

## Chapter 17.32 R-2 ONE UNIT RESIDENTIAL

### 17.32.010 Purpose.

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#### **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.

#### **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.

#### **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 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.

**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 feet 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.**