

Chapter 16.020
ZONING DISTRICT R-7.5

16.020.000 Purpose

The purpose of the R-7.5 District is to provide for the development of residential uses, and to implement housing policies of the Comprehensive Plan.

16.020.005 Permitted Uses

Permitted uses subject to the requirements of Chapter 16.175, Design Review if applicable. Refer to Zoning Code Use Table.

- A. Single family detached dwellings
- B. Accessory Dwellings and Accessory Structures, Subject to Chapter 16.105, Accessory Uses, Structures & Dwellings
- C. Home occupations, administrative, subject to Chapter 16.85, Home Occupations.
- D. Certified Family Child Care Home
- E. Residential Home

16.020.010 Conditional Uses

Subject to the requirements of Chapter 16.175, Design Review, if applicable and the Development Standards section of this chapter. Refer to Chapter 16.015, Zoning Code Use Table.

The following uses and their accessory structures may be permitted in the R-7.5 District when authorized by the Planning Commission pursuant to this Conditional Use Permit section of this chapter.

- A. Civic /Governmental use
- B. Educational Facility
- C. Residential Facility
- D. Extended Care Facility / Convalescent / Nursing Home
- E. Home Occupations, exceeding administrative as defined and subject to Chapter 16.085, Home Occupations.
- F. Manufactured Homes, subject to Chapter 16.110, Manufactured Homes
- G. Planned Unit Development, subject to Chapter 16.140, Planned Unit Development
- H. Fraternal Lodge

- I. Places of Worship
- J. Utility Facilities

16.020.015 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the R-7.5 District except for modifications permitted under Lot, Building, & Yard Exceptions, Chapter 16.115, or the Planned Unit Development, Chapter 16.140.

A. Lot/Parcel Size

- 1. All uses: 7,500 square feet minimum
- 2. Subdivisions greater than 10 acres must average a minimum of 4 dwelling units per net acre

B. Lot/Parcel Depth and Width

- 1. The minimum average lot width shall be 60 feet.
- 2. The minimum average lot depth shall be 80 feet.

C. Minimum 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.

- 1. Front Yard (Principle structure) 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:
 - a. 10 feet for street-access lots
 - b. 6 feet for alley-access lots
 - c. 5 feet for Accessory Structures and Accessory Dwellings
- 3. Side Yard:
 - a. Interior 5 feet

- b. Adjacent to street 10-feet plus additional necessary to comply with the standards of Clear Vision Areas section of this chapter.
- c. Accessory Structures and Accessory Dwellings:10 foot Side Yard (adjacent to street) setback, except as provided for in 16.105.

D. 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.

E. Lot/Parcel Coverage

The maximum impervious surface coverage shall not exceed sixty five (65) percent of the total area of any lot.

F. Flag Lots

Flag lots are subject to the standards set forth in Chapter 16.125, Lot Development Standards.

16.020.020 Parking Requirements

Parking requirements for all uses are specified in Chapter 16.155, Off Street Parking and Loading.

16.020.025 Development Standards Discuss here architecture 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 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. Different home designs in developments (minimums) (as measured by different roof lines, window size and placement and/or entrance placement) (reverse designs are encouraged but don't count):
- 2 for developments less than 5
 - 3 for developments less than 12
 - 4 for developments of 12 or greater.
 - 25% or more single level homes for developments greater than 3
- C. All manufactured homes shall also comply with the requirements of Chapter 16.110, Manufactured Homes.