

ARTICLE 13

(R-2) Multiple-Family Residential

SECTION 3.13.000 Purpose

The Multiple-Family Residential classification is intended to provide a wide range of housing density and type while preserving the residential character of an area. This zone applies to properties with minimal topographic limitations; locations which are readily accessible by and to major streets; and adjacent to public open space or commercial services. This zone is intended for areas with a full range of public services including public sewer and water.

SECTION 3.13.050 Permitted Buildings and Uses

In the R-2 zone, the following uses and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this Ordinance:

1. Multiple-family residential dwellings or condominiums.
2. Duplexes.
3. Accessory buildings not exceeding 2,000 square feet used as garages, storerooms, woodsheds, hobby shops, laundries, playhouses or similar and related uses provided that there shall not be more than two buildings allowed as accessory to any single-family dwelling or duplex. Unattached structures shall be located on the rear half of the property unless a variance is granted, except that a detached garage in conjunction with the primary dwelling need not be located on the rear half of the lot.
4. Limited Home Occupation.
5. Residential Facility.
6. Bed and Breakfast.

SECTION 3.13.075 Uses Permitted With Standards

In the R-2 zone, the following uses and activities are permitted subject to specified standards and the general provisions and exceptions set forth by this Ordinance.

Items 3 and 4 in this use category shall be subject to written consent from all surrounding adjacent property owners. Adjacent property owner consent shall be obtained by the applicant and submitted to the Planning Department on forms provided by the County. The surrounding adjacent property owners shall be identified by the Planning Department after a pre-application conference has been held and the fee paid (same fee as if the application were for a conditional use). Adjacent owner consent signatures shall be verified by sending a copy of the signed consent form to each identified owner of record. If no negative comments are received within 12 days, the request shall be granted.

If adjacent owner consent cannot be obtained, the request shall then be processed as a conditional use pursuant to §2.060.1 and the necessary fee (current CUP fee less the Owner Consent application fee) shall be required in order to proceed with the Administrative review.

1. Zero lot line residential developments, subject to provisions of Article 31.
2. Manufactured Dwelling Parks subject to the density provisions and review standards of Article 51.
3. Privately operated kindergartens or day nurseries.
4. Buildings accessory to a single-family dwelling in excess of 2,000 square feet provided that there shall not be more than two buildings allowed as accessory to any single-family dwelling or duplex and further provided unattached structures shall be located on the rear half of the property unless a variance is granted.
5. One single-family dwelling, provided that adjacent properties within 100 feet are predominately developed with single-family dwellings.
6. Within an Urban Growth Boundary, a multi-family residential building containing five (5) or more residential units, provided at least 50 percent of the units will be sold or rented as affordable housing, as that term is defined by statute, and the development shall be subject to a restrictive covenant precluding sale or rental of the units other than as affordable housing for a period of 60 years from the date of the Certificate of Occupancy. The County shall take final action on applications qualifying under this provision within 100 days after deemed complete.

SECTION 3.13.100 Buildings and Uses Permitted Conditionally

In the R-2 zone, the following uses and activities and their accessory buildings and uses are permitted subject to the provisions of §2.060.1 and Article 39 of this Chapter:

1. One single-family dwelling where adjacent properties within 100 feet are predominately developed with uses other than single-family dwellings.
2. Public and semipublic buildings and uses not otherwise specified in this section
 - a. Setbacks from side and rear property lines shall be 20 feet.
3. Hospitals and schools (kindergartens, elementary, junior high and high),
 - a. Setbacks from side and rear property lines of at least 50 feet shall be maintained.
4. Parks, playgrounds, or community centers.

SECTION 3.13.150 Property Development Standards

1. **Area:**
 - a. The minimum property area shall be 6,500 square feet. The minimum property area for multiple-family dwellings shall be 10,000 square feet provided that the minimum property area per dwelling unit shall be 2,000 square feet.
 - b. Lots or parcels shall have a minimum average width of 65 feet.
2. **Coverage:** Not over 40 percent of the property shall be covered by all buildings located thereon.
3. **Setbacks:** Except as governed by §3.35.020.4 for fences and retaining walls setbacks are as follows:
 - a. Front Yard: No structure other than a fence not to exceed four (4) feet in height or sign shall be located closer than 15 feet from the front property line.
 - b. Side Yard: No structure other than a fence or sign shall be located closer than 5 feet from side property lines for interior properties and 10 feet from exterior side property lines for corner building sites. No multi-family dwellings shall be located closer than 10 feet from side property lines.
 - c. Rear Yard: No structure other than a fence or sign shall be located closer than 5 feet from the rear property line.
 - d. Vision Clearance: Vision clearance on corner properties shall be a minimum of 20 feet.
4. **Height:** Maximum height for any structure shall be 45 feet.
5. **Signs:**
 - a. Signs shall not extend over a public right-of-way or project beyond the property line.
 - b. Except as provided in the following subsection, signs shall be limited to six square feet in area.
 - c. One lighted identification sign (excluding illuminated signs of the flashing or animated type) not exceeding 12 square feet in area is permitted for multiple-family dwellings having five or more dwelling units and for buildings other than dwellings.

6. **Parking:** Off street parking shall be provided in accordance with Article 35.
7. **Access:** Access to multiple-family dwellings or condominiums shall be provided in accordance with the provisions of Article 35.