

6.05.08 R-2 - Medium Density Residential District

A. Purpose: This district is designated to provide suitable areas for medium density residential development where sufficient urban services and facilities are available or will be prior to development, or where the extension of such services and facilities will be physically and economically facilitated. It is the intent of these regulations to permit single and two family structures and multiple family structures within the density range as defined in the district regulations subject to the required provision for open space within the project parcel.

Within this district, the density of new development proposals shall be compatible with existing development, the policies of this Ordinance and the Comprehensive Land Use Plan. Towards this end, preservation of stable, established areas, cultivation as smooth transitions in the residential densities (where gradual shifts in density are in order due to varied levels of access to public services including transportation and utilities) unique physical features of the property, nature and intensity of neighboring land uses, and other site characteristics are to be considered.

It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this Ordinance.

B. Permitted Uses: In this district a building or premises may be used only for the following purposes: detached single family, zero lot line, patio homes, cluster homes, duplexes, attached and detached multiple family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited.

C. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective uses comply with standards regulating conditional uses in Section 4.04.00 et. seq. and complies with the site plan review requirements listed in Section 4.04.00: child care services; educational institutions; golf courses; places of worship; recreation and park areas; public and private utilities and public facilities; accessory parking lots; recreational activities; placement of an accessory building on a lot directly across the right-of-way from where the principle dwelling is located and is under the same ownership; special residential facilities, and nursing homes.

D. Site Plan Approval: Site plan approval as provided in Section 4.04.00, is required for all development proposals.

E. Subdivision Conformance: Any lot within a plat of record as of the effective date of this Ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Ordinance are satisfied.

F. Density: For all development proposals, property in this district may be developed, at the option of the owner, to a maximum of ten (10) units per acre.

G. Lot Size: The minimum width of any lot used for one (1) or two (2) family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum

width of any lot or project parcel used for a multiple family dwelling shall be one hundred (100) feet when measured at the street (county maintained or platted) right-of-way line when measured from front lot corner to front lot corner. Zero lot-line, patio, and cluster homes shall provide a minimum forty (40) foot wide lot at the street (county maintained or platted) right-of-way line when measured from front lot corner to front lot. Zero lot-line, patio home, and cluster home sites shall provide a minimum four thousand (4,000) square foot lot size for lots which are created through metes and bounds subdivision. There shall be no minimum lot size for zero lot-line, patio home, or cluster home lots which are created through the platting process. In all cases the minimum lot width shall be maintained through the rear of the residential structure.

The minimum lot width on dead end cul-de-sac lots shall not be less than forty (40) feet when measured at the top of the arc of the street right-of-way line. For one (1) or two (2) family dwelling units, the lot width of a cul-de-sac lot shall not be less than fifty (50) feet when measured at the top of the arc at the minimum front setback line. The minimum width shall be maintained through the rear of the residential structure.

H. Building Height: No building or structure shall exceed thirty-five (35) feet in height above the lowest habitable floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.01 of this ordinance.

I. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required buildings setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
 - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
 - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: Except as provided in Section 4.03.03(B)(2)(b) and Section 2.10.02, no building or structure shall have a setback less than twenty (20) feet from any street, unless the front yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet.
3. Side Setback: Except as provided for in Section 2.10.04, individual dwelling units on individual lots shall have a side building setback of ten percent (10%) of the lot width when measured at the minimum front setback to a maximum of fifteen (15) feet. For project parcels or multi-family projects the minimum side building setback shall be ten (10) feet. Zero lot line, patio, and cluster homes shall have one side building setback of at least ten percent (10%) of the lot width.

4. Rear Setback: Every lot or project parcel shall have a rear building setback of not less than ten (10) feet in depth, unless the rear yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet. See Section 2.10.03 for exceptions.

J. Performance Standards

1. Open Area/Landscaping: All landscaped areas shall be planted and maintained in lawn, sod or natural foliage in conformance with the requirements set forth in Article 7.

Additionally, for every lot or project parcel used for any dwelling of any classification there shall be a minimum of twenty-five percent (25%) of the total parcel area set aside for open space, recreational, or landscaped area. Refer to Article 7 of this Ordinance for further requirements.

- K. Public Services: Each dwelling unit shall have its own individual septic tank or in the absence of a septic tank, an approved central collection system shall be provided.

L Where a multifamily residential use abuts a single family residential district or use, there shall be a building setback from the single family district or use of twice the height of the proposed building.

(Modified: Ord. 93-22, 11-22-93; Ord. 95-25, 9-14-95; Ord. 96-30, 10-24-96; Ord. 98-17, 10-22-98; Ord. 2005-06, 03/24/05; Ord. 08-36, 10-23-08)