

2.102 LOW DENSITY RESIDENTIAL DISTRICT (R-1)

2.102.01 Purpose

To preserve existing single family residential areas and provide for future single family residential housing opportunities. The R-1 District is consistent with the Low Density Residential Comprehensive Plan Map designation.

2.102.02 Permitted Uses

Unless otherwise subject to Conditional Use provisions or requirements of this Ordinance, the following uses are permitted in the R-1 District:

- A. Single-family dwelling unit, detached, subject to Section 2.316, Architectural standards for Dwellings.
- B. Manufactured homes on individual lots, subject to the provisions of Section 2.305.
- C. Mobile home park, subject to the provisions of Section 2.304.
- D. Accessory structures or uses.
- E. Parks and open space uses.
- F. Home occupation, subject to the provisions of Section 2.306.
- G. Child care facility (Serving fewer than 16 children).
- H. Residential care home or facility.
- I. Partitioning, subject to the provisions in Section 3.106.
- J. Subdivisions, subject to the provisions in Section 3.107.
- K. Planned unit development subject to the provisions of Sections 2.302.
- L. Accessory dwelling unit, subject to Section 2.312, Accessory Dwelling Units.

2.102.03 Conditional Uses

The following uses may be permitted in the R-1 District when authorized pursuant to Section 3.103, Conditional Use Permits:

- A. Duplex

- B. Public facility or government structure
- C. Bed and breakfast establishment
- D. Cemetery
- E. Golf Course
- F. House of Worship and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 2.102.06, House of Worship Uses.
- G. Public and private schools K-12

2.102.04 Dimensional Standards

The following minimum dimensional standards shall be required for all development in the R-1 District except for modifications permitted under Section 2.302, Planned Unit Developments, and Section 2.402, General Exceptions.

A. Minimum Lot Area

- | | | |
|----|---|--------------------|
| 1. | Single-family dwelling | 7,500 square feet |
| 2. | Duplex | 10,000 square feet |
| 3. | Public utility structures: Lot area shall be adequate to contain all proposed structures within required yard setbacks. | |
| 4. | Mobile home parks | 1 acre |
| 5. | All other uses | 7,500 square feet |

B. Minimum Yard Setbacks

- | | | |
|----|--|---------|
| 1. | All structures shall maintain the following minimum yard setbacks: | |
| a. | Front Yard | 15 feet |
| | Garage setback | 20 feet |
| b. | Rear Yard | 15 feet |
| c. | Side Yard (interior) | 5 feet |
| d. | Side Yard (adjacent to street) | 15 feet |

- C. Maximum Structure Height
 - 1. Principal Structure 30 feet
 - 2. Accessory structure 20 feet
- D. Minimum Lot Width on a Public Right-of-Way 40 feet
- E. Minimum Average Lot Depth 70 feet

2.102.05 Development Standards

All development in the R-1 District shall comply with the applicable provisions of Section 2.400, General Provisions. In addition, the following standards shall apply:

- A. Off-street parking. Parking shall be as specified in Section 2.203
- B. Subdivisions and partitions. Land divisions shall be reviewed in accordance with the provisions of Section 2.208.
- C. Lot Coverage. The following shall mean the maximum permitted lot coverage, maximum coverage of public and private parking areas or garages, and/or combined maximum lot and parking combined coverage required:

Maximum building coverage:	35%
Maximum parking area coverage:	30%
Combined maximum lot and parking area coverage:	60%
- D. Signs. Signs in the R-1 District shall conform to the standards of Section 2.206
- E. Yards and Lots. Yards and lots shall conform to the standards of Section 2.209.
- F. Driveways shall be located at the farthest point from the intersection for corner properties.
- G. Recreational vehicles, trailers, boats and other similar vehicles shall not be parked in the front yard area of the dwelling.
- H. Accessory structures. Accessory structures as provided in Section 2.209.10
- I. Garage/Carport. A garage or carport of like material and color of the home is required. If a carport is used, than a minimum 50 square foot storage area

shall be provided. The carport or garage shall be at least 240 square feet in size and shall meet building code requirements.

