

### **Section 3.030 R-2 RESIDENTIAL MEDIUM DENSITY**

**Section 3.031 Purpose.** To provide for moderately dense housing with a maximum density of 10 dwelling units per net acre - basically a single family zone with limited multiple family development.

**Section 3.032 Outright Uses Permitted.** In the R-2 Zone, the following uses and their accessory uses are permitted outright:

1. Single family dwelling.
2. Two family dwelling or duplex.
3. Flower and vegetable gardens, agricultural crops, orchards and vineyards, horticultural collections, nursery stock; but excluding any sign or structure for the purpose of the sale of any product, commercial green houses, commercial farm buildings, or the keeping of non-domestic animals and poultry.
4. Sign subject to provisions in the Seaside Sign Code, Ordinance No. 88-2.
5. Dish antennas subject to provisions in Section 4.028.
6. Family Care.
7. Residential Home Care.
8. Family Day Care Provider
9. Residential Home
10. Residential Facility
11. Maintenance, repair or minor modification to existing roads, sidewalks, bike paths and public utilities and services; New sidewalks and bike paths. Where new right-of way will be required that exceeds 25 percent of the existing right-of-way for the project area, the request shall be reviewed as a conditional use. These activities do not authorize the condemnation of property without due process.
12. Accessory Dwelling Unit (see general and specific provisions in Article 4).

**Section 3.033 Conditional Uses Permitted.** In the R-2 Zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6:

1. Church and other religious structures.
2. Primary, elementary, junior or senior high school; kindergarten, or day nursery; or a higher education institution.
3. Community meeting buildings.
4. Cemetery.

5. Golf course, except commercial driving ranges or miniature golf course.
6. Public park, playground, or other similar publicly owned recreational use.
7. Temporary real estate office in a subdivision.
8. Utility substation.
9. Radio or television transmitter or tower.
10. Government or municipal structure or use.
11. Manufactured Dwelling Park
12. Nursing homes and hospitals.
13. Professional offices when the lot adjoins a State Highway or major arterial and when the lot is contiguous to, or across the street from a commercial or industrial zone.
14. Private sports complex.
15. Manufactured Dwelling Subdivision.
16. Bed & Breakfast establishments subject to provisions in Sections 6.135 and 6.136.
17. Vacation Rental Dwellings subject to provisions in Section 6.137.
18. Manufactured home on an individual lot when placed upon a permanent foundation and subject to Section 4.135. This section does not apply to land designated as a historic district or land adjacent to a historic landmark.
19. Home Occupation subject to Sections 4.130 through 4.134.
20. Major modification of existing roads and public facilities and services; New roads that are not part of a partition or subdivision. These activities do not authorize the condemnation of property without due process.
21. Public facilities such as Fire Stations, Police Stations, or Ambulance Substations. (ORD. No. 99-11)

**Section 3.034 Prohibited Uses.** All uses not permitted outright or as conditional uses under Section 3.032 and 3.033.

**Section 3.035 Standards.** In the R-2 Zone, the following standards apply:

1. Lot Size: Lot area shall be a minimum of 5,000 square feet, and shall not be less than 7,500 square feet for a duplex. Individual units of a duplex may be sold independently, in that case, the minimum lot area for each unit shall be 3750 square feet. Lot width shall have an average width of at least 50 feet. Where duplex units are sold independently, the lot width shall have an average width of at least 32.5 feet. Average lot depth shall be at least 100 feet. (ORD. No. 99-05)(ORD. No.2001-15)

2. Density: The overall density on any parcel shall not exceed 10 dwelling units per net acre.
3. Front Yard: A front yard shall be 20 feet.
4. Side Yard: A side yard shall be at least five feet except on corner lots, a side yard abutting the side street shall be at least 10 feet. Side yard requirements do not apply to the common property line separating duplexes developed in accordance with the zero lot line setback provisions in Section 5.070. (ORD. No. 99-05)
5. Rear Yard: A rear yard shall be at least 15 feet, except accessory buildings may extend to within five feet of a rear property line.
6. Height Restriction: Maximum height of a structure shall not exceed 35 feet.
7. Lot Coverage: Maximum area that may be covered by a permitted structure and accessory buildings shall not exceed 40 percent of the total area of the lot.
8. Off-Street Parking: As specified in Section 4.100.
9. All uses shall comply with other applicable supplementary provisions in Article 4.