

607. R-2 Medium Density Residential District. This district is intended to provide for medium density residential development including single family residential development and low density multiple family apartment uses. Like the R-1 district, this district is designed to protect the essential characteristics of family living. Additional related uses normally required to provide the basic needs and conveniences of a residential area are permitted upon review by the planning commission provided certain standards are met. It was necessary to set higher standards for these related uses because they create more traffic than residential uses and would be detrimental to a residential neighborhood if they were not required to meet minimum standards.

607.1. Within the R-2 Medium Density Residential District of Washington County, the following uses are permitted, however two-family and multi-family dwellings, and boarding and rooming houses shall be subject to site plan approval by the Planning Commission as per the Zoning Resolution, Article V, Section 511 :

607.1.1. Any use permitted in the R-1 Residential District.

607.1.2. Landscaping in accordance with Appendix A, *Landscape Manual*

607.1.3. Boarding and rooming houses; bed and breakfast facilities provided that:

607.1.3.1. The owner (or manager) must reside on premise and maintain a current guest register limiting registered guests to a maximum stay of fourteen (14) days.

607.1.3.2. Meals for compensation shall be limited to breakfast for registered guests.

607.1.3.3. There shall be only one (1) sign not to exceed six (6) square feet in size affixed to the building.

607.1.3.4. The house shall have a minimum lot size of three fourths (3/4) of an acre.

607.1.3.5. There shall be one (1) parking space for each guest room plus two additional parking spaces.

607.1.4. Mobile home parks per standards in Article V.

607.1.5 Two family dwellings.

607.2. Uses Permitted on Review

607.2.1. Any use permitted on review in the R-1 Low Density Residential District and subject to the same standards as outlined in Section 604.2 of this resolution.

607.3. Area regulations.

607.3.1. Lot Area

Minimum required lot area for single family dwelling units
..... 10,000 sq. ft.

Minimum required lot area for two family and multi-family units, first unit
..... 10,000 sq. ft.

Minimum required lot area for the second and each additional unit if connected to sanitary sewers..... 6,000 sq. ft.

607.3.2. Lot Width

Minimum required width at building line 60 ft.

607.3.3. Front Yard

Minimum required front yard for lots fronting an arterial street..... 30 ft.

Minimum required front yard for lots fronting other streets 25 ft.

607.3.4. Rear Yard

Minimum required rear yard 25 ft.

Minimum required rear yard when parcel 30 ft.
abuts any A-1, A-2, or R-1 district.

607.3.5. Side Yard

Minimum required side yard 10 ft.

Minimum required side yard when parcel 20 ft.
abuts any A-1, A-2, or R-1 district.

Minimum additional side yard for all buildings over two stories
..... 6 ft. per story