

Chapter 18.200
R-2 TWO-FAMILY RESIDENTIAL DISTRICT and
RP-2 PLANNED TWO-FAMILY RESIDENTIAL DISTRICT

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18.200.010 Statement of intent

The zoning of property as R-2, Two-Family Residential District, or RP-2, Planned Two-Family Residential District, is intended to allow for the development of conventional attached dwellings, commonly known as duplexes. Due to the potential for reducing development costs, zoning of property as R-2 or RP-2 also promotes affordable housing in a low-density environment. (History: Ord. ZRR-1725; ZRR-1637; ZRR-889 §18.10)

18.200.020 Permitted uses

No building, structure, land or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for one or more of the following uses, subject to the development and performance standards set forth in Section 18.200.050:

- A. Any use permitted in District R-1A subject to the applicable development and performance standards.
- B. Dwellings, two-family.
- C. Accessory uses as provided in Chapter 18.390.
(History: Ord. ZRR-1725; ZRR-1637; ZRR-889 §18.10)

18.200.030 Height and area regulations

The maximum height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per dwelling permitted on any lot shall be as follows, except as otherwise provided in Chapter 18.420:

- A. Maximum height:
 - 1. Residences -- two and one-half stories, not exceeding 35 feet.
 - 2. Accessory structures and uses, other than non-residential structures -- one story, not exceeding 20 feet and not exceeding the height of the main structure.
- B. Minimum front yard:

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1. 20 feet
 2. 30 feet if the property is part of a preliminary plat prior to January 1, 2010.
 3. For Infill and Redevelopment the following shall apply:
 - a. The front setback shall not be less than the average existing setback along the same and facing block faces.
 - b. The front setback shall not be greater than 15 feet back from the average existing setback.
- C. Minimum side yards:
1. The total of both side yards shall be not less than 20% of the width of the lot, except that no side yard need be more than 15 feet.
 2. No side yard shall be less than 7 feet.
 3. On corner lots, the side yard on the street side shall be not less than 15 feet.
- D. Minimum rear yard -- 25 feet.
- E. Minimum lot width -- 80 feet.
- F. Average lot depth -- 115 feet.
- G. Minimum lot area per two-family dwelling unit -- 4,000 square feet per unit.
(History: Ord. ZRR-2848 §8, 2010; ZRR-1725; ZRR-1637; ZRR-889 §18.10)

18.200.040 Parking regulations

Two off-street parking spaces shall be provided for each family dwelling unit, at least one of which shall be a garage or carport. See Chapter 18.430 for additional parking requirements.
(History: Ord. ZRR-1725; ZRR-1637; ZRR-889 §18.10)

18.200.050 Development and performance standards

- A. Detached accessory buildings shall not be located in any required front or side yard setback area, but may be located in the rear yard setback area provided that no such building may be closer than 3 feet to any interior property line, closer than 22 feet from any street right-of-way line, or in front of any building setback line. The ground area of all detached accessory buildings in the rear yard shall not exceed 30 percent of the total land area in the rear yard setback. No more than two detached accessory buildings shall be permitted for each residence.

- B. Two-family dwellings which otherwise comply with the ordinances of the City may be divided at the party wall as to ownership and owned as separate dwelling units by separate owners and such ownership shall not constitute violation of the lot and yard requirements of this chapter.

(History: Ord. ZRR-2285 §4, 2001; ZRR-1725; ZRR-1637; ZRR-889 §18.10)

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