1. LOGIN INFORMATION TO ATTEND VIA ZOOM

   **Join Zoom Meeting**
   https://us02web.zoom.us/j/88209429310?pwd=dGtDMzhRZ2dYNHIYK29TOE5HZFl4UT09
   Meeting ID: 882 0942 9310
   Passcode: 469206

   **One tap mobile**
   253-215-8782
   Meeting ID: 882 0942 9310
   Passcode: 469206

2. CALL TO ORDER

3. ROLL CALL

4. NEW BUSINESS:
   A. **Code Updates**
      □ May 2021 PC Work Session Packet

5. PLANNING COMMISSION COMMENTS

6. STAFF COMMENTS

7. ADJOURNMENT:

   *****

North Plains Planning Commission meetings are accessible for disabled individuals. The City will also endeavor to provide services for persons with impaired hearing or vision and other services, if requested, at least 48 hours prior to the meeting. To obtain services, please call City Hall at (503) 647-5555

   *****
The following Planning Commission Meetings are scheduled to be held at:
Jessie Mays Community Center - 30975 NW Hillcrest Street  North Plains, OR

The meetings will be held on the following dates at 7:00 p.m.:

Wednesday, June 9, 2021   Wednesday, July 14, 2021   Wednesday, August 11, 2021
The Planning Commission is conducting a work session prior to their scheduled meeting on May 12, 2021 to discuss updates to several chapters of the Zoning and Development Code.

This Work Session Packet includes updates to several Code chapters for review and discussion. This memo also includes a discussion prompt for Code updates based on the UGB Expansion Project currently underway.

The Planning Commission discussed the Zoning Code Use Table in §155.143 at their work session in April 2021. The May 2021 work session will focus on the following Sections:

**§§ 155.140-155.142 Zoning in Newly Annexed Areas**
- §155.142 identifies the Comprehensive Plan Zoning Designations utilized to determine zone upon annexation to the City.
- Recommendations:
  - Resolve these issues with a mix of the proposed code update and with updates to the Zoning Map and Comprehensive Plan Map, which are underway.
  - The Comprehensive Plan Map will be further updated at time of UGB Expansion to designate the lands brought into the UGB. This will allow the City to apply zoning designations upon annexation based on the provisions of §155.142.

**§§155.155-155.180 (R-7.5), §§155.175-155.180 (R-5) and §§155.195-155.200 (R-2.5)**
- Consider proposed revisions to the R-zones based on current work with the UGB Expansion Project and Land Use Efficiency Measures.

**§§155.485-155.488 Duplex, Triplex and Two Family**
- The standards in this section currently refer to the dimensional standards of the underlying zone and pertain almost exclusively to townhouses.
- Recommendations:
  - Remove duplex and triplex dwellings from this section. Duplex and triplex dwellings should be subject to the same dimensional standards (lot size, setbacks, lot coverage and height) and design standards as single-family detached dwellings. This allows maximum flexibility in the design of duplexes and triplexes and compatibility within existing single-family detached neighborhoods.
  - Focus on Townhouses with this code section.
§155.012 Definitions

▪ Update definitions to reflect best practices and updated provisions elsewhere in the Code.

§§155.045-155.057 Design Review (particularly §155.056(D) Multifamily Dwelling(s))

▪ The Planning Commission would like to review the design review standards applicable to multifamily dwellings.
▪ The Planning Commission would also like to adopt cottage cluster provisions.

§§155.670-155.676 Off-Street Parking and Loading

▪ The Planning Commission would like to review the City’s provisions regarding shared access and minimum parking requirements.
▪ Cross-reference between definitions and parking use table needed.

Urban Growth Boundary (UGB) Expansion Project

During Phase 2 of the UGB Expansion process, we will determine the appropriate areas for the UGB to expand for certain uses. At this time, we have been considering residential uses and employment (commercial and industrial) uses. However, we should keep in mind the potential to provide opportunities for mixed-use development and what changes to the zoning code would be needed to support this provision.

