

RESIDENTIAL 2 ZONE (R2) Medium Density

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.

2 Permitted Uses.

Permitted uses for the R2 Zone are limited to the following:

- a. Parks, playgrounds.
- b. Single family residences.
- c. Multi-family dwellings. (to a four-plex)
- d. Churches.
- e. Schools.
- f. Home occupations.
- g. Day Care Homes.
- h. Day Care Facilities.
- i. Manufactured Homes as defined in Section 39 - 4105 (10) of the Idaho Code and as restricted by this Ordinance.

3 Conditional Uses.

Conditional 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

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. 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.

5 Bulk Requirements.

a. Minimum Lot size – ten thousand, eight hundred ninety (10,890) square feet except as follows:

1. Townhouse sub-lots shall have an aggregate density of no more than eight lots

per acre.

2. Minimum townhouse lot width of twenty-four (24) feet.

b. 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 – fifty (50) feet.

d. Maximum Building Height - thirty five (35) feet.

e. Minimum Front Yard Setback - twenty (20) feet.

f. Minimum Side and Rear Yard Setback – ten (10) feet except as follows:

1. The Townhouse sub-lot side yard setback along the common wall boundary

line shall be zero feet.

g. Accessory detached dwelling units shall have a minimum gross floor area of 300

square feet and a maximum gross floor area of 950 square feet and shall be set back

behind the primary single family dwelling unit.

1. One parking space per bedroom with one additional guest parking space.

h. Sidewalks on both sides of the street with curb, gutter and drainage plan.

i. 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.

j. Total lot coverage of impervious surface on any property shall not exceed 60%.