

## SECTION 827

### "R-2" AND "R-2-A" - LOW DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICTS

The "R-2" and "R-2-A" Districts are intended to provide for the development of low density multiple family residential structures where such buildings are reasonably spaced on the lot to provide for light, privacy, air, safety and insulation against transmission of sound, on lots not less than six thousand six hundred (6,600) square feet in area.

The regulations for both districts are identical except that building heights are limited to a single story in the "R-2-A" District.

(Amended by Ord. 490.42 adopted 6-11-68)

#### SECTION 827.1 - USES PERMITTED

The following uses shall be permitted in the "R-2" and R-2-A" Districts subject to the Property Development Standards in Section 827.5 and those in Section 855.

(Amended by Ord. 490.42 adopted 6-11-68; Ord. 490.174 re-adopted 5-8-79)

- A. Those uses permitted in the "R-1" District, Section 826.1 shall apply.
- B. Accessory buildings and uses customarily incidental to any of the above uses, when located on the same lot and not involving the conduct of a business.
- C. Food, drink and cigarette vending machines, providing the machines are located within the main structure and their use is intended primarily for persons resident upon the premises.  
(Added by Ord. 490.29 adopted 9-27-66)
- D. One-family or multiple family dwellings. When more than one (1) single family residence is placed on a lot, the provisions of Section 827.6 shall apply.  
(Added by Ord. 490.39 adopted 12-5-67)

#### SECTION 827.2 - USES PERMITTED SUBJECT TO DIRECTOR REVIEW AND APPROVAL

The following uses shall be permitted subject to review and approval as provided for in Section 872.

- A. Churches and parochial schools.
- B. Day nursery - large.  
(Amended by Ord. 490.188 adopted 10-29-79)
- C. Identification signs for multiple family dwellings subject to the criteria set forth in the Property Development Standards of Section 827.5-K.2.  
(Added by Ord. T-250 adopted 8-18-80)
- D. Microwave relay structures.
- E. Off-site directional signs for major recreational uses, hospitals and colleges subject to the provisions of Section 855-K.  
(Added by Ord. 490.105 adopted 4-22-75)
- F. Private schools.

- G. Public libraries.
- H. Public moderate intensity parks and playgrounds.
- I. Public schools.
- J. Temporary construction materials storage yards in the tract being developed.
- K. Temporary or permanent telephone booths.
- L. Water pump stations.
- M. Walk-in, reach-in, cold storage boxes designed to hold refrigerated food for sale upon, and to occupants of the premises within apartment complexes of fifty (50) units or more, subject to the provisions of Section 855-N.  
(Added by Ord. 490.47 adopted 9-10-68)
- N. Yard setback reduction for energy conservation purposes on single lots, subject to the provisions of Section 855-N.  
(Added by Ord. T-266 adopted 9-6-83)

#### SECTION 827.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses shall be permitted subject to Conditional Use Permit as provided for in Section 873.

- A. Civic and Social Clubs of 250 or less members.
- B. Country clubs and golf courses.
- C. Electric distribution substations.
- D. High intensity parks.  
(Added by Ord. 490.175 re-adopted 5-29-79)
- E. Hospitals.  
(Amended by Or. T-244 adopted 4-19-83)
- F. Off-site subdivision signs, subject to the conditions of Section 826.5-K.
- G. Planned Residential Developments.  
(Amended by Ord. T-255 adopted 8-2-82)
- H. Yard setback reduction or lot dimension modifications for energy conservation purposes on multiple lots, subject to the provisions of Section 855-N.  
(Added by Ord. T-266 adopted 9-6-83)
- I. Private roads, as specified in the Fresno County Improvement Standards and the provisions of Section 855-N.  
(Added by Ord. T-266 adopted 9-6-83)

## SECTION 827.4 - USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited.

- A. Commercial uses, including commercial uses such as hotels, apartment hotels, motor courts, motel or other buildings wherein housing facilities are furnished to transient boarders and roomers.
- B. Industrial uses.
- C. Agricultural uses.
- D. Advertising structures.  
(Amended by Ord. 490.42 adopted 6-11-68)

## SECTION 827.5 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards and those in Section 855 shall apply to all land and structures in the "R-2" and "R-2-A," Districts.  
(Amended by Ord. 490.169 adopted 3-5-79)

### A. LOT AREA

Each lot shall have a minimum net area of six thousand six hundred (6,600) square feet, except as provided in Section 827.5-C below.

