

City Cottages in Pocket Neighborhoods.

Cottages are small single-family homes with living/dining areas, bedrooms, bathrooms and kitchens plus a large usable porch serving as outside living space. City Cottage residents do best in villages of six to twelve homes focused on a common open space.

City cottages are not “tiny houses”, mobile homes or accessory dwelling units. They have many of the same characteristics, but city cottages are permanent, stick/block-built, stand-alone dwellings with the ability to be sustainable for many years. When constructed with green construction methods, materials and fixtures, the cottages provide a durable and sustainable living environment.



Micro Cottages on Vaughan.

Three examples are cited below. Two are built: A new one, **Micro Cottages on Vaughan**, in Clarkston GA developed by The MicroLife Institute and an older **Lake Davis Village** in Orlando built in 1948. Both have homes of about 500 square feet clustered around a central space with common parking, trash collection and mail box areas. Landscaping and architecture offer visual and functional benefits. A third, **New Oaks Pocket Neighborhood in Lake Wales FL** was recently approved for development.

The Vision for a Micro Cottage Village is to be a sustainable community with like-minded people interested in a small and simple living environment close to urban amenities and public transportation. A sense and reality of “community” is the foundational spirit of the Village.

Maintenance over time is always a concern. Common area maintenance is important as is long-term thinking about renewal and replacement of infrastructure and structural aspects of the homes and the community. The management arrangement relies on residents to govern themselves with contractors handling the regular and periodic physical work as required.

Development of a Micro Cottage Village requires at least one-half acre of developable land for eight units as experienced by MicroLife in Georgia. Green construction methods, materials and fixtures require higher upfront costs in order to reduce long-term expenses. Solar panels and other conservation equipment and methods not only help reduce operating costs but also provide water and electricity during emergency situations. Financing, regulations and public attitudes are changing to encourage the development of Micro Cottages and their Villages.

FROM...



Micro Cottages on Vaughan.



LINK: <https://www.microlifeinstitute.org/>



Georgia's First Tiny Home Village Now Open, and Sold Out

Eight single-family houses on a half-acre of land.

July 25, 2021, 5:00 AM PDT

By [James Brasuell](#) @CasualBrasuell

LINK: <https://www.planetizen.com/>

WHO WE ARE

LINK: <https://www.microlifeinstitute.org/>

The **MicroLife Institute** is a 501(c)3 non profit based in Atlanta GA. We embrace the ideals of “Less Is more” and advocate for better zoning policy to allow for housing to be built for the good of connecting community. We educate, advocate, focus on research and pilot projects that demonstrate this philosophy to create change across the world. The **MicroLife Institute** is a hub that connects individuals, policy makers, and professionals to rethink how we utilize space inside the walls of a structure and beyond while building community and social conscience. This institute focuses on others and helping them see how less space could mean more life.

Cottages on Vaughan Drone

Nov 9, 2021 [8:24]

LINK: https://www.youtube.com/watch?v=ng6k76_85V00

DeKalb County Cottage Ordinance Discussion -

Jan 27, 2022 [59:09]

LINK: <https://www.youtube.com/watch?v=SMHYfzV4D8I>

VISION & MISSION

VISION:

Improving the world through micro living.

MISSION:

MicroLife Institute is dedicated to promoting a better quality of life utilizing micro living principles through education, advocacy, research and demonstrations.



MICRO HOUSE RESOURCES

The resources found in this section [[LINK: https://www.microlifeinstitute.org/tiny-house-resources](https://www.microlifeinstitute.org/tiny-house-resources)] are offered as a courtesy to those seeking to learn more about tiny house living. We have had first-hand experiences with many of the organizations that are included, but please do your own due diligence when contacting any company or person listed here. **MicroLife Institute** does not specifically endorse any organization, other than our own.

- Find a [builder](#) for your tiny dream home
- Find tiny house [communities](#)
- Attend tiny house [events](#)

RECOMMENDED WEBSITES:

[Accessory Dwelling Unit Info](#) - "A one-stop source about accessory dwelling units, multigenerational homes, laneway houses, ADUs, granny flats, in-law units..."