The Planning Commission has provided feedback that future UGB Expansion areas should not come in as the general “Neighborhood Community (NC)” zoning designation but should be linked more closely to the anticipated future use. This will require careful consideration as to where the City applies Comprehensive Plan designations that will then become zoning designations upon annexation into the City. Issues to keep in mind include:

▪ When designating residential lands, consider housing mix/density and IPU-designation for parks and trails
▪ When designating employment lands, consider mix between commercial and industrial
▪ When designating all UGB Expansion areas, consider the suitability of areas for mixed-use designation

Under current regulations, all land brought into the City is designated NC and is required to complete a master plan prior to development. The master plan criteria are embedded within the NC zoning district.

The Comprehensive Plan now requires a concept plan prior to annexation and a master plan prior to development. From the North Plains Comprehensive Plan Housing Policy:

Objective 4: To require that land that is brought into the UGB primarily to meet residential land needs is concept planned before it is annexed into the city limits, and master planned before development is allowed.

Policies:
1) When land is brought into the UGB, a concept plan will be developed for the area, prior to annexation. Residential densities for the UGB expansion area will be established in the concept plan.
2) Lands newly annexed into the city limits will have the NC zone applied concurrent with annexation.
3) Newly developed residential areas will be in master planned areas that may include parks, schools, public services and facilities, shopping, services, and activity centers, providing
pedestrian access to these amenities.

4) Newly developed residential areas will include landscaping and open space to provide an amenity to the residential development and reduce potential conflicts with surrounding uses.

5) Coordinate capital improvements planning with concept and master planning of land newly brought into the urban growth boundary to make land ready for residential development.

Question for the Planning Commission: If new areas are annexed to the City without the NC zone, how should we handle the master plan process? Should we require a process similar to the existing Master Plan review during annexation? We want to make sure we capture density, parks and single-level home requirements. Other suggestions?

Research Regarding Phasing of Master Plans:

The Planning Commission directed staff to reach out to other jurisdictions for examples of phasing requirements for master plans. The following information is the result of this research and contains several provisions that may be helpful in accomplishing the phasing goals for master plans in North Plains.

In Corvallis, the City requires that phases of a non-residential partition be “substantially and functionally self-contained and self-sustaining with regard to access, parking, transportation facilities, utilities, Green Areas, and drainage without reliance on any uncompleted phase; capable of substantial occupancy, operation, and maintenance upon completion of construction and development, and be designed such that the phases support the infrastructure requirements for the project.”

In Cornelius, a subdivision where a phasing plan is requested must demonstrate that the phasing can be carried out in a manner which meets the objectives of the subdivision criteria and provides necessary public improvements for each phase as it develops.

In Villebois in Wilsonville, development requires a Specific Area Plan (SAP) approved by the Development Review Board. The SAP is similar to the Master Plan in North Plains. If phasing is proposed for a SAP, the narrative must include a description, approximate location and timing of each proposed phase of development within the SAP and the requirements for phasing in a SAP is that it be “reasonable”. A Preliminary Development Plan (PDP) submittal for a SAP or a phase of a SAP “shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the phase of development.” Parks within each phase shall be constructed prior to occupancy of 50% of the dwelling units in the PDP or PDP phase, unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted. The approved Final Development Plan (FDP) and phase development sequence shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved FDP may be approved by the Planning Director if such changes are consistent with the purposes and general character of the approved development plan. All other modifications, excluding revision of the phase development sequence, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.

Oregon City divides the master plan process into two steps: the general development plan and the detailed development plan. The first is a high-level, overarching document and the second is one or more phases of the general development plan that are proposed for development within 2 years.
ZONING DISTRICTS

§155.140 Districts

For the purposes of this Ordinance, the incorporated area of the City of North Plains, Oregon, is hereby divided into the following Zoning Districts:

- Single-Family Residential
- Low Density Residential
- R7.5
- Single-Family Residential
- Medium Density Residential
- R5
- Multi-Family Residential
- High Density Residential
- R2.5
- Community Commercial
- C1
- General Commercial
- C2
- Light Industrial
- M1
- General Industrial
- M2
- Flood Plain
- FP
- Community Service, Institutional and Public Use
- CS, IPU
- Neighborhood Community
- NC

§155.141 Boundaries

The zoning district boundaries are shown on the Zoning Map of the City of North Plains. This map is made a part of this Ordinance and shall be marked and designated as the North Plains Zoning Map and shall be kept on file at City Hall. Any future changes to the zoning of land within the City of North Plains which are approved under the provisions of this Ordinance shall be appropriately depicted on the North Plains Zoning Map.

