

The Future of Really Small Dwellings ... Or at least Moderately Sized Dwellings



**21st RMLUI Conference
Denver, March 1, 2012**

Don Elliott, FAICP, Clarion Associates

Outline

Other Types of Small Dwellings

What are They?

How to Planners Treat Them?

- Katrina Cottages
- Small Movables
- New Style Boarding Houses



But First, Some Fun



But First, Some Fun



But it's Good to be Prepared



But it's Good to be Prepared



Katrina Cottages

- Proposed as solution to post-hurricane housing shortage ... but not much used for that purpose
- An alternative to \$70,000 per FEMA trailer unit cost
- “The mission of the Katrina Cottage movement has been refined and expanded several times since Hurricane Katrina”



Katrina Cottages

Original design from
Duany Plater-Zyberk

Now several firms,
designs ...
and available as house
plans for sale

From 544 to 1,200 sf

With plans to expand
from 308 to 1,800 sf

Cusato Cottages, LLC

[HOME](#)[SELECT A PLAN](#)[ORDERING & BUILDING](#)[PHOTO GALLERY](#)[About the plans](#)

KC 544

[Buy Now](#)[KC 544](#)[KC 576](#)[KC 633](#)[KC 697](#)[KC 888](#)[KC 936](#)[KC 1112](#)[KC 1200](#)

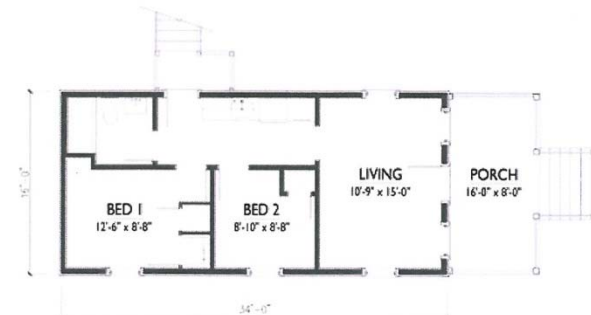
Designer Marianne Cusato
Bedrooms 2
Bathrooms 1
Ceiling height 9 feet
Conditioned living area 544 sq. ft.
Overall dimensions (including porch) 44'-0" long x 16'-0" wide

Notes

Compact and efficiently planned, this 2 bedroom cottage is perfectly sized to sit on the back of a lot as a guest house, or clustered with other cottages to create small villages.



Coming Soon:

[KC 308](#)[KC 416](#)[KC 612](#)[KC 1080](#)[KC 1185](#)[KC 1807](#)

Katrina Cottages

Cusato Cottages, LLC



HOME

SELECT A PLAN

ORDERING & BUILDING

PHOTO GALLERY

About the plans

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About the plans

The Katrina Cottage Series is **NOW AVAILABLE** at HOUSEPLANS.com.



Coming Soon:

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Katrina Cottages

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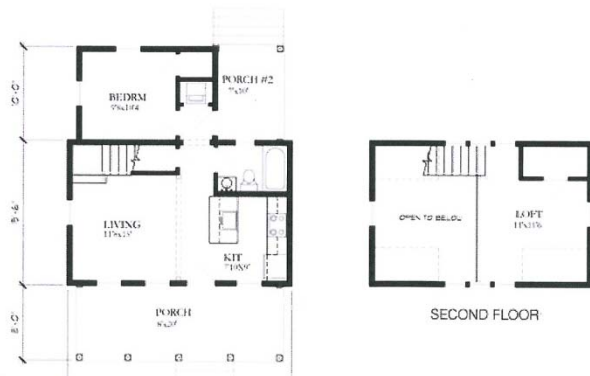
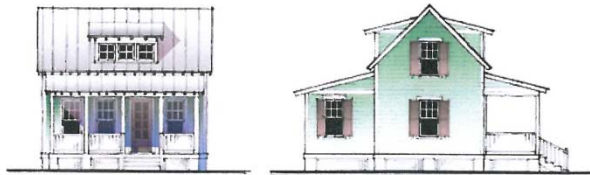
Designer Eric Moser
Bedrooms 1.5
Bathrooms 1
Ceiling height Varies
Conditioned living area 697 sq. ft.
Overall dimensions (including porch) 33'-6" long x 24'-0" wide
Notes A vaulted ceiling in the living room and sleeping loft define the open feeling of this plan, which is ideal for a starter house or vacation cabin.



