

## **Table 6. Medium Density Residential (R-2)**

### **6.1 Purpose.**

The Medium Density Residential (R-2) zoning district provides project design flexibility for single and multi-family homes. The R-2 district provides opportunities to utilize non-conventional subdivision design, including single family attached housing as well as detached single family homes. The density assigned to the R-2 district affords opportunities to provide housing in conventional duplex, triplex, planned unit development, and other attached housing configurations.

### **6.2 General Plan consistency.**

The R-2 zone is consistent with the Medium and High Density Residential land use classification of the General Plan.

### **6.3 Density and intensity.**

- A** Maximum residential density: Ten (10) units per gross acre.
- B** Minimum parcel size:
  - (1) Single family: 4,500 square feet per unit.
  - (2) Duplex: 6,000 square feet per two-unit structure.
  - (3) Triplex: 9,000 square feet per three-unit structure.

### **6.4 Site development standards.**

- A Building setbacks:**
  - (1) Front: Ten (10) feet.
    - a. Garage with garage door facing street: Twenty (20) feet.
    - b. Garage with garage door facing interior side yard: Ten (10) feet.
  - (2) Rear: Ten (10) feet.
    - a. Alley-access parking structure: Five (5) feet.
  - (3) Side: The combined side yards shall not be less than ten (10) feet with a minimum side yard on one side of four (4) feet.
    - a. Corner Lots: Ten (10) feet on the street side.
  - (4) Between buildings: As required by the Uniform Building Code and Uniform Fire Code.
- B Lot design:**
  - (1) Maximum building height: Thirty-five (35) feet.
  - (2) Lot width: Sixty (60) feet at front yard setback.
  - (3) Maximum lot coverage: Fifty-five (55) percent.
  - (4) Lot depth: The lot depth shall not exceed three times the width.

### **6.5 Permitted uses.**

The following uses are permitted in the R-2 district upon issuance of a building permit, business license, or other required permit:

- A** Single family dwelling (attached or detached), one (1) per each 4,500 square feet of lot area.
- B** Duplex, one two-unit structure per each 6,000 square feet of lot area.
- C** Multiple-family dwellings, one (1) unit per each 3,000 square feet of lot area.
- D** Model home, including a sales office.

### **6.6 Conditional uses.**

The following uses are permitted in the R-2 district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- A Places of assembly or learning:**
  - (1) Church or other place of worship or spiritual assembly.
  - (2) Community centers, or meeting places.
  - (3) Schools, public or private.
- B Public and quasi-public facilities:**
  - (1) Electrical substations.
  - (2) Parks, picnic areas, playgrounds, other than those approved with a project's overall permitting.
- C Senior and Assisted Housing**

### **6.7 Accessory uses.**

The following uses are permitted in the R-2 district as a use accessory to the primary permitted or conditional use when constructed subsequent to the primary residential use:

- A** Residential garage or carport.
- B** Swimming pool.
- C** Fences, walls.