

Chapter 17.12

MEDIUM/HIGH DENSITY RESIDENTIAL (9,000 SQUARE FOOT MINIMUM LOT) DISTRICT (R-2)

Sections:

- 17.12.01 PURPOSE & APPLICATION
- 17.12.02 PERMITTED USES
- 17.12.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT
- 17.12.04 PROHIBITED USES
- 17.12.05 MINIMUM LOT SIZE
- 17.12.06 MINIMUM LOT AREA PER DWELLING UNIT
- 17.12.07 YARDS AND SETBACKS
- 17.12.08 HEIGHT LIMITS
- 17.12.09 MINIMUM DISTANCE BETWEEN STRUCTURES
- 17.12.10 PARKING
- 17.12.11 SIGNS
- 17.12.12 LANDSCAPING
- 17.12.13 FENCES (INCLUDING WALLS AND HEDGES)
- 17.12.14 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS

- 17.12.01 PURPOSE & APPLICATION. The district is intended primarily to provide for relatively high density concentrations of residential uses in areas where such higher density use is consistent with the general plan and which are convenient to public facilities and services which enable such concentrations. The R-2 district is intended primarily for application to residential areas where proximity to neighborhood residential uses or major streets make multifamily uses appropriate in the vicinity of single-family dwellings.

The Medium Density Residential land use category (7.6 - 15.0 dwelling units/gross acre) provides for a land use pattern characterized predominantly by small scale attached multiple family residential developments. The typical residential pattern includes duplexes, triplexes and fourplexes, larger scale, low rise, high-amenity apartments. Areas designated as medium-high density residential are to be integrated throughout the community adjacent to transportation, community services and commercial developments. To avoid inappropriate concentration of these facilities, such developments shall be limited to 25 contiguous units when integrated into a single-family subdivision and to 50 contiguous units when developed as a freestanding development.

- 17.12.02 PERMITTED USES. The uses as shown in Table 17-3 and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted.
- 17.12.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT. The uses as shown in Table 17-3 as conditional and all others determined to be similar to these uses pursuant to Chapter 17.73 of this Title are permitted subject to securing a

Conditional Use Permit in accordance with the standards and procedures set out in Chapter 17.70 of this Ordinance. Such conditional uses shall include R-2 developments in excess of 15 total units.

- 17.12.04 PROHIBITED USES. All other uses not permitted by Section 17.15.02 and 17.15.03 are prohibited.
- 17.12.05 MINIMUM LOT SIZE. See Table 17-4.
- 17.12.06 MINIMUM LOT AREA PER DWELLING UNIT. See Table 17-4.
- 17.12.07 YARDS AND SETBACKS. See Table 17-4.
- 17.12.08 HEIGHT LIMITS. See Table 17-4.
- 17.12.09 MINIMUM DISTANCE BETWEEN STRUCTURES. See Table 17-4.
- 17.12.10 PARKING. Off-street parking shall be provided in accordance with the requirements of Chapter 17.60 of this Title.
- 17.12.11 SIGNS. The following signs are permitted in the R-2 Zone in accordance with Chapter 17.61 of this Ordinance:
- A. Two monument signs (one per major entrance) up to six feet in height and 16 square feet per sign face.
 - B. One Real Estate sign up to six square feet.
- 17.12.12 LANDSCAPING. Landscaping shall be provided in accordance with the requirements of Chapter 17.51 of this Ordinance.
- 17.12.13 FENCES (INCLUDING WALLS AND HEDGES). Fencing may be permitted in accordance with minimum standards provided in Table 17-4.
- 17.12.14 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS.
- A. All development in the R-2 zone shall comply with the minimum standards set out in Chapter 17.19, Residential District Specific Standards.
 - B. Development in the R-2 zone shall also comply with the interpretations and provisions of Chapter 17.73 of this Ordinance.
 - C. Development in the R-2 zone shall include a minimum 10 percent landscaped open space.
 - D. Projects in excess of 15 total units shall require a conditional use permit.

- E. Projects of less than 15 units shall require a Site Plan Review, pursuant to Chapter 17.75.