

Chapter 18.3.4

NORMAL NEIGHBORHOOD DISTRICT

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18.3.4.010 Purpose

The neighborhood is designed to provide an environment for traditional neighborhood living. The Normal Neighborhood Plan is a blueprint for promoting a variety of housing types while preserving open spaces, stream corridors, wetlands, and other significant natural features. The neighborhood commercial area is designated to promote neighborhood serving businesses with building designs that reflect the character of the neighborhood and where parking is managed through efficient on-street and off-street parking resources. The neighborhood will be characterized by a connected network of streets and alleys, paths and trails, with connection to the natural areas, wetlands, and streams. This network will also connect to the larger network of regional trails, paths, and streets beyond the boundaries of the neighborhood. The development of the neighborhood will apply principles of low impact development to minimize the extent and initial cost of new infrastructure and to promote the benefits of storm water management.

18.3.4.020 Applicability

This chapter applies to properties designated as Normal Neighborhood District on the Ashland Zoning Map, and pursuant to the Normal Neighborhood Plan adopted by Ordinance #3117, 3118 & 3119 (December 15, 2015). Development located within the Normal Neighborhood District is required to meet all applicable sections of this ordinance, except as otherwise provided in this chapter; where the provisions of this chapter conflict with comparable standards described in any other ordinance, resolution or regulation, the provisions of the Normal Neighborhood District shall govern.

18.3.4.030 General Regulations

A. Conformance with the Normal Neighborhood Plan. Land uses and development, including construction of buildings, streets, multi-use paths, and common open space shall be located in accordance with those shown on the Normal Neighborhood Plan maps adopted by Ordinances 3117, 3118 and 3119 (December 15, 2015).

B. Performance Standards Overlay. All applications involving the creation of three or more lots shall be processed under chapter [18.3.9](#), Performance Standards Option and PSO Overlay.

C. Amendments. Major and minor amendments to the Normal Neighborhood Plan shall comply with the following procedures:

1. Major and Minor Amendments.

- a. Major amendments are those that result in any of the following:
 - i. A change in the land use overlay designation.
 - ii. A change in the maximum building height dimensional standards in section [18.3.4.050](#)
 - iii. A change in the allowable base density, dwelling units per acre, in section [18.3.4.050](#).
 - iv. A change in the Plan layout that eliminates a street, access way, multi-use path or other transportation facility.
 - v. A change in the Plan layout that provides an additional vehicular access point onto East Main Street or Clay Street.
 - vi. A change not specifically listed under the major and minor amendment definitions.
- b. Minor amendments are those that result in any of the following:
 - i. A change in the Plan layout that requires a street, access way, multi-use path or other transportation facility to be shifted 50 feet or more in any direction as long as the change maintains the connectivity established by Normal Avenue Neighborhood Plan.
 - ii. A change in a dimensional standard requirement in section [18.3.4.050](#), but not including height and residential density.
 - iii. A change in the Plan layout that changes the boundaries or location of an open space area to correspond with a delineated wetland and water resource protection zone, or relocation of a designated open space area.

2. Major Amendment – Type II Procedure. A major amendment to the Normal Neighborhood Plan is subject to a public hearing and decision under a Type II Procedure. A major amendment may be approved upon finding that the proposed modification will not adversely affect the purpose of the Normal Neighborhood Plan. A major amendment requires a determination by the City that:

- a. The proposed amendment maintains the transportation connectivity established by the Normal Neighborhood Plan.
- b. The proposed amendment furthers the street design and access management concepts of the Normal Neighborhood Plan.
- c. The proposed amendment furthers the protection and enhancement of the natural systems and features of the Normal Neighborhood Plan, including wetlands, stream beds, and water resource protection zones by improving the quality and function of existing natural resources.
- d. The proposed amendment will not reduce the concentration or variety of housing types permitted in the Normal Neighborhood Plan.
- e. The proposed amendment is necessary to accommodate physical constraints evident on the property, or to protect significant natural features such as trees, rock outcroppings, streams, wetlands, water resource protection zones, or similar natural features, or to adjust to existing property lines between project boundaries.

