owned.

"Contractor's yard" means open spaces used for the storage of machinery, equipment, materials and supplies used by the contractor in the pursuit of his business. This is intended to be a yard owned or leased by a contractor engaged in some kind of construction work.

"Dairy" means any premises where three or more cows, three or more goats, or any combination thereof are kept, milked or maintained.

"Density" means the number of families residing on, or dwelling units developed on, an acre of land. All densities are stated in families per net acre, that is, per acre of land devoted to residential use, exclusive of land in streets, alleys, parks, school yards, or other public lands and open spaces.

"Drive-in restaurant" means a use whose retail character is dependent on a driveway approach and parking space for motor vehicles so as to either serve customers while in the vehicle or permit consumption of food or beverages obtained on the premises, in a vehicle.

"Dwelling" means a building or portion thereof arranged or designed to provide living facilities for one or more families.

Dwelling, Group. "Group dwelling" means in general, a building in which several unrelated individuals or families permanently reside but in which individual cooking facilities are not provided for the individual persons or families. Specifically, "group dwelling" includes rooming house, fraternity house, sorority house and private club in which one or more members have a permanent residence. "Group dwelling" shall not be deemed to include a hotel, motel, tourist home, mobile park, or any use included in the health-medical group.

Dwelling, Multi-family. "Multi-family dwelling" means a building containing three or more dwelling units.

Dwelling, Single-family. "Single-family dwelling" means a building containing only one dwelling unit; provided, however, that:

1. No highly reflective exterior finish, siding or surface material is used;
2. Roof pitch conforms to standards delineated in the One and Two Family Dwelling Code of the Uniform Building Code;
3. The dwelling is placed on a continuous base of footing composed of concrete or other material satisfactory to the zoning officer.

Dwelling, Two-Family/Duplex. "Two-family/duplex dwelling" means a building containing only two dwelling units.

Dwelling, Three-Family/Apartment Building/Triplex. "Three-family/Apartment Building/Triplex Dwelling" means a building containing only three dwelling units.

Dwelling, Four-Family/Apartment Building/Fourplex. "Four Family/Apartment Building/Fourplex Dwelling" means a building containing only four dwelling units.

"Dwelling unit" means a building or portion thereof providing complete housekeeping facilities for one family.

"Easement" means a grant by the property owner of the use of a strip of land by the public, or by one or more persons or corporations for a specific purpose or purposes.

"Elderly housing" means housing designed specifically for elderly occupancy with at least one resident domiciled in each living unit therein with an age of sixty-two (62) years or older.

"Established grade" means the sidewalk line grade at the front lot line or as established by an engineer for the City public works department.

"Family" means any individual, or two or more persons related by blood or marriage, or group of not more than four persons who need not be related by blood or marriage, living together as a single non-profit housekeeping unit.

"Fence" means a barrier composed of posts connected by boards, rails, panels or wire for the purpose of enclosing space for separating parcels of land. It may include masonry walls, ornamental structures or privacy screens.

Floodplain or Flood Way. "Floodplain" or "flood way" shall be defined as provided in 76-5-103,

Chapter 17.28

R-2 RESIDENTIAL, SINGLE-FAMILY DISTRICT (6,000 square feet)

Sections:

17.28.010 Intent.
17.28.020 Permitted uses.
17.28.030 Lot area and width.
17.28.040 Lot coverage and floor area.
17.28.050 Yards.
17.28.060 Building height.
17.28.070 Off-street parking.
17.28.080 Off-street loading.
17.28.090 Permitted conditional uses.

17.28.010 Intent.

The intent of this district is to provide for medium density single-family residential development and for neighborhood facilities to serve such development while preserving the residential quality and nature of the area.

17.28.020 Permitted uses.

1. Accessory apartments;
2. Accessory uses or buildings;
3. Child care facilities;
4. Home occupations;
5. Manufactured homes (Type 1);
6. Modular homes;
7. Single-family dwellings;
8. Open space;
9. Temporary buildings for and during construction only (not to exceed one year). (Ord. 298 § 1 (part) (11.02.072), 1997)

17.28.030 Lot area and width.

Lot area for any use in this district shall be no less than six thousand (6,000) square feet and no lot width shall be less than fifty (50) feet. (Ord. 298 § 1 (part) (11.02.073), 1997)

17.28.040 Lot coverage and floor area.

Not more than thirty-five (35) percent of the lot area shall be occupied by the principal and accessory buildings. Each dwelling shall have a minimum of seven hundred (700) square feet of floor area. (Ord. 298 § 1 (part) (11.02.074), 1997)

17.28.050 Yards.

Every lot shall have the following minimum yards.

Front yard	20 feet
Rear yard, principal structure	20 feet
Rear yard, accessory use	10 feet
Side yard	8 feet each side

(Ord. 298 § 1 (part) (11.02.075), 1997)

17.28.060 Building height.

Maximum building height in this district shall be twenty-eight (28) feet. (Ord. 298 § 1 (part) (11.02.076), 1997)

17.28.070 Off-street parking.

Two off-street parking spaces shall be provided for each dwelling unit. Off-street parking for nonresidential uses shall be provided as specified in Chapter 17.92. (Ord. 298 § 1 (part) (11.02.077), 1997)

17.28.080 Off-street loading.

One off-street loading berth, as specified in Chapter 17.92, shall be required for each nonresidential building of over ten thousand (10,000) square feet of floor area. (Ord. 298 § 1 (part) (11.02.078), 1997)

17.28.090 Permitted conditional uses.

The following uses may be permitted as conditional uses in the R-2 residential (six thousand (6,000) square feet) single-family district:

1. Churches;
2. Community residential facilities;
3. Duplexes; 500 Square Feet Minimum Per Dwelling.
4. Four Family Apartment Building/Fourplex; 500 Square Feet Minimum Per Dwelling.
5. Manufactured Homes Type 2
6. Professional business offices;
7. Public buildings;
8. Public and private schools;
9. Public and private parks;
10. Relocated single-family dwelling unit;
11. Townhouses and condominiums. (Ord. 298 § 1 (part) (11.02.079), 1997)
12. Three Family Apartment Building/Triplex; 500 Square Feet Minimum Per Dwelling.