[Buy Now](#)

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About the plans

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KC 888

Designer W.A. Lawrence, Inc.
Bedrooms 2
Bathrooms 1
Ceiling height 9 feet
Conditioned living area 888 square feet
Overall dimensions 62' 0" long x 25' 0" wide
Notes Designed with generously sized rooms, this quaint Acadian-style plan includes two bedrooms, each with its own bathroom. An optional bedroom addition extends this design to a 1,112-sq.ft. 3-bedroom/2-bathroom house.

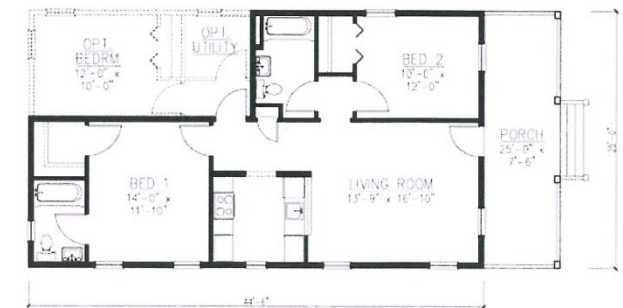
The KC 888 extends into the KC 1112.



[Buy Now](#)

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Katrina Cottages

How to Accommodate
Them in a Politically
Acceptable Way?

Require entire
developments so that no
one is surprised by the
result?

WHOA !!!

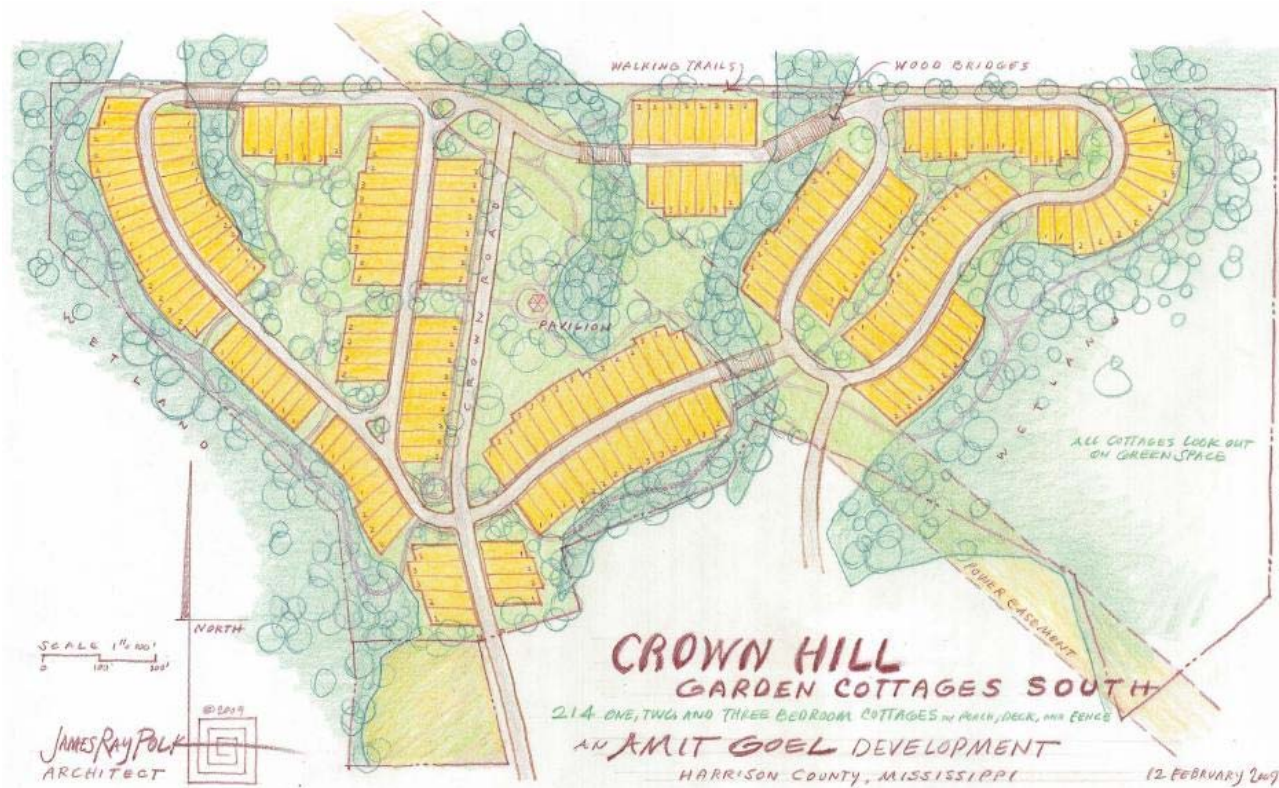
Slum-on-a-Grid?



