

Sec. 35-220. R-2 Two-Family Residential.

Sec. 35-220.1. Purpose and Intent.

The purpose of this district is to provide areas for multiple residential development in the form of duplexes and to maintain a residential character similar to that found in single-family neighborhoods. The intent is to ensure compatibility of duplex development with surrounding multiple and single-family residences and the local neighborhoods.

Sec. 35-220.2. Processing.

No permits for development, including grading, shall be issued except in conformance with Sec. 35-314. (Land Use Permits).

Sec. 35-220.3. Permitted Uses. (Amended by Ord. 3500, 04/01/85)

1. One single-family dwelling or one two-family dwelling, i.e., duplex, per legal lot. (Amended by Ord. 4299, 3/24/98)
2. Special Care Homes, subject to the provisions of Section 35-292a.4. (Added by Ord. 4379, 11/16/99).
3. Uses, buildings, and structures customarily incidental to single-family and two-family dwellings, for exclusive use of the residents of the site and their guests and not involving the maintenance of a commercial enterprise on the premises.
4. Home occupations subject to the provisions of Sec. 35-269. (General Regulations).
5. Orchards, truck and flower gardens, and the raising of field crops, provided there is no sale on the property of the products produced.
6. Greenhouses, hot houses, and other plant protection structures not exceeding 300 square feet, used only for the propagation and cultivation of plants, provided no advertising sign, commercial display room, or sales stand is maintained in connection therewith.
7. The keeping of animals and poultry subject to the provisions of Sec. 35-219.12. (R-1/E-1, Animals).
8. Public parks, public playgrounds, and community centers.

Sec. 35-220.4. Uses Permitted With a Major Conditional Use Permit

1. Commercial kennels.
2. Golf courses and facilities incidental and subordinate to such use (e.g., pro shop, restaurant, driving range) but not including commercial driving tees, putting courses, or miniature golf courses. (Added by Ord. 4063, 8/18/92)

Sec. 35-220.5. Uses Permitted With a Minor Conditional-Use Permit.

1. Greenhouses, hot houses, and other plant protection structures in excess of 300 square feet but in no case shall such structures exceed an area of 800 square feet, provided no advertising sign, commercial display room, or sales stand is maintained in connection therewith.
2. The commercial raising of worms.
3. Child day care in a residence when the number of children cared for exceeds twelve.

(Amended by Ord. 3500, 04/01/85)

Sec. 35-220.6. Minimum Lot Size.

1. Each main dwelling unit and its permitted accessory buildings shall be located upon a lot having a minimum net lot width and a minimum net lot area, as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map.

<u>Zoning Symbol</u>	<u>Minimum Net Lot Size Sq. Ft.</u>	<u>Minimum Net Lot Width Ft.</u>
7-R-2	7,000	65
8-R-2	8,000	75
10-R-2	10,000	80
12-R-2	12,000	80
15-R-2	15,000	90
20-R-2	20,000	100
30-R-2	30,000	110

2. Dwellings may be located upon a smaller lot if such lot is shown as a legal lot either on a recorded subdivision or parcel map or is a legal lot as evidenced by a recorded certificate of compliance, except for fraction lots. However, notwithstanding the preceding and the minimum lot sizes identified in the General Regulations Section of Article III (Section 35.277. Area of Lots), the minimum lot size needed for a duplex in the 10-R-2 zone district within the SUM Overlay District shall be 10,000 square feet. *(Amended by Ord. 4035, 5/19/92; Ord. 4299, 3/24/98; Ord 4407, 9/12/00)*

Sec. 35-220.7. Setbacks for Buildings and Structures.

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street except that when the property fronts on a private roadway easement serving or having the potential to serve five or more parcels the setback shall be twenty (20) feet from the easement line. *(Amended by Ord. 3982, 2/21/92)*

2. Side: On each side of the lot, ten percent of the width of the lot but in no case shall the required side yard be less than five (5) feet nor more than ten (10) feet.
3. Rear: Twenty-five (25) feet or fifteen (15) feet if the rear yard abuts a permanently dedicated open space or a street to which access has been denied as part of an approved subdivision or other approved development permit. *(Amended by Ord. 3982, 2/21/92)*

Sec. 35-220.8. Permitted Variations of Setbacks for Buildings.

1. Side: The required side yard setback for portions of a building may be varied subject to all of the following limitations:
 - a. No portion of the building shall be less than five (5) feet from the side lines of the lot.
 - b. No portion of a wall containing windows opening into rooms of a building (except a garage) shall be closer to the side lines of a lot than the required side yard setback.
 - c. Where the side of the building is parallel to the side property line, the average distance of the building from the side line of the lot shall equal the required side yard setback. Said average distance shall be computed by multiplying the length of the various segments of the appropriate side of the building by their corresponding distances from the side property line and dividing the sum of the products by the total length of the building.

Where the side of the building is not parallel to the side property line, the area of the building located inside the side yard setback shall be compensated by an equal or greater area within the segment of the side of the building located outside of the side yard setback and the side yard setback line.

2. Rear: The required rear yard setback for a portion of a building may be varied subject to all of the following limitations:
 - a. No portion of a building used for dwelling purposes shall be closer than fifteen (15) feet to the rear line of the lot.
 - b. Where the rear of the building is parallel to the rear property line, the average distance of the building from the rear property line shall equal the required rear yard setback. Said average distance shall be computed by multiplying the length of the various segments of the rear of the building by their corresponding distances from the rear property line and dividing the sum of the products by the total width of the rear of the building.

Where the rear of the building is not parallel to the rear property line, the area of the building located inside the rear yard setback shall be compensated by an equal or greater area within the segment of the rear of the building located outside of the rear yard setback and the rear yard setback line. *(Amended by Ord. 3982, 2/21/92)*

Sec. 35-220.9. Distance Required Between Buildings on the Same Building Site.

The minimum distance between a building designed or used for human habitation and any other detached building on the same building site shall be five (5) feet. *(Amended by Ord. 3793, 01/09/90)*

Sec. 35-220.10. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-220.11. Parking.

Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS.

In addition, in any area subject to the provisions of this district, not more than one bus or non-passenger motor vehicle or trailer used in commerce may be parked overnight on any lot, provided such bus, motor vehicle, or trailer does not exceed two axles, four tons, or eight feet in height and provided further that this restriction shall not apply to the emergency overnight parking of disabled motor vehicles or trailers and the occasional overnight parking of moving vans, pickup, or delivery or construction motor vehicles or trailers when such occasional overnight parking is reasonably serving the residential use of a particular lot.