

same location criteria as any new non-residential use proposed within the LDMU district.

**Sec. 3-2.7 Medium Density Residential district (MDR).**

**(a) Purpose.** The Medium Density Residential (MDR) district establishes appropriate areas and land use regulations for residential uses at medium densities within suburban or urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density than the Low Density Residential district. Residential uses within the MDR district are limited to single-family and two-family dwellings. The district allows non-residential uses that are compatible with suburban and urban residential neighborhoods.

**(b) Permitted uses.** Permitted uses within the MDR district are limited to the following:

**(1) Residential.**

- a. Manufactured (mobile) homes only within manufactured home parks or subdivisions. No new or expanded manufactured home parks, and new or expanded manufactured home subdivisions only on land zoned V-4 prior to adoption of MDR zoning.
- b. Single-family dwellings (other than manufactured homes), detached and only one per lot, excluding accessory dwellings. Accessory dwellings only on lots one acre or larger. Attached single-family dwellings and zero lot line subdivisions only on land zoned R-3 or V-4 prior to adoption of MDR zoning.
- c. Two-family dwellings only on land zoned R-3 or V-4 prior to adoption of MDR zoning, and multi-family dwellings up to four units per dwelling (quadruplex) only on land zoned V-4 prior to MDR zoning.

See also conditional uses in this district.

**(2) Retail sales.** Nonretail sales.

**(3) Retail services.** No retail services. See conditional uses in this district.

**(4) Public and civic.** Public utility structures, excluding telecommunications towers. See also conditional uses in this district.

**(5) Recreation and entertainment.**

- a. Marinas, private.
- b. Parks without permanent restrooms or outdoor event lighting.

See also conditional uses in this district.

**(6) Industrial and related.** No industrial or related uses.

**(7) Agricultural and related.** Agricultural production limited to food primarily for personal consumption by the producer, but no farm animals. See also conditional uses in this district.

**(8) Other uses.** [reserved]

**(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the MDR district:

**(1) Residential.**

- a. Accessory dwellings on lots less than one acre.
- b. Group living, excluding residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.
- c. Home occupations with non-resident employees.
- d. Townhouses not among the permitted uses of the district.

**(2) Retail services.** Boarding and rooming houses.

**(3) Public and civic.**

- a. Clubs, civic and fraternal.
- b. Educational facilities, excluding preschools or kindergartens independent of other elementary grades.
- c. Emergency service facilities, including law enforcement, fire fighting, and medical assistance.
- d. Offices for government agencies or public utilities, small scale (gross floor area 6000 sq.ft. or less per lot).
- e. Places of worship.
- f. Public utility structures exceeding the district structure height limit, excluding telecommunications towers.

**(4) Recreation and entertainment.**

- a. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
- b. Parks with permanent restrooms or outdoor event lighting.

**(5) Agricultural and related.** Horses or other domesticated *equines* kept on site, and stables for such animals, only as a private residential accessory with a minimum lot area of two acres and a maximum of one animal per acre.

**(d) Site and building requirements.** The following site and building requirements apply to uses within the MDR district:

- (1) Density.** A maximum 10 dwelling units per acre regardless of the future land use category.
- (2) Floor area ratio.** A maximum floor area ratio of 1.0 within the MU-S future land use category and 2.0 within MU-U.
- (3) Structure height.** A maximum structure height of 45 feet above highest adjacent grade.
- (4) Lot area.** No minimum lot area unless prescribed by use.

- (5) **Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of 20 feet at the street right-of-way, the following minimum lot widths are required:
- a. **Single-family detached.** Fifty feet at both the street right-of-way and front building line for single-family detached dwellings.
  - b. **Two-family.** Fifty feet at the street right-of-way and 80 feet at the front building line for two-family dwellings.
  - c. **Multi-family and other.** One hundred feet at the front building line for townhouse groups and boarding or rooming houses. No minimum lot width required by zoning for other uses.
- (6) **Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent maximum semi-impervious and impervious cover) for all uses.
- (7) **Structure setbacks.** For all principal structures, minimum setbacks are:
- a. **Front and rear.** Twenty feet in the front and rear.
  - b. **Sides.** Ten feet on each side of a group of attached townhouses. On each side of all other structures, five feet or 10 percent of the lot width at the front building line, whichever is greater, but not required to exceed 15 feet.
- (8) **Other requirements.**
- a. **Stables.** Stables shall be at least 50 feet from any property line and at least 130 feet from any residential dwelling on the property of another landowner.
  - b. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development regulations and standards.
- (e) **Location criteria.** All non-residential uses within the MDR district shall be located to avoid nuisance, hazard and other adverse impacts to surrounding residential uses.
- (f) **Rezoning to MDR.** Medium Density Residential zoning may be established only within the Mixed-Use Suburban (MU-S) and Mixed-Use Urban (MU-U) future land use categories. The district is suitable for suburban or urban areas with central water and sewer and developed street networks. The district is appropriate to provide transitions between areas zoned or used for low density residential and areas zoned or used for high density residential or mixed-use.