

Chapter 16.030
ZONING DISTRICT R-2.5

16.030.000 Purpose

The purpose of the R-2.5 District is to provide for the development of residential single family and multifamily housing and to implement the housing policies of the Comprehensive Plan.

16.030.005 Permitted Uses

Permitted uses are subject to the requirements of Chapter 16.175, Design Review, if applicable. Refer to Zoning Code Use Table.

- A. Single family detached dwelling
- B. Accessory Dwellings and Accessory Structures, subject to Chapter 16.105, Accessory Uses, Structures & Dwellings
- C. Home occupations, administrative, subject to Chapter 16.085, Home Occupations.
- D. Duplexes and Triplexes and single family attached row houses up to 4 units, subject to Chapter 16.100, Duplex, Triplex, and Attached Two Single Family Dwellings
- E. Certified Family Child Care Home
- F. Residential Homes
- G. Residential Facility

16.030.010 Conditional Uses

Subject to the requirements of Chapter 16.175, Design Review, if applicable and the Development Standards section of this chapter. Refer to Chapter 16.015, Zoning Code Use Table.

The following uses and their accessory structures may be permitted in the R-2.5 District when authorized by the Planning Commission pursuant to Conditional Use Permit.

- A. Bed & Breakfast
- B. Civic /Governmental Use
- C. Educational Facility
- D. Extended Care Facility / Convalescent / Nursing Home

- E. Home Occupations exceeding administrative, subject to Chapter 16.85, Home Occupations.
- F. Manufactured Homes and Manufactured Home Parks, subject to Chapter 16.110, Manufactured Homes
- G. Planned Unit Development, Subject to Chapter 16.140, Planned Unit Development
- H. Fraternal Lodge
- I. Townhomes/condominiums, Subject to Chapter 16.175, and Multi-Family Dwelling(s) Section and Chapter 16.100, Duplex, Triplex, and Attached Two, Single Family Dwelling
- J. Places of Worship
- K. Utility Facilities

16.030.015 Dimensional Standards

The following dimensional standards are the minimum requirements for all development in the R-2.5 District except for modifications permitted under the Lot, Building, & Yard Exceptions, Chapter 16.115, or Planned Unit Development, Chapter 16.140.

A. Lot/Parcel Size

1. Lots created by plat shall have a maximum lot size of 6,000 per dwelling unit
2. Single-family dwelling shall have a 4,000 square feet minimum
3. Two-family dwelling (duplexes), Triplexes & attached single family dwellings: 2,500 square feet per dwelling unit
4. Multi-family dwellings (greater than 3 units): 2,000 square feet per dwelling unit
5. All other uses 4,000 square feet minimum

B. Lot/Parcel Depth and Width

- No minimum lot width or depth.

C. Setback Requirements

Principle structures, accessory dwellings and accessory structures with a floor area greater than 200 square feet shall maintain the following minimum yard

setbacks.

1. **Front Yard**

- For all structures: 10 feet
- Garage: 20 feet

Garages, carports and accessory structures shall be accessed from the rear of the building via an alley where appropriate and feasible. If front access garages are proposed, the applicant must provide justification as to why rear access garages are not appropriate or feasible.

Garages, carports, accessory dwellings and accessory structures with front access shall be flush with, or recessed behind, the front building elevation of the principle structure.

2. **Rear Yard:**

- street-access lots - 10 feet
- alley-access lots - 6 feet
- Accessory Structures and Accessory Dwellings - 5 feet.

3. **Side Yard:**

- Side yards should be established to create separation between structures and meet fire codes and provide space for pervious surface area
- Single family dwellings created by plats must have at least one side yard
- Adjacent to street - 10 feet plus additional space necessary to comply with the standards of chapter 16.160, Clear Vision Areas.
- Accessory Structures and Accessory Dwellings - 5 foot Adjacent to street setback, except as provided for in Chapter 16.105, Accessory Use, Structures and Dwellings

4. **Flag lots approved:**

Flag lots are subject to Chapter 16.125 Lot Development Standards.

5. **Height of Buildings**

Buildings shall not exceed a height, measured from grade, of 35 feet. Accessory dwellings and accessory structures shall not exceed 25 feet.

6. Lot/Parcel Coverage

In the R-2.5 District, the maximum lot coverage for impervious surfaces shall not exceed 65%.

16.030.020 Parking Requirements

Parking requirements are specified in Chapter 16.155, Off Street Parking and Loading.

16.030.025 Development Standards

The following standards will be applied to all dwellings:

- A. All units shall utilize at least two of the following design features to provide visual relief along the front of the home:
 - A. dormers;
 - B. gables;
 - C. recessed entries;
 - D. covered porch entries;
 - E. cupolas;
 - F. pillars or posts;
 - G. bay or bow windows;
 - H. eaves (minimum 6" projection);
 - I. offsets on building face or roof (minimums 16");
- B. All manufactured homes shall also comply with the requirements of Chapter 16.110 - Manufactured Homes.