

**Chapter 16.025**  
**ZONING DISTRICT R-5**

**16.025.000 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.

**16.025.005 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 dwelling
- B. Accessory Dwellings and Accessory Structures, subject to Chapter 16.105, Accessory Uses, Structures, & Dwellings
- C. Home occupations, administrative, subject to Chapter 16.085, Home Occupations.
- D. Certified Family Child Care Home
- E. Residential Home

**16.025.010 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-5 District when authorized by the Planning Commission pursuant to this Conditional Use Permit section of this chapter.

- A. Bed & Breakfast
- B. Civic /Governmental Use
- C. Educational Facility
- D. Residential Facility
- E. Extended Care Facility / Convalescent / Nursing Home
- F. Home Occupations exceeding administrative, subject to Chapter 16.85, Home Occupations.

- G. Manufactured Homes, subject to Chapter 16.110, Manufactured Homes
- H. Manufactured Home Parks, subject to Chapter 16.110, Manufactured Homes
- I. Planned Unit Development, subject to Chapter 16.140, Planned Unit Development
- J. Single family attached homes/row houses. subject to Chapter 16.100, Duplex, Triplex, and Attached to Single Family Dwelling
- K. Fraternal Lodge
- L. Places of Worship
- M. Utility Facilities

**16.025.015 Dimensional Standards**

The following dimensional standards are the minimum requirements for all development in the R-5 District except for modifications permitted under the Lot, Building, & Yard Exceptions, Chapter 16.115, or Planned Unit Development, Chapter 16.140.

**A. Lot/Parcel Size**

1. Single family detached dwelling - 5,000 square feet minimum
2. Two family dwelling (duplex), triplex & attached single family dwelling - 4,000 square feet minimum per unit
3. All other uses - 5,000 square feet minimum
4. Lots created by Plats shall have a 7,500 square feet maximum

**B. Lot/Parcel Depth and Width**

1. The minimum average lot width shall be 40 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**

- 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

## **4. Flag Lots**

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

## **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**

The maximum impervious surface lot coverage shall not exceed 65% of the total area of the lot.

### **16.025.020 Parking Requirements**

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

### **16.025.025 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. Different home designs in developments (minimums) (as measured by different roof lines window size and placement and/or entrance placement) (reverse designs 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.