

CHAPTER 5 Residential (R-2) Zone

SECTION:

- 11-5-1: Purpose
- 11-5-2: Permitted Uses
- 11-5-3: Conditional Uses
- 11-5-4: Prohibited Uses
- 11-5-5: Height Regulations
- 11-5-6: Setback Requirements
- 11-5-7: Area Requirements
- 11-5-8: Water and Sewer Service Requirements
- 11-5-9: Off-Street Parking Requirements

11-5-1: **PURPOSE.** The purpose of the R-2 residential zone is to provide an area for multi-family residential dwellings with a greater density of population than the R-1 zone. Uses in this zone shall include single and multi-family dwellings and other public facilities which are necessary to promote and maintain stable residential areas.

(Ord. 170-01-13, 1/15/13).

11-5-2: **PERMITTED USES.** The following uses are allowed in the R-2 zone.

- (A) All uses permitted in the R-1 and R-T zones.
- (B) Multi-family dwellings.
- (C) Boarding and rooming houses.
- (D) One (1) sign not to exceed four (4) square feet in area advertising or soliciting the sale or lease of the building or premises upon which the sign is located and one (1) political or campaign sign with the same maximum area.
- (E) Clerical Home Occupations, Small Service Home Occupations, and Small Merchandising Home Occupations as defined in this Title and subject to the restrictions of Chapter 11 of this Title.

- (F) Other similar uses that are determined by the City Council to be compatible with the purpose and intent of this zone.

(Ord. 170-01-13, 1/15/13); (Ord. 232-08-19, 8/20/19).

11-5-3: **CONDITIONAL USES.**

- (A) The City may, after notice and public hearing pursuant to Chapter 8 of this Title, permit the uses specified below, where such uses are deemed essential or desirable to the public convenience or welfare. On all conditional use permit applications, the City shall have the discretion to require an impact statement to assess the impact of the proposed conditional use upon surrounding properties and upon city services and infrastructure. The City may impose such conditions and safeguards, as it deems necessary to protect the best interests of the surrounding property or neighborhood and city services or infrastructure from damage, hazard, nuisance or other detriment.

- (B) The following conditional uses are permitted in the R-2 Zone.

- (1) All conditional uses permitted in the R-1 and R-T zones, not otherwise permitted as an unconditional use in this zone.
- (2) Service Home Occupations and Merchandising Home Occupations, each as defined in this Title and subject to the restrictions of Chapter 11 of this Title.

(Ord. 170-01-13, 1/15/13); (Ord. 232-08-19, 8/20/19).

11-5-4: **PROHIBITED USES.** The following uses are prohibited in the Multi-Family R-2 zone:

- (A) **Storage of Recreational Vehicles.** Recreational vehicles shall not be stored within the area located between the front face set back line and nearest edge of the public street upon which the lot fronts, provided however recreational vehicles may be parked upon the front driveway for a cumulative period not to exceed twenty-four (24) hours within any period of seven (7) consecutive days.
- (B) Livestock, horses, cows, poultry, swine or other similar animals used for husbandry purposes. Common household pets are permitted.

(Ord. 170-01-13, 1/15/13).

11-5-5: **HEIGHT REGULATIONS.** No building or structure shall exceed two and one-half (2½) stories or twenty-five (25) feet in height, whichever is greater. Roofs above the square of the building and building architectural design features not used for human occupancy, such as

chimneys, flag poles, television antennas, ornamental architectural design appurtenances or other similar building features, shall not be considered in determining such height.

(Ord. 170-01-13, 1/15/13).

11-5-6: **SETBACK REQUIREMENTS.** The following setback requirements for main buildings shall be observed in the R-2 zone:

- (A) **Front Yard.** No building or structure shall be erected in the R-2 zone nearer than thirty (30) feet from the right-of-way line of the street.
- (B) **Side Yard.** No main building shall be closer than ten (10) feet from any side property line, except corner lots, which shall maintain a thirty (30) foot side yard adjacent to the street which intersects the street upon which the building fronts. There are no side yard setback requirement for the property line between single family units sharing a common party wall or walls. Notwithstanding the foregoing, patio homes may be constructed no closer than eight (8) feet from any side property line.
- (C) **Rear Yard.** No main building shall be constructed closer than twenty-five (25) feet to the rear property Line.
- (D) **Clear view of intersecting streets and ways.** For the purpose of ensuring reasonable visibility and safety in the residential districts and in the business districts which require buildings to be set back from the right-of-way line, the triangle of land formed on any corner lot by drawing a line between the points on the two lot lines, which points are each thirty (30) feet from the intersection of said lot lines, shall be free from structure or other obstructions, except as otherwise permitted in this section.

Any triangle of land formed along any street by drawing a line between a point on the lot line parallel to the street (which point is fifteen (15) feet from an alley or driveway which abuts the street) and a point on the near side of the alley or driveway (which point is fifteen (15) feet from the lot line) shall be free from structures or other obstructions, except as otherwise permitted in this section.

Trees are allowed in such triangles provided they are trimmed from the ground level to at least seven (7) feet above the curb. Shrubs, fences and walls are likewise allowed in such triangles provided they do not exceed three (3) feet in height.

- (E) **Protection of Waterways.** Any development near any irrigation canal or ditch shall protect the canal or ditch right-of-way from encroachment and meet all standards required by the owner of the canal.

(Ord. 122, 11/20/07); (Ord. 170-01-13, 1/15/13).

11-5-7: **AREA REQUIREMENTS.** The following area requirements shall apply in the R-2 zone.

(A) **Minimum lot area and building line width requirements.**

- (1) Lots occupied by single family dwellings shall be not less than fourteen thousand five hundred twenty (14,520) square feet (1/3 acre) in total area and shall have a lot width at the front lot line of not less than seventy-five (75) feet measured at the front setback line.
- (2) Each additional dwelling unit shall have additional one thousand (1,000) square feet of yard space per unit. Any multi-family dwelling shall have a minimum lot width at the front lot line of not less than eighty-five (85) feet.

(B) **Lot coverage.** No more than sixty percent (60%) of the lot area may be covered by buildings or structures.

(Ord. 170-01-13, 1/15/13).

11-5-8: **WATER AND SEWER SERVICE REQUIREMENTS.**

(A) **Sewer.** All residential structures within this zone shall be connected to a public sewer facility, if located within three hundred feet (300') of the terminus of any existing sewer line. If such sewer facilities are not available, then the use shall meet the requirements of the District Seven Health Department.

(B) **Water.** All domestic uses shall be connected to the domestic water system of the City.

(Ord. 138-12-08; 8/19/08); (Ord. 170-01-13, 1/15/13).

11-5-9: **OFF-STREET PARKING REQUIREMENTS.** The following off-street parking requirements shall apply in the R-2 zone.

(A) For each single-family residence, two (2) off-street parking spaces. Two (2) additional spaces are required for each additional unit on any lot.

(B) All other uses shall comply with the provisions of Chapter 12 of this Title.

(Ord. 170-01-13, 1/15/13).