

## 180-5.2.1 CABIN HOUSING

### 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 development site. This type of housing is intended to:

1. Provide housing that meets the needs of a diversity of household demographics (e.g., retirees, small families, single person households);
2. Provide opportunities for ownership of small, detached dwelling units in many Frisco neighborhoods;
3. Increase the affordable housing supply;
4. Encourage the creation of 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 encourage the preservation of Frisco's small mountain town character; and
6. Encourage energy efficient structures.

**TABLE 5-1  
CABIN HOUSING  
DIMENSIONAL STANDARDS**

| PROJECT STANDARDS   |  |
|---|--|
| Maximum density   | One and one-half times the maximum number of dwellings allowed in the underlying zoning district |
| LOT STANDARDS   |  |
| Minimum lot area  | Same as underlying zoning district   |
| SETBACKS  |  |
| Minimum front yard setback  | 10 ft.   |
| Minimum side yard setback   | 5 ft.  |
| Minimum setback – corner lot, from all street property lines, except alleys | 10 ft.   |
| Minimum rear yard setback   | 5 ft.  |
| Minimum distance between structures [1]                                     | 10 ft.   |

[1] As measured from any point on any structure to any other point on any other structure including portions of a roof eave or deck.

### B. Description

A cabin housing development is a grouping of small, single-household detached dwelling units, clustered around a common area or courtyard and developed through a unified site plan. The small size, shared common area and coordinated design accommodates densities that are higher than what is otherwise allowed in the underlying zoning district while minimizing impacts on adjacent properties.

### C. Dimensional and Other Standards

#### 1. 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 1,200 square feet (including all levels, but excluding basements and attached garages). The maximum size for a cabin housing unit that holds a local's housing restriction shall not exceed 1,500 square feet (including all levels, but excluding basements and attached garages).
- b. To ensure a range of sizes, no more than 50 percent of the cabin housing units proposed on a parcel shall be larger than 1,000 square feet in gross floor area (including all levels, but excluding basements and attached garages). Parcels that have a local housing restriction on all units shall have no more

than 50 percent of the cabin housing units proposed on a parcel be larger than 1,250 square feet in gross floor area (including all levels, but excluding basements and attached garages).

- c. The gross floor area for the second story of any cabin housing unit may not exceed 70 percent of the gross floor area of the ground floor (the portion of the structure that is at grade) for that unit. The maximum building height for a cabin housing unit that has a local housing restriction shall be 30 feet.

## *2. 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 primarily below the grade of the property so as not to be visible when viewed from the ground level. No more than 30 percent of the wall area of the basement may be above the finished grade and visible. A basement, regardless of its configuration or intended use, shall provide an egress window meeting the requirements of Chapter 65, Town of Frisco Building Construction and Housing Standards. 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 Chapter 65, Town of Frisco Building Construction and Housing Standards. A crawlspace area may be used for storage, mechanical equipment, or other similar uses that do not involve habitation.

## *3. Front Porches and First Floor Heights*

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. First floor ceiling heights are not limited by other provisions in the chapter.

## *4. Affordable Housing Requirement*

All cabin housing development proposals of five units or more shall provide affordable housing meeting the Town's affordable housing requirements and guidelines in the following amounts:

- a. Five to eight units: one affordable unit
- b. Nine to 12 units: two affordable units
- c. Greater than 12 units: 25 percent of the total number of units

## *5. 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. Modern or eclectic designs may be approved by the Planning Commission if it finds that the more modern or eclectic design is 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 the cabin housing development in an amount of not less than 400 square feet per cabin housing unit. The common usable open space shall be in a location within the development so that it may be practicably available for shared use by all residents. Common usable open space shall meet the Town's definition of usable open space found in Chapter 180, Article 9 of this Chapter. (For example, for an eight-unit development, 3,200 square feet of common usable open space would be required.) The Planning Commission may alter the amount of required common usable open space and lot coverage if it finds that, due to the layout of the development or unique site or location conditions, the residents will have adequate outdoor living space.

- b. A minimum of 200 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 dimension less than ten feet. Notwithstanding any other provision of this Chapter, a partially covered 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 20 feet. In those instances where a structure has a 12/12 roof pitch or greater, then the maximum building height limit may be up to 22 feet.
- d. Notwithstanding any other provision of this Chapter, on-site parking areas shall be provided in the amount of one parking space per bedroom, with a maximum of two parking spaces required per unit. For cabin housing developments of four units or more, the following visitor parking shall be provided:
  - i. Four to six units: one space
  - ii. Seven to ten units: two spaces
  - iii. Greater than ten units: 25 percent of the total number of units
- e. A common or private detached garage or carport is permitted, provided that the architecture of the garage structure is similar to the residential units. If a common or private garage or carport is not provided, then parking for the development may be provided in common and/or private parking spaces(s).
- f. Garages constructed underground are permitted as long as the topography of the site allows for construction. No more than 30 percent of the wall area of the garage may be above the finished grade and visible.
- 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 350 square feet in area;
  - ii. Window designs shall be similar to the appearance of the windows of the cabin and shall be located on all external walls 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 12 feet in width;
  - v. A minimum distance of 20 feet from the face of the garage or carport to the property line facing 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 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 garages. Accessory units cannot be used to meet the requirement for deed restricted units.

**Figure 5-A: Cabin Housing Design**

