

ZONING

Chapter 18.28

TWO-FAMILY RESIDENTIAL DISTRICT R-2

Sections:

- 18.28.010 Purpose for establishment.
- 18.28.020 Permitted uses.
- 18.28.030 Conditional uses.
- 18.28.040 Dimensional requirements.
- 18.28.050 Parking requirements.

18.28.010 Purpose for establishment

The R-2 district is established to permit the developing of single-family and two-family site built dwellings in a spacious environment and to protect existing neighborhoods of single and two-family sitebuilt dwellings.

(Ord. 213 Art. IX(part), 1969; Ord. 699 Sec. 7, 1983)

18.28.020 Permitted uses

The permitted uses in the R-2 district are:

Two-family sitebuilt dwellings.

(Ord. 1048 Sec. 1(part), 1995; Ord. 699 Sec. 7, 1983; Ord. 213 Sec. 901, 1969)

18.28.030 Conditional uses

Conditional uses - The following uses may be permitted in this zone subject to the approval of a conditional use permit and all required showings and conditions thereof:

- a. Churches and other religious institutions and their accessory buildings and uses;
- b. Educational institutions, including but not limited to public and private elementary, middle, junior and/or senior high schools, colleges, and universities, as well as their accessory buildings and uses;
- c. Public utility buildings and facilities when necessary for serving the surrounding area, provided that no public business office, repair, or storage facility is maintained therein;
- d. Public or private recreational use facilities, including but not limited to, public parks, playgrounds, tennis courts, golf courses, driving ranges, community centers, fire stations, museums, libraries, and other similar uses;
- e. Country club, golf course, swimming pool or other private recreational uses usually associated with or incidental to a social country club or property owners' association operated for the mutual recreation of its members;
- f. Residential Care facilities;
- g. Bed and Breakfast house(s);

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- h. Special Event(s) facilities; and,
- i. Day Care facilities;
- j. Modular Home(s);
- k. Mixed Use development in accordance with the Mixed Use Overlay District.

(Ord. 213 Sec. 902, 1969; Ord. 1045 Sec. 2, 1995; Ord. 1048 Sec. 1(part), 1995; Ord. 1111 Sec. 1-E, 1998; Ord. 1149 Sec. 4, 2001; Ord. 1225 Sec. 3, 2004)

18.28.040 Dimensional requirements

For dimensional requirements for the R-2 district, see Chart. No. 1. Chapter 18.68. (Ord. 213 Sec. 903, 1969)

18.28.050 Parking requirements

For parking requirements for the R-2 district, see Chart No. 1, Chapter 18.68. (Ord. 213 Sec. 904, 1969)

Chapter 18.32

MULTI-FAMILY RESIDENTIAL DISTRICT R-3

Sections:

- 18.32.010 Purpose for establishment.
- 18.32.020 Permitted uses.
- 18.32.030 Conditional uses.
- 18.32.040 Dimensional requirements.
- 18.32.050 Parking requirements.
- 18.32.060 Signs.

18.32.010 Purpose for establishment

The R-3 district is designed to provide for areas already developed with high-density multi-family site built dwellings and areas where similar development appears desirable.
(Ord. 213 Art. X(part), 1969; Ord. 699 Sec. 8, 1983)

18.32.020 Permitted uses

Permitted uses in the R-3 district are:

- Multi-family site built dwellings
- Townhouses
- Rooming houses and boardinghouses
- Institutions for children or the aged (not including penal or correctional)
- Hospitals and clinics
- Personal service shops for barbering, beauty culture and physical culture
- Private clubs and lodges
- Community facilities.

(Ord. 213 Sec. 1001, 1969; Ord. 699 Sec. 8, 1983; Ord. 1048 Sec. 1(part), 1995.)

18.32.030 Conditional uses

Conditional uses - The following uses may be permitted in this zone subject to the approval of a conditional use permit and all required showings and conditions thereof:

- a. Churches and other religious institutions and their accessory buildings and uses;
- b. Educational institutions, including but not limited to public and private elementary, middle, junior and/or senior high schools, colleges, and universities, as well as their accessory buildings and uses;
- c. Public utility buildings and facilities when necessary for serving the surrounding area, provided that no public business office, repair, or storage facility is maintained therein;
- d. Public or private recreational use facilities, including but not limited to, public parks, playgrounds, tennis courts, golf courses, driving ranges, community centers, fire stations, museums, libraries, and other similar uses;
- e. Country club, golf course, swimming pool or other private recreational uses usually associated with or incidental to a social country club or property owners' association operated for the mutual recreation of its members;
- f. Residential Care facilities;
- g. Bed and Breakfast house(s);
- h. Special Event(s) facilities;
- i. Day Care facilities; and,
- j. Modular Home(s);
- k. Mixed Use development in accordance with the Mixed Use Overlay District.

(Ord. 213 Sec. 1002, 1969; Ord. 1045 Sec. 2, 1995; Ord. 1048 Sec. 1(part), 1995; Ord 1111 Sec. 2-E 1998; Ord. 1149 Sec. 5, 2001; Ord. 1225 Sec. 4, 2004)

18.32.040 Dimensional requirements

For dimensional requirements for the R-3 district, see Chart No. 1, Chapter 18.68. (Ord. 213 Sec. 1003, 1969)

18.32.050 Parking requirements

For parking requirements for the R-3 district, see Chart No. 1, Chapter 18.68. (Ord. 213 Sec. 1004, 1969)

18.32.060 Signs

For provisions regarding signs in the R-3 district, see Chapter 18.76. (Ord. 213 Sec. 1005, 1969)