The Planning Commission shall resolve any dispute over the exact location of a zoning district boundary. In interpreting the location of such boundaries on the North Plains Zoning Map, the Planning Commission shall rely on the North Plains Comprehensive Plan Map and the following guidelines for the location of zoning district boundaries; property lines; lot lines; center lines of streets, alleys, streams, or railroads; city boundaries; notations on the North Plains Zoning Map; or other planning criteria determined appropriate by the Planning Commission.

§155.142 Zoning in Newly Annexed Areas

Upon annexation, land shall be zoned according to the following table. In cases where it is unclear which designation to assign, the most closely related designation shall be assigned.
<table>
<thead>
<tr>
<th>Corresponding Zone Comprehensive Plan Designation</th>
<th>Upon Annexation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium/Low Density Residential</td>
<td>R7.5</td>
</tr>
<tr>
<td>Medium High Density Residential</td>
<td>R5</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>R2.5</td>
</tr>
<tr>
<td>Commercial</td>
<td>C1 or C2</td>
</tr>
<tr>
<td>Industrial</td>
<td>M1 or M2</td>
</tr>
<tr>
<td>Institutional/Public Use</td>
<td>IPU</td>
</tr>
<tr>
<td>Neighborhood Community</td>
<td>NC</td>
</tr>
</tbody>
</table>

If areas are annexed that are within any 100-year flood plain as defined in the North Plains or Washington County Comprehensive Plans, the areas shall also be assigned the Flood Plain Overlay Zone.
§155.155  **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.

§155.156  **Permitted Uses**

Permitted uses subject to the requirements of §§155.045 through 155.057 of this chapter, if applicable. Refer to Zoning Code Use Table:

A. Single family detached dwellings;
B. Accessory dwellings and accessory structures, subject to §§155.500 through 155.502 of this chapter;
C. Home occupations, administrative, subject to §§155.430 through 155.432 of this chapter;
D. Certified family child care home;
E. Residential home; and
F. Manufactured Homes on individual Lots, subject to §§155.515 through 155.518 of this chapter.

§155.157  **Conditional Uses**

(A) Subject to the requirements of §§155.045 through 155.057 of this chapter, if applicable, and §§155.160 of this chapter. Refer to §155.143 of this chapter.

(B) 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 section:

1) Civic /Governmental use;
2) Educational Facility;
3) Residential Facility;
4) Extended Care Facility / Convalescent / Nursing Home;
5) Home Occupations, exceeding administrative as defined and subject to Chapter 16.085, Home Occupations;
6) Planned Unit Development, subject to §§155.610 through 155.614 of this chapter; and
7) Fraternal Lodge;
8) Places of Worship; and
9) Utility Facilities.

§155.158 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 §§155.530 through 155.533 and 155.610 through 155.614 of this chapter.

A. Density

1. **The density of new developments within the R-7.5 zoning district shall be between 4.3 and 5.8 dwelling units per net acre, with a target density of 5.5 dwelling units per net acre.**

B. Lot/Parcel Size

1. All uses: 7,500 square feet minimum lot size (lots in a subdivision may average a minimum lot size of 7,500 square feet).
2. Subdivisions greater than 10 acres must average a minimum of 4 dwelling units per net acre.

C. 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.

D. 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 and garage) 20 feet
   
   A porch, garage, carport, accessory dwelling or accessory structure shall not exceed the front building elevation of the principle structure by more than six (6) feet.

2. **Rear Yard:**
   
   a. Street-access lots: ten feet;
   b. Alley-access lots: six two feet; and
c. Accessory structures and accessory dwellings: five feet.

3. Side Yard:
   a. Interior: five feet;
   b. Adjacent to street: ten feet, plus additional necessary to comply with the standards of §155.656 of this chapter; and
   c. Accessory structures and accessory dwellings: ten-foot side yard (adjacent to street) setback, except as provided for in §§155.500 through 155.502 of this chapter.

