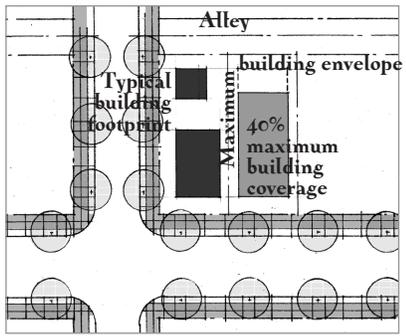
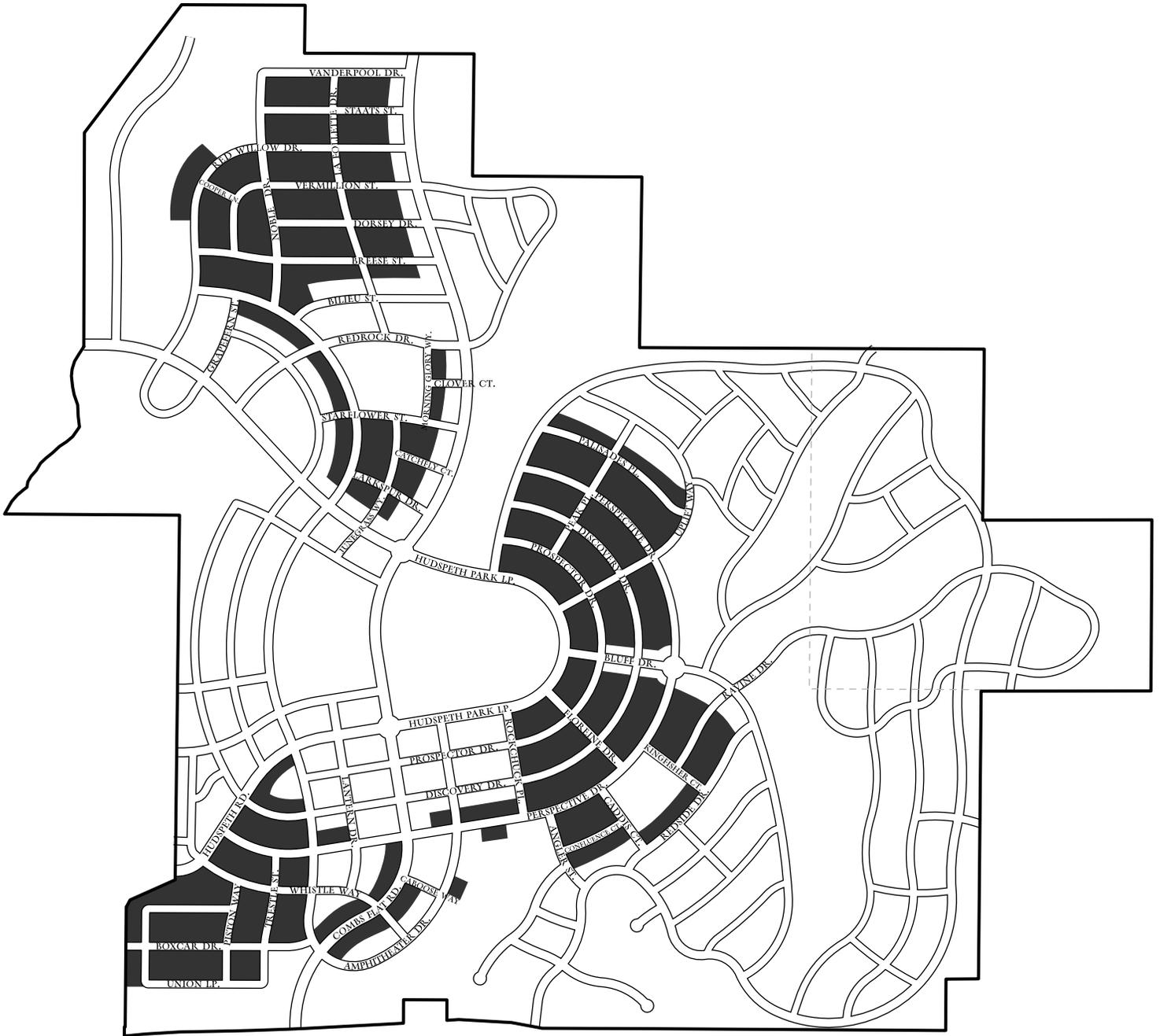


Neighborhood Prototypes — N.2, Neighborhood Small Lot Key Map



Typical N.2 Site Plan

Use: Detached Single-Family Residential and Duplex Residential.

Neighborhood Prototypes — N.2, Neighborhood Small Lot Specifications

Description: The Neighborhood Small Lot prototype is intended to provide lots with small, detached single-family dwellings and duplex residential units (where designated on the original plat). Accessory Dwelling Units are allowed. Lots will range in size from approximately 5,000 square feet to 9,000 square feet.

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. A mixture of 10 foot and 15 foot setbacks is encouraged and in some cases a specific setback 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.

Dwelling units per acre: 7.4 units per acre, maximum.

Accessory dwelling unit: Allowed and encouraged.

Setbacks: See Prototype Table

Front garage setback - If a lot is not accessed via an alley, the front of the garage shall be a minimum of 8 feet back from front face of the 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: 2 per dwelling unit, 1 per accessory dwelling unit. 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 permit-



ted in required setbacks, except as otherwise limited or provided for by this chapter, or as otherwise approved by the City of Prineville.

Landscaping: See Residential Architectural Standards.

Lighting: See Residential Architectural Standards.

Signage: See Residential Architectural Standards.

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