

**NMC 14.13.020**

**Table "A"**

Zone District	Min. Lot Area (sf)	Min. Width	Required Setbacks <sup>3,7</sup>			Lot Coverage (%)	Max. Building Height	Density (Land Area Required Per Unit (sf))
			Front/2 <sup>nd</sup> Front <sup>1</sup>	Side	Rear			
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 <sup>2</sup> Duplex - 3,750 sf <sup>2</sup>
R-2	5,000 sf <sup>3</sup>	50-ft	15-ft / 15-ft or 20-ft / 10-ft	5-ft	10-ft	57%	30-ft	SFD - 5,000 sf <sup>2</sup> 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 <sup>4</sup>	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 <sup>4</sup>	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 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	0	0	0	85-90% <sup>6</sup>	40-ft <sup>6</sup>	n/a
W-2	0	0	0	0	0	85-90% <sup>6</sup>	35-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
P-3	0	0	0	0	0	100%	30-ft	n/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.