

Neighborhood Prototypes — N.I, Neighborhood Cottage Specifications

Description: The Neighborhood Cottage prototype is the smallest of the Neighborhood prototypes and is intended to provide lots for small, detached single-family dwellings. Lots will range in size from approximately 3,200 square feet to 9,000 square feet or larger.

Homes should be designed with forms and massing to frame the street. For example, gable roof form(s) facing the street with the ridge perpendicular to the street, large hip roof forms facing the street or if the ridge runs parallel to the street the roof should have large dormers facing the street.

In order to create the desired streetscape, front setbacks must vary from lot to lot, creating a variety of front yard depths. In some cases specific front setbacks may be required. No more than three contiguous lots may have the same front setback.

Off-street parking is typically located at the rear of the lot off of the alley in attached or detached garages.

Each cottage shall be designed with a front porch.

Dwelling units per acre: 10.6 units per acre, maximum.

Accessory dwelling unit: Not allowed.

Setbacks: See Prototype Table.

Front garage setback - If a lot is not accessed via an alley, the front of the garage shall be set back a minimum of 8 feet from the front face of house.

Parking and Garages:

General - Parking and garages shall be located off of the alleys or in the interior of the site. Exceptions to allow parking at the side will be reviewed by the IronHorse Architectural Review Committee on an individual basis.

Off-street - Parking spaces required: A two bedroom dwelling is required to have at least a single car garage; however, two off-street parking spaces are required. So if a single car garage is used, an additional on-site hard surface parking space is required. Three bedrooms (or more) requires a two car garage. The first required parking space shall be a minimum of 8' wide x 20' long. The other required space shall be a minimum of 8' wide x 18' long.

Encroachments: Architectural features such as cornices, eaves, sunshades, gutters, chimneys, and flues may project into a required yard two feet, provided that the projection is not closer than three feet to a property line. Also, steps, terraces, platforms, patios, decks, and porches having no roof covering, and fences not interfering with vision clearance requirements, may be permitted in required setbacks, except as otherwise limited or



provided for by this chapter, or as otherwise approved by the City of Prineville.

Lighting: See Residential Architectural Standards.

Signage: See Residential Architectural Standards.

Base Zone: Urban Standard Residential (R-2).