## NMC 14.13.020

Zone District     Min. Lot Area (sf)     Required Setbacks $^{3.7}$ Lot Coverage (%)     Max Coverage (%)     Density (Land Height 20-ft / 10-ft     Density (Land Area Required 20-ft / 10-ft       R-1     7,500 sf     65-ft     15-ft / 15-ft or 20-ft / 10-ft     5-ft & 8-ft     15-ft     54 %     30-ft     SFD - 7,500 sf $^2$ R-2     5,000 sf $^3$ 50-ft     15-ft / 15-ft or 20-ft / 10-ft     5-ft     10-ft     57%     30-ft     SFD - 5.000 sf $^2$ R-3     5,000 sf $^3$ 50-ft     15-ft / 15-ft or 20-ft / 10-ft     5-ft     10-ft     60%     35-ft or 40- ft $^9$ 1,250 sf $^3$ R-4 $^4$ 5,000 sf $^3$ 50-ft     15-ft / 15-ft or 20-ft / 10-ft     5-ft     10-ft     60%     35-ft or 40- ft $^9$ 1,250 sf $^3$ .       R-4 $^4$ 5,000 sf     0     0 or 15-ft from US 101 $^8$ 0     0     85-90% $^6$ 50-ft $^6$ n/a       C-2 $^4$ 5,000 sf     0     0 or 15-ft from US 101 $^8$ 0     0     85-90% $^6$ 50-ft $^6$ n/a       I-1     5,000 sf     0     0 or 15-ft from US 101     0										
Zone District Area (sf)     Min. Width Area (sf)     Front/2nd Front 1 (sf)     Side Side Per Unit (sf)     Coverage (%)     Building Height     Area Required Per Unit (sf)       R-1     7,500 sf     65-ft     15-ft / 15-ft or 20-ft / 10-ft     5-ft & 8-ft     15-ft     54 %     30-ft     SFD - 7,500 sf 2 Duplex - 3,750 sf 2       R-2     5,000 sf 3     50-ft     15-ft / 15-ft or 20-ft / 10-ft     5-ft     10-ft     57%     30-ft     SFD - 7,500 sf 2 Duplex - 3,750 sf 2       R-3     5,000 sf 3     50-ft     15-ft / 15-ft or 20-ft / 10-ft     5-ft     10-ft     60%     35-ft or 40- ft 9     1,250 sf 3       R-4     5,000 sf 3     50-ft     15-ft / 15-ft or 20-ft / 10-ft     5-ft     10-ft     64%     35-ft or 40- ft 9     1,250 sf 3.5       C-1     5,000 sf     0     0 or 15-ft from US 101 8     0     0     85-90% 6     50-ft 6     n/a       C-2 4     5,000 sf     0     0 or 15-ft from US 101 8     0     0     85-90% 6     50-ft 6     n/a       L-1     5,000 sf     0     15-ft from US 101     0     0     85-90% 6				Required Setback	1	Lot	Max.	Density (Land		
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $									•	
Image: Note of the second	District	Area (sf)	Width	Front/2 <sup>nd</sup> Front <sup>1</sup>	Side	Rear		Height		
R-2     5,000 sf $^3$ 50-ft     15-ft / 15-ft or 20-ft / 10-ft     5-ft     10-ft     57%     30-ft     SFD = 5,000 sf $^2$ Duplex - 2,500 sf $^2$ R-3     5,000 sf $^3$ 50-ft     15-ft / 15-ft or 20-ft / 10-ft     5-ft     10-ft     60%     35-ft or 40- ft $^9$ 15-ft / 15-ft or 20-ft / 10-ft       R-4 $^4$ 5,000 sf $^3$ 50-ft     15-ft / 15-ft or 20-ft / 10-ft     5-ft     10-ft     60%     35-ft or 40- ft $^9$ 1,250 sf $^3$ C-1     5,000 sf $^3$ 50-ft     15-ft from 20-ft / 10-ft     5-ft     10-ft     64%     35-ft or 40- ft $^9$ 1,250 sf $^3.5$ C-1     5,000 sf     0     0 or 15-ft from US 101 $^8$ 0     0     85-90% $^6$ 50-ft $^6$ n/a       C-2 $^4$ 5,000 sf     0     0 or 15-ft from US 101 $^8$ 0     0     85-90% $^6$ 50-ft $^6$ n/a       I-1     5,000 sf     0     15-ft from US 101     0     0     85-90% $^6$ 50-ft $^6$ n/a       I-2     20,000 sf     0     15-ft from US 101     0     0     85-90% $^$	R-1	7,500 sf	65-ft	15-ft / 15-ft or	5-ft &	15-ft	54 %	30-ft		
N.2     of solution     Orice     Orice     Orice     Orice     Orice     Orice     Duplex - 2,500 sf <sup>2</sup> Townhouse - 2,500 sf <sup>3</sup> R-3     5,000 sf <sup>3</sup> 50-ft     15-ft / 15-ft or 20-ft / 10-ft     5-ft     10-ft     60%     35-ft or 40- ft <sup>9</sup> 1,250 sf <sup>3</sup> R-4     5,000 sf <sup>3</sup> 50-ft     15-ft / 15-ft or 20-ft / 10-ft     5-ft     10-ft     64%     35-ft or 40- ft <sup>9</sup> 1,250 sf <sup>3,5</sup> C-1     5,000 sf     0     0 or 15-ft from US 101 <sup>8</sup> 0     0     85-90% <sup>6</sup> 50-ft <sup>6</sup> n/a       C-2 4     5,000 sf     0     0 or 15-ft from US 101 <sup>8</sup> 0     0     85-90% <sup>6</sup> 50-ft <sup>6</sup> n/a       C-3     5,000 sf     0     0 or 15-ft from US 101 <sup>8</sup> 0     0     85-90% <sup>6</sup> 50-ft <sup>6</sup> n/a       I-1     5,000 sf     0     15-ft from US 101     0     0     85-90% <sup>6</sup> 50-ft <sup>6</sup> n/a       I-2     20,000 sf     0     15-ft from US 101     0     0     85-90% <sup>6</sup> 50-ft <sup>6</sup> n/a       I-3     5				20-ft / 10-ft	8-ft				Duplex - 3,750 sf <sup>2</sup>	
