

6.05.09            R-2M - Medium Density Mixed 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 of smooth transitions in residential densities (where gradual shifts in density are in order due to varied levels of access to public services). 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 these regulations shall be allowed if they otherwise conform to the provisions of 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, group homes, individual mobile homes located on individual owned lots of record, mobile home parks, (offering approved mobile home rental spaces for the siting of individual mobile home dwelling units, which have been approved in accordance with applicable state and county regulations) duplexes, multiple family dwelling structures and facilities.

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 6.09.00 et. seq. and comply 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; nursing homes; special residential 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.

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

E.    Subdivision Conformance: When two or more contiguous sites are to be developed for mobile home use, on one or more lots, then such shall be considered as a subdivision and shall conform to the requirements of the Subdivision Ordinance. State licensed mobile home parks with spaces (lots) for rent and under one ownership are exempt from the Subdivision Ordinance.

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 residential development, 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 or mobile home parks shall be one hundred (100) feet when measured at the street (county maintained or platted) right-of-way when measured from front lot corner to front lot corner, unless the units are to be sold and not rented, in which case the minimum width of each lot, in association with each unit, shall be twenty (20) feet when measured at the street (county maintained or platted) right-of-way line. 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 corner. 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. For one (1) and 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 residential structure.

H. Building Height: No building or structure shall exceed thirty-five 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 building 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)(20(b) and Section 2.10.02, no building or structure shall have a building 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: There shall be a rear building setback on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.03.

J. Performance Standards

1. Open Area/Landscaping: In multiple-family developments and mobile home parks 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.

For mobile home parks, the provisions of Article 7 (Performance Standards) shall apply. Additionally, a minimum twenty-five (25) foot wide buffer strip consisting of natural vegetation or landscape plantings or a combination thereof shall be required as follows:

A minimum of one tree shall be provided for each thirty-five (35) linear feet of such landscape buffer area or fractional part thereof. Such trees shall be located between the common lot line of the project parcel and adjacent property. Each such tree planted shall be in accordance with the minimum size criteria stated in Section 7.02.02. (Minimum Criteria). The remainder of the required landscape buffer strip shall be landscaped with grass, shrubs, ground cover, or other landscape treatment excluding paving. All of the property (in addition to the required buffer strip) shall be landscaped with at least grass or other ground cover. Refer to Article 7 of this Ordinance for further requirements.

2. Fences and Walls: For multiple-family developments fences and walls are permitted in accordance with the requirements set forth in Article 7. For mobile home parks a fence, conforming to the requirements in Section 7.02.05, shall be required to completely screen the entire project parcel from adjacent properties, in addition to the required landscaping. However, adjacent mobile home parks are exempt from the fencing requirements for areas where they adjoin, only.

- K. Public Services: Each mobile home individually or in mobile home parks shall have its own individual septic tank, or, in the absence of septic tanks, an approved central collection system shall be provided. Also, each unit shall be required to provide individual meters for electric and potable water service.

L. Skirting: Skirting is required around the base of all mobile homes between the ground and bottom of the structure.

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

*(Modified: Ord 95-25, 9-14-95; Ord. 96-30, 10-24-96; Ord. 98-17, 10-22-98; Ord. 2005-06, 3/24/05; Ord. 08-36, 10-23-08)*