

## Frequently Asked Questions

### What happens to my trash service once I have a cottage home?

Upon completion of your cottage home, you may continue to use your existing trash and recycling receptacles; however, if you would like additional receptacles for the cottage home unit, you can contact City of Clovis Utilities at (559) 324-2600.

### Can I sell or rent out my cottage home?

Unfortunately, you cannot sell the cottage home; the owner of the primary residence must also remain the owner of the cottage home. However, you may use it as a rental or vacation rental, subject to compliance with the City of Clovis Development Code Section 9.58.065, Operating Standards for Short-Term Rentals.

### Can I participate in the Cottage Home Program even if I don't have alley access?

At this time, only properties that meet the Cottage Home Program criteria can participate in the program. However, if you would like to purchase the cottage home plans for construction as a standard Accessory Dwelling Unit (ADU), please contact CWB Designs at (559) 294-6534. If desired, a property owner can propose an ADU not under the Cottage Home Program, which would allow for increased square footage, subject to the Clovis Municipal Code. Standard ADU's would be subject to fees per the City's fee schedule. For more information on ADU's, please contact Maria Spera, Program Coordinator, at the information below.

### How much does it cost to construct a cottage home?

Construction costs vary depending on the type and cost of materials used. However, participants of the cottage home program have indicated anywhere between \$60,000 and \$100,000, depending on if it is done as an owner/builder or through a contractor.


### I have multiple properties with alley access; can I participate in the Cottage Home Program more than once?

Yes! As long as your property meets the criteria, you can participate in the Cottage Home Program on multiple properties. In fact, there have already been participants that have completed more than one cottage home.

For more information or to make an appointment, please contact:

**Maria Spera**, Program Coordinator

 [cottagehomes@cityofclovis.com](mailto:cottagehomes@cityofclovis.com)

 559-324-2355

 [www.ClovisCottageHomes.com](http://www.ClovisCottageHomes.com)

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## Cottage Home Program



Winner of the Silver  
2019 National Planning Achievement  
Award for a Best Practice



The **Cottage Home Program** was originally created to encourage infill residential development in the Old Town Clovis area, where properties have access to alleyways. Due to its early success, however, the Cottage Home Program will be made available to qualifying properties citywide starting May 2019! Three (3) plans, **FREE** of charge have been developed to fit a variety of property configurations. These cottage homes, of less than 450 square feet, are intended to face onto alleys and provide for a unique pedestrian street environment.

### THE REQUIREMENTS

- ◆ Property must be located in Clovis city limits.
- ◆ Property must have access to an alley.
- ◆ Property must be zoned R-1.
- ◆ Property must have adequate space to accommodate the unit and its one required parking space (10' x 20').
- ◆ Cottage home must have access to utilities.



**PLAN 1** (397 SQ.FT.)



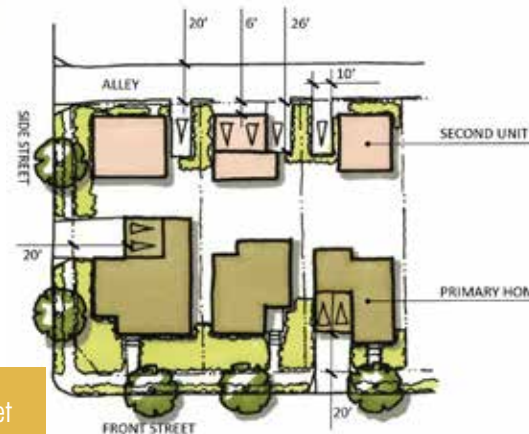
**PLAN 2** (378 SQ.FT.)



**PLAN 3** (495 SQ.FT.)

## THE PROCESS

- 1** Preliminary meeting to see if property qualifies for the Cottage Home Program.
- 2** On-site meeting to evaluate property and to determine the best layout of the cottage home.
- 3** A cottage home Application Packet will be given to the property owner with all the required submittal forms.
- 4** Permits will be issued approximately 10 days after the packet has been submitted.



ESTIMATED FEES*	PLAN 1	PLAN 2	PLAN 3
<b>COTTAGE HOME PLANS</b>	<b>FREE</b>		
<b>PLAN CHECK</b>			
<b>BUILDING PERMITS</b>	\$1,100		\$1,600
<b>REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)</b>	\$1,700		

\*The fees are estimates of City of Clovis building permit fees as of April 2019 and do not include any other costs or fees that may be applicable from outside agencies. Actual fees will be calculated at the time of application submittal.