



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

Sec. 8-5.601. Purpose.

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. 8-5.5109
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. Special criteria and exceptions are provided in Article 55.
Minimum Lot Width	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. Except as provided in Section 8-5.5001(C) & (D).
Maximum Building Height	3 stories not to exceed 35 feet, except as provided in Article 56.
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Development Standards (cont.)	
Minimum Yards	<p>Front - 15 feet, except that garage entrances must be 20 feet.</p> <p>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.</p> <p>Street Side - 10 feet, except that garage entrances must be 20 feet.</p> <p>Rear - 25 feet or 20% of the total lot depth whichever is less.</p> <p>Exceptions are provided in Article 57.</p>
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.