(Amended by Ord. 490.22 adopted 12-28-65; Ord. 490.42 adopted 6-11-68)

### B. LOT DIMENSIONS

All lots hereafter created shall comply with the following minimum standards and lots now existing may not be reduced below these standards. Each dimension is minimum only. One or both shall be increased to attain the maximum lot width required.

#### 1. Width

- a. Interior lots shall have a minimum width of sixty (60) feet.
- b. Corner lots shall have a minimum width of sixty-five (65) feet.
- c. Reversed corner lots shall have a minimum width of seventy (70) feet.
- d. Lots siding on freeways or railroad rights-of-way shall have a minimum width of eighty (80) feet.
- e. Curve lots and cul-de-sac lots shall have a minimum street frontage width of forty (40) feet.

#### 2. Depth

- a. Lots facing on local streets shall have a minimum depth of one hundred (100) feet.
- b. Lots facing on streets shown on the Circulation Element of the General Plan shall have a minimum depth of one hundred twenty (120) feet.

- c. Lots backing on freeways or railroad rights-of-way shall have a minimum depth of one hundred thirty (130) feet.

C. POPULATION DENSITY

1. The density shall not exceed one dwelling unit for each two thousand four hundred (2,400) square feet of lot area.  
(Amended by Ord. 490.42 adopted 6-11-68; Ord. 490.121 adopted 11-9-76)
2. A non-conforming lot of record under separate ownership at the time it became non-conforming may be used for or occupied by any use permitted in this Section subject to the following limitations:  
(Amended by Ord. 490.42 adopted 6-11-68)
  - a. Where a lot has less than four thousand (4,000) square feet of lot area, said lot shall not be used for more than one (1) dwelling unit.
  - b. Where the lot has four thousand (4,000) square feet of lot area, but less than six thousand (6,000) square feet of lot area, said lot shall not be used for more than two (2) dwelling units.  
(Amended by Ord. 490.22 adopted 12-28-65)

D. BUILDING HEIGHT

1. No main building or structure erected in the "R-2" District shall exceed thirty-five (35) feet in height.  
(Amended by Ord. 490.42 adopted 6-11-68; re-amended by Ord. T-080-355, adopted 12-5-06)
2. No accessory building erected in either the "R-2" or "R-2-A" District shall have a height greater than one (1) story, not to exceed twelve (12) feet to plate height.  
(Amended by Ord. 490.42 adopted 6-11-68)
3. Within the "R-2-A" District, no main building or structure erected shall have a height greater than one (1) story, not to exceed twenty (20) feet.  
(Added by Ord. 490.42 adopted 6-11-68)
4. Exceptions:  
  
The provisions of the "R-1-A" District, Section 822.5-D.3, shall apply.  
(Amended by Ord. 490.42 adopted 6-11-68)

E. YARDS

1. General Yard Requirements

The provisions of the "R-1-A" District, Section 822.5-E.1, shall apply.

2. Front Yard

- a. Each lot shall have a front yard of not less than twenty (20) feet extending across the full width of the lot except for special conditions provided for below.

Where a front yard is proposed to be more than fifty (50) feet, a site plan review shall

be required as provided for in Section 874.

- b. Curve lots and cul-de-sac lots shall have a front yard of not less than twenty (20) feet.
- c. For hillside lots, partially built-up blocks, and neighborhood unit plans, the provisions of the "R-1-A" District, Section 822.5-E.2.c, d, and e, shall apply.

3. Side Yard

- a. Each lot shall have a side yard on each side of not less than five (5) feet except for special conditions treated below.
- b. For hillside lots, accessory buildings in side yards, and main buildings abutting an alley, the provisions of the "R-1-A" District, Section 822.5-E.3.b, e and f shall apply.

c. Corner Lots

The provisions of the "R-1" District, Section 826.5-E.3.c, shall apply.

d. Reversed Corner Lots

On reversed corner lots, the side yard abutting the street shall be not less than ten (10) feet.  
(Amended by Ord. 490.169 re-adopted 4-24-79)

- e. When side yard is used for driveway access to serve parking facilities:

- (1) The minimum space shall be ten (10) feet.
- (2) If pedestrian access is required to a rear dwelling, or dwellings, and said access is to be by means of a driveway, then said space shall be increased to thirteen (13) feet, three (3) feet of which shall be a paved walk for such pedestrian access.

