

## EXHIBIT A

### Chapter 17.14 R-2 TWO-FAMILY RESIDENCE DISTRICT

#### Sections:

- [17.14.010](#) Regulations generally.
- [17.14.020](#) Permitted uses.
- [17.14.030](#) Conditional uses.
- [17.14.040](#) Area, bulk, yard and height regulations.
- [17.14.050](#) Parking.

#### **17.14.010 Regulations generally.**

The specific regulations set forth in this chapter shall apply in all R-2 districts. (Ord. 38 1 (part), 1972: prior code 10-404.021)

#### **17.14.020 Permitted uses.**

The following uses shall be permitted in the R-2 districts:

- A. Those uses permitted in any R-1 districts and as regulated therein;
- B. Two-family residences or duplex structures. (Ord. 38 1 (part), 1972: prior code 10-404.022)

#### **17.14.030 Conditional uses.**

The following uses shall be permitted only when authorized by a conditional use permit issued in accordance with Chapter 17.72:

- A. Those uses permitted in the R-1 districts with a conditional use permit and as regulated therein;
- B. Any otherwise conforming structure built upon a nonconforming legally-constituted lot. (Ord. 38 1 (part), 1972: prior code 10-404.023)

#### **17.14.040 Area, bulk, yard and height regulations.**

The following area, bulk, yard and height regulations shall apply in the R-2 districts:

Minimum Building Site	Minimum Lot	Minimum Yards Required	Maximum	Maximum
	Area Per		Height	Coverage

						Permitted		Permitted
Minimum	Minimum	Dwelling Unit	Front	Side	Rear	Stories	Ft.	(%)
Width	Area	(sq. ft.)	(ft.)	(ft.)	(ft.)			
(ft.)	(sq. ft.)							
40	5,000	<del>3,500</del> <u>3,350</u>	20	5	20	2	25	50

(Ord. 38 1 (part), 1972: prior code 10-404.024)

#### **17.14.050 Parking.**

Parking shall be provided in accordance with Chapter 17.62. (Ord. 38 1 (part), 1972: prior code 10-404.025)