

## CHAPTER 10

### RESIDENTIAL 2 ZONE (R2) MEDIUM DENSITY

#### SECTION:

10-10-1:	Purpose
10-10-2:	Permitted Uses
10-10-3:	Special Uses
10-10-4:	Accessory Uses
10-10-5:	Bulk Requirements

10-10-1:       **PURPOSE:** The purpose of the R2 Zone is to allow all permitted uses mentioned in the R1 zone as well as provide areas for medium density residential use, and a limited number of other uses compatible with this type of residential development. The intent is to preserve the favorable amenities associated with a residential neighborhood. All development shall comply with the City of Victor Development Codes.

10-10-2:       **PERMITTED USES:** Permitted uses for the R2 Zone are limited to the following:

- A.       Parks, playgrounds.
- B.       Single family residences.
- C.       Duplex or Multi-family dwellings. (maximum of four units)
- D.       Churches.
- E.       Schools.
- F.       Home occupations.
- G.       Day care homes.
- H.       Day care facilities.
- I.       Manufactured homes as defines in Section 39-4105(10) of the Idaho Code and as restricted by this Ordinance.

10-10-3:       **SPECIAL USES:** Special uses for the R2 Zone are limited to the following:

- A.       Bed and breakfast inns. (up to 6 beds)
- B.       Assisted living facility.
- C.       Day care centers.
- D.       Public service, public use, and public utility facilities.
- E.       Manufactured home parks.
- F.       Temporary structures.
- G.       Golf courses.

10-10-4:       **ACCESSORY USES:** Accessory uses for the R2 Zone are limited to the following:

- A.       Greenhouse/private.
- B.       Detached garages.
- C.       Storage buildings.
- D.       Swimming pools.
- E.       Accessory Structure
- F.       One dwelling unit on lots of 10,890 square feet (.25 acres) or larger, accessory to a single family dwelling unit. Primary vehicular access to any accessory dwelling unit shall be from a City street or alley. All dwelling units shall have adequate water and sewer services installed to meet City Standards.

10-10-5:       **BULK REQUIREMENTS:**

- A.       Minimum lot size- 10,890 square feet except as follows:
  - 1.       Townhouse sub-lots shall have an aggregate density of no more than eight lots per acre.
- B.       Minimum townhouse lot width of 24 feet.
  - 1.       Maximum multi-family residential density- One (1) dwelling unit for each one eighth (1/8) of an acre. In determining the allowable maximum density, the acreage of the parcel in questions shall be rounded off to the nearest one-eighth (1/8) of an acre.

- C. Minimum lot width- 50 feet.
- D. Maximum building height- 35 feet.
- E. Minimum front yard setback- 20 feet.
- G. Minimum rear and side yard setback- 10 feet except as follows:
- H. The townhouse sub-lot side yard setback along the common wall boundary line shall be zero feet.
- I. Accessory detached dwelling units shall have a minimum gross floor area of 300 square feet and a maximum gross floor area of 800 square feet and shall be set back behind the primary single family dwelling.
- I. Parking requirements found in 10-23.
- J. Sidewalks on both sides of the street with curb, gutter and drainage plan.
- K. Minimum landscape requirement- One plant unit per permitted use plus one per dwelling unit. Maintenance of landscaped areas includes irrigation, maintenance of irrigation system and weed control.
- L. Total lot coverage of impervious surface on any property shall not exceed 60%.