

Chapter 17.22
R-2 Single-Family and Duplex Residence District

17.22.010 Description and purpose

17.22.020 Permitted uses

17.22.030 Uses by special review

17.22.040 Development standards

17.22.010 Description and purpose.

The primary use within the R-2 District is detached single-family and two-family residential dwellings.

17.22.020 Permitted uses.

Uses permitted in the R-2 District are:

- 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.

17.22.030 Uses by special review.

Uses permitted by special review in the R-2 District are:

- 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 17.38.
- B. Bed and breakfast.

17.22.040 Development standards.

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

- A. Minimum area of lot:
 - 1. Per single-family dwelling, 6,000-square feet.
 - 2. Per two-family dwelling, 7,000-square feet.
- B. Minimum width of lot:
 - 1. Per dwelling, 50-feet.
 - 2. Per two-family dwelling, 75-feet.

C. Minimum side yard:

1. Per dwelling, 5-feet.
2. All attached dwelling units are allowed zero side yard setbacks where attached. No more than two dwelling units may be located in a single structure.
3. Accessory buildings, 2-feet, located in the rear one-third of the lot.
4. Accessory buildings, 5-feet, not located in the rear one-third of the lot.
5. All buildings, 20-feet, where abutting a street.
6. For any use other than residential, the minimum side yard width shall be the equivalent of 1-foot for each 3-foot or fraction thereof of building height, provided that, for school or church uses, no side yard shall be less than 25-foot wide.

D. Minimum front yard for all buildings shall be 25-feet.

E. Minimum rear yard:

1. Principal buildings, 25-feet.
2. Accessory buildings, 10-feet.

F. Maximum height of buildings:

1. Principal buildings, 35-feet.
2. Accessory buildings, 20-feet.