

Zone District: **R-2 (Single Family Residential)**

Purpose. The standards of this district (R-2) are designed to retain and provide areas primarily for single-family development of medium density.

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|--------------------|-------------------|---------|----------|
| Setbacks: | Front 25' | Side 5' | Rear 15' |
| Coverage: | 50% | | |
| Max. Height | 35' | | |
| Minimum Lot Width: | 50' | | |
| Minimum Lot Size: | 5,000 Square Feet | | |

Single Family Homes: § 17-4-11 Single family home placement standards

Off Street Parking § 17-4-42 Off-street parking residential

Landscape: Not required

Outdoor Lighting § 17-4-52 Outdoor Lighting Performance Standards.

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

Uses by right.

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|---|---|
| 1. Accessory community garden | 5. Residence, accessory dwelling unit (ADU) |
| 2. Accessory dwelling unit, established | 6. Residence, one-family |
| 3. Home, Disabled | 7. Residence, townhouse |
| 4. Manufactured home, one-family | |

Uses by review.

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|--------------------------------------|------------------------------------|
| 1. Accessory pigeon and dove keeping | 9. Home, Foster |
| 2. Bed and breakfast home | 10. Parks, trails, and open space |
| 3. Bed and breakfast inn | 11. Public utilities |
| 4. Child care center | 12. Recreation facilities, indoor |
| 5. Commercial, established | 13. Religious institution |
| 6. Community center | 14. Residence, two-family (duplex) |
| 7. Funeral home | 15. Wedding facility |
| 8. Home, elderly foster | |

Conditional uses:

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| 1. Accessory medical marijuana home cultivation | 6. Home based business |
| 2. Accessory solar array | 7. Legal non-conforming uses |
| 3. Child care home | 8. Temporary construction yard |
| 4. Community garden | 9. Temporary model home (sales office) |
| 5. Development in floodplain | |