



Article 6. Two-Family Residence District (R-2)

To provide housing in a similar atmosphere as in the R-1 District but that also provides for the lowest density of attached residences. This district is consistent with the Low Density Residential and Medium Density Residential General Plan designations.

Sec. 8-5.602. Uses.

Uses	Permitted ⁽¹⁾	Zoning Clearance ⁽²⁾	Use Permit ⁽³⁾	Specific Standards
Accessory buildings	X			Sec. 8-5.5001(C)
Bed and breakfast inn			X	
Churches			X	Sec. 8-5.5003(B)
Day care center			X	
Day care home (small and large)	X			
Garage/yard sales	X			Sec. 8-5.5001(B)
Garden, orchard, field crops with no retail sales from the site	X			
Golf course or country club			X	
Home occupation		X		Sec. 8-5.5002(B)
Keeping of animals	X			Sec. 8-5.5001(A)
Mobile home	X			Sec. 8-5.5002(A)
Mobile home parks			X	Sec. 8-5.5003(C)
Model homes		X		Sec. 8-5.5002(C)
One-family residence	X			
One-family residence (zero lot line)	X			Sec. 8-5.5001(E)
Parking lot for an off-site use			X	Use occupies an abutting property.
Public parks and playgrounds	X			

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Uses (cont.)	Permitted ⁽¹⁾	Zoning Clearance ⁽²⁾	Use Permit ⁽³⁾	Specific Standards
Public and quasi-public			X	
Public utilities			X	Sec. 8-5.5107
Recreational facilities (swimming pool, tennis courts and a clubhouse)	X			Incidental to a residential development.
Residential parking and/or yard reduction or waiver			X	Sec. 8-5.5003(D)
Residential care home (small)	X			
Residential care home (large)			X	
Swimming pool/spa	X			
Two-family residence, or 2 one-family residences	X			

(1) See Sec. 8-5.7001 for review process explanation.

(2) See Sec. 8-5.7002 for review process explanation.

(3) See Sec. 8-5.7003 for review process explanation.

Sec. 8-5.603. Development Standards.

Density	The residential density must be within the minimum and maximum density range for the General Plan designation within which the project is located.
Minimum Lot Size	Two-family residence - 6,000 sq. ft., 7,000 sq. ft. corner lot. One-family residence - 3,500 sq. ft., 4,500 sq. ft. corner lot.
Minimum Lot Width	Special criteria and exceptions are provided in Article 55. 60 feet, except that for cul-de-sac lots it may be 50 feet if the width is at least 60 feet at the back of the front yard line.
Maximum Percentage of Lot Coverage	Two-family residence - 40 % for two-story residences, includes all main and accessory buildings. One-family residence - 45% for single story residences, includes all main and accessory buildings.
Maximum Building Height	Except as provided in Section 8-5.5001(C) & (D). 3 stories not to exceed 35 feet, except as provided in Article 56.

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Development Standards (cont.)

Minimum Yards

Front - 15 feet, except that garage entrances must be 20 feet.

Interior Side - 5 feet. For any public building, church, school, library, museum, or other similar use, permitted pursuant to the regulations of this district, a minimum distance of 15 feet from the lot line of any adjoining residential lot containing or potentially containing a one-family residence.

Street Side - 10 feet, except that garage entrances must be 20 feet.

Rear - 25 feet or 20% of the total lot depth whichever is less.

Exceptions are provided in Article 57.

Exterior Lighting

As provided in Article 58.

Fences, Walls, Hedges and

Intersection Visibility

As provided in Article 59.

Off-street Parking and Loading

As provided in Article 61.

Public Improvements

As provided in Article 62.