4. Rear Yard

- a. Each lot shall have a rear yard of not less than twenty (20) feet. For exceptions for the main building, the General Conditions, Section 855-E.4, shall apply.
- b. For hillside lots and accessory buildings, the provisions of the "R-1-A" District, Section 822.5-E.4.b and c, shall apply.

5. Exceptions: Permitted Projections Into Required Yards

The provisions of the "R-1-A" District, Section 822.5-E.5-a. through c, shall apply.

F. SPACE BETWEEN BUILDINGS

1. Minimum Space Between Exterior Walls Of Main Buildings On The Same Lot

- a. For buildings side to side the minimum space shall be ten (10) feet.
- b. For buildings rear to side, front to side, with entries or exits into space, the minimum

space shall be fifteen (15) feet.

- c. For buildings front to rear, rear to front with entries or exits into space, the minimum space shall be twenty (20) feet.
- d. For buildings front to front arranged about interior court permitting a ten (10) foot wide driveway in said interior court, said driveway being access to parking area or building, the minimum space shall be thirty (30) feet. Without said driveway, said space shall be twenty-five (25) feet.
- e. Unenclosed porch or entry facilities may extend into a required yard or space not more than three (3) feet. Porch cover may extend into said space not more than eighteen (18) inches.
- f. In no event should the minimum space between buildings be less than ten (10) feet.

2. Minimum Space Between Exterior Walls Of Main Buildings And Accessory Buildings On The Same Lot

- a. Garages and other non-dwelling structures shall be located not less than six (6) feet from any main building unless such structure is attached to the main building with a common wall or party wall.
- b. Where a garage is located within the area defined by the projections of the side lines of any main building, and where said garage faces and is detached from any main building and the vehicular access to said garage falls entirely or in part within said area, the garage shall be not less than twenty-five (25) feet from the main building or buildings.
- c. Where accessory buildings are attached to a main building by a breezeway roof, the provisions of paragraph "a" and "b" shall apply.
- d. The minimum distance between accessory buildings shall be not less than six (6) feet unless said buildings have a common or party wall.

G. LOT COVERAGE

Maximum lot coverage by buildings and structures shall not exceed fifty (50) percent of the total lot area, except as hereafter provided:

Where community water supply or a private water supply and an individual sewage disposal system exists, the maximum lot coverage shall be determined by the County Health Department, upon the basis of soil analysis tests approved by the County Health Department. Said maximum lot coverage shall not be greater than fifty (50) percent.

H. FENCES, HEDGES AND WALLS

- 1. For residential uses, the provisions of the "R-1-A" District, Section 822.5-H.1, 2, and 3, shall apply.
- 2. For non-residential uses, the provisions in the General Conditions, Section 855-I.3, shall apply.

I. OFF-STREET PARKING

The following provisions shall apply, subject to the General Conditions, Section 855-I.

1. There shall be at least one (1) parking space in a garage or carport for every dwelling unit. These spaces shall be on the same lot with the main building which they are intended to serve and located to the rear of the required front yard, except for hillside lots where the provisions of the "R-1-A" District, Section 822.5-I.1.b, shall apply.
2. For non-residential uses, the off-street parking provisions in the General Conditions, Section 855-I, shall apply.

J. ACCESS

The requirement in the "R-1-A" District, Section 822.5-J.1, 2, 3, and 4, shall apply.

K. OUTDOOR ADVERTISING

1. The provisions of the "R-1-A" District, Section 822.5-K.1, 2, 3, 4, 5, and 6, shall apply. (Amended by Ord. 490.32 adopted 12-13-66)
2. Identification signs for Multiple Family Dwellings shall be permitted subject to the following conditions:
  - a. One freestanding or face-mounted sign will be allowed.
  - b. The sign shall contain only the name and/or address of the premises on which it is located.
  - c. The sign shall be a maximum of twelve (12) square feet in area, including architectural features. Larger signs, not exceeding twenty-five (25) square feet may be permitted subject to a Director Review and Approval as set forth in Section 872.
  - d. The sign face shall not be internally illuminated but may be floodlighted. (Added by Ord. T-250 adopted 8-18-80)

SECTION 827.6 - SITE PLAN REVIEW

Before any building or structure is erected on any lot, a site plan shall have been submitted to and approved by the Director pursuant to the provisions of Section 874.

(Amended by Ord. 490.17 adopted 11-24-64; Ord. 490.42 adopted 6-11-68; Ord. T-252 adopted 12-9-80)