

## **Parking Requirements and Traffic: Actual Numbers and Oversight**

**The Issue:** Some residents worry that cottage homes will cause parking spillovers or add too much traffic to nearby streets. These concerns are understandable, but the ordinance includes clear, enforceable rules for parking and circulation. Traffic impacts are reviewed through standard engineering and agency processes before any project can be approved.

**The Fact:** Georgetown's Cottage Housing Development ordinance requires specific parking minimums, defined placement of parking areas, and full DelDOT and Planning Commission oversight. Every proposed project must prove, with documentation, that it meets all parking and traffic standards, and will not cause civic disruptions.

### **Clear Parking Requirements Every Applicant Must Meet**

The ordinance includes straightforward requirements for all Cottage Housing Developments. These requirements apply to every applicant and development, without exception:

- 1.5 parking spaces for every one-bedroom home
- 2 parking spaces for every home with two or more bedrooms
- Parking may not be placed in front of cottages or between cottages and common open space
- Parking must be screened, landscaped, or placed to the side or rear of the property
- Parking must meet all Town Development Design Standards

These rules prevent front-yard parking, clutter, and the appearance of overcrowding. They also ensure that parking is architecturally planned as part of the entire site, not tacked on later.

### **How Traffic Impacts Are Reviewed**

Traffic safety and street capacity are evaluated through established state and local processes. Before any Cottage Housing Development can move forward, a project must:

- Undergo review by DelDOT, which examines sight lines, access points, turning movements, and roadway capacity
- Submit a site plan to Georgetown's Planning Commission, showing safe access, sidewalks, and internal circulation

- Follow established public consultation norms and timelines
- Receive review and approval from the Planning Commission and Council, which can require revisions if concerns arise

No development can receive final approval unless DelDOT and the Town confirm that the local street network can safely support it.

### **Why Cottage Homes Do Not Create Heavy Traffic**

Cottage homes are designed for:

- Local workers who already commute into Georgetown for jobs
- Young adults and new graduates who often work in-town or nearby or Work From Home
- Seniors who tend to drive less and have predictable travel patterns
- Veterans who prefer modest, walkable neighborhoods

Because cottage housing serves existing residents and workforce households, it does not produce large spikes in new travel demand. Trips are shorter, and many daily needs are within walking or bicycle distance.

Cottage neighborhoods also include:

- Attractive, paved internal sidewalks and pathways
- Compact design that encourages walking
- Shared open spaces that reduce unnecessary car movements within the site

These features support safe, predictable traffic patterns and reduce the need for vehicle trips for short errands.

### **What This Means for Georgetown**

- Parking will not overflow into nearby neighborhoods if a project meets the ordinance's minimums, which are comparable to or greater than many small-lot subdivisions.
- Traffic will be evaluated by qualified engineers and by DelDOT, not decided through speculation or fear.
- Applicants must solve parking and traffic issues on-site as part of project design. If they cannot, the project does not move forward.

### The Bottom Line

Cottage Housing Developments must meet some of the clearest parking rules in Georgetown's zoning code.

Every project must document that it has enough parking, safe access, and manageable traffic impacts.

These standards, combined with state and local oversight, ensure that cottage homes fit comfortably into Georgetown's transportation network without burdening nearby streets.

**There are more than 35 comparable cottage housing developments across the United States. The oldest opened in 2003. Cottage housing is normal, safe, and mature.**