3. Minor Amendment.

- a. Type I Procedure. Minor amendments to the Normal Neighborhood Development Plan as identified in subsections [18.3.4.030.C.1.b.i](#) and [18.3.4.030.C.1.b.ii](#) are subject to an administrative decision under the Type I Procedure.
- b. Type II Procedure. A minor amendment to the Normal Neighborhood Development Plan as identified in subsection [18.3.4.030.C.1.b.iii](#) is subject to a public hearing and decision under a Type II Procedure.
- c. Minor amendments are subject to the exception to the site design and use development standards of subsection [18.5.2.050.E.](#) (Ord. 3191 § 10, amended, 11/17/2020)

18.3.4.040 Use Regulations

A. Plan Overlay Zones. There are four Land Use Designation Overlay zones within the Normal Neighborhood Plan, intended to accommodate a variety of housing opportunities, preserve natural areas and provide open space.

1. Plan NN-1-5 Zone. The use regulations and development standards are intended to create, maintain and promote a single-family dwelling neighborhood character. A variety of housing types is allowed, in addition to the detached single dwelling. Development standards that are largely the same as those for single dwellings ensure that the overall image and character of the single-family dwelling neighborhood is maintained.
2. Plan NN-1-3.5 Zone. The use regulations and development standards are intended to create, maintain and promote single-family dwelling neighborhood character. A variety of housing types is allowed including

multiple compact attached and/or detached dwellings. Dwellings may be grouped around common open space promoting a scale and character compatible with single-family homes. Development standards that are largely the same as those for single-family dwellings ensure that the overall image and character of the single-family dwelling neighborhood is maintained.

3. **Plan NN-1-3.5-C Zone.** The use regulations and development standards are intended to provide housing opportunities for individual households through development of multiple compact attached and/or detached dwellings with the added allowance for neighborhood-serving commercial mixed-uses so that many of the activities of daily living can occur within the Normal Neighborhood. The public streets within the vicinity of the NN-1-3.5-C overlay are to provide sufficient on-street parking to accommodate ground floor neighborhood business uses.

4. **Plan NN-2 Zone.** The use regulations and development standards are intended to create and maintain a range of housing choices, including multifamily housing within the context of the residential character of the Normal Neighborhood Plan.

B. Allowed Uses.

1. **Uses Allowed in Normal Neighborhood District.** Allowed uses include those that are permitted, permitted subject to special use standards, and allowed subject to a conditional use permit. Where Table [18.3.4.040](#) does not list a specific use and part [18.6](#) does not define the use or include it as an example of an allowed use, the City may find that use is allowed, or is not allowed, following the procedures of section [18.1.5.040](#), Similar Uses. All uses are subject to the development standards of the zone in which they are located, any applicable overlay zone(s), and the review procedures of part [18.5](#). See section [18.5.1.020](#), Determination of Review Procedure.

- a. **Permitted Uses.** Uses listed as "Permitted (P)" are allowed.
- b. **Permitted Subject to Special Use Standards.** Uses listed as "Permitted Subject to Special Use Standards (S)" are allowed, provided they conform to chapter [18.2.3](#), Special Use Standards.
- c. **Conditional Uses.** Uses listed as "Conditional Use Permit Required (C)" are allowed subject to the requirements of chapter [18.5.4](#), Conditional Use Permits.
- d. **Prohibited Uses.** Uses not listed in Table [18.3.4.040](#), and not found to be similar to an allowed use following the procedures of section [18.1.5.040](#), Similar Uses, are prohibited.

2. **Uses Regulated by Overlay Zones.** Notwithstanding the provisions of chapter [18.2.2](#), Base Zones, additional land use standards or use restrictions apply within overlay zones. An overlay zone may also provide for exceptions to some standards of the underlying zone.

3. **Mixed-Use.** Uses allowed in a zone individually are also allowed in combination with one another, in the same structure or on the same site, provided all applicable development standards and building code requirements are met.

