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Chapter 16.25
HOW LAND MAY BE USED AND DEVELOPED
ZONING DISTRICT R-5

16.25.000 Purpose

The purpose of the R-5 District is to provide for the development of single family residential uses and limited multi-family residential uses, and to implement the housing policies of the Comprehensive Plan.

16.25.005 Permitted Uses

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

A. Single Family detached dwellings

A.B. Accessory Dwellings, Subject to Chapter 16.105, Accessory Uses, Structures, & Dwellings.

B.C. Accessory Structures related to residential uses, Subject to Chapter 16.105, Accessory Uses, Structures, & Dwellings

Accessory Structures related to residential uses, Subject to Chapter 16.105, Accessory Uses, Structures, & Dwellings

A. Child Care, Certified Home

B. Child Care, Registered Home

C. Duplex dwellings, Subject to Chapter 16.105, Duplex, Triplex, and Attached Single Family Dwellings

D. Home occupations, subject to Chapter 16.85, Home Occupations

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

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

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

H. Residential Home

I. Single family attached homes/row houses. Subject to Chapter 16.100, Duplex, Triplex, and Attached Single Family Dwelling

J. Single family detached dwelling

16.25.010 Conditional Uses

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

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

- A. Bed & Breakfast
- B. Child Care, Certified Center
- C. Civic /Governmental Use
- D. Educational Facility
- E. Extended Care Facility / Convalescent / Nursing Home
- F. Fraternal Lodge
- G. Places of Worship
- H. Utility Facilities
- I. Child Care, Certified Home
- J. Child Care, Registered Home
- K. Duplex dwellings, Subject to Chapter 16.105, 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. Planned Unit Development, Subject to Chapter 16.140, Planned Unit Development
- P. Residential Home
- Q. Single family attached homes/row houses. Subject to Chapter 16.100, Duplex, Triplex, and Attached Single Family Dwelling

16.25.015 Dimensional Standards

The following dimensional standards are the minimum requirements for all development in the R5 District except for modifications permitted under the 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. For land within the city limits of the City of North Plains as of July 1, 2004, a minor adjustment of up to 10% of the lot size may be granted by the City pursuant to the Variance Review section of this chapter.~~

A. Lot/Parcel Size

1. Single family detached dwelling - 5,000 square feet minimum

- ~~• Within a Planned Unit development - 4,000 square feet minimum~~
- ~~• Lots created by Subdivision - 6,000 square feet maximum~~

2. Two family dwelling (duplex), triplex & attached single family dwelling - ~~45,000~~ 45,000 square feet minimum per unit

3. All other uses - 5,000 square feet minimum

4. Lots created by Subdivision shall have a 7,500 square feet maximum

B. Lot/Parcel Depth and Width

1. The minimum average lot width shall be 40 feet, ~~except that lots for attached single family dwellings may have a minimum average lot width of 25 feet.~~

2. The minimum average lot depth shall be 80 feet.

Minimum Setback Requirements

Principle structures, accessory dwellings 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 of 16.125.010(C):~~

1. Front Yard

- Garage - 20 feet
- All other structures - 15 feet

With alley access 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

- Interior – 5 feet
- adjacent to street - 10 feet plus additional necessary to comply with the standards of the Clear Vision Areas section of this chapter
- Accessory Structures and Accessory Dwellings:
 - ~~5 foot feet Side Yard (adjacent to street) setback, except as provided in the Accessory Uses Structures and Dwellings section of this chapter~~interior.
 - 10 feet Side Yard adjacent to street setback

4. Flag Lots

~~All yards shall have setbacks of 10 feet, except that the yard facing the garage shall be a minimum of 20 feet.~~
Flag lots are subject to the standards set forth in Chapter 16.125.010.C.

5. Height of Buildings

Buildings shall not exceed a height, measured from grade, of 35 feet. Accessory dwellings and accessory structures shall not exceed 25 feet.

6. Lot/Parcel Coverage

In the R-5 District, the maximum impervious surface lot coverage shall not exceed 65%~~the following percentage~~ of the total area of atheny lot.

- ~~Single family detached dwellings—65%~~

~~• Duplexes, triplexes and single family attached dwellings – 65%~~

~~• Non-residential uses – 65%~~

16.25.020 Parking Requirements

At least two (2) off-street parking spaces shall be provided for each single family detached dwelling unit. Parking requirements for all other uses are specified in Off Street Parking and Loading of this chapter.

16.25.025 Development Standards

A. 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:

All single family 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.

C. Different home designs in developments(minimums)(as measured by different roof

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lines and/or window size and placement and/or entrance placement) (reverse designs don't count)

- 2 for developments <5
- 3 for developments <12
- 4 for developments >12
- 25% or more single level homes for developments over 3

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