

Chapter 17.32 - R-2 ONE UNIT RESIDENTIAL

17.32.010 - Purpose.

The purpose of the R-2 district is to establish and maintain a conventional, site-built single-family and manufactured housing residential neighborhood characterized by moderate-sized lots with adequate space provided for openness, landscaping and play. The district shall be free from other uses except those which are compatible with this purpose.

(Ord. 21-97 § 5, 1997; Ord. 5-91 (part), 1991)

17.32.020 - Permitted uses.

Except as otherwise provided, in an R-2 district, no building, structure, or other land use shall be erected or used except for the following:

- A. Conventional site-built single-family dwellings and manufactured homes with siding material consisting of wood or wood products, stucco, brick, rock, or horizontal lap wood, steel or vinyl siding;
- B. Day-care, adult;
- C. Family child care home;
- D. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities used during daylight hours;
- E. Schools, public, parochial, and private elementary, junior and senior high;
- F. Neighborhood assembly uses;
- G. Neighborhood grocery;
- H. Group home;
- I. Church.

(Ord. 28-08 § 8, 2008; Ord. 27-01 § 9, 2001; Ord. 14-00 § 7, 2000; Ord. 21-97 § 6, 1997; Ord. 5-91 (part), 1991)

(Ord. No. 12-11, § 1(B), 3-21-2011; Ord. No. 16-11, §§ 4(A), 11(B), 13(B), 4-19-2011)

17.32.030 - Conditional uses.

The following shall be conditional uses in an R-2 district:

- A. Bed and breakfast;
- B. Reserved;
- C.

Family child care center — zoning review, under the provisions of Section 17.12.240(M) of this title;

- D. Family child care home — zoning review, under the provisions of Section 17.12.240(M) of this title;
- E. Child care center;
- F. Lighted recreational facilities;
- G. Public utility and public service installations and facilities, excluding business offices and repair and storage facilities;
- H. Parking lots;
- I. Other uses compatible with the intent of this district as determined by the commission, with the exception of gaming/gambling uses as defined in this title;
- J. Accessory dwelling unit;
- K. Twin home;
- L. Branch community facilities;
- M. Personal service shops;
- N. Professional offices with fewer than twenty employees;
- O. Coffee shops, cafes and restaurants without drive-up windows;
- P. Sundry shops and specialty shops.

(Ord. 28-08 § 9, 2008; Ord. 27-01 § 10, 2001; Ord. 14-00 § 8, 2000; Ord. 20-94 § 3 (part), 1994; Ord. 15-93 (part), 1993; Ord. 5-91 (part), 1991)

(Ord. No. 16-11, §§ 1(B), 2(D), 6(A), 8(A) 10(A), 13(B), 4-19-2011)

17.32.040 - Minimum standards.

- A. Lot Area.
 - 1. Single-family dwellings, four thousand square feet;
 - 2. Churches, three acres.
- B. Lot width, single-family dwellings, forty feet.
- C. Lots on Cul-de-sacs. Six lots shall be the maximum number of lots permitted on a cul-de-sac with a radius of fifty feet.
- D. Yard Requirements.
 - 1. Front yard setback, fifteen feet with alley, or eighteen without alley;
 - 2. Rear yard setback, ten feet;
 - 3. Side yard setback, five feet;
 - 4. The front yards of a corner and through lot shall not be less than fifteen feet;

5. Twin homes, zero lot line between units; five-foot side yard for each end unit.

(Ord. 28-08 § 10, 2008; Ord. 26-99 § 1 (part), 1999; Ord. 5-91 (part), 1991)

(Ord. No. 9-11, § 1, 3-1-2011; Ord. No. 16-11, § 1(C), 4-19-2011)