Table 18.3.4.040. Normal Neighborhood District Uses Allowed by Zone¹

	Normal Neighborhood District Zones ²			
	NN-1-5	NN-1-3.5	NN-1-3.5-C	NN-2
A. Residential Uses				
Single-Family Dwelling	P	P	N	N
Accessory Residential Unit, section 18.2.3.040	P or S	P or S	P or S	N
Duplex	P	P	P	P
Cottage Housing	P	N	N	N
Clustered Residential Units	N	P	P	P
Multifamily Dwelling	N	P	P	P
Manufactured Home on Individual Lot	P	P	P	P
Manufactured Housing Development	N	P	P	P
B. Neighborhood Business and Service Uses				
Home Occupation	P	P	P	P
Retail Sales and Services, with each building limited to 3,500 square feet of gross floor area	N	N	P	N
Professional and Medical Offices, with each building limited to 3,500 square feet of gross floor area	N	N	P	N
Light manufacturing or assembly of items occupying 600 square feet or less, and contiguous to the permitted retail use	N	N	P	N
Restaurants	N	N	P	N
Food Trucks and Food Carts (Subject to the Requirements of Section 18.2.3.145)	N	N	S	N
Day Care Center	N	N	P	N
Assisted Living Facilities	N	C	C	C
C. Residential Uses				
Religious Institutions and Houses of Worship	C	C	C	C

Table 18.3.4.040. Normal Neighborhood District Uses Allowed by Zone¹

	Normal Neighborhood District Zones ²			
	NN-1-5	NN-1-3.5	NN-1-3.5-C	NN-2
Public Buildings	P	P	P	P
Community Gardens	P	P	P	P
Open Space and Recreational Facilities	P	P	P	P

1 Key: P = Permitted Uses; S = Permitted with Special Use Standards; C = Conditional Use Permit Required; N = Not Allowed.

2 Zones: NN-1-5 = Single-Family Residential; NN-1-3.5 = Suburban Residential; N-N-1-3.5-C = Suburban Residential with Commercial; NN-2 = Multifamily Residential.

(Ord. 3216 § 6, amended, 03/15/2023; Ord. 3199 § 12, amended, 06/15/2021; Ord. 3191 § 11, amended, 11/17/2020; Ord. 3155 § 4, amended, 07/17/2018; Ord. 3147 § 4, amended, 11/21/2017)

18.3.4.050 Dimensional Regulations

A. The lot and building dimensions shall conform to the standards in Table [18.3.4.050](#) below.

Table 18.3.4.050. Dimensional Standards

	NN-1-5	NN-1-3.5 NN-1-3.5C	NN-2
Base density, dwelling units per acre	4.5	7.2	13.5
Minimum Lot Area ¹ , square feet (applies to lots created by partitions only)	5,000	3500	3000
Minimum Lot Depth ¹ , feet (applies to lots created by partitions only)	80	80	80
Minimum Lot Width ¹ , feet (applies to lots created by partitions only)	50	35	25
Setbacks and yards (feet)			
Minimum Front Yard abutting a street	15	15	15
Minimum Front Yard to a garage facing a public street, feet	20	20	20
Minimum Front Yard to unenclosed front porch, feet	8 ²	8 ²	8 ²

Table 18.3.4.050. Dimensional Standards

	NN-1-5	NN-1-3.5 NN-1-3.5C	NN-2
Minimum Side Yard	6 0 ³	6 0 ³	6 0 ³
Minimum Side Yard abutting a public street	10	10	10
Minimum Rear Yard	10 ft per Bldg Story, 5 feet per Half Story		
Solar Access	Setback and yard requirements shall conform to the Solar Access standards of chapter 18.4.8		
Maximum Building Height, feet / stories	35 / 2.5	35 / 2.5	35 / 2.5
Maximum Lot Coverage, percentage of lot	50%	55%	65%
Minimum Required Landscaping, percentage of lot	50%	45%	35%
Parking	See section 18.4.3.080 Vehicle Area Design Requirements		
Minimum Outdoor Recreation Space, percentage of lot	na	na	8%

1 Minimum Lot Area, Depth, and Width requirements do not apply in performance standards subdivisions.

2 Minimum Front Yard to an unenclosed front porch (Feet), or the width of any existing public utility easement, whichever is greater; an unenclosed porch must be no less than 6 feet in depth and 8 feet in width, see section [18.6.1.030](#) for definition of porch.

3 Minimum Side Yard for Attached Residential Units (Feet)

B. Density Standards. Development density in the Normal Neighborhood shall not exceed the densities established by Table [18.3.4.050](#), except where granted a density bonus under chapter [18.3.9](#), Performance Standards Options and PSO Overlay, and consistent with the following requirements:

1. General Density Provisions.

- The density in NN-1-5, NN-1-3.5, NN-1-3.5-C and NN-2 zones is to be computed by dividing the total number of dwelling units by the acreage of the project, including land dedicated to the public.
- Conservation Areas including wetlands, floodplain corridor lands, and water resource protection zones may be excluded from the acreage of the project for the purposes of calculating minimum density for residential annexations as described in subsection [18.5.8.050.F](#).
- Units less than 500 square feet of gross habitable area shall count as 0.75 units for the purposes of density calculations.

