

Prototype Table

PROTOTYPE	BUILDING HEIGHT		LOT REQUIREMENTS					SETBACKS					
	Min	Max (1)	WIDTH minimum	DEPTH typical	SIZE minimum	BUILDING COVERAGE maximum	FLOOR AREA RATIO (8)	Front min. (9) (12) (13)	Front max.	Front preferred	Side min.	Rear (7)	Garage Front min. (4)
T.1 Town Commercial	20 feet	45 feet	NA	varies	NA	No max.	N/A	0 feet ⁽⁵⁾ ⁽⁶⁾	10 feet ⁽⁶⁾	0 feet ⁽⁵⁾	5 feet	5 feet	NA
T.2 Town Apartment	20 feet	45 feet	40 feet	varies	5,000/4 units + 1,000 ea. additional	60%	N/A	5 feet ⁽⁶⁾	15 feet ⁽⁶⁾	10 feet	8 feet	5 feet	NA
T.3 Town Townhome	20 feet	40 feet	20 feet	varies	2,300 sf	60%	N/A	10 feet ⁽⁶⁾	15 feet ⁽⁶⁾	10 feet	0 feet ⁽¹¹⁾	5 feet	NA
N.1 Neighborhood Cottage	NA	35 feet	30 feet ⁽¹⁰⁾	100 feet	3,200 sf	57%	48%	10 feet ⁽³⁾	20 feet	No preferred	4 feet ⁽⁷⁾	5 feet	12 feet behind front of house ⁽³⁾
N.2 Neighborhood Small Lot	NA	35 feet	50 feet ⁽¹⁰⁾	106 feet	5,000 sf	40%	48%	10 feet ⁽³⁾	20 feet	No preferred	5 feet ⁽⁷⁾	5 feet	16 feet behind front of house ⁽³⁾
N.3 Neighborhood Medium Lot	NA	35 feet	50 feet ⁽¹⁰⁾	125 feet	5,000 sf	40% ⁽⁹⁾	48%	10 feet ⁽³⁾	20 feet	No preferred	5 feet ⁽⁷⁾	5 feet	20 feet behind front of house ⁽³⁾
N.4 Neighborhood Large Lot	NA	35 feet	50 feet ⁽¹⁰⁾	200 feet	5,000 sf	40% ⁽⁹⁾	48%	10 feet ⁽³⁾	No maximum	No preferred	10 feet ⁽⁷⁾	7 feet	24 feet behind front of house ⁽³⁾
N.5 Neighborhood Apartment	NA	35 feet	40 feet	varies	5,000/4 units + 1,000 ea. additional	60%	N/A	5 feet	20 feet	No preferred	8 feet ⁽²⁾	5 feet	NA
N.6 Neighborhood Townhome	NA	35 feet	20 feet	105 feet	2,300 sf	60%	N/A	10 feet	20 feet	10 feet	0 feet ⁽¹¹⁾	5 feet	NA

1. Building height shall be determined by measuring the distance from the existing grade at the perimeter of the foundation at both the highest point and the lowest point on the lot to the highest point of the roof. The average of these measurements may not exceed the maximum.
2. Setback shall be 8 feet plus one half-foot for each foot by which the building height exceeds 21 feet. Exceptions will be considered by the ARC on an individual design review basis.
3. No more than three abutting lots along a street frontage may have buildings with the same front setback, resulting in a streetscape with visibly varying front setbacks.
4. Garages must be accessed from the alley if an alley exists.
5. Setbacks adjacent to a roundabout right of way shall be determined on a case-by-case basis. Buildings shall generally be close to the build-to line without limiting clear vision area. Buildings may be set back to accommodate pedestrian amenities.
6. Frontage requirement: 75% of the lot frontage must have a building. A minimum of 60% of the building(s) must be at the preferred front build-to line. No part of the building front may exceed the maximum front setback. A maximum of 40% of the required building frontage may meet maximum front setbacks.

7. See Figure 1: Setbacks for limitations of the building height at the setback line (page 6).
8. Total building area may not exceed the designated percentage of the total lot area. Unenclosed covered porches, decks, and patios or courtyards are excluded from the calculation. See Figure 2 on page 9.
9. Buildings on corner lots are deemed to have two front setbacks.
10. On curved streets and cul-d-sacs the minimum lot width allowed is 35 feet.
11. If not a zero lot line, the minimum side setback is 8 feet.
12. Front setbacks for lots fronting curved streets and cul-de-sacs will be reviewed on an individual basis.
13. Building setback must also meet City of Prineville's clear vision requirement.