

## **Chapter 17.42**

### **SINGLE-FAMILY RESIDENTIAL DISTRICT (TWELVE THOUSAND SQUARE FEET)--R-2**

#### Sections:

**17.42.010 Permitted uses.**

**17.42.020 Area and width requirements.**

**17.42.030 Setback requirements.**

**17.42.040 Building height regulations.**

#### **17.42.010 Permitted uses.**

Uses permitted in the R-2 district on a lot or parcel with the required area and required width:

- A. Any use permitted in the R-1 district, subject to similar controls as stated therein.

(Ord. 94-4 § 12.05.05 (part), 1994)

#### **17.42.020 Area and width requirements.**

The required area and width for the R-2 district are as follows: twelve thousand square feet minimum area; eighty feet average width. All corner lots shall have a width of ninety feet and a minimum size of thirteen thousand square feet. There may be one or more single-family dwellings on a lot or parcel having an area in excess of twelve thousand square feet, provided there is not less than twelve thousand square feet for each unit and that such structures are no less than thirty feet apart.

(Ord. 94-4 § 12.05.05 (part), 1994)

#### **17.42.030 Setback requirements.**

Setback regulations in the R-2 district are as follows:

- A. Front. Structures shall be located no less than thirty feet from the front property line.
- B. Side. The minimum side yard for each main structure shall be ten feet for each side.
- C. Rear. The minimum rear yard for each main structure shall be twenty feet.
- D. Detached Accessory Structures. No detached accessory structure may be located closer than ten feet to any side or rear property line, nor between the front property line and the main structure.
- E. Walls, Fences and Obstructions to Vision. Walls or fences not over eight feet in height may be built up to and including lot lines except in required front yard area. However, there shall be no obstruction to vision between two feet and eight feet above curb level within twenty feet of the intersection of two street right-of-way lines on any corner lot.

(Ord. 94-4 § 12.05.05 (part), 1994)

#### **17.42.040 Building height regulations.**

Buildings may be erected up to twenty-six feet in height.  
(Ord. 94-4 § 12.05.05 (part), 1994)