



Typical T.3 Site Plan

Use: Attached townhome residential.

Town Prototypes — T.3, Town Townhome Specifications

Description: This building prototype is intended to accommodate attached residential uses in an urban setting.

Buildings will be mostly two or more stories fronting the street. Units are required to be attached. However, no fewer than four, and no more than six townhomes may be attached. Street facing façades are tall to frame the street, typically with a gable end, a flat roof behind a parapet or a “false front.” All buildings are required to be at least 20' tall along their street-facing façade.

At least 75% of the front edge of the lot must have a building and 60% of this required building frontage must be at the preferred setback. The preferred setback from the front lot line is 10 feet.

All parking will be located at the rear of the lot, off of an alley.

Dwelling units per acre: 18.9 units per acre, maximum.

Accessory dwelling unit: Not allowed.

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 spaces - 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: R-2.