E. 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.

F. Lot/Parcel Coverage

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

G. Flag Lots

Flag lots are subject to the standards set forth in §§155.545 through 155.552 of this chapter.

§155.159 Parking Requirements

Parking requirements for all uses are specified in §§155.670 through 155.676 of this chapter.

§155.160 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:

A. (1) All single-family units shall utilize at least two of the following design features to provide visual relief along the street-side frontage of the home:

   a) dormers;
   b) gables;
   c) recessed entries;
   d) covered porch entries;
e) cupolas;
f) pillars or posts;
g) bay or bow windows;
h) eaves (minimum 6” projection);
i) offsets on building face or roof (minimum 16”)

If alternative design features are proposed by an applicant not included in the options above, the applicant may apply to the Planning Commission for approval of the alternative design features.

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):

1) 2 for developments less than 5
2) 3 for developments less than 12
3) 4 for developments of 12 or greater.
4) 25% or more single level homes for developments greater than 3

C. All manufactured homes shall also comply with the requirements of §§ 155.515 through 155.518 of this chapter.
R-5 ZONING DISTRICT

§155.175  Purpose

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

§155.176  Permitted Uses

Permitted Uses subject to the requirements of §§155.045 through 155.057 of this chapter. Refer to Zoning Code Use Table:

A. Single-family detached dwelling;

B. Duplex dwellings;

C. Triplex dwellings;

D. Townhouse dwellings, subject to §§155.485 through 155.487 of this chapter;

E. Accessory dwellings and accessory structures, subject to §§155.500 through 155.502 of this chapter;

F. Home occupations, administrative, subject to §§155.430 through 155.432 of this chapter;

G. Certified family child care home;

H. Residential Home; and

I. Manufactured Homes on Individual Lots, subject to §§155.515 through 155.518 of this chapter.

§155.177  Conditional Uses

(A) Subject to the requirements of §§155.045 through 155.057 of this chapter, if applicable, and §155.180 of this chapter. Refer to §155.143 of this chapter.

(B) The following uses and their accessory structures may be permitted in the R-5 District when authorized by the Planning Commission pursuant to §§155.070 through 155.077 of this chapter:

1) Bed & Breakfast

2) Civic /Governmental Use
3) Educational Facility
4) Residential Facility
5) Extended Care Facility / Convalescent / Nursing Home
6) Home Occupations exceeding administrative, subject to §§155.430 through 155.432 of this chapter;
7) Manufactured Home Parks, subject to §§155.515 through 155.518 of this chapter;
8) Planned Unit Development, subject to §§155.601 through 155.614 of this chapter;
9) Single family attached homes/row houses, subject to Chapter 16.100; Duplex, Triplex, and Attached Two- and Single Family Dwelling
10) Fraternal Lodge;
11) Places of Worship; and
12) Utility Facilities.

§155.178  **Dimensional Standards**

The following dimensional standards are the minimum requirements for all development in the R-5 District, except for modifications permitted under §§155.530 through 155.533 and 155.610 through 155.614 of this chapter.

**A. Density**

1. The density of new single-family detached, duplex or triplex developments within the R-5 zoning district shall be between 6.7 and 9.6 dwelling units per net acre, with a target density of 8.0 dwelling units per net acre.

2. The density of duplexes and triplexes shall be calculated based on the underlying lot, such that a duplex or a triplex counts as one dwelling unit for density calculation purposes.

3. Townhouse (attached single-family) developments shall have a maximum density of 14.5 dwelling units per net acre.

4. Mixed Density. If a residential development includes more than one housing type, the maximum density of each housing type shall be calculated separately, in compliance with subsections 1-3, above.

**B. Lot/Parcel Size**
1. Single family detached dwelling - 5,000 square feet per lot minimum;

2. Duplex dwelling - 5,000 square feet per lot

3. Triplex dwelling – 5,000 square feet per lot

4. Townhouse dwelling: Two family dwelling (duplex), triplex & attached single family dwelling - 4,000 square feet minimum per unit lot

5. All other uses - 5,000 square feet minimum; and

6. Lots for single-family detached dwellings created by subdivision plats shall have a maximum lot size of 7,500 square feet maximum and all new subdivisions shall meet the minimum density of the R-5 zoning district.

