

Chapter 17.32– Residential “R-2” zone

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17.32.010 Permitted uses.

Permitted uses in the residence R-2 zone are:

- A. Any use permitted in the residence R-1 zone;
- B. Dwelling units for up to 4 residences.
- C. Automobile parking space shall be provided as required in Section 17.48.

17.32.015 Conditional Uses.

The planning commission may, after notice and public hearing, as set forth in Section 17.46.040, permit additional uses that are deemed essential or desirable to the public. The commission shall have the authority to impose 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 as a condition of the permit.

17.32.020 Building height.

Buildings shall not be erected or enlarged to exceed a height of two and one-half stories or thirty-five feet in height from ground level.

17.32.030 Area requirements generally.

Buildings and structures shall not be erected, enlarged or altered unless the following yards and lot areas are incorporated into the design.

17.32.040 Front yard.

Front yards in the residential R-2 zone shall be a minimum of twenty-five feet.

17.32.050 Side yard.

Side yards in the residential R-2 zone shall be a minimum of ten feet.

17.32.060 Rear yard.

Rear yards in the residential R-2 zone shall be a minimum of twenty-five feet.

17.32.070 Lot coverage.

Lot coverage in the residential R-2 zone shall not exceed forty percent.

17.32.080 Lot area.

Lots with single residential dwellings shall have may an area of not less than five thousand square feet and a width at the established building line of not less than fifty feet. Lots with two-family residential dwelling units shall have an area of not less than seven thousand five hundred square feet and a width at the established building line of not less than sixty feet. Lots with greater than two-family dwelling units shall have an area per dwelling unit of not less than one thousand five hundred square feet.

17.32.090 Accessory buildings.

Accessory buildings shall not encroach upon the front yard. They may encroach upon the side yard, provided no buildings are closer to the lot lines nor the main building than ten feet. Provided further, that on a corner lot accessory buildings shall not encroach upon the front or side yards adjacent to the abutting streets.

Motor vehicle cargo containers or other containers normally used for the shipment of freight, cargo or other items, by rail, ship or motor vehicular transportation, may be permitted for storage or other purposes. All containers shall require an approved conditional use permit. Placement location of containers shall meet all the requirements of Sections 17.32.030, 17.32.040, 17.32.050, 17.32.060, and shall only be placed one unit high, at ground level on a concrete, gravel or similar foundation. Stacking of containers is prohibited. Containers can become a visual blight upon the city and adjacent residential areas. Means for reasonable visual occlusion from public view, through positioning or other coverage, shall be required to be provided and maintained for the duration of the placement of the container and shall be included in the application submission.