Katrina Cottages

How to Accommodate Them in a Politically Acceptable Way?

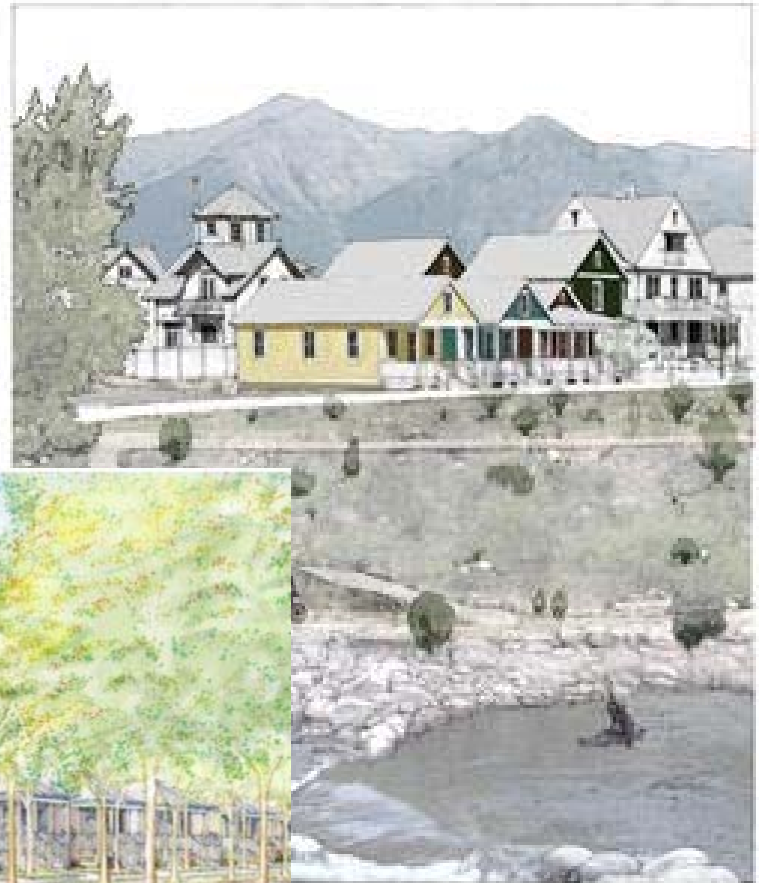
Not a whole lot better in a Design With Nature layout



Katrina Cottages

**“Many infill projects use versatile Katrina Cottages”
New Urban News – September 2011**

Buena Vista, CO
South Main Development



Katrina Cottages

Issues:

Narrow lots

- Work better in groups, but too many in one place can be oppressive
- Often requires different subdivision standards – like mobile home park standards

Surrounding character

- Can they be located on 50 or 70 foot wide lots?
- Most cities would not prevent that
- If you do, design standards can set minimum building widths – as for manufactured homes
 - Market will probably respond with wider but shallower homes

DON'T set minimum house size or minimum depth AND width standards – if you do you've missed the point

Tiny Houses



Tiny Houses

Box Bungalows

Zinn:

99 sf

Assembled Price:
\$14,000



Tiny Houses

Fencil:

130 sf

Assembled Price: \$50,000
Kit Price: \$24,000



<http://www.tumbleweedhouses.com>



Tiny Houses

What is it?

