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## Chapter 10.14

### TWO-FAMILY RESIDENTIAL (R-2) ZONING DISTRICT

Sections:

<b>10.14.010</b>	<b>Purpose.</b>
<b>10.14.020</b>	<b>Class 1 permitted, Class 2 administrative and Class 3 conditional uses.</b>
<b>10.14.030</b>	<b>Lot size.</b>

#### **10.14.010 Purpose.**

The two-family residential (R-2) zoning district is established to provide for ~~single or two-family~~ moderate amount of mixed-use of residential development which includes single-family homes, duplexes, triplexes, townhouses, zero lot line, common wall, multi-family apartments, and cottage developments where urban governmental services are currently available or will be extended by the proponent to facilitate development at no public cost. ~~This zoning district will not be established in an area unless public sewer and water facilities are in existence or will be extended by the proponent simultaneous with project development.~~ Density of the R-2 zoning district is limited to fifteen dwelling units per gross

~~Specifically, the~~ intent of this district is to:

- (1) Provide for an orderly transition from vacant or partially developed land to ~~single-family or moderate density two-family~~ residential uses;
  - (2) Facilitate coordinated and collaborative public infrastructure investment;
  - (3) Require individual lot connections to municipal water and sewer systems;
  - (4) Require developments to meet the city's minimum urban development standards;
  - (5) Particular emphasis shall be given to ensuring that R-2 uses and land divisions will facilitate future residential development and extension of utilities.
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**10.14.020 Class 1 permitted, Class 2 administrative and Class 3 conditional uses.**

Class 1 permitted, Class 2 administrative and Class 3 conditional uses as listed in Chapter [10.28](#), Table 10.28A. (Ord. 2046, § 2 (Exh. A), 2018; Ord. 1634, § 57, 2004.)

**~~10.14.030 Lot size.~~**

~~(a) Minimum Lot Size. Minimum lot size is the smallest lot size permitted in a particular zoning district when land is subdivided, short platted, resubdivided, or when lot lines are adjusted. No lot shall be created that is smaller than the applicable minimum lot size standard established in the below table.~~

~~1. In residential districts, this standard is intended to maintain the residential character of the area and will vary by dwelling type, the suitability of the land for development, and the type of water and sewer system. The following are the minimum lot size requirements in the residential districts, except when the Yakima health district determines that a larger area is necessary for the safe installation of approved water supply and sewage disposal systems.~~

~~2. The smaller lot size for zero lot line, attached, and multifamily dwellings does not permit an increase in the maximum number of dwelling units per residential acre. Any lots created for zero lot line, attached, and multifamily dwellings shall be so designated on the face of the plat or short plat.~~

<del>Slope</del>	<del>Lot Development Type/Situation</del>	<del>Water and Sewage System</del>	<del>Minimum Lot Size</del>
<del>&lt;10%</del>	<del>Detached Single Family Dwellings</del>	<del>Municipal water and sewage system</del>	<del>86,000 sq. ft.</del>
<del>&gt;10% &lt;15%</del>	<del>Zero Lot Line Single Family Dwellings</del>	<del>Municipal water and sewage system</del>	<del>3,500 sq. ft.</del>

<u>Slope</u>	<u>Lot Development Type/Situation</u>	<u>Water and Sewage System</u>	<u>Minimum Lot Size</u>
<del>&gt;15%</del> <del>&lt;20%</del>	<del><u>Common Wall Single-Family Dwellings</u></del>	<del>Municipal water and sewage system</del>	<del>3,500 sq. ft. 1/2 acre</del>
<del>&gt;20%</del> <del>&lt;25%</del>	<del><u>Two-Family Dwellings</u></del>	<del>Municipal water and sewage system</del>	<del>7,000 sq. ft. 1 acre</del>
	<del><u>Cottage/Cluster Dwellings</u></del>	<del>Municipal water and sewage system</del>	<del>See section SMC 10.24</del>
	<del><u>Accessory Dwelling Units</u></del>	<del>Municipal water and sewage system</del>	<del>See section SMC 10.08.100</del>
<del>&gt;25%</del>	<del><u>Multi-Family Dwellings and PD Residential</u></del>	<del>Municipal water and sewage system</del>	<del>5 acres No minimum Density may not exceed maximum density of zone.</del>
	<del><u>In Floodplain</u></del>	<del>Municipal water and sewage system</del>	<del>One acre (provided the minimum lot size of the zoning district has a buildable area outside the floodplain, and a plat restriction prohibits development on that portion of the lot in the floodplain)</del>
	<del><u>Planned Development Lots Inside City Limits Over 200 f.t. from Municipal Water and Sewer</u></del>	<del>Individual water and individual sewer system</del>	<del>One-half acre (a)(1)</del>

<u>Slope</u>	<u>Lot Development Type/Situation</u>	<u>Water and Sewage System</u>	<u>Minimum Lot Size</u>
	<u>Planned Development Lots Inside City Limits – Over 200 f.t. from Municipal Sewer</u>	<u>Public or community water system and individual sewer system</u>	<u>14,500 sq. ft. (a)(1)</u>

(a) The minimum lot size requirements for any newly created lot (including lot line adjustments) in this district are progressive based on slope and utility provisions:

<u>Slope</u>	<u>Water and Sewage System</u>	<u>Minimum Lot Size</u>
<u>&lt;10%</u>	<u>Municipal water and sewage system</u>	<u>9,000 sq. ft.</u>
<u>&gt;10%</u> <u>&lt;15%</u>	<u>Municipal water and sewage system</u>	<u>11,000 sq. ft.</u>
<u>&gt;15%</u> <u>&lt;20%</u>	<u>Municipal water and sewage system</u>	<u>½ acre</u>
<u>&gt;20%</u> <u>&lt;25%</u>	<u>Municipal water and sewage system</u>	<u>1 acre</u>
<u>&gt;25%</u>		<u>5 acres</u>
	<u>Attached single-family</u>	<u>4,000 sq. ft.</u>

(b) Proposed R-2 development shall ensure that adequate setbacks, buffering of adjoining uses and sensitivity to physical features are achieved. Lot sizes shall be increased to accommodate specific uses, lot coverage, setbacks, access, landscaping and other requirements as provided in this title.

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~~(c) Attached single-family dwellings on lots with a slope greater than ten percent shall require an engineering and storm water analysis indicating that the lot and structure will not impact surrounding properties.~~

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