

Chapter 18.20: R2 DISTRICT

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18.20.010 Purpose.

The R2 District is primarily intended for single-family detached dwellings on lots of not less than six thousand, three hundred (6,300) square feet or duplex/two-family dwellings on lots of not less than seven thousand, five hundred (7,500) square feet.

18.20.020 General and dimensional provisions.

The general and dimensional provisions for the R2 District are as follows:

A. Minimum lot area:

1. Single-family dwellings: six thousand, three hundred (6,300) square feet;
2. Two-family dwellings: seven thousand, five hundred (7,500) square feet.

B. Minimum lot dimension:

1. Single-family dwelling: sixty (60) feet.
2. Two-family dwellings: seventy-five (75) feet.

C. Minimum front setback:

1. Twenty (20) feet from the property line;
2. Lots on a corner:
 - a. Front of building shall have a minimum front setback of twenty (20) feet from the property line.
 - b. Side of building shall have a minimum setback of fifteen (15) feet from the property line along the street, which intersects the street used for calculating the front setback.

D. Minimum side and rear setbacks:

1. Six (6) feet on each side and seven (7) feet on the rear.
2. Along designated stream corridors, the setback shall meet the requirements in Chapter 18.68.
3. A zero (0) side setback is allowed on the common wall(s) of a condominium structure.

E. Maximum building height of three and one-half (3 1/2) stories, but not to exceed forty-five (45) feet measured from any point on the perimeter of the building.

F. Lots within the R2 District shall also comply with the provisions of Chapters 18.44, 18.48, and 18.50.

G. Parking:

1. A minimum of two (2) off-street parking spaces, at least one of which shall be covered, per dwelling unit.
2. Required off-street parking shall be improved with concrete or asphalt pavement.
3. All driveways and parking areas shall be improved with concrete or asphalt pavement.

18.20.030 Principal uses permitted outright.

The principal uses permitted outright shall be as follows:

- A. One single-family detached dwelling structure on each lot. Manufactured homes are permitted under this section provided that they comply in all respects with the standards set forth in Section 18.56 of this title;
- B. One two-family dwelling structure on each lot;

18.20.040 Accessory uses permitted outright.

Accessory uses permitted outright shall be as follows:

- A. Garage or carport.
- B. Home occupations pursuant to Section 18.78.
- C. Gardening and horticultural activities and related structures for noncommercial purposes;
- D. Signs, subject to the requirements of Chapter 18.50.
- E. Use customarily incidental and subordinate to a principal use permitted outright;

18.20.050 Conditional uses permitted.

- A. Except as noted below, approval of a conditional use shall not be granted unless the proposal meets the criteria under Section 18.76.010 and the applicable provisions of Chapter 18.60 and 18.64.
- B. The following conditional uses may be permitted in an R2 district.
 1. Bed and Breakfast
 2. Cemetery;
 3. Church;
 4. Condominium developments, subject to the requirements of ORS Chapter 100.
 5. Golf course, including clubhouse, but not an independent pitch-and-putt course or golf driving range;
 6. Governmental building for administrative or protective services;

7. Public park, playground, or recreational area, and buildings used in connection therewith;
8. Public or semipublic building serving as a library, museum, or other similar purpose;
9. Public, private, or parochial school;
10. Private nursery school, kindergarten, or daycare center on a lot having a minimum of ten thousand (10,000) square feet, provided there is established in connection therewith a play lot having a minimum area of four hundred (400) square feet plus an additional forty (40) square feet for each child in excess of ten (10), which play lot is separated from adjoining properties by a sight-obscuring security fence;
11. Private club, lodge, convent, social or recreational building, or community assembly hall, except those having a chief activity carried on for monetary gain;
12. Manufactured home parks, pursuant to Section 18.58.
13. Manufactured home used as a permanent residence for a night watchman or caretaker (see Section 18.56);
14. Noncommercial storage areas within subdivisions or condominium developments for the storage of recreational vehicles, boats, trailers, fifth wheels and other vehicles, available for use only by residents of the subdivision or condominium development, and meeting the requirements of Section 18.76.075 of this code.
15. Telecommunication facilities.