- Clearly a Trailer – they're built on utility trailer frames

Could it be put on a residential lot?

- Not in most cities – which (if they address it) would treat it as a mobile home and either limit it to mobile home parks or allow it into residential zone districts if it met design standards (that it cannot meet).

Could it be put in a mobile home park?

Could it be put in a campground and lived in?

Could it be installed as an accessory dwelling unit?

- Depends on your zoning, subdivision, building codes.

The more interesting question

- **SHOULD** these be accepted as a new form of living quarters?

New Rooming Houses

Rooming House Redux

*There's a market
for small, simple
housing for young
singles*

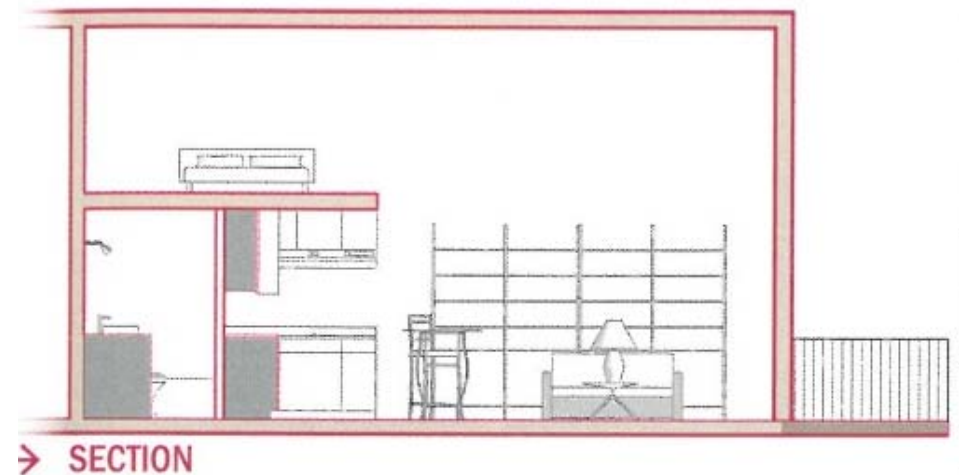
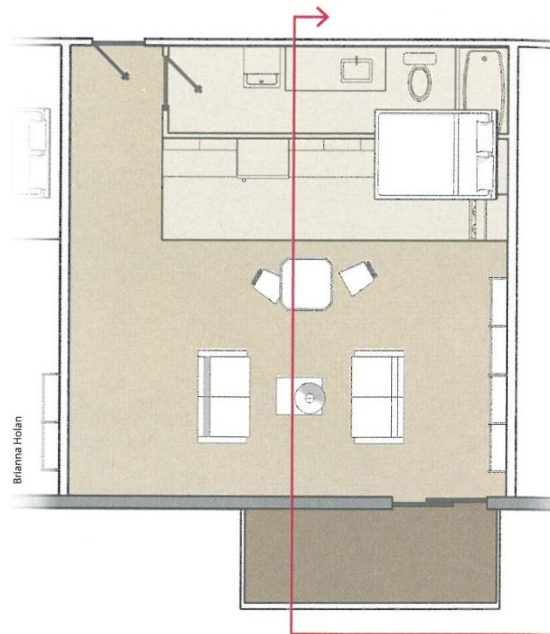
Planning Magazine
– Nov 2011



New Rooming Houses

“They spend time at coffee bars, in clubs, in parks and plazas, and at jobs (often long hours). They are basically looking for a safe place to sleep that has a private bath and is located reasonably close to all the other places they go.”

TYPICAL UNIT FLOOR PLAN





New Rooming Houses

“Rooming House” label used to avoid higher parking requirements applicable to apartments

- Of course, you could just lower the parking requirements

While “Rooming Houses” do not have to have individual kitchens, some zoning codes do not prohibit them

- But if they do have individual kitchens, it does raise the question “what’s the difference between a rooming house and an apartment?”

