

*City of Marysville*

**R-2 Two-Family Residence District**



The attachments are in draft form and have not been codified. These are sections of the Zoning Ordinance which are part of the City's overall Municipal Code. Other development standards and provisions may apply to your particular interests. Please contact the Marysville Planning Department for any clarifications to these Code sections and for further information on the overall Municipal Code.

## Chapter 18.18

### R-2 TWO-FAMILY RESIDENCE DISTRICT

#### Sections:

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#### **Section 18.18.010 Applicability.**

The specific regulations set out in this chapter and the general rules set forth in Chapter 18.64 and Chapter 18.84 apply in all R-2 districts. It is intended that this district classification be applied to areas where two-family dwellings are, or are intended to be, the dominant use. (Ord. 946 § 2 (part), 1981).

#### **Section 18.18.020 Permitted uses.**

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

- (a) One single-family detached dwelling or two single-family detached dwellings on each lot, except where a lot has less than six thousand square feet there shall be not more than one single-family detached dwelling unit;
- (b) A single two-family dwelling on each lot;
- (c) Accessory buildings appurtenant to a permitted use which are incidental to and subordinate to the principal use of the premises;
- (d) Accessory uses customarily incidental to and subordinate to the principal use of the premises;
- (e) Agricultural, horticulture, gardening, keeping of animals as permitted in Title 8 of this code, but not including stands or structures for the sale of agricultural or nursery products;
- (f) Public parks, schools, playgrounds, libraries and other public buildings and uses included in the adopted General Plan;
- (g) Community care facility not to exceed six persons;
- (h) Temporary tract sign;
- (i) Garage and yard sales involving the sale of common household goods for a duration not to exceed three days, nor more frequently than two times per calendar year on any assessor's parcel.
- (j) Home occupations;
- (k) Secondary dwelling units.

(Ord. 1072 § 2, 1988; Ord. 946 § 2 (part), 1981).

(1241, Amended, 11/03/1998)

#### **Section 18.18.030 Uses permitted with use permit.**

The following uses are permitted in the R-2 district subject to the issuance of a conditional use permit by the planning commission:

- (a) Public parks, schools, playgrounds, libraries, firehouses, and other public buildings and uses not included in the adopted General Plan;
- (b) Private and religious schools;
- (c) Community care facilities exceeding six persons;
- (d) Churches and incidental residential uses on the same lot;
- (e) Golf, country clubs, recreation and health clubs;
- (f) Temporary real estate offices, tract sales offices, and tract construction offices and equipment yards. (Ord. 1149 § 48, 1992; Ord. 1112 § 43, 1991; Ord. 946 § 2 (part), 1981). (1241, Amended, 11/03/1998)

**Section 18.18.040 Lot area.**

Except as otherwise provided in Chapter 18.84 of this code, the minimum area for each lot in the R-2 district shall be as follows:

- (a) Six thousand square feet for interior lots;
- (b) Seven thousand square feet for corner lots. (Ord. 946 § 2 (part), 1981).

**Section 18.18.045 Recorded lots excepted.**

The City Planner may approve the issuance of a building permit in the R-2 district for a building on a lot shown as a separate and distinct lot on the map of record of the subdivision of the tract in which the lot is situated having an area of less than six thousand square feet and a width of less than sixty feet at the front building line; provided, that such recorded lot:

- (a) Has a width at the front building line and an area not less than the average width and area of adjacent lots on the same side of the street;
- (b) Is in keeping with the general character of the development of the neighborhood. (Ord. 946 § 2 (part), 1981).

**Section 18.18.050 Lot width.**

Except as otherwise provided in Chapter 18.84 of this code, the minimum width for each lot in the R-2 district shall be as follows:

- (a) Sixty feet for interior lots;
- (b) Seventy feet for corner lots. (Ord. 946 § 2 (part), 1981).

**Section 18.18.060 Yards.**

Except as otherwise provided in Chapter 18.84 of this code, no building or structure nor the enlargement of any building or structure shall be hereafter erected in the R-2 district unless the following yards are provided:

- (a) Front Yard. There shall be a front yard depth of not less than twenty feet.
- (b) Side Yard. There shall be a side yard on each side of all buildings of not less than five feet.
- (c) Side Street Yard. On corner lots there shall be a side street yard of not less than fifteen feet.
- (d) Rear Yard. There shall be a rear yard depth of not less than fifteen feet. (Ord. 946 § 2 (part), 1981).

**Section 18.18.070 Height regulations.**

Building height limit in the R-2 district shall be two and one-half stories but not to exceed thirty-five feet. (Ord. 946 § 2 (part), 1981).

**Section 18.18.080 Building coverage.**

Maximum main building coverage in the R-2 district shall be fifty percent of the lot area. (Ord. 946 § 2 (part), 1981).

**Section 18.18.090 Parking.**

Parking requirements for uses in the R-2 district are set forth in Chapter 18.60 of this code. (Ord. 946 § 2 (part), 1981).

**Section 18.18.100 Landscaping.**

Paved and landscaping areas in the R-2 district shall be provided in the following manner:

(a) Paved areas for open parking and vehicular ingress and egress shall not exceed fifty percent of the development site exclusive of buildings and other structures.

(b) The balance of the lot area shall be maintained as landscaping as set forth in Chapter 18.86 of this code. (Ord. 1148 § 4, 1992).