

Chapter 17.28 – Residence “R-2” zone

Sections:

- 17.28.010 Permitted uses.
- 17.28.015 Conditional Uses.
- 17.28.020 Building height.
- 17.28.030 Area requirements generally.
- 17.28.040 Front yard.
- 17.28.050 Side yard.
- 17.28.060 Rear yard.
- 17.28.070 Lot coverage.
- 17.28.080 Lot area.
- 17.28.090 Accessory buildings.

17.28.010 Permitted uses.

Permitted uses in the residence R-2 zone are:

- A. Any use permitted in the residence R-1 zone;
- B. Two-family dwelling structures.

(Prior code §4-4-8(A))

17.28.015 Conditional Uses.

The commission may, after notice and public hearing, as set forth in Section 17.46.040, permit the following uses where such uses are deemed essential or desirable to the public convenience or welfare. The commission shall have the authority to impose such conditions and safeguards as it deems necessary to protect the best interests of the surrounding property or neighborhood from damage, hazard, nuisance or other detriment:

The following conditional uses may be permitted in the R-2 zone:

- A. Row dwellings containing three or more family units;
- B. Multiple dwellings and apartments;
- C. Boarding or lodging houses;
- D. Nursing or rest homes;
- E. Manufactured Home Park;
- F. Recreational Vehicle Park;
- G. Clubs, lodges or fraternal organizations when not operated for profit;
- H. Any conditional use allowed in the residential R-1 zone;
- I. Conditional uses, subject to the provisions of Section 17.46.

Other uses deemed similar by the City to the uses above may be considered under a Conditional Use application.

17.28.020 Building height.

No building shall be erected or enlarged to exceed a height of two and one-half stories, nor shall it exceed thirty-five feet in height. (Prior code §4-4-8 (B))

17.28.030 Area requirements generally.

No building shall be erected nor shall any existing structure be enlarged or altered unless the following yards and lot areas are provided and maintained in connection with such building, structure or enlargement. (Prior code §4-4-8(C) (part))

17.28.040 Front yard.

Front yards in the residence R-2 zone shall be twenty-five feet. (Prior code §4-4-8(C) (1))

17.28.050 Side yard.

Side yards in the residence R-2 zone shall be eight feet. (Prior code §4-4-8(C) (2))

17.28.060 Rear yard.

Rear yards in the residence R-2 zone shall be twenty-five feet. (Prior code §4-4-8(C) (3))

17.28.070 Lot coverage.

Lot coverage in the residence R-2 zone shall not exceed forty percent. (Prior code §4-4-8(C) (4))

17.28.080 Lot area.

Every dwelling erected or structurally altered to accommodate two-family dwelling units shall be on a lot having a width at the established building line of not less than sixty feet and an area per dwelling unit of not less than three thousand seven hundred fifty square feet. One-family dwellings may be erected or structurally altered on lots having an area of not less than five thousand square feet and a width at the established building line of not less than fifty feet. Every building erected or structurally altered as a multiple dwelling, apartment or row dwelling of more than two dwelling units shall provide a lot area per dwelling unit of not less than one thousand five hundred square feet. (Prior code §4-4-8(C) (5))

17.28.090 Accessory buildings.

Accessory buildings and uses customarily incident to any of the above uses, including permitted home occupations, as provided herein, are permitted. (Prior code §4-4-8(C) (6))