C. Lot/Parcel Depth and Width

1. The minimum average lot width for single-family detached dwellings, duplexes and triplexes shall be 40 feet.

2. The minimum average lot depth for single-family detached dwellings, duplexes and triplexes shall be 80 feet.

D. 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
   A porch, garage, carport, accessory dwelling or accessory structure shall not exceed the front building elevation of the principle structure by more than six feet.
   a) Garage - 20 feet; and
   b) All other structures - 15 feet.

2. Rear Yard
   a) Street-access lots: ten feet;
   b) Alley-access lots: six feet; and
   c) Accessory Structures and Accessory Dwellings: five feet.

3. Side Yard
a) Interior: five feet, except that townhouse dwellings shall have no required interior side yard where attached to another unit; and

b) Adjacent to street - ten feet, plus additional necessary to comply with the standards of §155.656 of this chapter.

4. Flag Lots

Flag lots are subject to the standards set forth in §§155.545 through 155.552 of this chapter.

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 lot coverage for impervious surface shall not exceed 80% for townhouses and 65% for all other uses, of the total area of the lot.**

§155.179 Parking Requirements

Parking requirements for all uses specified in §§155.670 through 155.676 of this chapter.

§155.180 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:

All single-family detached dwellings (site-built, modular and manufactured homes), townhouse dwellings, duplex dwellings and triplex dwellings units shall utilize at least two of the following design features to provide visual relief along the street-side frontage 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”);

If alternative design features are proposed by an applicant not included in the options above, the applicant may apply to the Planning Commission for approval of the alternative design features.

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 §§155.430 through 155.432 of this chapter.
§155.195 Purpose

The purpose of the R-2.5 District is to provide for the development of residential attached single-family (townhouse) and multifamily housing and to implement the housing policies of the Comprehensive Plan.

§155.196 Permitted Uses

Permitted uses are subject to the requirements of §§ 155.045 through 155.057 of this chapter, if applicable. Refer to §155.143 of this chapter:

A. Multi-Family Dwellings, subject to §§ 155.045 through 155.057 of this chapter: Single family detached dwelling

B. Townhouse Dwellings, subject to §§ 155.485 through 155.487 of this chapter;

C. Duplex Dwellings;

D. Triplex Dwellings;

E. Single Family Detached Dwellings that received a building permit prior to December 31, 2021;

F. Cottage Cluster Developments;

G. Accessory Dwellings and Accessory Structures, subject to §§ 155.500 through 155.502 of this chapter;

H. Home occupations, administrative, subject to §§ 155.430 through 155.432 of this chapter;

I. Duplexes and Triplexes and single family attached row houses up to 4 units, subject to Chapter 16.100, Duplex, Triplex, and Attached Two-Single Family Dwellings

J. Certified Family Child Care Home;

K. Residential Homes;

L. Manufactured Homes on Individual Lots, subject to §§ 155.515 through 155.581 of this chapter.
§155.197  Conditional Uses

(A) Subject to the requirements of §§155.045 through 155.057 of this chapter, if applicable, and §155.200 of this chapter. Refer to §155.143 of this chapter.

(B) The following uses and their accessory structures may be permitted in the R-2.5 District when authorized by the Planning Commission pursuant to Conditional Use Permit.

1) Bed & Breakfast;
2) Civic /Governmental Use;
3) Educational Facility;
4) Extended Care Facility / Convalescent / Nursing Home;
5) Home Occupations exceeding administrative, subject to §§155.430 through 155.432 of this chapter;
6) Manufactured Home Parks, subject to §§155.515 through 155.518 of this chapter;
7) Planned Unit Development, subject to §§155.610 through §§155.614 and §§155.485 of this chapter;
8) Fraternal Lodge;
9) Townhomes/condominiums, Subject to Chapter 16.175, and Multi-Family Dwelling(s) Section and Chapter 16.100, Duplex, Triplex, and Attached Two, Single Family Dwelling
10) Places of Worship; and
11) Utility Facilities.

