

MR – Multifamily District

The Multifamily Residential District is intended to provide areas of even higher density than in the Transitional Residential District. It is tied to an overall development density and is intended to provide an area of transition between the lower density Transitional Residential District and higher density districts (e.g., commercial). These areas will be developed with an urban roadway cross-section. **The information below is a summary. For full details, please refer to our Code of Ordinance.**

MR District Land Uses			
Permitted Land Uses Uses allowed without restrictions/special approvals.	Restricted Land Uses* Uses allowed subject to certain restrictions.	Conditional Land Uses* Uses allowed with approval of a Conditional Use Permit.	Master Planned Community Land Uses Uses allowed only within an approved Master Planned Community.
Apartment – Attached / Detached Government Local/Neighborhood Utilities Quadplex Passive Outdoor Recreation Townhouse Triplex	Child-care, Family Home Day-Care Center Education Group Home Home Enterprise Neighborhood Amenity Religious Assembly	Community Assembly/Amenity Housing/Services for the Aging Manufactured Home Manufactured Home Park Medical Office Office Provisional Housing Residential Childcare Facility RV Park Tiny House Development Wireless Transmission Facility	Cottage Duplex Food & Drink (neighborhood) General Retail Sales Industrialized Housing Loft Apartment Office Office, Medical Personal Services Shopping Center Single-Family Detached Single-Family Attached Single-Family Zero Lot Line
* Refer to Restrictions and Conditions below. * To see Prohibited Uses, please refer to the last page.			

MR District Development Standards

Requirement	Development Type									
	Manufactured Home Subdivision	Manufactured Home Park	Tiny House Development	Townhouse Front Loaded Single Entry	Townhouse Rear loaded	Triplex	Quadplex	Apartment 5-14 u/a	Apartment 15-24 u/a	Nonresidential
Min. Lot Size	4,600 sf	3,600 sf	3,600 sf	2,000 sf	2,000 sf	12,000 sf	14,500 sf	n/a	n/a	32,670 sf
Min. Lot Width	46 ft	40 ft	40 ft	24 ft	24 ft	50 ft	50 ft	60 ft	60 ft	80 ft
Min. Corner Lot Width	56 ft	n/a	n/a	34 ft	34 ft	n/a	n/a	n/a	n/a	n/a
Min. Lot Frontage	20 ft	20 ft	20 ft	20 ft	20 ft	50 ft	50 ft	60 ft	60 ft	n/a
Front Setback	15 ft	15 ft	15 ft	20 ft	10 ft	25 ft	25 ft	25 ft	25 ft	30 ft
Interior Side Setback	5 ft	5 ft	5ft	5 ft	5 ft	10 ft	10 ft	15 ft	15 ft	15 ft
Min. Separation between attached Units	n/a	n/a	n/a	0 ft	0 ft	n/a	n/a	n/a	n/a	n/a
Street Side Setback	15 ft	10 ft	10 ft	10 ft	10 ft	15 ft	15 ft	20 ft	25 ft	25 ft
Rear Setback	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	25 ft	20 ft
Garage Setback	n/a	n/a	n/a	25 ft	7.5 ft	25 ft	25 ft	n/a	n/a	n/a
Max. Height	25 ft	25 ft	25 ft	40 ft	40 ft	40 ft	40 ft	40 ft	45 ft	35 ft
Max. Lot Coverage	50%	50%	50%	65%	70%	70%	70%	70%	70%	70%
Min. Unit Size	900 sf	900 sf	140 sf	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Min. Size Development	5 ac	5 ac	5 ac	2 ac	2 ac	10,500 sf	14,500 sf	7.5 ac	7.5 ac	n/a
Max. Units/Acre	7.25	5.25	5.25	11	11.3	12	12	24	24	n/a
% Open Space	25%	40%	40%	25%	15%	25%	25%	30%	30%	n/a

