

R-2 (DA), Residential

Purpose and Intent:

The purpose of the R-2 (DA) zoning district is to promote stable residential neighborhoods consisting of medium density residences surrounded by parks, golf courses and open spaces. The district is intended for a variety of dwelling unit types. Activities and endeavors which might serve to mitigate against this purpose shall be prohibited or strictly regulated.

The following apply to the R-2 (DA) zoning district:

1. The maximum density for this district is seven (7) dwelling units per acre; or the equivalent of 21 Bedrooms per acre.
2. All required parking shall be screened with vegetation or enclosed;
3. Open storage is prohibited;
4. There shall be 10 Sq. Ft. of swimming pool and contiguous pool deck area per Bedroom.
5. There shall be no more than seven (7) dwelling units in any building within this district;
6. Lot standards (setbacks, lot coverage, etc.) for single family detached dwellings, patio homes, duplexes, townhouses and Bldg 3-7 are outlined in Table 1A and 1B.
7. The Uses authorized for the R-2 (DA) zoning district shall be those authorized in Table 3A of the Zoning Ordinance for the R-2 zoning district except that Bldg 3-7 shall be a permitted use (P).

Table 1A: Lot Standards for R-2 (DA) Single Family Detached Dwellings

Lot Size in Sq. Ft.	Maximum Lot Coverage	Depth in Feet	Width in Feet (1)	Minimum Setbacks in Feet			Maximum Height in Stories/Feet
				Front Yard (2)	Side Yard (3)	Rear Yard (4)	
2,000-3,999	60%	65	20	10	3	10	2.5/40
4,000-5,999	50%	75	30	15	7	15	2.5/40
6,000-7,999	50%	85	55	20	7	20	2.5/40
8,000-11,999	40%	100	60	25	15	25	2.5/40
12,000 +	33%	100	75	25	20	25	2.5/40

Notes for Table 1A:

1. For lots on cul-de-sacs or similar circumstances, the minimum width shall apply at the front yard setback line. Cul-de-sac lots shall have a minimum width of 25 feet at the street line. The minimum width of any flag lot may be reduced to 20 feet, provided that the minimum width specified in the table is provided at the front building setback line.
2. On corner and double-frontage lots, front setback standards will apply to each lot line that borders a street right-of-way. The rear yard setback shall apply to the opposite side of the principal structure's front main entrance. The side yard setback shall apply to the remaining side(s).
3. A minimum of 15 feet must be provided between structures.
4. The minimum yard requirements shall be increased to 30 feet from any lot or parcel boundary which abuts a golf course.

Table 1B: Lot Standards for R-2 (DA) Patio Homes, Duplexes, Townhouses & Bldg 3-7 Dwelling Units

Housing Type	Minimum Lot Size in Sq. Ft.	Minimum Setbacks in Feet			Maximum Height in Stories/Feet	Maximum Lot Coverage
		Front	Side (1)	Rear		
Patio Homes, Zero Lot Line Homes	4,000	20	0/10 (2)	20	2.5/35	50%
Duplex	6,500	15	7	20	2.5/40	40%
Townhouse	2,000	10	(see note 3)	20	2.5/40	60%
Bldg 3-7 (4)	10,000	25	(see note 3)	20	3.5/55	60%

Notes for Table 1B:

1. *On corner and double-frontage lots, front setback standards will apply to each lot line that borders a street right-of-way. The rear yard setback shall apply to the opposite side of the principal structure's front main entrance. The side yard setback shall apply to the remaining side(s).*
2. *A total distance of 15 feet is required between buildings with 10 feet minimum setback being required on one side of each lot.*
3. *Where the front, interior side and rear setbacks of the underlying zoning district reduces the buildable width of a lot to less than 40 feet, the Planning Director shall be authorized to reduce the required setbacks as much as necessary. However, no setback reduction granted by the Planning Department shall be for more than 15 feet.*
4. *Any building with a minimum of 3 and no greater than 7 Dwelling Units. Dwelling Units within such a building may be separately owned and conveyed.*