

CHAPTER 165.21 R-2 MODERATE DENSITY DWELLING DISTRICT

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165.21.010 Intent

This district is established to provide areas for detached single family dwellings, and under special conditions up to four attached or zero lot line dwellings designed for individual ownership at a maximum density of 5.5 dwelling units per acre and to protect them from uses which would not be compatible with a good residential environment.

165.21.020 Use Regulations

The following uses are permitted in the R-2, Moderate Density Dwelling District:

- A. Principle Uses Permitted.
 - 1. Single family detached dwelling units.
 - 2. Two to four single family attached dwellings in an area subdivided or re-subdivided after the effective date of the ordinance codified in this subsection, only on lots which are designated and approved for such use on the subdivision plat. The location of lots so designated shall be reviewed by the Commission and approved by the Council and shall not exceed thirty percent of the total lots in the subdivision.
 - 3. Permitted uses in the R-1, Single Family Dwelling District.
- B. Accessory Uses.

Same as those permitted in R-1.
- C. Special Uses Permitted.

Same as those permitted in R-1.
- D. Temporary Uses and Performance Standards.

Same as those permitted in R-1.

165.21.030 Height, Yard and Setback Requirements

The height, yard and setback requirements within the R-2, Moderate Density Dwelling District, shall be as required in Chapter 165.60.

165.21.040 Off-Street Parking and Loading Regulations

The off-street parking and loading requirements within the R-2, Moderate Density Dwelling District, shall be as required in Chapter 165.65.

165.21.050 Sign Regulations

The sign requirements within the R-2, Moderate Density Dwelling District, shall be limited to those permitted in Chapter 165.67.