



City of
Los Banos
At the Crossroads of California

PLANNING DEPARTMENT
MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)
(LBMC Title IX, Chapter 3, Article 13)

PURPOSE

The purpose of the Medium Density Residential District (R-2) is to stabilize and maintain the residential character of the district and permit a suitable environment for family living on a smaller scale by permitting a higher density, with up to three (3) families to the building site, while maintaining individual privacy, open space, and facilities.

USES PERMITTED

The following uses shall be permitted in the Medium Density Residential District:

- a) Triplexes, duplexes, attached or detached single-family dwellings;
- b) Public Schools;
- c) Public parks and playgrounds;
- d) Employee needs housing for up to six unrelated persons;
- e) Group home;
- f) Residential care facility for up to six unrelated persons;
- g) Special needs housing for up to six unrelated persons;
- h) Transitional and/or supportive housing for up to six unrelated persons;
- i) Accessory building if secondary to primary use;
- j) Home occupations;
- k) Small family daycare;
- l) Emergency homeless shelters; and
- m) Public utility distribution and transmission line towers and poles and underground facilities for the distribution of gas, water, communications, and electricity.

USES WHICH REQUIRE USE PERMIT APPROVAL

The following uses shall be permitted in the Medium Density Residential District subject to securing a use permit:

- a) Parochial schools
- b) Private academic schools when teaching an approved academic curriculum;
- c) Home occupations; involving advertising of the residence and/or customers on-site;
- d) Churches and public uses;
- e) Public utility uses but not including storage or corporation yards;
- f) Ducks, pigeons, geese, and chickens, serving as household pets and specifically for 4H and FFA animal projects, in a number deemed appropriate;
- g) Large family daycare homes;

- h) Employee needs housing for more than six unrelated persons;
- i) Residential care facility for more than six unrelated persons;
- j) Special needs housing for more than six unrelated persons;
- k) Transitional and/or supportive housing for more than six unrelated persons; and
- l) Mobile home parks (subject to requirements of Article 17 of Chapter 3).

SETBACKS

The minimum setbacks from property lines for structures and fences and walls exceeding three (3') feet in height except as otherwise provided for in this code, shall be as follows:

- a) Front yard: Twenty (20') feet except that for lots that front on a cul-de-sac bulb the setback may be reduced to ten (10') feet.
- b) Side yards:
 - a. Interior – five (5') feet; fence zero (0') feet.
 - b. Street – ten (10') feet for building structures; fence zero (0') feet except that on reverse corner lots, twenty (20') feet for building structures and fence fifteen (15') feet.
 - c. Where a dwelling unit is located on a lot so that the main entrance is located on the side of the building, the required side setback, from the front setback line to such entrance, shall be not less than ten (10').
- c) Rear yards:
 - a. Single story, accessory structures, ten (10') feet;
 - b. Two or more stories and second story decks, twenty (20') feet; fences zero (0') feet.
 - c. Where four (4) or more lots in a block have been improved with buildings (not including accessory buildings) on or before January 15, 1964, the minimum required front setback shall be the average of the improved lots if such setback is more or less than the requirements set forth for such districts.

For irregularly shaped lots, the rear setback may be reduced to one-half (1/2) the required setback if the average setback is equal to or greater than that required by this section.

HEIGHT LIMITS

The maximum height of buildings in the Medium Density Residential District shall be thirty (30') feet.

BUILDING SITES

Building sites for dwelling in the Medium Density Residential District shall be a minimum of forty (40') feet for interior lots and forty-five (45') feet for corner lots.

LOT COVERAGE AND DENSITY

Not more than seventy (70%) percent of the total lot area shall be devoted to main and accessory building areas, parking areas, driveways, and patios, the remaining thirty (30%) percent shall be devoted to landscaping, lawns and outdoor recreational facilities (i.e. swimming pools).