential neighborhoods while minimizing impacts on adjacent properties.
- C. Applicability: Cabin Housing development is a permitted use in the following zoning districts: Residential Highest Allowable Density District (R-H), Residential Moderate Density District (R-M). Cabin Housing development is a conditional use in the Central Core District (CC) along Galena Street and Granite Street, the Mixed Use District (MU) and the Residential Low Density District (RL).
- D. Dimensional and Other Requirements:
1. Minimum Lot Area: The minimum lot size requirement for a Cabin Housing development shall be the same as that required for the zoning district in which the Cabin Housing development is located.
 2. Setbacks: The following setback requirements apply to every Cabin Housing development:
 - a. There shall be a minimum of five (5) feet from all side property lines.
 - b. There shall be a minimum of five (5) feet from the rear property line.
 - c. There shall be a minimum of ten (10) feet from the front property line.

- d. When a property is located on a corner, there shall be a minimum of ten (10) feet from all street property lines.
 - e. There shall be a minimum of ten (10) feet between all structures as measured from any point on any structure to any other point on any other structure, including but not limited to those portions of a structure consisting of a roof eave or deck.
3. Maximum Density: Notwithstanding any provision of the zone district regulations for the zone district in which a Cabin Housing development is located, the maximum density shall be one and a half (1.5) times the maximum number of dwelling units allowed in the underlying zone district.
 4. Floor Area: The gross floor area for dwelling units within a Cabin Housing development shall be as follows:
 - a. The maximum size for a cabin housing unit shall not exceed 1,000 square feet (including all levels, excluding basements and attached garages).
 - b. To ensure a range of sizes, no more than fifty percent (50%) of the cabin housing units proposed on a parcel shall be larger than 800 square feet in gross floor area (including all levels excluding basements and attached garages).
 - c. The gross floor area for the second story of any cabin housing unit may not exceed fifty percent (50%) of the gross floor area of the ground floor (the portion of the structure that is at grade) for that unit.
 5. Crawlspace and Basements: Basements or other similar below-grade living areas are permitted in a Cabin Housing development. A basement shall not exceed the gross floor area of the ground floor of the unit and shall be located entirely below the grade of the property so as not to be visible when viewed from the ground level. A basement, regardless of its configuration or intended use, shall provide an egress window meeting the requirements of the building code. Crawlspace located below grade are permitted, but shall not exceed the gross floor area of the ground floor for the unit. Crawlspace shall not be habitable living space as defined by the building code. A crawlspace area may be used for storage, mechanical equipment, or other similar uses that do not involve habitation.
 6. Front Porches: A covered front porch shall be built on each cabin housing unit. Front porches are excluded from the gross floor area and lot coverage restrictions. Front porches shall be designed to be in scale with the cabin housing unit and the overall development.

7. Affordable Housing Requirement: All cabin housing development proposals of five (5) units or more shall provide affordable housing meeting the town's affordable housing requirements and guidelines in the following amounts:

Five to Eight Units	one affordable unit
Nine to Twelve Units	two affordable units
Greater Than Twelve Units	25% of the total number of units

8. Design: Each cabin housing unit shall be designed to appear as a small cabin that is reflective of Frisco's historic architecture in terms of its small scale, pitched roof, has the appearance of natural siding, and miner's-cabin influenced past. Other more modern or eclectic designs may be approved by the Planning Commission if an applicant establishes to the Planning Commission's satisfaction, and the Planning Commission finds, that the more modern or eclectic design is nonetheless reflective or rationally related to Frisco's historic architecture in terms of its small scale, pitched roof, natural siding, and miner's cabin influenced past. In addition, each of the following requirements shall be met: for each Cabin Housing development:

- a. Common usable open space shall be provided within each Cabin Housing development in an amount of not less than 400 square feet for each cabin housing unit. The common useable open space shall be in a central location within the cabin development so that it may be available for use by all residents. Common useable open space shall meet the Town's definition of useable open space found in section 180-5 of the Town Code.
- b. A minimum of 300 square feet of private usable open space shall be provided for each unit within a Cabin Housing development. This private space shall be located contiguous and adjacent to each unit and is for the exclusive use of the adjacent unit. It shall be oriented towards the common open space as much as possible, with no dimensions less than 10 feet. Notwithstanding any other provision of this Chapter, a deck and/or patio is permitted to be within the private usable open space area.
- c. There shall be a maximum building height limit for each cabin housing unit of twenty (20) feet. In those instances where a structure has a 12/12 roof pitch or greater, then the maximum building height limit shall be twenty two (22) feet. Flat roofs are not permitted.
- d. Notwithstanding any other provision of this Chapter, on-site parking areas shall be provided in the amount of one (1) parking space per bedroom, with a maximum of two (2) parking spaces required per unit. For cabin housing developments of 4 units or more, the following visitor parking shall be provided:

Four to Six units:	1 space
Seven to Ten units:	2 spaces
Greater than Ten units:	25% of the total number of units

- e. A common garage or carport is permitted, provided that the garage structure has architecture that is similar to the residential units. If a common garage or carport is not provided, then parking for the development shall be provided in common parking lot(s).
- f. Garages constructed underground are permitted as long as the topography of the site allows for construction without significant excavation of the site. The garage shall be shielded by three (3) sides of the existing terrain or topography.
- g. Attached garages and carports are permitted as long as the following requirements are met:
 - i. The maximum size of the garage or carport shall be not more than 240 square feet in area.
 - ii. Window designs matching the appearance of the windows on the cabin shall be on all external sides of the garage.
 - iii. Architectural materials and color of the garage door or carport shall be similar to the residential structure.
 - iv. The driveway for an attached garage or carport shall not exceed twelve (12) feet in width.
 - v. Any cabin housing unit with an attached garage or carport must have direct access from a public right of way. Access to an attached garage from within the development is not permitted.
 - vi. A minimum distance of twenty (20) feet from the face of the garage or carport to the property line boarding a public right of way is required.
- h. Storage sheds that are designed with the same materials and colors as the cabin units are permitted so as long as the storage shed is attached entirely on one side to the cabin unit and does not exceed fifty (50) square feet of floor area. The floor area for an attached storage shed is exempt from the floor area calculation for the cabin unit, but is subject to cabin housing setback requirements.
- i. A common building for guest housing, joint cooking facilities, recreation or similar uses is permitted as long as the structure appears as a residential structure and has architecture that is similar to the residential units. This space may be located over a garage.
- j. Notwithstanding any other provision of this section, if a cabin housing unit is to be constructed on a lot that has existing development, then the architecture of the cabin housing unit shall be similar to that of the existing structure(s).

- k. The following features are encouraged within Cabin Housing developments:
 - i. Shed, gabled, arched, or hipped roof forms;
 - ii. Skylights and/or solar panels;
 - iii. Metal roofs; and
 - iv. Accessory units above detached garages. Accessory units cannot be used to meet the requirement for deed restricted units.