

Chapter 16.20
ZONING DISTRICT R-7.5

16.20.000 **Purpose**

The purpose of **the R7.5 District** is to provide for the development of residential uses, and to implement the housing policies of the Comprehensive Plan.

16.20.005 **Permitted Uses**

Permitted uses subject to the requirements of Design Review in 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. ~~Home Occupations~~
- G. ~~Manufactured Homes, Subject to Chapter 16.110, Manufactured Homes~~
- H. ~~Planned Unit Development, Subject to Chapter 16.140, Planned Unit Development~~
- I. Residential Home
- J. ~~Single family detached dwelling~~

16.20.010 **Conditional Uses**

Subject to the requirements of Design Review section of this chapter, if applicable. Refer to Chapter 16.15, Zoning Code Use Table.

The following uses and their accessory structures may be permitted in the R7.5 District when authorized by the Planning Commission pursuant to Conditional Use Permit section of this chapter.

- A. Child Care, Certified Center
- B. Civic /Governmental use

- C. Educational Facility
- D. Extended Care Facility / Convalescent / Nursing Home
- E. Child Care, Certified Home
- F. Child Care, Registered Home
- G. Home Occupations
- H. Manufactured Homes, Subject to Chapter 16.110, Manufactured Homes
- I. Planned Unit Development, Subject to Chapter 16.140, Planned Unit Development
- J. Fraternal Lodge
- K. Places of Worship
- L. Utility Facilities

16.20.015 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the R7.5 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 Review section of this chapter.~~

A. Lot/Parcel Size

- 1. All uses minimum 7,500 square feet
- ~~2. All other uses: 7,500 square feet~~
- ~~3.2. 9,000 square feet maximum for lots created by subdivision. 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

- 1. Principle structures, accessory dwellings, and accessory structures with a floor area greater than 200 square feet shall maintain the

Revised 12/01/2015

following minimum yard setbacks ~~except that development on flag lots shall be subject to the setback standards of 16.125.010.~~

2. Front Yard (Principle structure) 20 feet
3. Garages, carports, accessory dwellings and accessory structures shall be flush with, or recessed behind, the front building elevation of the principle structure.
4. 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
5. 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: **5-10 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

In the R7.5 District, the maximum impervious surface coverage shall not exceed sixty five (65) percent of the total area of the lot.

F. Flag Lots

Flag lots are subject to the standards set forth in Chapter 16.125.010.C.

16.20.020 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 the Off Street Parking and Loading section of this chapter.

16.20.025 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 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 Chapter 16.100, Manufactured Homes.