2.102.06 House of Worship Uses

House of worship uses include, but are not limited to:

- A. Worship services;
- B. Religious classes;
- C. Weddings;
- D. Funerals;
- E. Meal programs
- F. Child care, but not including private or parochial school education for pre-kindergarten through grade 12 or higher education;
- G. Where a house of worship is in a residential district, the housing permitted outright or permitted conditionally in the residential district is allowed in accordance with the development standards of the residential district and is not required to comply with Subsection H, 1-4, below.
- H. Where a house of worship is in a residential district, in addition to, or in place of, the housing allowed in Subsection G, above, affordable housing or space for affordable housing in one or more buildings detached from the place of worship, is
 - 1. At least 50 percent for the residential units provided under this paragraph are affordable to households with incomes equal to or less than 60 percent of the median family income for the county in which the real property is located;
 - 2. The real property is in an area zoned for residential use that is located within the urban growth boundary; and
 - 3. The housing or space for housing complies with applicable land use regulations and meets the standards and criteria for residential development for the underlying zone.
 - 4. Housing and space for housing provided under subsection 7, a-c, of this section must provide a covenant appurtenant that restricts the owner and each successive owner of the building or any residential

unit contained in the building from selling or renting any residential unit described in subsection 7, a-c, of this section as housing that is not affordable to households with incomes equal to or less than 60 percent of the median family income for the county in which the real property is located for a period of 60 years from the date of the certificate of occupancy.

2.103 MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)

2.103.01 Purpose

The purpose of the R-2 District is to provide for single family and multi-family housing opportunities. The R-2 District is consistent with the Medium Density Residential Comprehensive Plan Map Designation.

2.103.02 Permitted Uses

Unless otherwise subject to Conditional Use provisions or requirements of this Ordinance, the following uses are permitted in the R-2 District:

- A. Single family dwelling unit, detached, subject to Section 2.316, Architectural Standards for Dwellings.
- B. Single family dwelling, attached
- C. Manufactured homes on individual lots, subject to the provisions of Section 2.305
- D. Duplex
- E. Multi-family housing, including apartments, townhouses, and condominiums, subject to the Site Development Review procedures of Section 3.105.
- F. Bed and breakfast establishment, subject to the Site Development Review procedures of Section 3.105.
- G. Residential care home and facility
- H. Child care facility (serving fewer than 16 children)
- I. Home occupation, subject to the provisions of Section 2.306.
- J. Parks and open space areas
- K. Accessory structures or uses.
- L. Mobile home parks, subject to the provisions of Section 2.304.
- M. Partitioning, subject to the provisions in Section 3.106.
- N. Subdivisions, including manufactured park subdivisions, subject to the provisions in Section 3.107.

- O. Planned unit development subject to the provisions of Sections 2.302
- P. Accessory dwelling unit, subject to Section 2.312. Accessory Dwelling Units.

2.103.03 Conditional Uses

The following may be permitted in the RC District when authorized pursuant to, Section 3.103, Conditional Use Permits:

- A. Government or public facility structures
- B. Hospitals
- C. House of Worship and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 2.103.06, House of Worship Uses.
- D. Planned unit development subject to the provisions of Section 2.302.
- E. Public and private schools K-12.

2.103.04 Dimensional Standards

The following minimum dimensional standards shall be required for all development in the R-2 District, except for modifications permitted under Section 2.302, Planned Unit Developments, and Section 2.402, General Exceptions.

A. Minimum Lot Area

- | | | |
|----|---|-------------------|
| 1. | Single-family dwelling, detached | 5,000 square feet |
| | Single family dwelling, attached | 4,000 square feet |
| 2. | Duplex | 8,000 square feet |
| 3. | Multi-family dwelling | |
| a. | First three units | 9,000 square feet |
| b. | Each additional units | 2,000 square feet |
| 4. | Public utility structures: Lot area shall be adequate to contain all proposed structures within the required yard setbacks. | |
| 5. | Mobile home park | 1 acre |