§155.198  Dimensional Standards

The following dimensional standards are the minimum requirements for all development in the R-2.5 District except for modifications permitted under §§155.530 through 155.533 or §§155.610 through 155.614 of this chapter.

A. Density

1. The density of new townhouse, multifamily and cottage cluster developments

________________________________________
within the R-2.5 zoning district shall be between 15.3 and 21.8 dwelling units per net acre, with a target density of 17.4 dwelling units per net acre.

2. The density of duplexes and triplexes shall be based on the minimum required lot size of 3,000 square feet.

3. Density bonus. Residential developments that include a minimum of 20% affordable dwelling units may increase the maximum density of the development by 20%. Affordable units are housing units that are reserved for households with a maximum household income of 80 percent of a city’s mean household income. The affordable units must be reserved as affordable units for a minimum of 25 years.

4. Mixed Density. If a residential development includes more than one housing type, the maximum density of each housing type shall be calculated separately, in compliance with subsections 1-3, above.

B. Lot/Parcel Size

1. New lots created by plat shall have a maximum lot size of 6,000–4,000 square feet per dwelling unit;

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

2. Two-family dwelling (duplexes), triplexes & attached single family dwellings, townhouse dwellings: 2,500–2,000 square feet minimum per dwelling unit;

3. Duplex dwellings and triplex dwellings: 3,000 square feet minimum per lot

4. Multi-family dwellings (greater than three units) and cottage cluster projects: 2,000 square feet minimum per dwelling unit; and

5. All other uses 4,000 square feet minimum.

C. Lot/Parcel Depth and Width

- No minimum lot width or depth.

D. 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
a) For all structures: ten feet; and

b) Garage: 20 feet.

1. Garages, carports and accessory structures shall be accessed from the rear of the building via an alley where appropriate and feasible. If front access garages are proposed, the applicant must provide justification as to why rear access garages are not appropriate or feasible.

2. A porch, garage, carport, accessory dwelling or accessory structure shall not exceed the front building elevation of the principle structure by more than six feet.

2) **Rear Yard:**

   a) street-access lots - ten feet;

   b) alley-access lots – six two feet; and

   c) Accessory Structures and Accessory Dwellings - five feet.

3) **Side Yard:**

   a) Side yards should be established to create separation between structures and meet fire codes and provide space for pervious surface area;

   b) Single-family dwellings created by plats must have at least one sideyard

   c) Adjacent to street - ten feet plus additional space necessary to comply with the standards of §155.656 of this chapter;

   d) Accessory Structures and Accessory Dwellings – five feet adjacent to street setback, except as provided for in §§155.500 through 155.502 of this chapter; and

   e) Attached dwellings do not require side yard setbacks along the side the dwelling units are attached.

4) **Flag lots approved:**

   Flag lots are subject to §§155.545 through 155.552 of this chapter.

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-2.5 District, the maximum lot coverage for impervious surfaces shall not exceed **80% for townhouses and multifamily developments and 65% for all other uses**.

**16.030.020 Parking Requirements**

Parking requirements are specified in §§155.670 and 155.676 of this chapter.

**16.30.25 Development Standards**

The following standards will be applied to all dwellings:

A. (1) All units shall utilize at least two of the following design features to provide visual relief along the front of the home:
   
   a) dormers;
   b) gables;
   c) recessed entries;
   d) covered porch entries;
   e) cupolas;
   f) pillars or posts;
   g) bay or bow windows;
   h) eaves (minimum 6" projection); and
   i) offsets on building face or roof (minimum 16 inches);

(2) If alternative design features are proposed by an applicant not included in the options above, the applicant may apply to the Planning Commission for approval of the alternative design features.

B. All manufactured homes shall also comply with the requirements of §§155.515 through 155.518 of this chapter.
§155.485 Standards

(A) Special uses included in this Section are uses which, due to their effect on surrounding properties, must be developed in accordance with special conditions and standards. Townhouses are unique in that the attached nature of the dwelling units can result in a bulkier housing product than single-family detached, duplex or triplex dwellings. These conditions and standards may differ from the development standards established for other uses in the same Zoning District.

(B) When a dimensional standard or a special use in this Chapter differs from that of the underlying district, the standard for the special use in this Chapter shall apply.

