

## Chapter 10. Unified Development Code

### ARTICLE 10.03. DISTRICT REGULATIONS

#### § 10.03.011. R-2 Mixed Residential District.

- (a) Purpose. The zoning of property as R-2 mixed residential is intended for various types of single- and two-family residential development, including manufactured homes (including modular homes) on individual lots, conventional detached single-family homes, and two-family duplexes. The purpose of the R-2 district is to allow a blend of residential uses within a compatible, cohesive neighborhood environment.
- (b) Uses permitted by right. No building, structure, or land shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered except for one or more of the following identified uses, subject to all applicable provisions of this chapter:
- (1) All uses permitted in the R-1S district.
  - (2) Manufactured homes in accordance with R-1M district.
  - (3) Two-family residences (duplexes).
  - (4) Other uses, which in the judgment of the commission, as evidenced by a written resolution, are similar and no more objectionable than any of those enumerated in this subsection.
- (c) Height and area regulations. The maximum height of buildings and structures, the minimum dimensions of lots, setbacks for yards and parking lots, and the minimum lot area per dwelling unit for conventional detached single-family and two-family residences, patio homes, and manufactured homes shall be as follows, except as otherwise provided in article 10.06 of this chapter, pertaining to height and area regulations:
- (1) Minimum lot area: 6,000 square feet per dwelling unit.
  - (2) Maximum height of structures: 2-1/2 stories, with a maximum of 35 feet from finished grade.
  - (3) Minimum yards:
    - (A) Front: 25 feet from street right-of-way.
    - (B) Side: Six feet.
    - (C) Corner: 15 feet.
    - (D) Rear: 20 feet.
  - (4) Minimum lot width:
    - (A) 60 feet standard.
    - (B) 70 feet corner on newly platted lots.
  - (5) Minimum lot depth: 100 feet.
  - (6) Minimum parking lot setback for nonresidential uses:
    - (A) 25 feet from street right-of-way.
    - (B) Ten feet from adjoining property lines.
- (d) Development and performance standards. Nonresidential uses that are proposed for the benefit of or an amenity to a particular subdivision and not for use by the general public, i.e., neighborhood pools, clubhouses, etc., should be located within the interior of the subdivision or adjacent to an arterial street. Under certain circumstances, notification of the surrounding property owners may be required.

(Ordinance 2000-09, exh. A, sec. 4.H, adopted 8/8/00; 2010 Code, sec. 50-97; Ordinance 2019-12 adopted 4/22/19)