- B. Minimum Yard Setback Requirements
 - 1. All principal and accessory structures shall maintain the following minimum yard setbacks:
 - a. Front Yard 15 feet
 - Garage setback 20 feet
 - b. Rear Yard 10 feet
 - c. Side Yard (interior) 5 feet
 - d. Side Yard (adjacent to street) 15 feet
- C. Maximum Structure Height
 - 1. Principal Structure 30 feet
 - 2. Accessory Structure 20 feet
- D. Minimum Lot Width on a Public Right-of-Way 40 feet
- E. Minimum Average Lot Depth 65 feet

2.103.05 Development Standards

All development in the R-2 District shall comply with the applicable provisions of Section 2.400, General Provisions. In addition, the following standards shall apply:

- A. Off-street parking. Parking shall be as specified in Section 2.203.
- B. Subdivisions and partitions. Land divisions shall be reviewed in accordance with the provisions of Section 2.208.
- C. Lot Coverage. The following shall mean the maximum permitted lot coverage, maximum coverage of public and private parking areas or garages, and/or combined maximum lot and parking combined coverage required:
 - Maximum building coverage: 45%
 - Maximum parking area coverage: 30%
 - Combined maximum lot and parking area coverage: 75%
- D. Multi-family residential uses (three units or more) shall comply with the following standards:

1. Multi-family developments shall be subject to Section 3.105, Site Development Review.
 2. Multi-family development shall be subject to Section 2.207, Landscaping Design and the following:
 - a. A minimum of 25 percent of the gross site area shall be landscaped.
 - b. The landscaping may include buffer areas and outdoor recreation areas.
 - c. All required yard areas adjacent to a public street shall be landscaped, except private drive aisles and private walkways.
 3. All multi-family residential structures within a development shall maintain a minimum horizontal separation distance of 15 feet.
 4. Vehicle access points to public streets, including but not limited to driveways and accesses required by the Fire Code, shall minimize traffic congestion and shall not access collector or arterial streets when a local street is available.
 5. Refuse and recycling containers shall be screened with a 100 percent sight obscuring fence or masonry wall at least 6 feet high.
- E. Yards and Lots. Yards and lots shall conform to the standards of Section 2.209.
- F. Signs. Signs shall conform to the requirements of Section 2.206.
- G. Driveways shall be located at the farthest point from the intersection for corner properties.
- H. Recreational vehicles, trailers, boats and other similar vehicles shall not be parked in the front yard area of the dwelling.
- I. Accessory structures. Accessory structures as provided for in Section 2.209.10.
- J. Garage/Carport. A garage or carport of like material and color of the home is required. If a carport is used, than a minimum 50 square foot storage area shall be provided. The carport or garage shall be at least 240 square feet in size and shall meet building code requirements.

2.103.06 House of Worship Uses

House of worship uses include, but are not limited to:

- A. Worship services;
- B. Religious classes;
- C. Weddings;
- D. Funerals;
- E. Meal programs
- F. Child care, but not including private or parochial school education for pre-kindergarten through grade 12 or higher education;
- G. Where a house of worship is in a residential district, the housing permitted outright or permitted conditionally in the residential district is allowed in accordance with the development standards of the residential district and is not required to comply with Subsection H, 1-4, below.
- H. Where a house of worship is in a residential district, in addition to, or in place of, the housing allowed in Subsection G, above, affordable housing or space for affordable housing in one or more buildings detached from the place of worship, is
 - 1. At least 50 percent for the residential units provided under this paragraph are affordable to households with incomes equal to or less than 60 percent of the median family income for the county in which the real property is located;
 - 2. The real property is in an area zoned for residential use that is located within the urban growth boundary; and
 - 3. The housing or space for housing complies with applicable land use regulations and meets the standards and criteria for residential development for the underlying zone.
 - 4. Housing and space for housing provided under subsection 7, a-c, of this section must provide a covenant appurtenant that restricts the owner and each successive owner of the building or any residential unit contained in the building from selling or renting any residential unit described in subsection 7, a-c, of this section as housing that is not affordable to households with incomes equal to or less than 60 percent of the median family income for the county in which the real

property is located for a period of 60 years from the date of the certificate of occupancy.