R-4 45,000 sf 350-ft15-ft / 15-ft or 20-ft / 10-ft5-ft10-ft64%35-ft or 40- ft 91,250 sf $^{3.5}$ C-15,000 sf00 or 15-ft from US 101 $^8$ 0085-90% 650-ft 6n/aC-2 45,000 sf00 or 15-ft from US 101 $^8$ 0085-90% 650-ft 6n/aC-35,000 sf00 or 15-ft from US 101 $^8$ 0085-90% 650-ft 6n/a1-15,000 sf00 or 15-ft from US 101 $^8$ 0085-90% 650-ft 6n/a1-15,000 sf015-ft from US 1010085-90% 650-ft 6n/a1-220,000 sf015-ft from US 1010085-90% 650-ft 6n/a1-35 acres015-ft from US 1010085-90% 650-ft 6n/aW-10000085-90% 650-ft 6n/aW-20015-ft from US 1010085-90% 650-ft 6n/aW-10000085-90% 650-ft 6n/aW-20000085-90% 650-ft 6n/aE-C, E-D and E-D0000100%40-ft 6n/aP-100000100%50-ftn/aP-200000100%									Duplex - 2,500 sf <sup>2</sup> Townhouse -	
20-ft / 10-ft     or     or 40-ft 9       C-1     5,000 sf     0     0 or 15-ft from US 101 8     0     0     85-90% 6     50-ft 6     n/a       C-2 4     5,000 sf     0     0 or 15-ft from US 101 8     0     0     85-90% 6     50-ft 6     n/a       C-3     5,000 sf     0     0 or 15-ft from US 101 8     0     0     85-90% 6     50-ft 6     n/a       I-1     5,000 sf     0     0 or 15-ft from US 101 8     0     0     85-90% 6     50-ft 6     n/a       I-1     5,000 sf     0     15-ft from US 101 8     0     0     85-90% 6     50-ft 6     n/a       I-2     20,000 sf     0     15-ft from US 101 8     0     0     85-90% 6     50-ft 6     n/a       I-3     5 acres     0     15-ft from US 101 8     0     0     85-90% 6     50-ft 6     n/a       W-1     0     0     0     0     85-90% 6     35-ft 6     n/a       W-2     0     0     0     0	R-3	5,000 sf <sup>3</sup>	50-ft		5-ft	10-ft	60%	or 40-	1,250 sf <sup>3</sup>	
C-2 4 $5,000 \text{ sf}$ 0 $0 \text{ or } 15 \text{ ft from}$ US 101 800 $85 \text{ -90\% } 6$ $50 \text{ -ft } 6$ $n/a$ C-3 $5,000 \text{ sf}$ 00 or 15 \text{ ft from} US 101 800 $85 \text{ -90\% } 6$ $50 \text{ -ft } 6$ $n/a$ I-1 $5,000 \text{ sf}$ 015 \text{ ft from US} 10100 $85 \text{ -90\% } 6$ $50 \text{ -ft } 6$ $n/a$ I-2 $20,000 \text{ sf}$ 015 \text{ ft from US} 10100 $85 \text{ -90\% } 6$ $50 \text{ -ft } 6$ $n/a$ I-35 acres015 \text{ ft from US} 10100 $85 \text{ -90\% } 6$ $50 \text{ -ft } 6$ $n/a$ W-100015 \text{ ft from US} 10100 $85 \text{ -90\% } 6$ $50 \text{ -ft } 6$ $n/a$ W-100000 $85 \text{ -90\% } 6$ $50 \text{ -ft } 6$ $n/a$ W-200000 $85 \text{ -90\% } 6$ $35 \text{ -ft } 6$ $n/a$ E-C, E-D and E-N0000 $100\%$ $40 \text{ -ft } 6$ $n/a$ P-100000100\% $50 \text{ -ft}$ $n/a$ P-200000100\% $50 \text{ -ft}$ $n/a$		,	50-ft		5-ft	10-ft	64%	or 40-	1,250 sf <sup>3, 5</sup>	
C-3     5,000 sf     0     0 or 15-ft from US 101 <sup>8</sup> 0     0     85-90% <sup>6</sup> 50-ft <sup>6</sup> n/a       I-1     5,000 sf     0     15-ft from US 101     0     0     85-90% <sup>6</sup> 50-ft <sup>6</sup> n/a       I-2     20,000 sf     0     15-ft from US 101     0     0     85-90% <sup>6</sup> 50-ft <sup>6</sup> n/a       I-3     5 acres     0     15-ft from US 101     0     0     85-90% <sup>6</sup> 50-ft <sup>6</sup> n/a       W-1     0     0     15-ft from US 101     0     0     85-90% <sup>6</sup> 50-ft <sup>6</sup> n/a       W-2     0     0     0     0     85-90% <sup>6</sup> 50-ft <sup>6</sup> n/a       E-C, E-C, E-D and E-D and E-N     0     0     0     0     0     100%     40-ft <sup>6</sup> n/a       P-1     0     0     0     0     0     100%     50-ft     n/a       P-2     0     0     0     0     100%     35-ft     n/a		5,000 sf			0	0	85-90% <sup>6</sup>	50-ft <sup>6</sup>	n/a	
