

the R-1 district only after application to and approval of a permit by the zoning administrator.

A. Fences, walls and retaining walls may be erected to a height of forty-eight inches only in the front yard, and to a height of six and one-half feet on any part of the zone lot not in the front yard, except that on corner lots no fence, wall, retaining wall or obstructing foliage shall be allowed within twenty feet of the point of intersection of the two property lines, or on curved property lines, the point of intersection of the property lines extended.

B. No barbed wire or electrically charged fences shall be allowed.

C. Open-mesh fences of any height may be erected on zone lots containing schools, public parks and playgrounds. (Ord. 68 §6(c)(11), 1980)

### Chapter 17.30

#### R-2 DISTRICT

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17.30.010 Purpose. The R-2 district is intended to provide for a compatible mixture of single-family and multifamily dwellings at a density slightly higher than that for single-family districts alone, plus the accessory public and semi-public uses offering services to the surrounding area. (Ord. 68 §6(d)(1), 1980)

17.30.020 Permitted uses. Buildings shall be limited in height to not to exceed two aboveground stories. The following uses may be operated as permitted uses in the R-2 district:

A. Single-family dwelling, which may include the rooming and boarding of up to two persons, provided no separate kitchen is involved;

- B. Multifamily dwelling, not to exceed four dwelling units;
- C. Church;
- D. Community center, which may be public or private but not operated for gain;
- E. Day care for up to eleven children;
- F. Fire station;
- G. Foster care for up to four children;
- H. Library;
- I. Nursing home or home for the elderly;
- J. Public park, playground and other public recreational facilities;
- K. Public and private pre-school and school for elementary and secondary education;
- L. Essential public utility and public service installations. Such uses do not include business offices, repair, sales or storage facilities. (Ord. 258, 1993; Ord. 68 §6 (d) (2), 1980)

17.30.030 Conditional uses. Repealed. (Ord. 310, 1996; Ord. 94 §1, 1982; Ord. 68 §6 (d) (3), 1980)

17.30.040 Accessory uses. Any use which complies with all of the following conditions may be operated as an accessory use to a permitted use in the R-2 district:

- A. Is clearly incidental and customary to and commonly associated with the operation of the permitted use;
- B. Is operated and maintained under the same ownership and on the same lot as the permitted use;
- C. Does not include structures or structural features inconsistent with the permitted use;
- D. Does not include residential occupancy;
- E. If operated wholly or partially within the structure containing the permitted use, the gross floor area utilized by the accessory use shall not exceed thirty percent of the gross floor area of the permitted use;
- F. If in a separate, detached structure from a permitted use, the gross floor area devoted to the accessory use shall not exceed the gross floor area of the permitted use. Separate, detached structures containing an accessory use shall be, at a minimum, ten feet from structures containing a permitted use. (Ord. 94 §2 (part), 1982; Ord. 68 §6(d) (4), 1980)

17.30.050 Home occupations. Home occupations shall be allowed in the R-2 district provided all of the following conditions are met:

A. Such use shall be conducted entirely within a dwelling unit and carried on by the inhabitants living there and no others.

B. Such use shall be clearly incidental and secondary to the use of the dwelling unit for dwelling purposes and shall not change the residential character thereof.

C. The total area used for such purposes shall not exceed twenty percent of the gross floor area of a single-family dwelling, or twenty percent of the gross floor area of the user's dwelling unit in a multifamily dwelling.

D. There shall be no exterior storage on the premises of material or equipment used as a part of the home occupation.

E. There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

F. A home occupation shall provide additional off-street parking of one parking space for each two hundred square feet of gross floor area occupied by the home occupation. (Ord. 94 §2(part), 1982; Ord. 68 §6(d)(5), 1980)

17.30.060 Lot area. The minimum area of a zone lot in the R-2 district is six thousand square feet plus three thousand square feet for each dwelling unit of a multifamily dwelling in excess of two dwelling units. (Ord. 94 §2(part), 1982; Ord. 68 §6(d)(6), 1980)

17.30.070 Lot width. The minimum width of a zoning lot in the R-2 district is fifty feet at the front setback line. (Ord. 94 §2(part), 1982; Ord. 68 §6(d)(7), 1980)

17.30.080 Yards. Minimum yards for structures in the R-2 district:

A. Front yard, twenty feet; corner lots shall have a twenty-foot building setback from both streets;

B. Side yard, seven feet;

C. Rear yard:

1. Structures containing permitted uses, twenty feet or twenty percent of the depth of the zone lot, whichever is smaller,

2. Structures containing accessory uses only, five feet. (Ord. 94 §2(part), 1982; Ord. 6(d)(8), 1980)

17.30.090 Yard encroachments. In the R-2 district:

A. Belt courses, sills, lintels, exterior columns, chimneys and building accessories may project twenty-four inches into front and rear yards.

B. Open or unwallled porches, terraces, balconies and exterior stairways may project three and one-half feet into front and rear yards.

C. Cornices, overhangs, eaves and gutters may project two feet into all yards.

D. Carports shall be constructed leaving at least two sides open, and shall not project into minimum yards as listed in Section 17.30.080. (Ord. 94 §2(part), 1982; Ord. 68 §6(d)(9), 1980)

17.30.100 Height limit. The maximum height of structures in the R-2 district is thirty-five feet. (Ord. 94 §2(part), 1982; Ord. 68 §6(d)(10), 1980)

17.30.110 Open space. Required open space in the R-2 district shall be as follows:

A. Zone lots occupied by single-family dwellings shall maintain fifty percent of the zone lot as free and unobstructed open space.

B. Zone lots occupied by multifamily dwellings shall maintain seven hundred fifty square feet of free and unobstructed open space for each dwelling unit.

C. Area devoted to off-street parking shall not be counted as free and unobstructed open space. (Ord. 94 §2(part), 1982; Ord. 68 §6(d)(11), 1980)

17.30.120 Fences and walls. Any fence, wall or retaining wall in the R-2 district over three feet in height shall be erected only after application to and approval of a permit by the zoning administrator.

A. Fences, walls and retaining walls may be erected to a height of forty-eight inches only in the front yard and to a height of six and one-half feet on any part of the zone lot not in the front yard, except that on corner lots, no fence, wall, retaining wall or obstructing foliage shall be allowed within twenty feet of the point of intersection of the two intersecting property lines or, on curved property lines, the projected point of intersection of the two property lines extended.

B. No barbed wire or electrically charged fences shall be allowed.

C. Open-mesh fences of any height may be erected on zone lots containing schools, public parks and playgrounds. (Ord. 94 §2(part), 1982; Ord. 69 §6(d)(12), 1980)