

SEC. 30-42. - R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT.

Sec. 30-42-1. - Purpose.

- (A) The purpose of the R-2, medium density district is to establish areas in the county within the urban service area where existing low-middle to middle density residential development (one (1) to six (6) units per acre) is primarily located and land areas which appear generally appropriate for such development. These areas are consistent with the neighborhood conservation land use category, and where public services warrant, the development land use category as recommended in the comprehensive plan. This district is intended to provide reasonable protection to existing single family residential neighborhoods, while accommodating a diversity of alternative housing options. These areas are designated based on access to roads, sewer and water, and schools with suitable capacity to accommodate development at the stated density. Older neighborhoods where smaller platted lot sizes exist are also included where opportunities exist for additional in-fill development.

(Ord. No. 042799-11, § 1f., 4-27-99; Ord. No. 042208-16, § 1, 4-22-08)

Sec. 30-42-2. - Permitted Uses.

- (A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Residential Uses*

Accessory Apartment *

Home Beauty/Barber Salon *

Home Occupation, Type I *

Manufactured Home *

Manufactured Home, Emergency *

Multiple Dog Permit*

Residential Human Care Facility

Single-Family Dwelling, Attached *

Single-Family Dwelling, Attached *

Single Family Dwelling, Attached (Cluster Subdivision Option) *

Single Family Dwelling, Detached

Single Family Dwelling, Detached (Cluster Subdivision Option) *

Single Family Dwelling, Detached (Zero Lot Line Option) *

Two-Family Dwelling *

2. *Civic Uses*

Community Recreation *

Family Day Care Home *

Park and Ride Facility *

Public Parks and Recreational Areas *

Religious Assembly *

Utility Services, Minor

3. *Commercial Uses*

Bed and Breakfast *

Short-Term Rental *

4. *Miscellaneous Uses*

Amateur Radio Tower *

Wind Energy System, Small *

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Residential Uses*

Townhouse *

2. *Civic Uses*

Adult Care Residences

Cemetery *

Crisis Center

Day Care Center *

Educational Facilities, Primary/Secondary *

Utility Services, Major *

3. *Commercial Uses*

Boarding House

Golf Course *

4.

Miscellaneous Uses

Outdoor Gatherings *

(Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 62795-10, 6-27-95; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 042500-9, § II, 4-25-00; Ord. No. 072605-7, § 1, 7-26-05; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 052609-22, § 1, 5-26-09; Ord. No. 030811-1, § 1, 3-8-11; Ord. No. 052411-9, § 1, 5-24-11; Ord. No. 111213-15, § 1, 11-12-13; Ord. No. 092215-9, § 1, 9-22-15; Ord. No. 020921-8, § 1, 2-9-21)

Sec. 30-42-3. - Site Development Regulations.

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV, Use and Design Standards.

(A) *Minimum lot requirements.*

1. All lots served by private well and sewage disposal systems:
 - a. Area: 0.75 acre (32,670 square feet).
 - b. Frontage: 90 feet on a publicly owned and maintained street.
2. Lots served by either public sewer or water:
 - a. Area: 20,000 square feet.
 - b. Frontage: 75 feet on a publicly owned and maintained street.
3. Lots served by both public sewer and water:
 - a. Area: 7,200 square feet.
 - b. Frontage: 60 feet on a publicly owned and maintained street.

(B) *Minimum setback requirements.*

1. Front yard:
 - a. Principal structures: 30 feet.
 - b. Accessory structures: Behind the front building line.
2. Side yard:
 - a. Principal structures: 10 feet.
 - b. Accessory structures: 10 feet behind front building line or 3 feet behind rear building line.
3. Rear yard:
 - a. Principal structures: 25 feet.
 - b. Accessory structures: 3 feet.
4. Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.
5. The expansion of a legally established nonconforming structure into the required side or rear yard shall be permitted provided the expansion does not encroach into the required yard any greater than the existing encroachment.

(C) *Maximum height of structures.*

- 1.

Height limitations:

- a. Principal structures: 45 feet.
- b. Accessory structures: 15 feet, or 25 feet provided they comply with the setback requirements for principal structures.

(D) *Maximum coverage.*

1. Building coverage: 35 percent of the total lot area for all buildings and 7 percent for accessory buildings.
2. Lot coverage: 50 percent of the total lot area.

(Ord. No. 62293-12, § 10, 6-22-93; Ord. No. 42694-12, § 8, 4-26-94; Ord. No. 111213-15, § 1, 11-12-13)

SECS. 30-43, 30-44. - RESERVED.