

## CHAPTER 5

### RESIDENTIAL (R-2) ZONE

#### **SECTION:**

- 11-5-1: Purpose**
- 11-5-2: Permitted Uses**
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- 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.

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

- (A) Single family dwellings.**
- (B) Multi-family dwellings.**
- (C) Boarding houses.**
- (D) Other uses as permitted in the R-1 zone except that no farm animals shall be allowed in the R-2 zone without a conditional use permit.**
- (E) Other similar uses that are determined by the City Council to be compatible with the purpose and intent of this zone.**

**11-5-3: CONDITIONAL USES:** The City may, after notice and public hearing, permit the following uses where such uses are deemed essential or desirable to the public convenience or welfare. The City may require an impact statement to assess the impact of any 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:

- (A) Home Occupations, subject to the provisions of 11-11-12 and 11-11-13 of this Title.
- (B) Public facilities such as schools, parks and playgrounds, utility facilities and other municipal uses.
- (C) Temporary buildings for construction purposes for a period not to exceed one (1) year.
- (D) Boarding and rooming houses.
- (E) Manufactured homes or recreational vehicle parks.
- (F) Nursery school or Day Care facilities.
- (G) Cemeteries.
- (H) Greenhouses.

**11-5-4: HEIGHT REGULATIONS:** No building or structure shall exceed two and one-half (2½) stories or twenty-five (25) feet in height, whichever is greater.

**11-5-5: SETBACK REQUIREMENTS AND LANDSCAPING REQUIRED:** The following setback requirements 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 building shall be erected closer than ten (10) feet to 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.
- (C) Rear Yard. No main building or any other structure other than an accessory 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.

11-5-6: **SITE AND AREA REQUIREMENTS:** The following area requirements shall apply in the R-2 zone.

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

1. No lot shall be smaller than fourteen thousand five hundred twenty (14,520) square feet (1/3 acre) and shall have a lot width at the front lot line of not less than seventy-five (75) feet for a single family dwelling.
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.

1. No more than sixty percent (60%) of the lot area may be covered by buildings or structures. **(Ord. 122, 11/20/07)**

11-5-7: **WATER AND SEWER SERVICE:** The requirements for water and sewer service shall be the same as that required in the R-1 residential district.

11-5-8: **ACCESSORY USES:** Accessory uses shall be limited to one (1)

story in height and shall not encroach upon the front yard setback or closer to the street than the front face setback line. No accessory building shall be built within five (5) feet of the side or rear property line.

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

- (A) For each single-family residence, two (2) 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.**