I-1     5,000 sf     0     15-ft from US 101     0     0     85-90% 6     50-ft 6     n/a       I-2     20,000 sf     0     15-ft from US 101     0     0     85-90% 6     50-ft 6     n/a       I-3     5 acres     0     15-ft from US 101     0     0     85-90% 6     50-ft 6     n/a       W-1     0     0     0     0     85-90% 6     30-ft 6     n/a       W-2     0     0     0     0     85-90% 6     35-ft 6     n/a       E-C, E-D and E-N     0     0     0     0     0     85-90% 6     35-ft 6     n/a       P-1     0     0     0     0     100     100%     40-ft 6     n/a       P-1     0     0     0     0     100%     50-ft     n/a       P-2     0     0     0     0     100%     35-ft     n/a	C-2 <sup>4</sup>	5,000 sf	0		0	0	85-90% <sup>6</sup>	50-ft <sup>6</sup>	n/a	
I-2     20,000 sf     0     15-ft from US 101     0     0     85-90% 6     50-ft 6     n/a       I-3     5 acres     0     15-ft from US 101     0     0     85-90% 6     50-ft 6     n/a       W-1     0     0     0     0     85-90% 6     40-ft 6     n/a       W-1     0     0     0     0     85-90% 6     35-ft 6     n/a       W-2     0     0     0     0     0     85-90% 6     35-ft 6     n/a       E-C,     0     0     0     0     0     100%     40-ft 6     n/a       E-D and     -     -     -     -     -     -     -     -       P-1     0     0     0     0     0     100%     50-ft     n/a       P-2     0     0     0     0     0     100%     35-ft     n/a	C-3	5,000 sf	0		0	0	85-90% <sup>6</sup>	50-ft <sup>6</sup>	n/a	
101     101 <td>I-1</td> <td>5,000 sf</td> <td>0</td> <td></td> <td>0</td> <td>0</td> <td>85-90% <sup>6</sup></td> <td>50-ft <sup>6</sup></td> <td>n/a</td>	I-1	5,000 sf	0		0	0	85-90% <sup>6</sup>	50-ft <sup>6</sup>	n/a	
W-1     0     0     0     0     0     85-90% 6     40-ft 6     n/a       W-2     0     0     0     0     0     85-90% 6     35-ft 6     n/a       W-2     0     0     0     0     0     85-90% 6     35-ft 6     n/a       E-C,     0     0     0     0     100%     40-ft 6     n/a       E-D and     -     -     -     -     -     -     -     -     -       P-1     0     0     0     0     0     100%     50-ft     n/a       P-2     0     0     0     0     0     100%     35-ft     n/a	I-2	20,000 sf	0		0	0	85-90% <sup>6</sup>	50-ft <sup>6</sup>	n/a	
W-2     0     0     0     0     85-90% 6     35-ft 6     n/a       E-C, E-D and E-N     0     0     0     0     0     100%     40-ft 6     n/a       P-1     0     0     0     0     0     100%     50-ft     n/a       P-2     0     0     0     0     0     100%     35-ft     n/a	I-3	5 acres	0		0	0	85-90% <sup>6</sup>	50-ft <sup>6</sup>	n/a	
E-C, E-D and E-N     0     0     0     0     0     100%     40-ft <sup>6</sup> n/a       P-1     0     0     0     0     0     100%     50-ft     n/a       P-2     0     0     0     0     0     100%     35-ft     n/a	W-1	0	0	0	0	0	85-90% <sup>6</sup>	40-ft 6	n/a	
E-C, E-D and E-N     0     0     0     0     0     100%     40-ft <sup>6</sup> n/a       P-1     0     0     0     0     0     100%     50-ft     n/a       P-2     0     0     0     0     0     100%     35-ft     n/a	W-2	0	0	0	0	0	85-90% <sup>6</sup>	35-ft <sup>6</sup>	n/a	
E-D and E-N     Image: Constraint of the system     Image: Constraintof the system     Image: Constand of the system	E-C,	0	0	0	0	0	100%		n/a	
P-1     0     0     0     0     100%     50-ft     n/a       P-2     0     0     0     0     100%     35-ft     n/a										
P-1     0     0     0     0     100%     50-ft     n/a       P-2     0     0     0     0     100%     35-ft     n/a	E-N									
P-2 0 0 0 0 0 100% 35-ft n/a		0	0	0	0	0	100%	50-ft	n/a	
		-				-				
		-				-				