Sizes can get very small

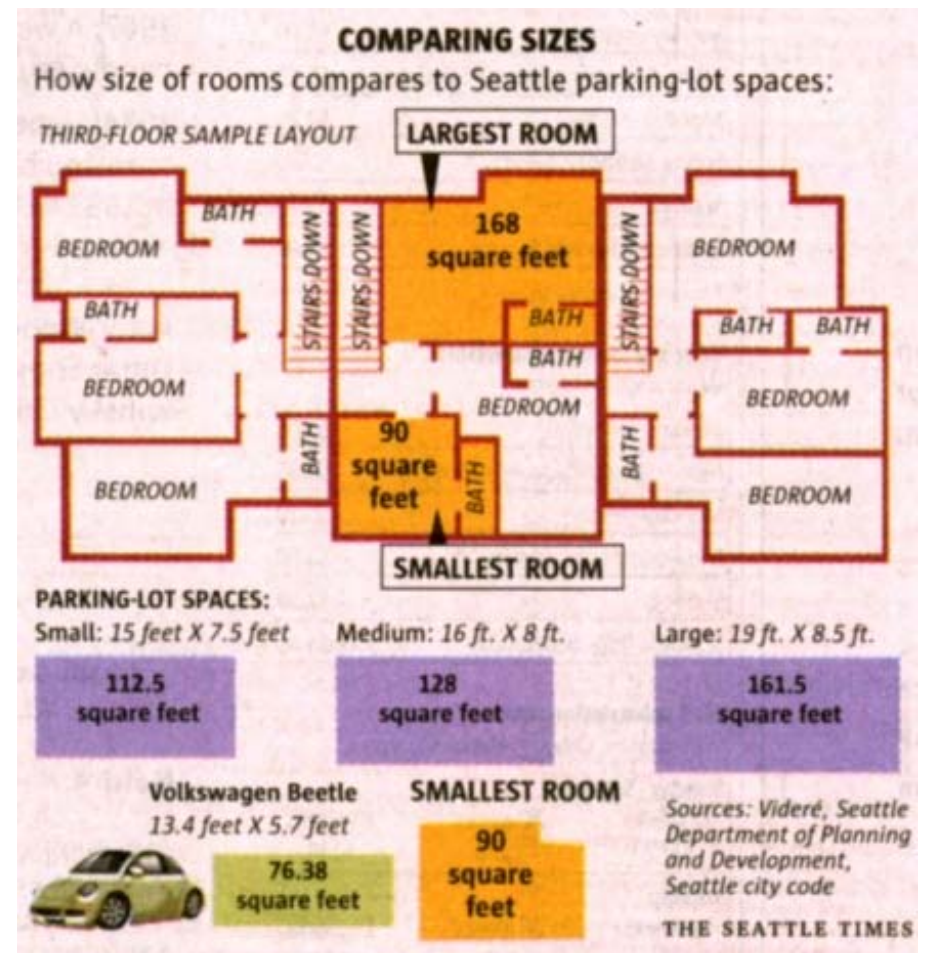
- Videre (Seattle): 90 to 168 sf
- Tree House (Palo Alto): 350 to 400 sf

New Rooming Houses

“Apodments”?

Shared kitchens

- 1 per 8 units



New Rooming Houses

Triple Bottom Lofts
(Not yet built)

36 units on ¼ acre

400-500 sf

Individual kitchens

In-house coffee bar

18 parking spaces

Secured bike parking

Rooftop chicken
coop?

Wind turbine?





New Rooming Houses

What is it?

- Either an apartment or a rooming house (or maybe an SRO) depending on your code

Could be blocked by:

- Minimum unit size requirements (Denver removed in 2010);
- Minimum lot size per unit requirements (pretty common);
- Minimum on-site parking requirements; or
- Maximum lot coverage/minimum on-site open space standards.

Make sure you are not unintentionally banning them based on outdated ideas of what they are.

The Small Condo

The 182 sf Condo (also in Seattle)



Questions and Discussion

