

**CHAPTER 153**  
**Duplex Residential Zoning District R-2**

**SECTION:**

<b>153.045</b>	<b>Regulations</b>
<b>153.046</b>	<b>Uses Permitted</b>
<b>153.047</b>	<b>Uses Permitted With a Use Permit</b>
<b>153.048</b>	<b>Building Requirements</b>

**SECTION 153.045                      REGULATIONS**

---

The following regulations shall apply in the R-2 districts and shall be subject to the provisions of Section 153.185 of this Title.

**SECTION 153.046                      USES PERMITTED**

---

(A) A single family dwelling or one duplex, or two dwelling units, except that on parcels with no direct frontage on a City maintained street, only one single family dwelling is permitted.

(B) In lieu of all the residential uses listed in Section (A), one (1) manufactured home per lot provided that the manufactured homes meets the following restrictions:

1. Manufactured homes may be installed only if no more than ten (10) years has elapsed between the date of manufacture and the date of application for a permit to install the manufactured home
2. Manufactured homes must be on a foundation system approved by resolution of the City Council.
3. All manufactured home shall be subject to review and approval by the Planning Director with respect to siding material, roofing materials and roof overhang to ensure, to the greatest extent feasible, compatibility with surrounding structures. A pictorial representation of the proposed manufactured home shall be submitted with the application.
4. No other dwelling units (i.e. single family, duplex, multiple family, apartments or dwelling groups) shall be allowed on the same lot. (Ord. 87-11)

(C) Accessory buildings normally incidental to dwellings provided that such buildings are constructed concurrent with, or subsequent to the construction of the dwellings. "Normally incidental" shall be deemed to mean that, in addition to a garage(s) (either attached or detached) as required by this title, the size of the accessory building does not exceed 20 percent of the living area of the dwellings. (Ord. 88-14).

(D) Family day care centers limited to six (6) paying guests.

(E) Family day care centers for 7-12 paying guests when the following criteria are met:

1. At least one off-street parking space shall be provided for each employee.
2. There are no other day care centers for more than six paying guest within 300 feet of the exterior boundaries of the subject site.
3. In addition to the required employee parking, there shall be provided at least two off-street parking spaces for loading and unloading of guests. These spaces shall be located so that vehicles head in and head out without using the public street for maneuvering, loading, or unloading.

(F) Home occupations as defined in Section 153.003 and governed under Title 11 Section 110 of the City Code.

(G) Public parks and public buildings.

(H) Temporary real estate office and sign (not to exceed 100 square feet in area) may be located on any new subdivision for a period of not more than two years from the date of recording of the map of the subdivision upon which said office and sign are located. This time limit shall automatically be extended under the conditions described in Section 153.285(A)(1)(g).

(I) Temporary construction building to house tools and equipment or containing supervisory offices in connection with construction projects during active construction on the same property.

(J) Residential care homes in which less than seven persons not of the immediate family are provided with food, shelter and care for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to diagnosis and treatment of disease or injury.

(K) Signs as allowed in Sections 153.280 through 153.285 of this Title.

(L) Temporary uses such as a circus, carnival, fair or festival provided they meet the following requirements:

1. The use shall be temporary in nature and shall not last more than four days.
2. The organizers of the event shall notify the Police Department of their intentions at least 30 days prior to the scheduled beginning of the event.
3. A business license shall be obtained as required by Title 11 Section 110.18 of the City Code.
4. Licenses will only be issued to local businesses or shopping centers when conducted on the same property as the business/shopping center or to local non-profit organizations.

(M) Temporary mobile home for ill or aged family members as required by Section 153.219 of this Title.

(N) Garage sales as defined in Section 153.003 of this Title.

## **SECTION 153.047 USES PERMITTED WITH A USE PERMIT**

---

- (A) Churches and other religious institutions (excluding open-air or tent).
- (B) Schools, public utilities, and quasi-public buildings.
- (C) Public or private automobile parking lots when adjacent to any "C" or "M" district or to any "PD" district which is used for commercial or industrial purposes.
- (D) Mobile home park which meets the "Mobile Home Park Standards" as adopted by resolution of the City Council.
- (E) Family day care centers for 7-12 paying guests when the requirements of Section 153.046 of this Title are not met.
- (F) Duplex parcels with no direct frontage on a City maintained street.
- (G) Accessory buildings that do not meet the requirements of Section 153.046(C) of this Title.
- (H) Secondary dwelling unit as provided for in Sections 153.325 and 153.326 of this Title; Ord. 92-06; Amended Ord. 97-03)

## **SECTION 153.048 BUILDING REQUIREMENTS**

---

### (A) Height Limit:

1. For dwellings and other main buildings - 35 feet.
2. For accessory buildings - 15 feet.
3. No fence (excluding wire fences, and non-solid fences which do not limit visibility as determined by the Planning Director) shall be constructed in excess of eight (8) feet in height within any side or rear yard, except fences within the side or rear yard which encloses electrical substations, which may be constructed to the height required by law.
4. No fence, hedge, or screen planting (excluding wire fences, and non-solid fences which do not limit visibility as determined by the Planning Director) shall be constructed or permitted to grow in excess of three (3) feet in height within any front yard or side yard of a corner lot.

### (B) Building Site Area Required:

1. Minimum area - 6000 square feet.
2. Minimum width, interior lot - 55 feet.

3. Minimum width, corner lot - 65 feet. (Ord. 87-11)

4. Minimum depth - 100 feet unless otherwise approved by the Planning Commission or City Council, whichever is the final decision making body. Plot plans of lots for which less than the minimum depth is requested may be required to ensure that the lot is usable for residential purposes.

(C) Yards and Open Spaces Required

1. Front yard and side yard of a corner lot - Not less than 15 feet from the planned right-of-way line provided that no vehicle opening of any building is closer than 20 feet to the property line or planned right-of-way line toward which the opening faces.

2. Side or rear yard when lot abuts an arterial - 10 feet.

3. Side or rear yard, interior lot, all other cases - 5 feet.

4. Detached accessory buildings - 10 feet from any other buildings on the lot. (Ord. 90-01)

(D) Lot Coverage: No more than 50% of the lot may be covered by buildings.

(E) Off-street parking as required in Section 153.184 of this Title.

(F) Minimum Building Size:

1. Single family dwellings and mobile homes - 900 square feet.

2. All other uses - No minimum size.

(G) Density: Maximum permissible density of 12 dwelling units per net acre. (Ord. 87-11)

(H) OPEN SPACE REQUIREMENTS: All multiple residential uses of two (2) or more dwelling units on one lot shall provide a fenced play ground (or other open space in the case of an adult only facility) of at least fifty (50) square feet per unit with a minimum area of 300 square feet provided regardless of the number of units. This area shall not be a lineal open space but should have a width to depth ratio not exceeding 1:2. Except in very large complexes (more than 50 units) this required open space shall be in one location.