

**RESOLUTION NO. 06-111**

**RESOLUTION APPROVING GUIDELINES AND POLICIES FOR  
DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT IN THE  
EAST RAVINE AREA OF THE CITY OF COTTAGE GROVE**

WHEREAS, in 2006 the City adopted a Master Plan for the East Ravine area of Cottage Grove which established the City's vision for developing the area; and

WHEREAS, this East Ravine Master Plan was adopted after a two-year public process which included input from a Citizens Advisory Team and the various City Advisory Commissions and also included five public forums at which residents of the area could express their opinions; and

WHEREAS, in 2006 the City also adopted an Alternative Urban Areawide Review (AUAR), which is a detailed environmental review of the development in the East Ravine area; and

WHEREAS, the AUAR included a housing market study which found that an unmet need exists in Cottage Grove for higher value move-up housing opportunities

WHEREAS, the East Ravine Master Plan called for a diverse pattern of land use, including low, medium and high density housing and established design guidelines for subdivision, streets, parks and open space areas; and

WHEREAS, the City has an interest in ensuring that high quality single family residential development occurs in the East Ravine area in order to provide and adequate property tax base to support public services and infrastructure needed to serve development in the East Ravine area; and

WHEREAS, the City Council finds that it is important that aesthetically pleasing single family detached homes are constructed in the East Ravine area; and

WHEREAS, the East Ravine Master Plan and AUAR included a housing market study which found that an unmet need exists in Cottage Grove for higher value residential neighborhoods to which existing residents seeking move-up housing opportunities could relocate; and

WHEREAS, Cottage Grove currently exceeds the affordable objectives of the Metropolitan Council; and

WHEREAS, the City needs to diversify its housing stock to ensure that move up residential housing is available to provide opportunities for families to continue to live in Cottage Grove as their housing needs change; and

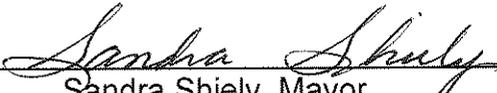
WHEREAS, the City Council reaffirms the objectives for the East Ravine area as set forth in the Master Plan.

NOW, THEREFORE, BE IT RESOLVED By the City Council of the City of Cottage Grove that the following design standards, guidelines, and policies be followed in all new detached single family residential development in the East Ravine area:

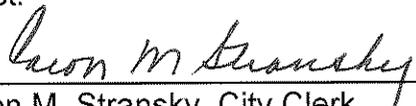
1. New residential subdivisions should, to the extent possible, develop themes that accentuate and define neighborhoods.
2. New residential developments should make maximum effort to capture move-up home buyers.
3. New residential developments should create amenities such as open space areas and recreational facilities.
4. In developing residential subdivisions as many existing trees as possible should be saved and the new trees should be planted to increase the amount of trees in the East Ravine area.
5. Transitional architectural features should be incorporated on the front of each home. These features include changes in wall planes, porches, covered stoops, balconies, and bay windows.
6. All residential dwellings exposed to streets, sidewalks, or trails must have enhanced architectural design on all four sides of the structure to avoid a monotonous or continuous façade of the exterior wall. Changes in materials, height, projections in the vertical or horizontal plane or other such façade changes may be necessary. In no event should the front and rear façade of any building be in one continuous vertical or horizontal plane.
7. For single family structures, a minimum of 20 percent of the front façade, exclusive of windows, doors, and garage doors must be covered by brick, stone, stucco, or cementitious board, except for housing styles such as prairie homes or salt-box homes where such treatment is architecturally incompatible.
8. All covered porches must extend a minimum of six feet from the principal structure.
9. Brick and stone front façade must wrap around the corner and extend a minimum of 24 inches along the side wall.
10. A minimum 8/12 roof pitch for the main roof slope on principal residential structures is required. Reduced roof pitches will be allowed if dormers, gables, or other architectural embellishments are included or when the architectural style of the home is compatible with a lower roof pitch.
11. Fences are discouraged; but if proposed, they must be a uniform design.
12. All residential garage doors visible from a street or park must consist of raised panels that extend across the width of the garage door. Windows are recommended across the top panel of the garage door(s).

13. A minimum spacing of five lots must separate identical front façade designs.
14. Windows, doors, and garage doors must have a consistent trim on all four sides.
15. Where vinyl, aluminum, or steel siding is installed, cementious board or cedar trim must be used on windows, doors, and building corners.

Passed this 21st day of June 2006.

  
Sandra Shiely, Mayor

Attest:

  
Caron M. Stransky, City Clerk