

Chapter 20.21

R-2 RESIDENTIAL, MEDIUM DENSITY DISTRICT

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20.21.010 **Purpose.** The purpose of the R-2 district is to provide areas for the location of medium density single-family residential buildings and low density multiple family residential buildings and to establish regulations for their development. It is intended that the district be used in higher density areas designed in the comprehensive plan or in other areas when found to be necessary or desirable to achieve good neighborhood design and for purposes of stabilizing land use. (Ord. 765, September 2003.)

20.21.020 **Permitted Uses.** The following uses are permitted:

- A. One single-family building per lot of not less than 720 square feet of habitable room.
- B. Room and boarding of not more than two people.
- C. Family child day care homes.
- D. Residential Care Facilities (homes for the elderly) for up to six residents.
- E. Accessory uses and structures appurtenant to any permitted use except home occupations. (Ord. 765, September 2003; Ord. 704, April 2000.)

20.21.030 **Conditional Uses.** The following uses are permitted subject to approval of a conditional use permit:

- A. Churches and schools.
- B. Public and quasi-public uses.
- C. Home occupations.
- D. Nursery schools and day care centers.

- E. Multifamily dwellings pursuant to the density yield of the R-2 zone and subject to the Housing Goals, Policies and Strategies of the Comprehensive Plan.
- F. Professional offices for doctors, dentists, accountants, engineers, attorneys and other similar professional practices. (Ord. 860, August 2009; Ord. 765, September 2003.)

20.21.040 **Minimum Development Standards.** The following are minimum development standards for the R-2 district:

- A. Lots.
 - 1. Lot size: The minimum lot size shall be seventy-two hundred square feet in area.
 - 2. Minimum lot width: The minimum lot width shall be sixty feet (60 ft.).
- B. Setbacks.
 - 1. Street frontage: Twenty-five feet from the lot line or fifty-five feet from street centerline, whichever is greater.
 - 2. Side: Five feet, except a minimum ten-foot side yard shall be provided on the side nearest the garage, or off-street parking. And, except where provided elsewhere in Chapters 20.02 through 20.67, there shall be not less than fifteen feet between structures on abutting lots.
 - 3. Rear: Twenty-five feet. (Ord. 765, September 2003.)

20.21.050 **Height of Buildings.** Building heights in the R-2 district shall not exceed thirty feet. (Ord. 765, September 2003.)

20.21.060 **Maximum Lot Coverage.** Maximum lot coverage shall be thirty percent. (Ord. 765, September 2003.)