

## CHAPTER 17

### R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

Sections:

- 17.1.0 Purpose
- 17.2.0 Permitted uses
- 17.3.0 Permitted accessory uses
- 17.4.0 Conditional uses
- 17.5.0 Development Standards

**17.1.0 PURPOSE.** The R-2 district is established to provide Urban Growth Area Boundaries a medium density residential environment. Lands within this district generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The R-2 district is intended to allow for a gradual increase in density from low-density residential districts and, where compatible, can provide a transition between different use areas.

**17.2.0 PERMITTED USES.** The following uses shall be permitted in the R-2 district:

- (1) One single-family dwelling.
- (2) One two-family dwelling.
- (3) Multiple dwellings.
- (4) Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising.

**17.3.0 PERMITTED ACCESSORY USES.** The following uses shall be permitted as accessory to a permitted use in the R-2 district:

- (1) One detached single family residential garage, provided it does not exceed 1,200 square feet in area. Can exceed 1,200 square feet in area upon approval of a conditional use permit or meeting the requirements 17.3.0(3). This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.
- (2) One storage building not exceeding 480 square feet, provided no storage containers shall be permitted. This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.
- (3) The square foot requirements for the accessory buildings specifically stated in 17.3.0 (1) and (2) may be combined on parcels, tracts, or lots which are less than 2.5 acres in size, provided:
  - (a) If this combination requirement is utilized, only one (1) detached residential garage or one (1) storage building is allowed per parcel.
  - (b) The total combined accessory building square footage does not exceed the square footage of the footprint of the primary residence. This may be exceeded upon the approval of a conditional/special use permit.
- (4) Home occupations.

- (5) The keeping of dogs and cats provided such number of animals does not exceed three dogs and three cats.
- (6) Family day care homes as now existing and as amended and Home Occupations.
- (7) The renting of rooms for lodging purposes only; provided, however, such accommodations shall not exceed two persons in a single family dwelling. One off-street parking space per roomer must be provided in addition to the requirement set forth under Off-Street Parking (See Off-Street Parking Chapter).
- (8) Accessory dwellings.

**17.4.0 CONDITIONAL USES**. In addition to the unclassified uses listed in Special Permits, the following uses may be permitted by special permit:

- (1) Churches and similar places of worship.
- (2) Public libraries, and municipal office buildings.
- (3) Public and private schools, public parks and playgrounds.
- (4) Fire department station houses.
- (5) Private nursery school, preschool, child mini day care and day care center.
- (6) Non-motorized recreational trails and similar facilities.
- (7) Accessory Buildings (located in the front yard area).

**17.5.0 DEVELOPMENT STANDARDS**

- (1) Minimum lot area: Five thousand (5,000) square feet.
- (2) Density: One dwelling per 5,000 square feet of lot area.
- (3) Maximum Lot Coverage: Forty (40) percent.
- (4) Minimum Yard Setbacks (Primary):
  - (a) Front: Twenty (20) feet.
  - (b) Side: Ten (10) feet.
  - (c) Rear: Principal Building: Equal to the height of the dwelling
- (5) Accessory structures adjacent an alley may be placed on the alley line provided there are no openings in the wall parallel to the alley. Garages with vehicle doors parallel to an alley shall be setback from the alley twenty (20) feet. Where there is no alley, the set back shall be five (5) feet.
- (6) Maximum building height:
  - (a) Principal building. Thirty-five (35) feet.
  - (b) Accessory buildings: Eighteen feet (18) feet – average roof height. Heights can exceed the maximum allowed height upon approval of a Conditional/Special Use Permit.