Restrictions and Conditions		
Land Use	Restrictions/Conditions	Operational/Other Standards
Manufactured Home	Allowed when included in plat designating the development must follow development standards specified in Subsection 4.2.3.	N/A
Manufactured Home Park	All single-family detached or duplex ind. housing required to have similar exterior and a value equal or greater than the median taxable value for each dwelling unit within 500' of parcel.	N/A
Tiny House Development	Subject to the requirements of Sec. 4.2.4 and approval of a Conditional Use Permit. All tiny houses shall be connected to utilities as set out in Subsection 4.2.4.C.6, Utilities and Subsection 4.2.4.C.7 Solid waste Disposal, and shall comply with minimum building standards as set out in Subsection 4.2.4.B, Tiny House Building Unit Standards	N/A
Group Home	Must be licensed by the state, limited to a maximum of 6 residents and 2 supervisors.	N/A
Community Assembly/Amenity	Parcel shall take access via arterial/collector street. Parking shall be on-site. Off-site parking through shared parking agreement if parking lot is within 250' of the parcel and connected via a sidewalk.	N/A
Neighborhood Amenity	Property shall be owned and managed by a property owner's association and required parking shall be accommodated on-site.	N/A
Education	Parking shall be accommodated on site. Access shall be designed to facilitate safe and expedient pick-up and drop-off circulation without interfering with the parking lot. Access to secondary schools shall be located on a collector or arterial level roadway. Outdoor activities shall be set back from any residentially used or zoned property by 25' and enclosed by a wall or fence. The queueing of vehicles shall comply with Sec 8.3, Off-Street Stacking.	N/A
Housing & Services for the Aging	Facilities for more than 10 residents shall take access from an arterial or collector street. No facilities shall be permitted at the intersection of two arterial streets. The owner/operator shall maintain all certification and licensing requirements by the state.	N/A
Religious Assembly	Facilities over 20,000 square feet shall take access from an arterial or collector street. Parking shall be on-site.	N/A
Provisional Housing	May not be located within 1,000 ft of residentially zoned property, primary/secondary school, public park, or religious facility	N/A
Wireless Trans. Facility	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 80'.	N/A
Recreational Vehicle (RV) Park	Recreational vehicles only allowed within an RV Park. The RV Park shall be planned through a Site Development Plan, take access from an arterial/collector street with a minimum 30' driveway width and provide centralized solid waste collection. One RV allowed per space. Each space requires a 10' x 24' parking pad constructed of concrete, asphalt, or similar material; adequate frontage on an access drive to allow loading/unloading maneuvering space; connections to potable water, sanitary sewer, and electrical power; and a permanent space number marker clearly visible day/night. RV parks may include sanitary facilities, storage buildings, or management offices. Common area amenities required based on number of units.	N/A
Child-care, Family Home	100 sq. ft. outdoor open space enclosed by a 6'+ building/fence/wall required per child. Max one person outside of the home may be employed by facility.	N/A
Home Enterprise	The home enterprise shall be clearly incidental and secondary to its principal use as a dwelling unit by its occupants (non-resident employees are not permitted). The property and buildings must remain residential in appearance; this includes no external alterations to the dwelling unit; no outdoor storage including but not limited	A home enterprise shall not generate sound, smell, vibration, light, or dust that is offensive or that creates a nuisance; nor generate traffic between the hours of 8:00 p.m. and 6:00 a.m. In addition, no hazardous materials may be manufactured, stored, or processed, or disposed of on the premises. All vehicle parking related to the home enterprise shall occur

	<p>to equipment, materials, supplies, and vehicles with more than two (2) axles; no visible display of goods, products, services; and no signage. In addition, home enterprises may be located within the principal structure or a permitted accessory structure in accordance with the following:</p> <ol style="list-style-type: none"> 1. Principal Structure. The area dedicated to the use shall not be greater than 20 percent of the livable floor area of the first floor of the principal structure, or 500 square feet, whichever is less. 2. Accessory Structure. The area dedicated to the use shall not exceed the maximum square footage allowed for all accessory buildings or structures as set out in Section 4.6.1, Accessory Buildings and Structures, and any other applicable standards of the regulations. 	<p>on the residential driveway or permitted in-street parking, provided that on-street parking is allowed.</p> <p>If the home enterprise included on-site instructional services (e.g., music, dance, or educational tutoring), no more than five students shall be allowed at one time.</p> <p>Deliveries by commercial vehicles are limited to the hours of 8:00 a.m. to 6:00 p.m.; however deliveries by a regular carrier such as USPS, UPS, and FedEx may be delivered during their typical hours.</p> <p>The following home enterprises are not allowed: child-care facilities with greater than 10 children, retail sales, vehicle sales and services, including the painting of vehicles, contractor yards, animal breeding, animal hospitals, pet grooming, commercial kennels, commercial stables, veterinary offices, clinics, hospitals, barbershops and beauty parlors exceeding one chair, junkyards, lodging houses, massage parlors/therapy clinics, rental outlets, adult oriented businesses or vehicle repair shops.</p>
Day-Care Center	<p>The parcel proposed for development shall take access from an arterial or collector street. Access to the site shall be designed in a manner to facilitate safe and expedient pick-up and drop-off circulation without otherwise interfering with the parking lot. Outdoor activities shall be setback from any residentially used or zoned property by 100 feet and enclosed by a wall or fence.</p>	<p>The owner/operator shall maintain all certification and licensing requirements by the state.</p>

Prohibited Land Uses

Animal Clinic or Services
 Animal Production/Raising
 Aviation Fixed/Rotary Wing
 Bar or Night Club
 Bed and Breakfast
 Brewery/Distillery/Winery
 Business or Trade School
 Campground
 Car Wash
 Cemetery
 College/University
 Commercial Parking
 Commercial Recreation/Entertainment
 Commercial Stables
 Contractor Services
 Crop Production and Sales
 Food & Drink (general)
 Full or Limited-Service Hotel
 Game Ranch
 Heavy Equipment Sales/Services
 Hospital
 Hotel, Extended Stay
 Industrial Services Light/Heavy
 Landscape Supply & Sales/Garden Center
 Large Scale Retail Sales/Service

Live-work Unit
 Major Utilities
 Medical Clinic
 Office Showroom
 Pawn Shop
 Research & Development
 Resort Hotel
 Resource Extraction – Surface/Subsurface
 Scrap and Salvage Yard
 Self-storage
 Social Service Institution
 Special Event Venue
 Storage Yard
 Transportation Facilities
 Utility Service Provider
 Vehicle Gas/Fueling Station
 Vehicle Sales and Rentals
 Vehicle Services – Minor / Major
 Warehouse and Distribution
 Waste Related Services