Table "A"

<sup>1</sup> Front and second front yards shall equal a combined total of 30-feet. Garages and carports shall be setback at least 20-feet from the access street for all residential structures.

<sup>2</sup> Density limitations apply where there is construction of more than one single-family dwelling (SFD) or duplex on a lot or parcel.

<sup>3</sup> Density limitations for townhouses and cottage clusters is the minimum area required per townhouse or cottage cluster unit; whereas, minimum lot area, minimum lot width, and setbacks, apply to the perimeter of the lot, parcel, or tract dedicated to the townhouse or cottage cluster project.

<sup>4</sup> Special Zoning Standards apply to R-4 and C-2 zoned property within the Historic Nye Beach design Review District as outlined in NMC 14.30.100.

<sup>5</sup> Density of hotels, motels, and non-residential units shall be one unit for every 750 sf of land area.

<sup>6</sup> Height limitations, setbacks, and lot coverage requirements for property adjacent to residential zones are subject to the height and yard buffer requirements of NMC Section 14.18.
<sup>7</sup> Front and 2<sup>nd</sup> front setbacks for a townhouse project or cottage cluster project shall be 10-feet except that garages and carports shall be setback a distance of 20-feet.

<sup>8</sup> The 15-foot setback from US 101 applies only to land situated south of the Yaquina Bay Bridge. <sup>9.</sup> The 40-ft height allowance is limited to multi-family uses with pitched roof construction, where the predominate roof pitch is 4:12 or steeper, and where no adjustments are being sought under the provisions of NMC Chapter 14.51.