

Chapter 16.12

R-2 RESIDENTIAL LOW/MODERATE DENSITY ZONE

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16.12.010 Purpose.

The R-2 zone is intended to provide minimum standards for residential use in areas of moderate to high population concentrations. (Ord. 415 § 7.50.010, 2002)

16.12.020 Permitted uses.

In the R-2 zone, only the following uses and their accessory uses are permitted outright:

- A. Registered child care facility or certified group child care home defined by ORS 657A;
- B. Home occupation (Type I) subject to Chapter 16.46;
- C. Manufactured home on individual lots subject to Section 16.36.030 and development standards for a single-family detached residential dwelling;
- D. Public support facility;
- E. Single-family detached residential dwelling;
- F. Single-family attached residential dwelling;
- G. Duplex;
- H. Triplex;
- I. Manufactured home parks located more than one hundred (100) feet from Highway 99 subject to Section 16.36.040 and Chapter 16.58;
- J. Municipal park and recreation facility;
- K. Accessory dwelling unit located in the rear or side yard subject to Chapter 16.54;
- L. Accessory ~~structures~~ **buildings** located in the rear or side yard. (Ord. 415 § 7.50.020, 2002)

16.12.030 Conditional uses.

The following uses and their accessory uses may be permitted in the R-2 zone when authorized by the planning commission in accordance with the requirements of Chapter 16.60, other relevant sections of this title and any conditions imposed by the planning commission:

- A. Church, provided that all building setbacks shall be a minimum of twenty (20) feet from any property line;
- B. Home occupation (Type II) subject to Chapter 16.46;
- C. Minor impact utilities;
- D. Schools limited to pre-kindergarten through eighth grade provided that all building setbacks shall be a minimum of twenty (20) feet from any property line;

- E. Museum;
- F. Bed and Breakfast establishment;
- G. Accessory dwelling units located in the front yard subject to Chapter 16.54;
- H. Accessory ~~structures~~ **buildings** located in the front yard. (Ord. 415 § 7.50.030, 2002)

16.12.040 Development standards.

A. The minimum lot area for a single-family detached residence with municipal sewer service shall be five thousand (5,000) square feet except the planning commission may approve the following:

1. For residential subdivision proposals containing a minimum of two acres, lot area, ~~and lot width~~ **and depth** may be reduced by up to ten (10) percent, ~~and minimum required rear setbacks may be reduced by up to twenty (20) percent~~ when:

- a. The resulting density will not exceed 8.71 dwelling units per gross acre,
- b. The average lot size for the subdivision is at least five thousand (5,000) square feet **and a minimum of fifty (50) percent of lots must comply with the minimum lot size of five thousand (5,000) square feet**, and
- c. A deed restriction limiting use of all lots to single-family detached residences is recorded with the final plat. For subdivision proposals containing a mixture of single-family residential lots and lots intended for other uses, this analysis shall be based only on the sub-area containing single-family residential lots, which must comply with all the eligibility requirements of this subsection.

~~B. The minimum lot area for **single family attached** residential ~~uses with municipal sewer service other than single-family detached residences, manufactured dwellings on individual lots, or manufactured home parks~~ shall be three thousand (3,000) square feet per dwelling unit.~~

C. The minimum lot area for a manufactured home park ~~with municipal sewer service~~ shall be one acre.

~~D. Minimum lot area without municipal sewer shall be as determined by the county sanitarian.~~

~~D.E.~~ The minimum lot width for all uses except single-family attached shall be fifty (50) feet, except where reduced under subsection (A)(1) of this section. The minimum lot width for single-family attached shall be thirty-five (35) feet.

E.F. The minimum lot depth shall be sixty- five (65) feet, except where reduced under subsection (A)(1) of this section.

F. The minimum setback requirements are as follows,

1. The front setback shall be a minimum of fifteen (15) feet except no more than two adjacent buildings shall have the same front setback from the right-of-way. The setbacks shall vary at least four feet in depth between adjacent lots. (See Illustration 13, Appendix A set out at the end of this title.)

a. Front setback may be reduced to ten (10) feet when garage is located in rear yard with rear yard alley access only. No front drive access permitted.

2. Except for the attached side of a single-family attached dwelling unit, the side setbacks shall be a minimum of five feet. Any street side setback shall be a minimum of ten (10) feet;

3. The rear setback shall be a minimum of ten (10) feet **for single stories and twenty (20) feet for two stories**, ~~except where reduced under subsection (A)(1) of this section. The minimum rear yard setback for an accessory building shall be five feet.~~

4. The setback for the garage door approach (the point where the vehicle accesses the garage) shall be a minimum of twenty (20) feet **from its access drive**.

G. No building in an R-2 zoning district shall exceed two and one-half stories or thirty-five (35) feet in height. All structures, **including accessory dwelling units and accessory buildings**, ~~containing dwelling units~~ shall utilize at least two of the following design features to provide visual relief along the street frontage:

1. Dormers;
2. Recessed entries;
3. Cupolas;
4. Bay or bow windows;
5. Gables;
6. Covered porch entries;
7. Pillars or posts;
8. Eaves (minimum six inches projection); or
9. Off-sets on building face or roof (minimum sixteen (16) inches).

~~H. Maximum height for an accessory building shall be eighteen (18) feet or seventy-five (75) percent of the height of the primary structure, whichever is greater. Maximum square footage for an accessory building shall be seven hundred (700) square feet except the maximum square footage for an accessory building on a lot or parcel greater than ten thousand (10,000) square feet shall be one thousand (1,000) square feet.~~

~~H.I. One principal building per lot or parcel.~~

~~I.J. Impervious surfaces shall not cover more than sixty (60) percent of the lot or parcel.~~

J.K. Parking requirements shall be in accordance with Chapter 16.42. Parking requirements for residential units, including manufactured homes, require the construction of a garage or carport. Manufactured dwellings located in manufactured dwelling parks are required to install either a garage or carport.

~~K.L. Landscaping requirements shall be in accordance with Chapter 16.38.~~

~~L. M. All properties located outside the designated historic commercial overlay and the historic residential overlay and adjacent to Highway 99 or Ehlen Road shall be collectively referenced as "gateway properties." The standards of Chapter 16.56 shall apply to all aspects of the site including, but not limited to, structural facade, yard and landscaping that are immediately adjacent to and visible from Highway 99 or Ehlen Road.~~

~~M.N. Additional requirements shall include any applicable section of this title. (Ord. 419 §§ 3, 4, 2002; Ord. 415 § 7.50.040, 2002)~~