§155.486 Purpose

The purpose for allowing townhouses, duplexes, triplexes and attached single family dwellings, as defined in the Definitions section of this chapter, as a special use in certain residential zones, is to permit greater flexibility of design (including lot sizes and setbacks) and to permit greater opportunity for variety and compatibility of housing types and ownership patterns.

§155.487 Standards and Requirements

The following standards and requirements shall govern the development of townhouses, duplexes, triplexes and attached single family dwellings:

A. Minimum Lot Size: The minimum lot size of each dwelling unit shall be as specified by the base zone.

B. Minimum Building Setbacks: All setbacks shall comply with the setbacks required in the underlying zone, except that for interior side yards with a common wall, the side setback shall be zero feet.

The location of all buildings shall comply with the vision clearance requirements of the Clear Vision Areas section of this chapter.

A. Design Standards

These standards are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; and ensure management and maintenance of common areas.

1. Building Mass Supplemental Standard. The maximum number and width of consecutively attached townhouses (i.e., with attached walls
at property line) shall not exceed 26 units in the C-1 Zoning District and 4 units in the R-2.5 and R-5 Zoning Districts.

2. **Alley Access.** Garages, carports and accessory structures shall be accessed from the rear of the building via an alley where appropriate and feasible. If front access garages are proposed, the applicant must provide justification as to why rear access garages are not appropriate or feasible. Townhouse subdivisions (creation of 4 or more lots for single-family attached dwellings) shall receive vehicle access only from a rear alley. Alley(s) shall be created at the time of subdivision approval. Alleys are not required when development patterns or topography make construction of an alley impracticable.

![Alley Access Townhouses](image-url)

3. As necessary, the City shall require dedication of right-of-way or easements and construction of pathways between townhouse lots (e.g., between building breaks) to provide for pedestrian connectivity.

4. **Street Access Developments.** Townhouses receiving access directly from a street shall comply with all of the following standards, in order to minimize interruption of adjacent sidewalks by driveway entrances, slow traffic, improve appearance of the streets, provide more on-street parking area, and minimize paved surfaces for better storm water management.

   a. When garages face the street, they shall be flush with, or recessed behind the front elevation (i.e., living area or covered front porch).
b. The maximum allowable curb cut and driveway apron width is 18 feet per dwelling unit. The remainder of the driveway facing the street may not exceed the width of the garage door plus an additional four feet. The maximum combined garage width per unit is 50 percent of the total building width. For example, a 24-foot wide unit may have one 12-foot wide recessed garage facing the street.

c. Two adjacent garages shall share one driveway when individual driveways would otherwise be separated by less than 20 feet (i.e., the width of one on-street parking space). When a driveway serves more than one lot, the developer shall record an access and maintenance easement/agreement to benefit each lot, prior to building permit issuance.

5. **Common Areas.** “Common areas” (e.g., landscaping in private tracts, shared driveways, private alleys, and similar uses) shall be maintained by a homeowners association or other legal entity. A homeowners association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the city prior to building permit approval.

**B. Approval Standards**

*Standards For Approval: Such uses shall may be permitted as a special use upon the following findings:*

1. The project shall comply with all other applicable provisions of the ZDO.
2. The project will accommodate the traffic generated by providing adequate off-street parking, access points and additional street right-of-way and improvements and other traffic facilities as required.

3. All public and private improvements shall be developed to applicable City Public Works standards.

4. Pedestrian walkways shall be provided for adequate pedestrian and bicycle traffic.

5. The overall housing density of the project shall comply with that permitted in the underlying R zone.

6. If proposed, private streets shall be owned and maintained by the owners of the lots which access the private street. A maintenance agreement shall be recorded which provides for the maintenance of the private street.

16.100.15 Procedure

The development of attached single family dwellings pursuant to this section shall require the approval of either a land partition or subdivision in order to create the 2,500 or 3,750 square foot legal lots of record. The proposed development shall comply with all applicable procedures and standards of either the Land Partitioning or Subdivisions sections of this chapter. A Development Agreement specifying that subsequent development on the lots be limited to attached single family dwellings shall also be required.