

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

Purpose. The standards of this district (R-2U) are designed to retain and provide areas primarily for single-family development of medium density, while providing opportunities for a variety of blocks, lots and setbacks. It is the intention of this district to allow mixed-lot sizes and housing sizes along the same street and the same block, while not increasing the gross density of the development. A homeowners' association shall be created to provide for the maintenance of common areas, private open spaces, and other neighborhood assets.

Setbacks: Front 18' (*1) Side 5' Rear 15'

Coverage: 50%

Max. Height 35'

Minimum Lot Width: 50' (*1)

Minimum Lot Size: 5,000 Square Feet (*1)

(*1) See Performance Standards in Section 17-4-4(g) for additional requirements for front setbacks and minimum lot size.

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

Performance standards: § 17-4-4(g)

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

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 | |