

3.9 MR—Mixed Residential District

3.9.1 Purpose

The MR district is intended to provide for a variety of residential building types while protecting environmentally sensitive areas, preserving open spaces through compact development patterns, and providing standards to help ensure the compatibility of new development with surrounding neighborhoods.

3.9.2 Use Regulations

- A. Principal uses shall comply with Section 5.1, Principal Uses.
- B. Accessory uses and structures shall comply with Section 5.2, Accessory Uses and Structures.
- C. Temporary uses and structures shall comply with Section 5.3, Temporary Uses and Structures.

3.9.3 Building Types

The following principal building types are permitted:

- A. House
- B. Duplex
- C. Multiplex
- D. Townhouse

3.9.4 Frontage Types

The following frontage types are permitted:

- A. Yard Frontage
- B. Urban Frontage

3.9.5 Diversity in Housing

- A. In new developments, the first building next to a lot for an existing house must be a house or a duplex. This does not apply when the houses are part of the same development.
- B. Proposed development may be all houses, all duplexes, or a mix of both.
- C. If a proposed development includes townhouses or multiplex dwelling units, the townhouse and multiplex dwelling units shall not exceed 50 percent of the total dwelling unit count of a development. The remaining 50 percent shall be a balanced mix of duplexes and houses.

3.9.6 Dimensional Standards for Houses and Multiplexes

The following dimensional standards for houses and multiplexes are required:

Lot Standards for Alley-Loaded Lots		Minimum
Lot Size		4,000 square feet
Lot Width		40 feet
Front Lot Line		35 feet
Lot Standards for Frontage-Facing Garage in the Rear Yard		Minimum
Lot Size		5,500 square feet
Lot Width		50 feet
Front Lot Line		40 feet
Lot Standards for Frontage-Facing Garage Not in the Rear Yard		Minimum
Lot Size		7,150 square feet
Lot Width		65 feet
Front Lot Line		55 feet
Number of Buildings		Maximum
Principal Building		1 per lot
Accessory Structure		1 per lot
Minor Accessory Structure		1 per lot

Principal Building Setbacks	Minimum
Front Yard	10 feet
Side Yard	5 feet
Rear Yard	15 feet
Rear Yard Abutting an Alley	See building type for garage setbacks

Appurtenance Encroachments into Setbacks	
Front Yard	6 feet max
Side Yard	Not Permitted
Rear Yard	6 feet max, but no closer than 10 feet from lot line

Steps may encroach up to the front lot line, but no closer than 5 feet from a side or rear lot line

Accessory Structure Setbacks	
Location	At least 5 feet behind the principal building
	At least 5 feet from any lot line

Building Height	Maximum
Principal Building	2.5 stories
Accessory Structure	1.5 stories, but shall not exceed the height of the principal building

Minor Accessory Structure	1 Story
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Landscape	Minimum
Landscape Surface Area	30%

Alternate Standards

For lots in recorded subdivisions, if there are different dimensional standards on the final plat, then those standards on the final plat shall govern

3.9.7 Dimensional Standards for Duplexes and Townhouses

The following dimensional standards for duplexes and townhouses are required:

- A. Lots shall be platted in a manner in which each dwelling unit is situated on a separately platted lot where the applicable side lot line runs coincident with the common wall separating the dwelling units. The building type shall be designated on the plat as the only building type permitted on such lot.
- B. Duplexes that are horizontally split by floors shall not comply with this Subsection and instead comply with Subsection 3.9.6, Dimensional Standards for Houses and Multiplexes.

Lot Standards	Minimum
Lot Size	2,275 square feet
Lot Width	18 feet
Front Lot Line	15 feet
Number	Maximum
Dwelling Units	1 per lot
Accessory Structure	1 per lot
Minor Accessory Structure	1 per lot
Dwelling Unit Setbacks	Minimum
Front Yard	8 feet
Side Yard	0 feet when on a side lot line is designated for a common wall separating dwelling units 5 feet on any other side lot line
Rear Yard	15 feet
Rear Yard Abutting an Alley	See building type for garage setbacks

Appurtenance Encroachments into Setbacks

Front Yard	6 feet max
Side Yard	Not Permitted
Rear Yard	6 feet max, but no closer than 10 feet from lot line

Steps may encroach up to the front lot line, but no closer than 5 feet from a side or rear lot line

Accessory Structure Setbacks

Location	At least 5 feet behind the principal building At least 5 feet from any lot line
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Building Height Maximum

Principal Building	3 stories
Accessory Structure	2 stories, but shall not exceed the height of the principal building

Minor Accessory Structure	1 Story
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Landscape Minimum

Landscape Surface Area	20%
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Alternate Standards

For lots in recorded subdivisions, if there are different dimensional standards on the final plat, then those standards on the final plat shall govern

3.9.8 Additional Standards

Chapter References	
Building Types	Chapter 6
Frontage Types	Chapter 7
Transitional Features	Chapter 8
Streetscape and Circulation	Chapter 9
Parking and Transit	Chapter 10
Open Space	Chapter 11
Landscape	Chapter 12
Fences, Walls, and Screening	Chapter 13
Lighting	Chapter 14
Signs	Chapter 15
Utilities	Chapter 16
Natural Resources	Chapter 17
Historic Resources	Chapter 18