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

Qualifying Cottage Home Program Properties
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**

**KEY MAP**

**DESIGNATION**
- Planning Area(s): PR
- 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'
- Minimum Lot Depth: 100'
- Maximum Coverage: 50%
- Maximum Height: 35'
- Curved/Cul-de-sac/Corner Lot: For street frontage/for lot depth on one side of lot; lot to provide adequate building envelope.

**BUILDING SETBACKS**
- Front Yard: 20’ min / 12’ min to garage/to living area and side loaded garages.
- Side Yard (Interior): 5’ min
- Rear Yard: 20’ min excepting garages and second units subject to a rear yard encroachment.
- Corner Lot/Reversed Corner Lot: 0'/15'/20’ min / 15’/15’/20’ min to side yard fence/to living area/to face of garage.

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

**ACCESSORY USES**
- Walls/Fences: 6’ high max. Fencing style should be reflective of the era of the home.
- Trellises: 12’ high max.
- Pools and Spas: 3’ minimum setback. Water provision to rear and side PLs. Pool and spa may not be located in front yard.
- Equipment: Pool, spa and fountain equipment allowed in side yard easement.

**IMAGERY / PRODUCT SITE PLAN PROTOTYPE**

**ARCHITECTURE**

The imagery conveys samples of the architectural character intended for these neighborhoods.
Plan 1
ELEVATION NOTES

ALL SIDING SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER (TYPE 'D' BUILDING PAPER) PER CRC R703.2.

TWO LAYERS TYPE V BUILDING PAPER UNDERLAYMENT IS REQUIRED WHERE LATH IS TO BE APPLIED OVER HOOD SHEATHING CAR R603.
ELEVATION NOTES

ALL LATH AND PLASTER SHALL COMPLY WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE PROVIDED WITH WEEP SCREENS PER CRC 703.6.2.1.

ALL STUCCO LATH SHALL BE APPLIED OVER A TWO LAYERS TYPE 'D' BUILDING PAPER UNDERLAYMENT.

WHERE LATH IS TO BE APPLIED OVER HOOD SHEATHING CRC R703.6.3, A SPECIAL INSPECTION IS REQUIRED PRIOR TO COATING AND LATH INSTALLATION.

1. LATH INSTALLATION, PRIOR TO COATING APPLICATION
2. FIELD BATCHING AND MIXING OF COMPONENTS.

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ELEVATION NOTES

ALL SIDING SHALL BE APPLIED OVER A HEATHER RESISTIVE BARRIER (TYPE 'D' BUILDING PAPER) PER CRC R703.2.

TWO LAYERS TYPE V BUILDING PAPER UNDERLAYMENT IS REQUIRED WHERE LATH IS TO BE APPLIED OVER HOOD SHEATHING CRC R703.6.3.
ELEVATION NOTES

ALL SIDING SHALL BE APPLIED OVER A HEATHER RESISTIVE BARRIER (TYPE D BUILDING PAPER; PER CRC R703.2.
TWO LAYERS TYPE D BUILDING PAPER UNDERLAYMENT IS REQUIRED WHERE LATH IS TO BE APPLIED OVER HOOD SHEATHING (CRC R703.6.3)

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ELEVATION NOTES

All lath and plaster shall comply with manufacturer's installation instructions and shall be provided with weep screeds per ORG 703.6.2.1.

All stucco lath shall be applied over a weather resistant barrier (type 'D' building paper) per CRC R703.2. Two layers type 'V' building paper underlayment is required where lath is to be applied over hood sheathing.

ICC Report ESR-1194, a special inspection is required for stucco:
1. Lath installation, prior to coating application
2. Field batching and mixing of components.

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Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

DATE: 03.28.17
CITY OF CLOVIS
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PERIODIC REV.
DATE:
PRE 03.24.17
ENG SUB?

DRAWING FILE
F:
CLOVIS
PLAN2
A3
C

REAR ELEVATION - C
SCALE: 1/4" = 1'-0"

FRONT ELEVATION - C
SCALE: 1/4" = 1'-0"

LEFT ELEVATION - C
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION - C
SCALE: 1/4" = 1'-0"