

RESOLUTION NO. 24-072

**TO AMEND THE CENTREVILLE COMMUNITY REDEVELOPMENT PLAN
AND MANUAL OF DESIGN GUIDELINES TO CREATE A COTTAGE
COMMUNITY DEVELOPMENT OPTION**

1 **WHEREAS**, the 1997 New Castle County Comprehensive Plan Update identified
2 that the existing patterns of development and community design within older
3 communities were unable to be perpetuated by current zoning standards; and
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5 **WHEREAS**, the 1997, 2002, 2007 and 2023 New Castle County Comprehensive
6 Development Plan Updates recommended that these traditional communities need to
7 be protected and enhanced; and
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9 **WHEREAS**, in 2002 New Castle County initiated a community planning program
10 within the Land Use Department to work with communities on local planning initiatives;
11 and
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13 **WHEREAS**, the Centreville Hometown Overlay Text Amendment (Ord. 07-093)
14 was adopted on September 28, 2007 to further support community planning initiatives
15 by providing enabling legislation for the creation of community redevelopment plans and
16 design guidelines to modify existing development standards to better fit each individual
17 community and also to encourage redevelopment by eliminating the need for variance
18 applications when reusing existing properties; and
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20 **WHEREAS**, Centreville, as one of the first communities in the County's
21 community planning program, adopted its Community Redevelopment Plan and Manual
22 of Design Guidelines by Resolution 07-183 (as amended by Oral Amendment No. 1) on
23 October 9, 2007; and,
24

25 **WHEREAS**, Substitute No. 1 to Ordinance No. 07-093, adopted on October 9,
26 2007 (App. 07-0594Z) as companion legislation to the Resolution, revised the Official
27 Zoning Maps of New Castle County and established the Centreville Hometown Zoning
28 Overlay; and,
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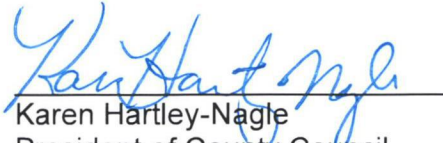
30 **WHEREAS**, the most recent New Castle County Comprehensive Plan Update
31 reinforced the desirability of allowing hometown overlay districts to pursue amendments
32 to guidelines to facilitate the goals of the hometown overlay; and,
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34 **WHEREAS**, it is now desirable to amend the Centreville Hometown Zoning
35 Overlay to modify the design guidelines to allow for the construction of cottage
36 communities within the Village of Centreville; and

37 **WHEREAS**, the Department of Land Use in its role as the Centreville Design
38 Review Advisory Committee has recommended approval of the modified Design
39 Guidelines Manual pursuant to New Castle County Code Section 40.26.430.
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41 **NOW, THEREFORE, BE IT RESOLVED** by the County Council in and for New
42 Castle County that the County Council of New Castle County hereby approves the
43 modifications to the Centreville Community Manual of Design Guidelines in order to
44 accommodate the development of cottage communities therein.

Adopted by County Council of
New Castle County on: 2/27/24


Karen Hartley-Nagle
President of County Council
Of New Castle County

SYNOPSIS: This Resolution approves the modification of the Centreville Manual of Design Guidelines in order to incorporate Cottage Community Design Guidelines.

FISCAL IMPACT: There is no discernable fiscal impact upon the adoption of this legislation.



PROPOSED AMENDMENTS TO THE CENTREVILLE VILLAGE PLAN/HOMETOWN ZONE (HT) OVERLAY*

Cottage Community

- A. *Purpose.* The purpose of this section is to establish guidelines for the development of a Cottage Community or Communities within the Village of Centreville to:
 - 1. Provide housing types that are responsive to changing household demographics (e.g., retirees, young people entering the workforce, small families, single parent households, single person households, dual owner households);
 - 2. Provide more opportunities for housing alternatives within the Village of Centreville;
 - 3. Encourage creation of additional functional usable open space within Centreville;
 - 4. Promote neighborhood interaction and safety through design; and
 - 5. Ensure compatibility with neighboring uses within the Village of Centreville.
- B. *Applicability.* The New Castle County Department of Land Use may approve a Cottage Community in all Zoning Districts within the Village of Centreville (Hometown Overlay).
- C. *Procedures.* Applications for Cottage Community approval shall be made in accordance with the procedures for approval of plans under the New Castle County Unified Development Code.
- D. *Density Requirements*
 - 1. The maximum density shall be ten (10) cottage units per developable acre of land.
- E. *Dimensional Requirements*
 - 1. A Cottage Community may be developed with dwelling units on separate lots, a single lot, or a combination thereof, and may establish the ownership by lot, condominium or a combination thereof.

*These guidelines are intended to supplant and/or supplement the UDC and specifically HT Overlay Community Redevelopment Plan and Design Guidelines for Centreville adopted by New Castle County by Resolution 07-183 (as amended by Oral Amendment No. 1).

2. Dwelling units shall be separated by a minimum of ten (10) feet from the side edge of one building to another. Where attached architectural features such as eaves, window bays, etc. project into the space between residences, the ten (10) foot separation shall be measured from the outside edge of these features.
3. Dwelling units not abutting or oriented towards a right-of-way shall front the common open space.
4. The first floor area of each cottage unit shall not exceed 1150 gross square feet (footprint) not inclusive of any garage, porch or deck area. Total gross floor area of each unit shall not exceed 2050 square feet.
5. Dimensional requirements for porches shall comply with Subsection H.2. *Porches*.
6. The distance between the front building edge and the right of way or the edge of the common space shall be at least ten (10) feet.
7. The building height for all structures shall not exceed thirty-five (35) feet.
8. Dwelling units shall have a minimum 6:12 roof pitch. Portions of a roof with a pitch less than 6:12 shall be limited to architectural features such as dormers, porch roofs, and shed roofs.
9. Accessory dwelling units are not allowed within a Cottage Community.