[ADU Designs](#)- A great website that sells super affordable plans for well laid out tiny houses on foundations that can be used as accessory dwelling units or stand alone homes.

[American Tiny House Association](#) - "Our goal is to support tiny house enthusiasts who are seeking creative and affordable housing as part of a more sustainable and self-reliant lifestyle. What can you gain here?"

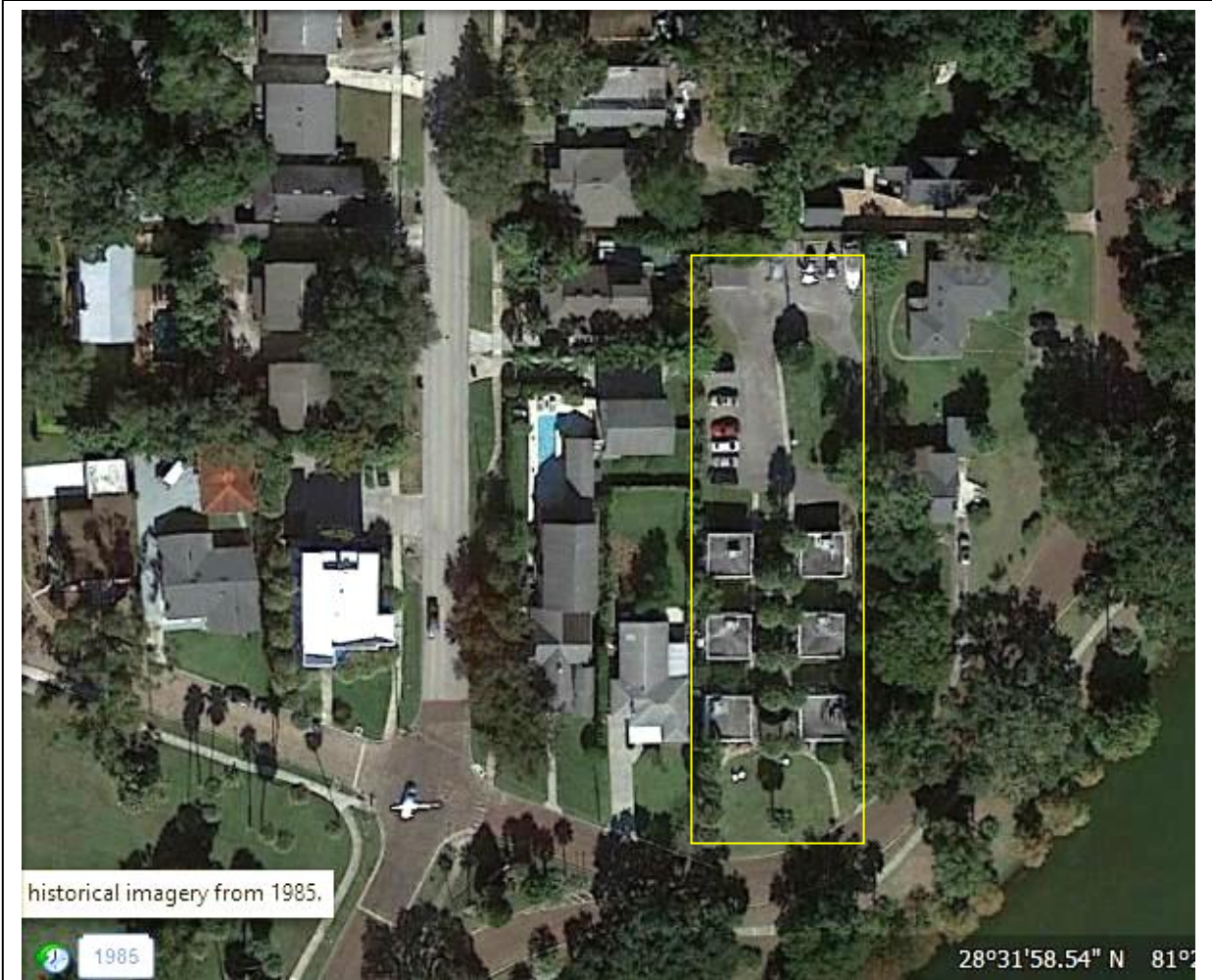
- Find [model codes](#).
- Review [construction guidelines](#) for tiny houses and provide feedback.

