

**Chapter 16.30
ZONING DISTRICT R-2.5**

16.30.000 Purpose

The purpose of the R-2.5 District is to provide for the development of [multi-family high density](#) housing, and to implement the housing policies of the Comprehensive Plan.

16.30.005 Permitted Uses

Permitted uses are subject to the requirements of the Design Review section of this chapter, if applicable. Refer to Zoning Code Use Table.

- A. [Single family detached dwelling](#)
- B. Accessory Dwellings, Subject to Chapter 16.105, Accessory Uses, Structures & Dwellings
- C. Accessory Structures related to residential uses, Subject to Chapter 16.105, Accessory Uses, Structures, & Dwellings
- ~~D. Child Care, Certified Home~~
- ~~E. Child Care, Registered Home~~
- ~~F. Duplexes, Subject to Chapter 16.100, Duplex, Triplex, and Attached Single Family Dwellings~~
- ~~G. Home occupations, Subject to Chapter 16.85, Home Occupations~~
- ~~H. Manufactured Homes, Subject to Chapter 16.110, Manufactured Homes~~
- ~~I. Manufactured Home Parks, Subject to Chapter 16.110, Manufactured Homes~~
- ~~J. Multi-family dwellings, Subject to Chapter 16.175 Multi-Family Dwelling(s) Section and Chapter 16.100, Duplex, Triplex, and Attached Single Family Dwelling~~
- ~~K. Planned Unit Development, Subject to Chapter 16.140, Planned Unit Development~~
- ~~L. Residential Facility~~
- ~~M. Residential Homes~~
- ~~N. Single family attached homes row houses, 4 units. Subject to Chapter 16.100, Duplex, Triplex, and Attached Single Family Dwellings~~

~~O. Single family detached dwelling~~

~~P. Townhomes/condominiums, subject to Subject to Chapter 16.175, Multi-Family Dwelling(s) Section and Chapter 16.100, Duplex, Triplex, and Attached Single Family Dwelling~~

~~Q. Triplexes, Subject to Chapter 16.100, Duplex, Triplex, and Attached Single Family Dwelling~~

16.30.010 Conditional Uses

Conditional uses are subject to the requirements of the Design Review of this chapter, if applicable. Refer to Zoning Code Use Table.

The following uses and their accessory structures may be permitted in the R2.5 District when authorized by the Planning Commission pursuant to Conditional Use Permit.

A. Bed & Breakfast

B. Extended Care Facility / Convalescent / Nursing Home

C. Child Care, Certified Center

D. Civic/Governmental Use

E. Educational Facility

F. Places of Worship

G. Fraternal Lodge

H. Utility Facilities

I. Child Care, Certified Home

J. Child Care, Registered Home

K. Duplexes, Subject to Chapter 16.100, Duplex, Triplex, and Attached Single Family Dwellings

L. Home occupations, Subject to Chapter 16.85, Home Occupations

M. Manufactured Homes, Subject to Chapter 16.110, Manufactured Homes

N. Manufactured Home Parks, Subject to Chapter 16.110, Manufactured Homes

O. Multi-family dwellings, Subject to Chapter 16.175 Multi-Family Dwelling(s)Section and Chapter 16.100, Duplex, Triplex, and Attached Single Family Dwelling

P. Planned Unit Development, Subject to Chapter 16.140, Planned Unit

Development

Q. Residential Facility

R. Residential Homes

S. Single family attached homes row houses, 4 units. Subject to Chapter 16.100, Duplex, Triplex, and Attached Single Family Dwellings

T. Townhomes/condominiums, subject to Subject to Chapter 16.175, Multi-Family Dwelling(s) Section and Chapter 16.100, Duplex, Triplex, and Attached Single Family Dwelling

U. Triplexes, Subject to Chapter 16.100, Duplex, Triplex, and Attached Single Family Dwelling

16.30.015 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the R 2.5 District except for modifications permitted under Lot, Building, & Yard Exceptions or Planned Unit Development sections of this chapter. ~~In addition, a minor adjustment of up to 10% of the required setback, area, lot size, lot depth or lot width may be granted by the City pursuant to Variance section of this chapter provided the adjustment complies with administrative variance review criteria.~~

A. Lot/Parcel Size

1. Single-family dwelling shall have a 4,000 square feet minimum

2. Lots created by subdivision shall have a maximum lot size of 6,000 per dwelling unit.

3. Two-family dwelling (duplexes), Triplexes & attached single family dwellings: 3,500 square feet per unit minimum lot size

4. Multi-family dwelling developments (greater than 3 units): 3,000 square feet minimum foot lot;

5. All other uses 4,000 square feet minimum

- ~~• Lots created by subdivision: 6,000 square feet maximum lot size per dwelling unit~~
- ~~• Single-family dwelling: 2,500 square feet minimum~~
- ~~• Multi-family dwellings less than 3 units and attached single family dwellings: 2,500 square feet per unit minimum lot size~~

- ~~Multi-family dwelling developments greater than 3 units require 10,000 square feet minimum lot size~~
- ~~All other uses 4,000 square feet minimum~~

B. Lot/Parcel Depth and Width

- No minimum lot width or depth.

C. Setback Requirements

Principle structures, accessory dwellings and accessory structures with a floor area greater than 200 square feet shall maintain the following minimum yard setbacks except that development on flag lots shall be subject to the setback standards for Flag Lots.

1) Front Yard:

- For all structures: 10 feet
- Garage: 20 feet

Garages, carports, accessory dwellings and accessory structures shall be flush with, or recessed behind, the front building elevation of the principle structure.

2) Rear Yard:

- street-access lots 10 feet
- alley-access lots 6 feet
- Accessory Structures and Accessory Dwellings 5 feet

3) Side Yard:

- Side yards should be established to create separation between structures and meet fire codes and provide space for pervious surface area
- Single family dwellings created by subdivision must have at least one side yard
- Adjacent to street - 10 feet plus additional necessary to comply with the standards of Clear Vision Areas section of this chapter.
- Accessory Structures and Accessory Dwellings - 5 foot Adjacent to street setback, except as provided for in the Accessory Use, Structures and Dwellings section of this chapter.

4) Flag lots approved:

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10 feet for all yards, except that the yard facing the garage shall be a minimum of 20 feet.~~for the yard facing a garage.~~
~~The yard facing the garage shall be a minimum of 20 feet.~~

5) Height of Buildings

Buildings shall not exceed a height, measured from grade, of 35 feet ~~or two and a half stories, whichever is less.~~ Accessory dwellings ~~(excluding and~~ accessory structures) shall not exceed 25 feet ~~in height.~~

6) Lot/Parcel Coverage

In the R-2.5 District, the maximum lot coverage for impervious surfaces shall not exceed 65%.

16.30.020 Parking Requirements

Parking requirements are specified in Chapter 16.155 Off Street Parking and Loading.

16.30.025 Development Standards

The following standards will be applied to all single family dwellings (site-built, modular and manufactured homes) to be constructed or located in the City of North Plains:

- A. All units shall utilize at least two of the following design features to provide visual relief along the front of the home:
 1. dormers;
 2. gables;
 3. recessed entries;
 4. covered porch entries;
 5. cupolas;
 6. pillars or posts;
 7. bay or bow windows;
 8. eaves (minimum 6" projection);
 9. offsets on building face or roof (minimums 16")

- B. All manufactured homes shall also comply with the requirements of the Manufactured Homes section of this chapter.