F. *Common Open Space*

1. A minimum of 250 square feet of common open space shall be provided per dwelling. However, not less than 3,000 square feet of common area shall be provided regardless of number of dwelling units.
2. No dimension of a common open space area used to satisfy the minimum square footage requirement shall be less than 20 feet, unless part of a pathway or trail.
3. Required common open space shall be divided into no more than two separate areas per cluster of dwelling units.
4. Common open spaces shall have dwelling units that face each other across the common open space.
5. Common open space shall be designed for passive or active recreational use. Examples may include but are not limited to courtyards, orchards, landscaped picnic areas, or gardens. Where feasible, common open space shall include amenities such as seating, landscaping, trails, gazebos, outdoor cooking facilities, covered shelters, or ornamental water features.

6. Stormwater drainage facilities, wells and/or septic system(s) may be located within the common open space so long as same meet applicable state and local standards.
7. All dwelling units shall have dedicated access ways to the common open spaces.

G. *Private Open Space.*

1. Intent. A sense of community requires the right balance of personal privacy. Private open space is an essential component of this balance. A 'front' yard creates a transition between public and private spaces, while a 'side' or 'back' yard offers increased seclusion.
2. Location. A semi-public transition zone and semi-private porch shall separate the main entrance to the dwelling from the common open space or street. This transition zone should include some combination of fencing, plantings, and or railings, none of which may exceed 36 inches in height. Private open space may be located in the side and/or rear yards.
3. Size. Each residential unit shall be provided with a minimum of 200 square feet of usable private open space. Such open space requirements may be met with a combination of front, side or rear yard locations.

H. *Cottage Building and Fence Design Standards.* In addition to the dimensional regulations set forth herein.

1. Variety in Building Design. The same combination of building elements, features, and treatments shall not be repeated on individual dwelling units for more than one-third of the total dwelling units in a Cottage Community. Dwelling units with the same combination of features and treatments shall not be located adjacent to each other. The following building design features are required:
 - Variation in general architectural elevation and size
 - Predominant wall materials shall be or have the appearance of wood, brick or stone, or stucco, shall be made of a paintable material, and may be painted or coated in a nonmetallic finish. Vinyl siding materials are prohibited unless such products have the appearance of natural wood (i.e. CertainTeed Signature Cedar Impressions Siding products or AZEK paintable trim material)
 - Visual variety shall be created between adjacent structures by varying elements such as roof brackets, dormers, bay windows and attached trellis elements.
2. Porches
 - a) Cottage housing units shall have a covered porch off the primary entrance oriented to the common open space or the public street right of way as applicable.

b) The required front porch shall have a minimum sixty (60) square feet in area with a minimum dimension of eight (8) feet.

c) Open, covered porches may encroach the required front yard and common space setbacks for a maximum of eight (8) feet.

3. All mechanical equipment shall be located along either the rear or side façade of a cottage dwelling unit. Screening is required on all exposed sides using continuous shrubs or fences that complement the materials, colors, and finishes of the dwelling unit. Fences shall be at least six (6) inches higher than the equipment being screened.

4. Fences. All fences interior to the development shall be no more than thirty-six (36) inches in height. Fence materials shall be or have the appearance of natural materials, such as wood, brick or stone, shall be made of a paintable material (i.e. Azek, Walpole Outdoor Fence products), and may be painted or coated in a nonmetallic finish. Chain link fencing is prohibited. Fencing for mechanical screening may exceed this height requirement, but in no case shall the fence exceed six (6) feet in height.

I. Parking

1. A minimum of 1 parking space per dwelling unit shall be provided for the entire cottage community. A maximum of 2 parking spaces per dwelling unit is allowed. Parking spaces located within garages and driveways may count towards this requirement. Any parking spaces in excess of 1 per dwelling unit shall be designed with pervious materials such as pervious pavement, porous asphalt, gravel surfaces, grass or other similar pervious options.

2. Parking or individual dwelling units shall be combined into an individual facility or into a parking cluster of two or more spaces in order to facilitate housing clusters that are oriented to common open space areas.

3. Garage doors shall not be oriented towards a public right-of-way (i.e. street).

4. Garages and carports shall not be located between the common open space and the dwelling units.

5. Surface parking lots shall be broken into sub-lots where feasible and appropriately include landscape islands within and between them.

6. Parking in the form of garages, carports, or surface lots may occupy no more than 40 percent of site frontage on a public right-of-way, except in the case of an alley, in which case no restriction applies.
7. Where a parking space is provided in a garage driveway, such as a tandem parking space, the minimum dimension required is nine (9) feet by twenty (20) feet. Parking is not permitted in a garage driveway if this dimension is not provided.

J. *Common Area Maintenance*

1. Cottage developments shall be required to form a maintenance association and establish a maintenance declaration in accordance with provisions of the UDC applicable to residential subdivisions. All common areas shall be protected against further development and unauthorized alteration in perpetuity by appropriate plan notations.

- K. *Stormwater Management.* All applications shall be required to meet State of Delaware Stormwater Management Regulations unless variances thereto have been sought and secured.