

## Chapter 17.60

### R-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT

#### Sections:

- 17.60.010 Purpose.**
- 17.60.020 Allowed uses.**
- 17.60.030 Accessory uses.**
- 17.60.040 Prohibited uses.**
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- 17.60.060 Area and yard requirements.**
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#### **17.60.010 Purpose.**

This district is designed to be the most intensive residential zone in the city where professional offices are not permitted. (Ord. 617 § 1.1 Exh. A (part), 1996)

#### **17.60.020 Allowed uses.**

- A. Single-family dwellings;
- B. Manufactured homes in compliance with Chapter 17.34;
- C. Duplexes;
- D. Churches and synagogues;
- E. Public and parochial schools;
- F. Public buildings;
- G. Public parks and playgrounds;
- H. Licensed rest homes with no more than five patients;
- I. Day care family facilities providing care for four or less children;.
- J. Group home for up to eight or fewer aged persons not located within seven hundred fifty feet of another such group home;
- K. State licensed group home for up to eight developmentally disabled persons not located within seven hundred fifty feet of another such group home.;
- L. State licensed group home for up to eight mentally ill persons not located within seven hundred fifty feet of another such group home or group home for aged or developmentally disabled persons. (Ord. 617 § 1.1 Exh. A (part), 1996)

#### **17.60.030 Accessory uses.**

Uses associated with a principal permitted use and subordinated to such use. (Ord. 617 § 1.1 Exh. A (part), 1996)

**17.60.040 Prohibited uses.**

- A. Commercial uses not addressed as permitted under Section 17.60.020, Allowed uses or Section 17.60.050 Uses allowed with a special use permit.
- B. Industrial uses. (Ord. 617 § 1.1 Exh. A (part), 1996)

**17.60.050 Uses allowed with a special use permit following a public hearing.**

- A. Day care centers which care for four to six children;
- B. Rest homes which house more than five patients;
- C. Hospitals;
- D. Sanitariums;
- E. Home occupations;
- F. Bed and breakfast inns. (Ord. 617 § 1.1 Exh. A (part), 1996)

**17.60.060 Area and yard requirements.**

The following property development standards shall apply to all land and structures in the R-2 district. Wherever the general provisions of this title conflict with the development standards of this section, this section shall apply.

- A. Minimum lot area: 6,000 square feet.
- B. Minimum lot dimensions:
  1. Average lot width: 60 feet.
  2. Average lot depth: 90 feet.
- C. Yards requirements:
  1. Front yard: 10 feet.
  2. Side yard: 5 feet.
  3. Rear yard: 10 feet.
- D. Separation between buildings:
  1. Buildings side by side: 10 feet.
  2. Buildings rear to side, front to side, where entrances or exits are into this space: 15 feet.
  3. Buildings front to rear, rear to front, where entrances or exits are into this space: 20 feet.
  4. In no event shall the space between dwellings be less than ten feet.
  5. Garages and other non-dwelling structures shall be located not less than six feet from any main building.
- E. Height restrictions: No principal building or structure shall exceed three stories or thirty-five feet.
- F. Residential Density - Maximum Limits:
  1. The maximum density of residential units will be one dwelling unit per three thousand square feet of lot area.
  2. All off street parking requirements and regulations shall be as provided in Chapter 17.25.
  3. Accessory buildings shall meet the requirements of Chapter 17.30.
  4. Accessory buildings shall have a minimum setback of five feet from the rear and side property lines. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.60.070

**17.60.070 Development standards.**

See Chapter 17.22. (Ord. 617 § 1.1 Exh. A (part), 1996)