



The Cottage Home Program was created to develop a streamlined process to encourage infill residential development in the City of Chowchilla and to help the City meet its housing demand goals. Additionally, this program will also expand affordable housing options and will introduce a new source of income for property owners.

Three (3) plans, FREE of charge have been developed to fit a variety of property configurations.

These cottage home plans range in size from approximately 400 square feet to 700 square feet.



<https://cityofchowchilla.org>



How It Works

STEP 1

- Preliminary meeting with staff to see if property qualifies for the Cottage Home Program.

STEP 2

- On-site meeting to evaluate property and to determine the best layout of the cottage home.

STEP 3

- A cottage home Application Packet will be given to the property owner with all the required submittal forms.

STEP 4

- Permits will be issued approximately 10 days after the completed packet has been submitted.



PREREQUISITES

- Property must be located in Chowchilla city limits.
- Property must be located in a zoning district that allows for Accessory Dwelling Units.
- 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.

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 Chowchilla Utilities at (559) XXX-XXXX.

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 applicable regulations.

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.

Estimated Fees Chart