

SECTION 3.11 R-2 ONE FAMILY LIMITED RESIDENTIAL

3.11.010 Definition.

A district to provide for large-tract residential development. These areas will typically be found in suburban areas, generally served by either sewer or water lines.

3.11.020 Permitted Uses (R-2).

1. Class A manufactured home.
2. Day care home.
3. Dwelling, single-family.
4. Guest house.
5. Home occupation (See Chapter V – Performance Standards and Chapter VII – Definitions).
6. Homeowners park and beaches.
7. Park and publicly owned recreational facility.
8. Public transportation shelter station.
9. Public utility service installation. (A minimum of five feet of landscaped area shall surround such building or structure.)

3.11.030 Conditional Uses (R-2).

1. Bed and breakfast establishment.
2. Cellular communications tower (monopole only).
3. Cemetery, mausoleum, columbarium, crematorium.
4. Church and other place of worship.
5. Community center building operated by a non-profit agency.
6. Community residential facility.**
7. Dwellings, cluster development (See Chapter IV – Conditional Use Standards).
8. Dwelling, family hardship.*
9. Dwelling unit, accessory (ADU).*
10. Electrical distribution station.
11. Golf course.
12. Golf driving range.
13. Manufactured home park (Subject to Subdivision Regulations).
14. School, primary and secondary.
15. Short term rental housing. (See Chapter V – Performance Standards) *
16. Temporary building, structure, or use.*
17. Water and sewage treatment plant.
18. Water storage facility.

*Administrative Conditional Use Permit (See Section 2.06.045).

**Administrative Conditional Use Permit, eight or fewer.

3.11.040 Bulk and Dimensional Requirements (R-2).

1. Minimum Lot Area: 20,000 square feet.
2. Minimum Lot Width: 100 feet.
Cul-de-sacs: 60 feet.

3. Setbacks:
 - A. Minimum Yard Requirements for Principal Structure:

Front:	20 feet
Side:	10 feet each.
Side Corner:	20 feet.
Rear:	20 feet.
 - B. Detached Accessory Structures:

Front:	20 feet.
Side:	5 feet each.
Side Corner:	20 feet.
Rear:	5 feet.
 - C. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.
 - D. Increase yard requirements as follows when property fronts:

County Road:*	20 feet.
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* Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan.
4. Maximum Height:

Principal structure:	35 feet.
Accessory structure:	18 feet.
5. Permitted Lot Coverage: 30%.
6. Maximum Fence Height (Except as Otherwise Noted):

Front:	4 feet.
Side:	6 feet.
Rear:	6 feet.
7. Off-Street Parking: See Chapter VI – Parking and Loading