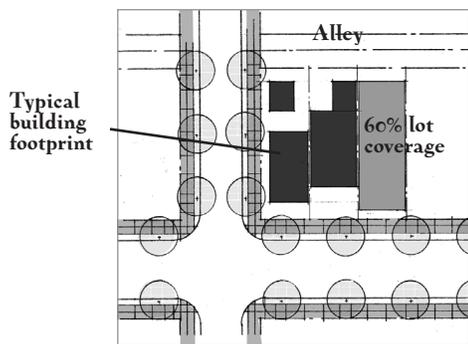
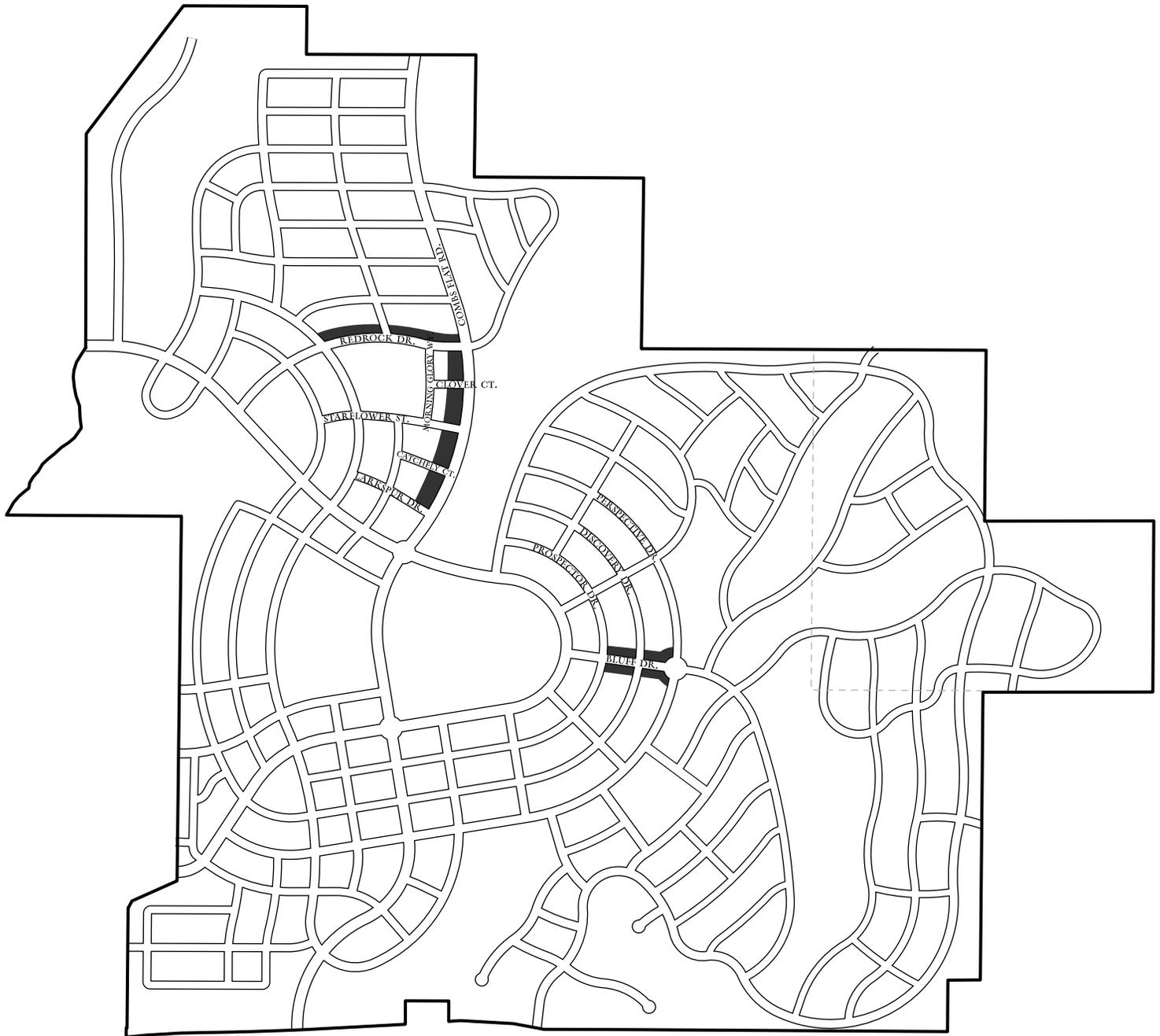


Neighborhood Prototypes — N.6, Neighborhood Townhome Key Map



Typical N.6 Site Plan

Use: Multiple-Family Residential, live/work townhomes, rowhouses, and apartments.

Neighborhood Prototypes — N.6, Neighborhood Townhome Specifications

Description: This building prototype is intended provide residential uses in a townhome building. Units are required to be attached; however, no fewer than four or more than six units may be combined in one building without ARC approval.

The area in the front setback, known as the dooryard, will be designed to formalize the transition from the public right-of-way to the private residence. Commonly, low hedges or shrubs and/or a low wrought iron, masonry or wood fence will define the perimeter of the dooryard. The floor of the dooryard is typically pavers, flagstones or other hard surfaces combined with ground cover and flower/shrub beds.

Buildings will generally be two or more stories with a small-scale urban residential character contributing to the pedestrian-friendly streetscape. Street-facing façades will be a combination of tall gable ends, flat roofs behind parapets, or with the main roof sloping toward the street with prominent dormers.

Parking will be located at the rear of the site, off of the alley.

Dwelling units per acre: 21.5 per acre maximum.

Accessory dwelling unit: Allowed on end units only.

Setbacks: See Prototype Table.

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 unit 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.



Landscaping: See Multiple-Family Architectural Standards.

Lighting: See Multiple-Family Architectural Standards.

Signage: See Multiple-Family Architectural Standards.

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