

Chapter 17.14

R-2 LIMITED MULTIPLE-FAMILY DWELLING ZONE

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17.14.010 GENERALLY.

The regulations set out in this chapter shall apply in the R-2 (limited multiple-family dwelling) zone unless otherwise provided in this title.

17.14.020 USES PERMITTED.

The following uses are permitted in an R-2 zone:

- A. Any use permitted in an R-1 zone.
- B. Limited multiple-family dwellings.
- C. The accessory buildings or structures necessary to such use, located on the same lot or parcel of land. Accessory buildings on lots developed with one-family dwellings shall not exceed 12% of the area of the lot.

17.14.026 ADDITIONAL REQUIREMENTS.

The following requirements shall apply to all development permitted by this chapter:

- A. All permitted and conditional uses pursuant to this chapter shall be subject to site plan review as provided in Chapter 17.08.
- B. Landscaping shall be subject to the requirements of Chapter 17.61. In addition, projects with 4 units or less, a block wall and landscaping is required along arterial streets.
- C. Off-street parking and loading shall be subject to the requirements of Chapter 17.58.
- D. Signs shall be subject to the requirements of Chapter 17.60.
- E. For multiple-family dwellings with 4 units or less, the living room, main entrance and windows for street-facing end unit and side units must face the street and public sidewalk. For all units, utility and other mechanical equipment shall not be visible from the street, and architectural elevations for adjacent buildings shall be significantly different (ie. different elevation, roof types, colors or other structural elements). This requirement shall not apply to any lot less than 10,000 square feet and, that is not part of, or adjacent to multi-family subdivisions or other multi-family projects that existed prior to the effective date of this ordinance (#4104, adopted January 15, 2003). Duplexes and triplexes

shall comply with these requirements regardless of lot size, location or adjacent development. Refuse containers shall not be located within the front yard, and if visible from the street, shall be located within a masonry enclosure with metal gates.

- F. Each multi-family development shall provide and maintain a minimum of 20% of the gross area of the site as open space. This shall include 200 square feet of contiguous landscape space per lot, not less than 20 feet in width or depth at any point. Open space shall not be deemed to include buildings, driveways, parking areas, or other surfaces designed or intended for vehicular travel. Required front building setbacks and street frontage setbacks shall not be included in calculating usable open space. This requirement shall not apply to any lot less than 10,000 square feet and, that is not part of, or adjacent to multi-family subdivisions or other multi-family projects that existed prior to the effective date of this ordinance (#4104, adopted January 15, 2003).
- G. A solid masonry wall constructed at a minimum height of 6 feet from highest adjacent grade shall be required for multi-family development proposed where the rear or side property line separates a lot zoned R-1, R-2 of a single-family character, MH or a PUD project of a single-family character. Any wall located within or along the front yard area shall not exceed a height of 4 feet. This requirement shall not apply to any lot less than 10,000 square feet and, that is not part of, or adjacent to multi-family subdivisions or other multi-family projects that existed prior to the effective date of this ordinance (#4104, adopted January 15, 2003).

17.14.030 BUILDING HEIGHT.

Building heights in an R-2 zone shall not to exceed 35 feet.

17.14.040 FRONT YARD.

- A. Except as otherwise provided in Section 17.08.125, there shall be a front yard of not less than 15 feet in depth measured from the front lot line. If a garage or carport opening faces a public or private street, such garage or carport whether attached to or detached from the main building, shall be set back not less than 20 feet. However, the garage/carport provision shall not apply to homes located within Tract 5728.

- B. The front yard setback shall be determined by the intersection of the first or each successive story with a 45 degree airspace diagonal as defined in Section 17.04.035. Roofs, parapets and appurtenances may not extend more than 10 feet beyond the air space diagonal.
- C. For multi-family dwellings with 4 units or less, front yard setbacks shall be a minimum of 15 feet and shall have an average setback of 20 feet or every 3rd lot shall have a front yard of setback of 20 feet.

17.14.050 SIDE YARDS.

- A. There shall be a side yard for the main building of not less than 5 feet.
- B. For corner lots, the side yard on the street side frontage shall not be less than 10 feet; however, the side yard may be reduced to 5 feet for swimming pools and spas. If a garage or carport opening faces a public or private street, such garage or carport, whether attached to or detached from the main building, shall be set back not less than 20 feet.
- C. For multiple-family dwellings only, where the side property line separates a lot in an R-2 zone from an adjacent lot zoned R-1, E, MH, or a PUD or R-2 project of one-family character with private rear and/or side yards, the side yard shall not be less than 10 feet for the first story and 25 feet for the second and additional stories.

17.14.060 REAR YARD.

- A. There shall be a rear yard upon each lot in an R-2 zone behind every main building of not less than 25 feet or 20% of the depth of the lot, whichever is less; provided, however - the rear property may be reduced to 5 feet if not more than 50% of the lot is covered by buildings or structures.
- B. For multiple-family dwellings only, where the rear property line separates a lot in an R-2 zone from an adjacent lot zoned R-1, E, MH or a PUD or R-2 project of one-family character with private rear and/or side yards, the rear yard shall not be less than 10 feet for the first story and 25 feet for the second and additional stories.

17.14.070 MINIMUM LOT AREA.

- A. For multiple-family dwellings with 5 units or more per lot, the minimum lot area shall be not less than 6,000 square feet, and the minimum lot area shall be not less than 2,500 square feet per dwelling unit. When a nonconforming lot has less than 6,000 square feet and was recorded in the office of the County Recorder at the time of the passage of the ordinance codified in this section, said lot may be occupied by not more than one dwelling unit for each 2,500 square feet.
- B. For one-family dwellings the minimum lot area may be reduced to 4,500 square feet per dwelling unit in accordance with Section 16.28.170 O.3.

17.14.080 DISTANCE BETWEEN BUILDINGS ON THE SAME LOT.

Minimum distance requirements between buildings on the same lot in an R-2 zone shall be as follows:

- A. Ten (10) feet between dwelling units.
- B. Three (3) feet between a dwelling unit and an accessory building. A lesser distance is permitted, however, the buildings will be considered attached and subject to all dwelling unit setbacks, and the regulations of the Building Code as adopted by the city.
- C. Three (3) feet between accessory buildings. A lesser distance is permitted, however, the buildings will be considered attached and subject to all regulations as they may pertain to accessory buildings based on this combined area, and the regulations of the Building Code as adopted by the city.