2. Residential Density Bonuses.

- a. The maximum residential density bonuses permitted shall be as described in subsection [18.2.5.080.E.](#) (Ord. 3199 § 13, amended, 06/15/2021)

18.3.4.060 Site Development and Design Standards

The Normal Neighborhood District Design Standards provide specific requirements for the physical orientation, uses and arrangement of buildings; the management of parking; and access to development parcels.

Development located in the Normal Neighborhood District must be designed and constructed consistent with the Site Design and Use Standards chapter [18.5.2](#) and the following standards:

A. Street Design and Access Standards. Design and construct streets and public improvements in accordance with the Ashland Street Standards. A change in the design of a street in a manner inconsistent with the Normal Neighborhood Plan requires a minor amendment in accordance with section [18.3.4.030.C.](#)

1. **Conformance with Street Network Plan.** New developments must provide avenues, neighborhood collectors, streets, alleys, multi-use paths, and pedestrian and bicycle improvements consistent with the design concepts within the mobility chapter of the Normal Neighborhood Plan Framework and in conformance with the Normal Neighborhood Plan Street Network Map.
 - a. Streets designated as shared streets on the Normal Neighborhood Plan Street Network Map may be alternatively developed as alleys, or multiuse paths provided the following:
 - i. Impacts to the water protection zones are minimized to the greatest extent feasible.
 - ii. Pedestrian and bicyclist connectivity, as indicated on the Normal Avenue Neighborhood Plan Pedestrian and Bicycle Network Map, is maintained or enhanced.
2. **Storm Water Management.** The Normal Neighborhood Plan uses street trees, green streets, and other green infrastructure to manage storm water, protect water quality and improve watershed health. Discharge of storm water runoff must be directed into a designated green street and neighborhood storm water treatment facilities.
 - a. **Design Green Streets.** Streets designated as green streets within the street network, and as approved by the Public Works Department, shall conform to the following standards:
 - i. New streets must be developed so as to capture and treat storm water in conformance with the City of Ashland Storm Water Master Plan.
3. **Access Management Standards.** To manage access to land uses and on-site circulation, and maintain transportation safety and operations, vehicular access must conform to the standards set forth in section [18.4.3.080](#), and as follows:
 - a. Automobile access to development is intended to be provided by alleys where possible consistent with the street connectivity approval standards.

- b. Curb cuts along a neighborhood collector or shared street are to be limited to one per block, or one per 200 feet where established block lengths exceed 400 feet.
4. Required On-Street Parking. On-street parking is a key strategy to traffic calming and may be required along the neighborhood collector and local streets.

B. Site and Building Design Standards.

1. Lot and Building Orientation.

- a. Lot Frontage Requirements. Lots in the Normal Neighborhood are required to have their front lot line on a street or a common green.
- b. Common Green. The common green provides access for pedestrians and bicycles to abutting properties. Common greens are also intended to serve as a common open space amenity for residents. The following approval criteria and standards apply to common greens:
 - i. Common greens must include at least 400 square feet of grassy area, play area, or dedicated gardening space, which must be at least 15 feet wide at its narrowest dimension.

2. Cottage Housing. Cottage housing developments in the Normal Neighborhood shall be developed in accordance with the standards in section [18.2.3.090](#).

3. Conservation of Natural Areas. Development plans must preserve water quality, natural hydrology and habitat, and preserve biodiversity through protection of streams and wetlands. In addition to the requirements of chapter [18.3.11](#), Water Resources Protection Zones (Overlays), conserving natural water systems must be considered in the site design through the application of the following guidelines:

- a. Designated stream and wetland protection areas are to be considered positive design elements and incorporated in the overall design of a given project.
- b. Native riparian plant materials must be planted in and adjacent to the creek to enhance habitat.
- c. Create a long-term management plan for on-site wetlands, streams, associated habitats and their buffers.

