

L. Mixed Residential District

- 1. Purpose.** The Mixed Residential Zoning District (XRZD) is intended to provide for the continuation of a residential neighborhood with single-family, two family and multi-family structures that are connected to municipal services.
- 2. Land Use.** The permitted and special uses allowed in the XRZD district shall be shown in Table II.8. All uses not explicitly permitted are prohibited.

Table II.8 XRZD Land Use

Permitted Uses	Special Uses
Single-family and two-family dwelling	Religious Institutions
Multi-family dwelling, up to 16 units per structure (see IV.BB)	Multi-family dwelling, 17+ units per structure (see IV.BB)
Common areas, recreational buildings and uses, club houses, public and private parks and recreation areas	Day care centers (13+ children) and elementary schools
Community residential facilities, 8 or fewer residents – day care homes	Community residential facilities, 9 or more residents
Accessory uses customarily associated with the permitted and special permit uses	Bed and breakfasts (see IV.AA)
Home occupations up to 1 on site employee in compliance with IV.Z.	Home occupations 2 - 4 on site employees in compliance with IV.Z.
Minor utility installations (see III.C.6.)	Wireless communication facilities (see IV.DD)
Community gardens	

3. **Specification Standards.** The specification standards for this district are shown in Table II.9.

Table II.9 XRZD Specification Standards

Standards	Specifications	Standards	Specifications
Minimum lot size (square feet)	Single family - 5,900 Two-family – 6,900 Multi-family - 3,400 Townhouse – 3,500	Lot area in addition to the base minimum for each additional unit in two-family and multi-family dwellings	1,000 square feet
Minimum lot width at front property line	Single, two-family, multi-family family - 60 feet Townhouse – 25 feet	Minimum front yard setback	Building wall – 20 feet Open porches, decks – 10 feet
Minimum rear yard setback	15 feet	Minimum side yard setback	Side yard – 5 feet Common wall – 0 feet
Maximum height	35 feet	Maximum lot coverage	Single family or two-family lot 10,000 square feet or greater – 35%* Single family lot <10,000 square feet – 55%* Multi-family – 65%*
Parking spaces	See IV.O.	Minimum setback from lake, river or stream	50 feet

*Maximum lot coverage is affected by slope. The maximum lot coverage given here is for slopes 0-8%. See IV.D for the maximum lot coverage permitted on steeper slopes.

4. **Performance Standards.** All developments shall comply with the performance standards of Chapter IV, including performance standards for multi-family dwellings, as applicable, and the following additional performance standards:

- a. **Special standard:** Streets having a right-of-way width of 40 feet and a length of 200' or less shall not be required to provide sidewalks in this district.
- b. **Outdoor Storage.** See also IV.V., Potential Nuisances. Outdoor storage shall be permitted anywhere it is fully screened from public view and adjoining properties. Outdoor storage that is not fully screened shall be permitted anywhere in rear yards, but not in front yards, or any required side setback areas. This permits storage to the side of a dwelling that has a larger than required side setback area, except that:
 - i. Construction equipment and materials may be stored in front, rear and side yards (including setback areas) during the course of work for which a permit has been approved in compliance with these regulations. This exception expires with the permit or upon issuance of a certificate of compliance.

- ii. Vehicles and watercraft with current registrations may be parked in front, rear and required side yards (including setback areas). Parked vehicles or watercraft shall not block vision at intersections or where driveways enter public streets.
- c. **Accessory Buildings.** Accessory buildings shall be permitted in rear yards, but not in front yards or the required side setback areas (this permits accessory buildings in side yards that are larger than the required setback).
- d. **Day Care Centers.** Day care centers shall:
 - i. Be registered with the Montana Department of Family Services;
 - ii. Provide off-street parking and loading areas in compliance with IV.O.;
 - iii. Retain a residential appearance, or the appearance of a special use (like a religious institution or a school)
 - iv. Provide a minimum six-foot high opaque wood or masonry fence or a 20-foot wide landscape buffer between all outdoor play areas and adjoining dwellings (see IV.W.).
 - v. Day care centers may display a single non-illuminated wall sign of no more than 16 square feet (as provided in sign ordinance).
- 5. **Overlay Districts.** All developments shall comply with the additional requirements imposed by overlay districts. The Resort Residential Overlay District applies to a portion of this district.