

Chapter 17.05
REGULATIONS FOR THE MEDIUM DENSITY RESIDENTIAL OR "R-2" DISTRICT

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17.05.010 Purpose.

To establish areas for individual and multifamily residential dwelling units at low to medium densities with the amenities of a residential neighborhood. The following regulations shall apply in all R-2 districts. (Ord. 796 Att. A(part), 1999)

17.05.020 Performance standards.

Uses permitted within this district shall be subject to the performance standards set forth in Chapter [17.28](#) and, where required, architectural and design review. (Ord. 796 Att. A(part), 1999)

17.05.030 Uses permitted.

- A. One single-family dwelling or manufactured home.
- B. Two single-family dwellings subject to general plan density standards.
- C. Duplexes, triplexes, fourplexes, and condominiums in accordance with the development standards listed in Section [17.05.060](#).
- D. Residential accessory buildings.
- E. Small family nonresidential day care licensed for eight or fewer persons.
- F. Garage and yard sales.
- G. Public parks, playgrounds, and recreational facilities.
- H. One secondary accessory residential unit on a parcel with at least seven thousand five hundred square feet of land area subject to performance standards set forth in Chapter [17.28](#). (Ord. 887 §1(F), 2013; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

I. Personal cannabis cultivation subject to the regulations as set forth in Section 17.38.

17.05.040 Uses permitted subject to a zoning permit.

Those uses permitted in the R-1 district with a zoning permit. (Ord. 796 Att. A(part), 1999)

17.05.050 Uses permitted subject to a use permit.

- A. Nursing and convalescent homes.
- B. Mobilehome parks.
- C. Building heights in excess of thirty-five feet.
- D. Those uses permitted in the R-1 district subject to a use permit.
- E. Residential care home, large.
- F. Residential care facility.
- G. One secondary accessory residential unit on a parcel with less than seven thousand five hundred square feet of land area subject to performance standards set forth in Chapter [17.28](#). (Ord. 893 §3(2), 2014; Ord. 887 §1(G), 2013; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

17.05.060 Development standards.

- A. Maximum Permitted Density.
 - 1. Single-family dwelling: six thousand square feet per dwelling unit.
 - 2. Duplex, triplex, fourplex, or condominium projects: two thousand two hundred fifty square feet per dwelling unit.
- B. Minimum Lot Size.
 - 1. Six thousand square feet for an interior lot.
 - 2. Six thousand five hundred square feet for a corner lot.
- C. Minimum Lot Length. Eighty feet.
- D. Minimum Average Lot Width.
 - 1. Sixty feet for an interior lot.

2. Sixty-five feet for a corner lot.
 3. Lots on a cul-de-sac bulb or corner bulb (knuckle) may be thirty-five feet wide and shall be at least sixty feet wide at the midpoint line.
- E. Maximum Length to Width Ratio. Three to one.
- F. Maximum Lot Coverage. Forty percent.
- G. Minimum Yards.
1. Front yard: fifteen feet from lot line, twenty feet required to carport or garage.
 2. Rear yard: ten feet for single-family dwellings and duplexes, and fifteen feet from the lot line for triplexes, fourplexes, and condominium projects.
 3. Side yard: five feet for single-family dwellings and duplexes, and ten feet for triplexes and fourplexes.
 4. Side yards adjacent to public right-of-way shall not be less than ten feet for all uses.
 5. Accessory structures: less than one hundred twenty feet without utilities may be within one foot of the side or rear property line.
- H. Maximum Height.
1. Principal structure: thirty-five feet.
 2. Accessory structure: fifteen feet.
- I. Building Separation, Open Space, and Landscaping.
1. Within the R-2 district, the placement of the principal structure shall conform to the following building separation standards:
 - a. When two or more buildings in the same project face each other, or are arranged around an open court, they shall be separated from each other a minimum of twenty feet.
 - b. For a building which faces the rear or side of another building, there shall be a separation of twenty feet.

- c. When the rear of the building faces the rear or side of another building, they shall be separated from each other a minimum of ten feet.
 - d. When the building's side faces the side of another building, they shall be separated from each other a minimum of ten feet. No entries shall be permitted between buildings placed side by side unless an additional ten feet of building separation is provided.
- 2. Where there are floors or stories in excess of one, the city may increase the building separation by as much as five feet for each story.
 - 3. For duplex, triplex, fourplex, and condominium, a landscaped, unified, and usable open recreational and leisure area, totaling at least three hundred square feet for each dwelling unit, shall be required in addition to that landscaping generally required of all developments. The areas shall be conveniently located and readily accessible to each dwelling unit.

The following areas shall not be considered as contributing to required recreational and leisure areas:

- a. Any required front or side yard.
 - b. Any area used for parking or vehicular circulation.
- J. Signs. As provided for in the sign ordinance.
- K. All dwelling units must be at least fifteen feet in width or diameter (excluding eaves) and, with the exception of single-family dwellings, shall contain the following minimum gross floor area, exclusive of parking areas, open porches, and patios:
- 1. Studio: four hundred fifty square feet;
 - 2. One-bedroom: six hundred fifty square feet;
 - 3. Two-bedroom: eight hundred square feet;
 - 4. For each additional bedroom in excess of two: one hundred square feet. (Ord. 856 §1(part), 2006; Ord. 828 §1(part), 2004; Ord. 821 §1(part), 2003; Ord. 796 Att. A (part), 1999)