4. Storm Water Management. Storm water run-off, from building roofs, driveways, parking areas, sidewalks, and other hard surfaces must be managed through implementation of the following storm water management practices:

- a. When required by the City Engineer, the applicant must submit hydrology and hydraulic calculations, and drainage area maps to the City, to determine the quantity of predevelopment, and estimated post-development, storm water runoff and evaluate the effectiveness of storm water management strategies. Computations must be site specific and must account for conditions such as soil type, vegetative cover, impervious areas, existing drainage patterns, flood plain areas and wetlands.

- b. Future peak storm water flows and volumes shall not exceed the pre-development peak flow. The default value for pre-development peak flow is 0.25 CFS per acre.
- c. Detention volume must be sized for the 25-year, 24-hour peak flow and volume.
- d. Development must comply with one or more of following guidelines:
 - i. Implement storm water management techniques that endeavor to treat the water as close as possible to the spot where it hits the ground through infiltration, evapotranspiration or through capture and reuse techniques.
 - ii. Use on-site landscape-based water treatment methods to treat rainwater runoff from all surfaces, including parking lots, roofs, and sidewalks.
 - iii. Use pervious or semi-pervious surfaces that allow water to infiltrate soil.
 - iv. Design grading and site plans that create a system that slows the storm water, maximizing time for cleansing and infiltration.
 - v. Maximizing the length of overland flow of storm water through bioswales and rain gardens,
 - vi. Use structural soils in those environments that support pavements and trees yet are free draining.
 - vii. Plant deep rooted native plants.
 - viii. Replace metabolically active minerals, trace elements and microorganism rich compost in all soils disturbed through construction activities.

5. Off-Street Parking. Where provided, automobile parking, loading and circulation areas must comply with the requirements of chapter [18.4.3](#), Parking, Access, and Circulation, and as follows:

- a. Neighborhood serving commercial uses within the NN-1-3.5-C zone must have parking primarily accommodated by the provision of public parking areas and on-street parking spaces.

6. Neighborhood Module Concept Plans. The Neighborhood Module Concept Plans (i.e., development scenarios) are for the purpose of providing an example of developments that conform to the standards, and do not constitute independent approval criteria. Concept plans are attached to the end of this chapter.

7. Conformance with Open Space Network Plan. New developments must provide open space consistent with the design concepts within the Greenway and Open Space chapter of the Normal Neighborhood Plan Framework and in conformance with the Normal Neighborhood Plan Open Space Network Map. The open space network will be designed to support the neighborhood's distinctive character and provide passive recreational opportunities where people can connect with nature, where water resources are protected, and where riparian corridors and wetlands are preserved and enhanced.

- a. The application demonstrates that equal or better protection for identified resources will be ensured through restoration, enhancement, and mitigation measures.
- b. The application demonstrates that connections between open spaces are created and maintained providing for an interlinked system of greenways.
- c. The application demonstrates that open spaces function to provide habitat for wildlife, promote environmental quality by absorbing, storing, and releasing storm water, and protect future development from flood hazards.
- d. The application demonstrates that scenic views considered important to the community are protected, and community character and quality of life are preserved by buffering areas of development from one another. (Ord. 3229 § 5, amended, 12/19/2023; Ord. 3191 § 12, amended, 11/17/2020; Ord. 3155 § 5, amended, 07/17/2018)

18.3.4.065 Exception to the Site Development and Design Standards

An exception to the requirements Site Development and Design Standards must follow the procedures and approval criteria adopted under section [18.4.1.030](#), unless authorized under the procedures for a major amendment to plan.

18.3.4.070 Open Space Area Overlay

All projects containing land identified as Open Space Areas on the Normal Neighborhood Plan Open Space Network Map, unless otherwise amended per section [18.3.4.030.C](#), must dedicate those areas as: public open space, common open space, or private open space. It is recognized that the master planning of the properties as part of the Normal Neighborhood Plan imparted significant value to the land, and the reservation of lands for open space, recreation, and conservation purposes is proportional to the value bestowed upon the property through the change in zoning designation and future annexation. (Ord. 3191 § 13, amended, 11/17/2020)

