Qualifying Cottage Home Program Properties

Welcome to the Old Town Cottage Home Program.

Clovis is pleased to announce the unveiling of the Old Town Cottage Home Program.
Cottage Home

In an effort to encourage infill residential development in the Old Town area, the City of Clovis has developed several “Cottage Home” plans that may be utilized on properties having alley access. These home plans (of less than 450 square feet of livable area) are intended to face onto alleys and provide for a unique pedestrian street environment.

Architectural Options

The Plan

Beginning in August 2017, three different plans for “Cottage Homes” became available for use, free of charge, for qualifying properties in the Old Town area. See examples below:

To Qualify:

- Properties must be located within the boundaries of the Old Town Cottage Home Program (see attached map)
- Must have alley access
- Must have adequate space to accommodate the unit and its one required 10’ x 20’ parking space
- The “Cottage” home must have access to utilities

What we provide:

- Basic floor plans to see which cottage home best fits your property
- Not-for-construction plans to get contractor bids
- Building permit submittal package
- Fee-waived checked plans

To begin the process:

An applicant shall arrange an introductory meeting with staff to review your particular site, discuss plans and identify how to place the structure on the property.

For questions or to make an appointment, please contact:

Cottage Home Program
Maria Spera
email: cottagehomes@cityofclovis.com
phone: (559) 324-2355
**LAND USE DEVELOPMENT STANDARDS**

### DESIGNATION
- Planning Area(s): 7
- Zone District: R-1
- GP Density Range: 4.1 – 7.0 du/ac
- Dwelling Units: One dwelling unit per lot. Lots with side street or alley access may have one additional unit not to exceed 400 square feet.
- Land Use: The use of land designated PR shall comply with those uses listed under Permitted Uses (see bottom left)

### BUILDING INTENSITY
- Minimum Lot Area: 6,000sqft
- Minimum Lot Width: 60' *No lot shall have a maximum lot width to depth ratio of four to one.
- Minimum Lot Depth: 100'
- Maximum Coverage: 50%
- Maximum Height: 35'

### BUILDING SETBACKS
- Front Yard: 20' min * / 12' To garage/to living area and side loaded garages.
- Side Yard (Interior): 5' min
- Corner Lot/Reversed Corner Lot: 0'/10'/20' min 15'/15'/20' min To side yard fence/to living area/to face of garage.
- Rear Yard: 20' min

### DESCRIPTION
**PR (Pedestrian Residential)** allows for standard Single Family Residential homes as allowed under the R-1 Zone District development standards. When an alley or side street access is available, it allows for an additional (or second) residential unit up to 400 square feet. This Planning Area encourages the creation pedestrian scale neighborhoods facing onto alleys and trails. Each second unit shall have at least one 9' x 20' covered or uncovered parking space dedicated to that unit. Separate utilities are not required.

### PERMITTED USES
- Single Family dwellings of a permanent nature and accessory residential uses with not more than 2 du's
- All uses permitted under an R-1 zone
- Temporary sales offices and model homes
- Home occupations
- Open space

### ACCESSORY USES
- **All Uses not specifically identified in the list to the right are prohibited, including on-site storage of recreational vehicles.**
  - Walls/Fences: 6’ high max
  - Trellises: 12’ high max
  - Pools and Spas: 3 minimum setback
  - Equipment: Pool, spa and fountain equipment allowed in side yard easement.
  - Detached Covered Structures: 12’ high max

### GARAGES/STREETS/PARKING
- Garages: 2-car 20’x22’* min
  - Historic garages shall be found conforming under an approved Administrative Use Permit. Minimum 26' back-up area from garage door.
  - 3-car 30’x22’ or 20’x22’ w/tandem 10’x18’ min; swing-in garage 10’x20’ min

### PERIMETER MAP

---

**CENTRAL CLOVIS SPECIFIC PLAN**

**PEDESTRIAN RESIDENTIAL**

3.8
PLAN 1

FLOOR PLAN NOTES

MANDATORY MEASURES

WATER HEATING

GREEN BUILDING STANDARDS

STUDIO FLOOR PLAN

SCALE: 1" = 1'-0"

LIVING ROOM

BATH

PORCH

SEE 1 BEDROOM FLOOR PLAN FOR TYPICAL NOTES AND DIMENSIONS.
GREEN BUILDING STANDARDS

The following building standards shall apply to all units and common areas of the Housing Complex:

1. Water Heating:
   - Water heating systems shall be of the type and size specified in the project plans.
   - Water heaters shall be of the type and size specified in the project plans.

2. Electrical:
   - Electrical systems shall be of the type and size specified in the project plans.
   - Electrical panels shall be of the type and size specified in the project plans.

3. Mechanical:
   - Mechanical systems shall be of the type and size specified in the project plans.
   - Mechanical components shall be of the type and size specified in the project plans.

4. Plumbing:
   - Plumbing systems shall be of the type and size specified in the project plans.
   - Plumbing components shall be of the type and size specified in the project plans.

5. Structural:
   - Structural systems shall be of the type and size specified in the project plans.
   - Structural components shall be of the type and size specified in the project plans.

6. Demolition:
   - Demolition shall be performed in accordance with the specifications listed in the project plans.
   - Demolition shall be performed in accordance with the specifications listed in the project plans.

7. Other:
   - Other building standards shall be as specified in the project plans.
   - Other building standards shall be as specified in the project plans.

See 1 Bedroom Floor Plan for Typical Notes and Dimensions.

STUDIO FLOOR PLAN

SCALE: 1" = 1'-0"

REVERSE FLOOR PLAN

SCALE: 1" = 1'-0"

FLOOR PLAN

SCALE: 1" = 1'-0"