









### ***Micro-lodge Transient Lodging ~ from the Zoning Text***

**Description:** Up to fifty (50) detached, cabin-like structures, which may include sleeping, bathroom and cooking facilities for transient guests. Exterior appearance and such characteristics as size, number of sleeping rooms, architectural style and features, roof pitches, fenestration, durable interior and exterior finish materials and colors and so on, are intended to be considerably varied, diverse and non-uniform.

**Size Requirements:** Each micro-lodge shall be a minimum of 150 to maximum of 750 in habitable square feet as measured to the exterior of the walls.

**Height Regulation:** No micro-lodge shall exceed 20' in height as measured from the exit grade to the roof peak.

**Setbacks:** There shall be a minimum separation between micro-lodges of 8 feet, and there shall be no permitted permanent obstructions allowed within this setback.

**Building Cluster Perimeter:** The locations of the micro lodges are indicated by a designated building cluster perimeter as shown in the approved site plan. A building cluster represents the outside limits of the available building footprint area. In no case shall any building element (including patios, porches or balconies) extend outside of the predetermined cluster perimeter. Phased installation, replacement and relocation of micro-lodges from time to time shall be permitted provided they meet the height and bulk requirements and design guidelines, and the locations within the clusters adhere to the approved site plan.

**Individual Micro Lodge Plans:** The final architectural and landscaping details for the micro lodges shall be approved by the staff of the Urban Design Commission prior to issuance of permits for construction. Plan submittals shall include a detailed site plan, contextual site information, building elevations with materials and colors, and a landscaping plan with size and species of landscape materials to be planted. Staff shall approve the plans based on the general design guidelines provided in paragraph entitled Design Guidelines. Any appeal of the staff decision shall be made to the Urban Design Commission for consideration.

### ***Micro-Lodge Design Guidelines and Materials:***

**Building Massing:** The overall volume of each micro-lodge building is limited both by the building footprint and building height. The massing of the building will provide appropriately-scaled elements and facades. A variety of roof forms and wall elements will be used to define the massing of the buildings. These elements will be further articulated through the selection of exterior materials and detailing.

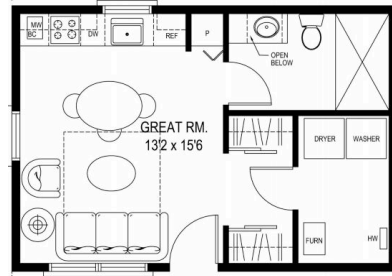
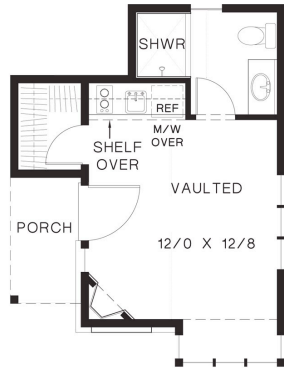
**Exterior Materials & Details:** The material choices for the micro-lodges will be varied, diverse and non-uniform throughout the development. Materials used will be masonry, fiber-cement, recycled and reused materials, wood or composite wood siding, metal, and wood trim elements; the use of vinyl, EIFS or similar synthetic stucco shall be limited. The exterior materials will be used to differentiate the different elements of the buildings and to provide building facades with appropriate balance, proportion and detailing.

**Windows:** Windows may be wood, aluminum-clad wood, vinyl, pultruded fiberglass, thermally-broken aluminum and other corrosion-resistant metals and composites and combinations.

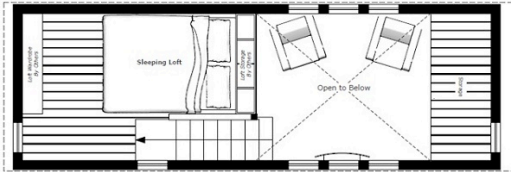
**Roofs:** The roof forms may include hipped and gable roofs, shed roofs, domed, curved and barrel vaults, low-slope with or without parapets and rain scuppers. Roofing materials may include metal, tile, cedar or other wood shingles, recycled roofing, ecological composites or living (planted) roofs. Roof soffits, if present, may be beaded vinyl, wood, aluminum or other metal, cement fiber or other composite, or may be open eave.

**Detailed Landscaping:** The approved landscaping plan shows site and common area plantings. Plantings adjacent to the micro-lodges will vary to accommodate the actual building footprint and orientation and will incorporate a mix of plantings from the provided plant list.

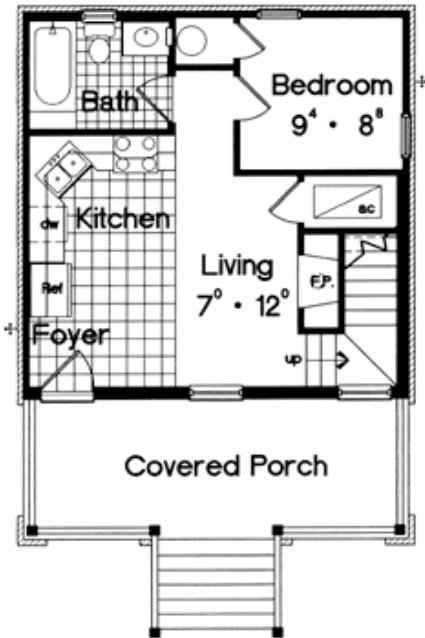
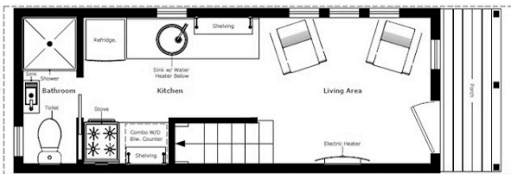
**Floor Plans:** Below is a sampling of floor layouts of commercially available 'tiny home' structures, to illustrate the general type that this project will utilize as micro-lodges. They are reproduced here to the same scale, and vary in size from roughly 150 sq.ft. to ±700 sq.ft. of habitable space.



Upper Loft



First Floor



First Floor

Upper Loft