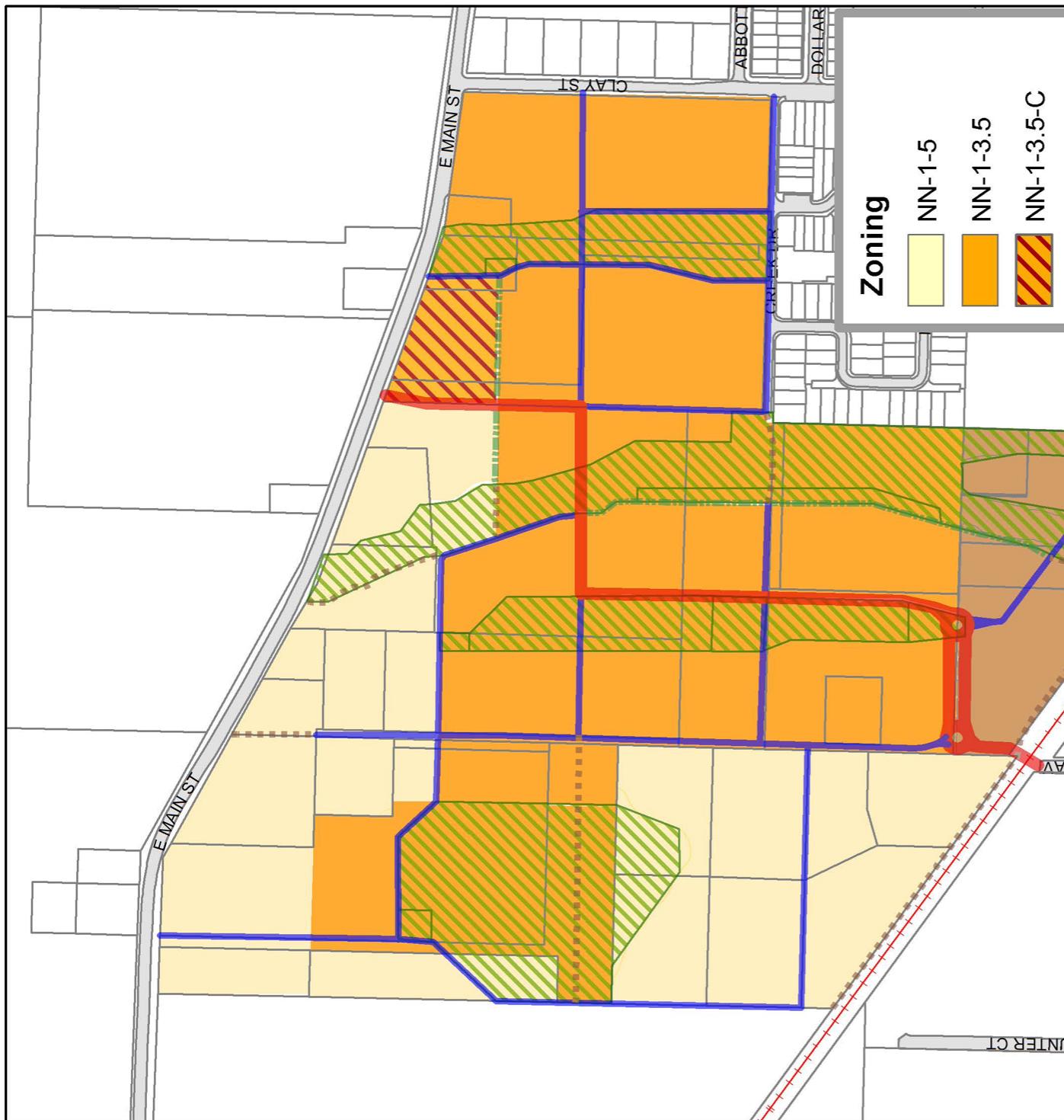
18.3.4.075 Advance Financing District [Reserved]

18.3.4.080 Review and Approval Procedure

All land use applications are to be reviewed and processed in accordance with the applicable procedures of part [18.5](#), Neighborhood Module Concept Plans. The City recognizes that future innovations in building technologies, water conservation practices, and creative approaches to site design and layout will help shape the neighborhood module concept in consideration of the unique characteristics of the properties being developed. As such these example illustrations presented are primarily intended to assist those involved in conceptualizing a development to better address the principle objectives outlined within the Normal Neighborhood Plan.



Normal Neighborhood District Zoning Classification Map



The Ashland Land Use Ordinance is current through Ordinance 3263, passed June 3, 2025.

Disclaimer: The City Recorder's office has the official version of the Ashland Land Use Ordinance. Users should contact the City Recorder's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.ashlandoregon.gov](http://www.ashlandoregon.gov)

[City Telephone: 541.488.5307](tel:541.488.5307)

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