

SECTION 3.11 R-2 ONE FAMILY LIMITED RESIDENTIAL

3.11.010 Definition.

A district to provide for large-tract residential development. These areas will typically be found in suburban areas, generally served by either sewer or water lines.

3.11.020 Permitted Uses (R-2).

1. Class A manufactured home.
2. Day care home.
3. Dwelling, single-family.
4. Guest house.
5. Home occupation (See Chapter V – Performance Standards and Chapter VII – Definitions).
6. Homeowners park and beaches.
7. Park and publicly owned recreational facility.
8. Public transportation shelter station.
9. Public utility service installation. (A minimum of five feet of landscaped area shall surround such building or structure.)

3.11.030 Conditional Uses (R-2).

1. Bed and breakfast establishment.
2. Cellular communications tower (monopole only).
3. Cemetery, mausoleum, columbarium, crematorium.
4. Church and other place of worship.
5. Community center building operated by a non-profit agency.
6. Community residential facility.**
7. Dwellings, cluster development (See Chapter IV – Conditional Use Standards).
8. Dwelling, family hardship.*
9. Dwelling unit, accessory (ADU).*
10. Electrical distribution station.
11. Golf course.
12. Golf driving range.
13. Manufactured home park (Subject to Subdivision Regulations).
14. School, primary and secondary.
15. Short term rental housing. (See Chapter V – Performance Standards) *
16. Temporary building, structure, or use.*
17. Water and sewage treatment plant.
18. Water storage facility.

*Administrative Conditional Use Permit (See Section 2.06.045).

**Administrative Conditional Use Permit, eight or fewer.

3.11.040 Bulk and Dimensional Requirements (R-2).

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| 1. | Minimum Lot Area: | 20,000 square feet. |
| 2. | Minimum Lot Width: | 100 feet. |
| | Cul-de-sacs: | 60 feet. |

3. Setbacks:
 - A. Minimum Yard Requirements for Principal Structure:

Front:	20 feet
Side:	10 feet each.
Side Corner:	20 feet.
Rear:	20 feet.
 - B. Detached Accessory Structures:

Front:	20 feet.
Side:	5 feet each.
Side Corner:	20 feet.
Rear:	5 feet.
 - C. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.
 - D. Increase yard requirements as follows when property fronts:

County Road:*	20 feet.
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* Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan.
4. Maximum Height:

Principal structure:	35 feet.
Accessory structure:	18 feet.
5. Permitted Lot Coverage: 30%.
6. Maximum Fence Height (Except as Otherwise Noted):

Front:	4 feet.
Side:	6 feet.
Rear:	6 feet.
7. Off-Street Parking: See Chapter VI – Parking and Loading

SECTION 3.34 SC SCENIC CORRIDOR

3.34.010 Definition.

An overlay or standing district intended to protect the scenic vistas and provide greater traffic safety along the highway corridors by restricting the number, size and location of signage and regulating cellular towers. This district can function as a standing district or can be applied to zoned areas. If an overlay district, the Scenic Corridor would regulate signage and cellular towers. No other land use restrictions apply in this district.

3.34.020 Cellular towers: Cellular towers are a permitted use in this district and subject to the performance standards found in Section 5.12 of these regulations.

3.34.030 Off-premise signs and billboards, as defined in Section 8.18.080(2), are prohibited in this district.

3.34.040 Permitted signs in conjunction with residential use shall be as follows:

1. Exempt signs;
2. One sign not exceeding six (6) square feet in area. A freestanding or ground sign shall not exceed eight (8) feet above ground elevation.

3.34.050 Permitted signs in conjunction with a commercial or industrial use shall be as follows:

1. Exempt signs;
2. One or the combination of the following signs provided the singular or combined square footage does not exceed the allowed square footage found in Chapter 7:
 - A. Free-standing and ground signs;
 - B. Building signs;
 - C. Portable signs;
3. If the lot contains a drive-thru window:
 - A. One sign that does not exceed eight (8) square feet in size, four (4) feet in height and within six (6) feet from a curb cut;
 - B. One sign that does not exceed thirty-two (32) square feet in size, eight (8) feet in height and within ten (10) feet from the building;
4. One portable sign per establishment.

3.34.060 Permitted signs when the property is vacant shall be as follows:

1. Exempt signs.

3.34.070 Legal, non-conforming signs are addressed in Section 2.07.