

17.28 R-2 Single-Family and Duplex Residence District

17.28.010 Description.

This district is established for the purpose of providing for detached single-family and two-family residential dwellings. (Ord. 95-02 §1(part), 1995; Ord. 86-13 §1(part), 1986)

17.28.020 Permitted uses.

Uses permitted in the R-2 district shall be as follows:

A. Any use permitted by right in the R-1 district, subject to all requirements specified for such district unless otherwise stated in this Chapter;

B. Two-family dwellings. (Ord. 86-13 §1(part), 1986)

17.28.030 Uses by special review.

A. Any use permitted by special review in the R-1 district subject to all requirements specified for such district and the regulations set forth in Chapter 17.72.

B. Bed and breakfast inn. (Ord. 95-02 §1(part), 1995; Ord. 86-13 §1(part), 1986)

17.28.040 Development standards.

Development standards for the R-2 district shall be as follows:

A. Minimum area of lot:

1. Single-family dwelling, six thousand (6,000) square feet,
2. Per two-family dwelling, seven thousand (7,000) square feet;

B. Minimum width of lot:

1. Per dwelling, fifty (50) feet,
2. Per two-family dwelling, seventy-five (75) feet;

C. Minimum side yard:

1. Per dwelling, five (5) feet,
2. All attached dwelling units are allowed zero (0) side yard setbacks where attached. No more than two (2) dwelling units may be located in a single

structure,

3. Accessory buildings, two (2) feet, located in the rear one-third (1/3) of the lot,

4. Accessory buildings, five (5) feet, not located in the rear one-third (1/3) of the lot,

5. All buildings, twenty (20) feet, where abutting a street,

6. For any use other than residential, the minimum side yard width shall be the equivalent of one (1) foot for each three (3) feet or fraction thereof of building height, provided that for school or church uses no side yard shall be less than twenty-five (25) feet wide;

D. Minimum front yard for all buildings shall be twenty-five (25) feet;

E. Minimum rear yard:

1. Principal buildings, twenty-five (25) feet,

2. Accessory buildings, ten (10) feet;

F. Maximum height of buildings:

1. Principal buildings, thirty-five (35) feet,

2. Accessory buildings, twenty (20) feet. (Ord. 95-02 §1(part), 1995; Ord. 86-13 §1(part), 1986)