

South Kingstown, RI Cottage Community Regulations

Design Guidelines
Bulletin #1

July, 2021



A VISUAL GUIDE TO THE COTTAGE COMMUNITY DEVELOPMENT ORDINANCE:

PURPOSE

The purpose of this guide is to visually demonstrate the intent of the Cottage Community Development Ordinance. The following imagery and diagrams are intended to provide insight into the character of a cottage community as well as provide clarity to the zoning documentation.

Right: The cottage community of Riverwalk in Concord, MA. These cottages center on a common green which incorporates social gathering spaces, gardens, and stormwater management.



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COTTAGE COMMUNITY DESIGN STANDARDS:

In addition to dimensional regulations in Article 4 of the Town of South Kingstown Zoning Ordinance, the following regulations apply:



FRONT PORCHES:

Front porches face the common open space to create an active and welcoming environment.

DESIGN VARIETY:

Provide variety through color, material, height, roof shape, or entries to create visual interest and blend infill development within their context.

COMMON BUILDINGS:

Include amenities to increase opportunity for community gathering such as pavilions, outdoor fireplaces, and seating.

COMMON OPEN SPACE:

Include elements such as courtyards or landscaped gardens with buildings oriented toward the common open space to create an 'outdoor room' and increase sense of place.

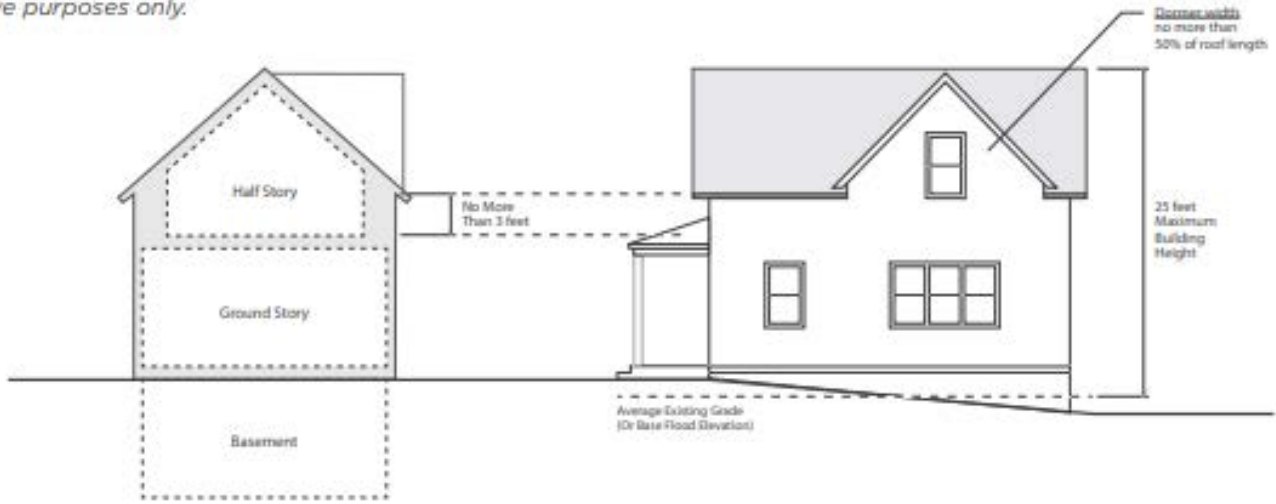
TRANSITION ZONES:

Semi-private planting areas between the cottage entry and edge of the common space provide a buffer between public and private zones, enhance privacy, and define outdoor spaces.



DIMENSIONAL REQUIREMENTS:

Note: Diagrams are for illustrative purposes only.



Open Space:

Total Common Space (min)	3000 sf
Common Space per Unit (min)	250 sf
Common Space Width (min)	20 ft
Distance Between Units (min)	10 ft
Transition Zone Width (min)	15 ft

Building:

Overall Height (max)	25 ft
Roof Pitch (min)	6:12
First Floor Area (max)	900 sf
Second Floor Area (max)	50% of First Floor
Dormer width (max)	50% of Roof Length



Covered Front Porch:

Area (min)	60 sf
Width or Length (min)	6 ft
Width or Length* (max)	10 ft

* A front porch may extend the full length of the facade or wrap around for a maximum length of 20 ft on either side.



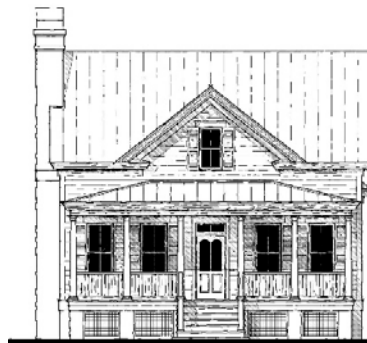
Example of a 1 1/2 story cottage style house with full width front porch on Hathaway Lane in the Village of Peacedale, RI.



Example of a 1 story cottage style house in the Village of Peacedale, with front porch and landscaping to transition from the street.

Cottage Community

Architecture – Acceptable Design



South Kingstown, RI
Planning Department

Town Hall, 180 High Street, Wakefield, RI

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