[Houseplans](#) - A great website to buy house plans at a reasonable price. Search for small homes designed by architects including Bruce Tolar.

[Missing Middle Housing](#) - "Missing Middle" was coined by Daniel Parolek of Opticos Design, Inc. in 2010 to define a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.

AND MANY MORE LINKS TO RESOURCES AT: <https://www.microlifeinstitute.org/tiny-house-resources>

Micro Cottages, Lake Davis Village, Orlando.



711 N. Lake Davis Drive, built 1948, [unchanged since 1985 photo].

- Six Cottages, 24'x24' = 586 sf.; 2BR, 1 Bath.
- Lot, 302'x100' = 30,212 sf, 0.69 acre.
- Amidst a single-family neighborhood.



View from Back w/ Parking field and area for Trash Receptacles.



Front View from Lake Davis Dr: Single family homes on both sides.

New Oaks Pocket Neighborhood.

Lake Wales FL

LINK to newspaper story: <https://www.theledger.com/story/business/real-estate/2021/09/01/developers-propose-small-scale-pocket-neighborhood-near-scenic-highway/5576349001/>



PROJECT RENDERINGS
SCALE: NOT TO SCALE

LAKE WALES — Two Miami-based developers believe they can bring the "missing middle" to Lake Wales in the form of a "pocket neighborhood."

Victor Dover and Mari Chael purchased two vacant acres just north of State Road 60 and the bank of the Scenic Highway and State Road 60 overpass in December of 2019. Rather than put up a giant office site with parking, a hotel or an apartment complex, the couple decided a pocket neighborhood would be the best use of the space.

At the new development in question, called the New Oaks Pocket Neighborhood, small homes and commercial spaces will surround a garden courtyard. The idea is that neighbors can gather at a central, cared-for green space, rather than filling available land with large houses and yards.



The two acres in question are currently zoned for commercial use with some residential allowances. Dover and Chael have requested a special exemption use permit for a mixed use planned development project for the pocket neighborhood, which will allow for flexible commercial or residential uses in all of the planned buildings.

At a special meeting Tuesday, the Lake Wales Planning and Zoning Board unanimously recommended approval of the project to the City Commission, who will hear the presentation on the neighborhood Sept. 21 [2021]. The board made some changes to the staff recommendation, clarifying language on setbacks and building heights.

The neighborhood will be developed in phases and slowly; Dover said construction will kick off in 2022 but the neighborhood will take between 10 and 20 years to complete. The neighborhood is projected to include small residential structures such as micro-cottages, bungalows and rowhouses. There will eventually be two small apartment buildings. There will also be 11 x 11 art studio outbuildings, meant to function as workspaces for artists and makers, and other commercial spots.

There will be 23 "principal units" and eight "accessory units," according to the planning and zoning agenda.

"In Lake Wales, we've found there are a lot of single-family detached houses that are fairly sizeable and on big lots and then there are apartment complexes where there's a whole lot of multifamily units grouped together. There's not much of that missing middle," Dover said. "We think we're going to discover there's a pent-up demand for it because nobody else is offering it."





Parking is limited to 31 spaces, mostly on the perimeter of the neighborhood — as is the intended case for pocket neighborhoods — with some under the rowhouses. There are three additional parallel parking spaces along Scenic Highway, including a handicapped parking space.

"We're excited to contribute to the placemaking in Lake Wales. Lake Wales is wonderful, [it has] art space, it has good bones and it's coming back from its sleepy period. It's coming back to life," Chael said. "It's time to bring back the city in the garden — the renaissance of the city in the garden."

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