

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.

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.	Prohibited Land Uses Uses not allowed within the district.
Apartment 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	Animal Clinic or Services Animal Production/Ranching Aviation Uses Fixed Wing Aviation Uses Rotary Wing Bar or Night Club Bed and Breakfast Brewery/Distillery/Winery Business or Trade School Campground Cemetery College/University Commercial Parking Commercial Rec./Entertain. Commercial Stables Contractor Services Crop Production and Sales Food & Drink (general) Full Service Hotel Game Ranch Heavy Equipment Sales/Service Hospital Industrial Services Heavy Industrial Services Light Large Scale Sales / Services Limited Service Hotel Live-work Unit Major Utilities Medical Clinic Office-Showroom Pawn Shop Research & Development Resort Hotel Resource Extraction Scrap and Salvage Yard Self-Storage Social Service Institution Transportation Facilities Special Event Venue Storage Yard Vehicle Gas/Fueling Station Vehicle Sales and Rentals Vehicle Services Warehouse Waste Related Services
Master Planned Community Land Uses Uses allowed only within an approved Master Planned Community.			
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.			

Restrictions and Conditions	
Land Use	Restrictions/Conditions
Manuf. Home	Must be located within Manufactured Home Subdivision and comply with Manufactured Home Building Unit Standards. Requires a Conditional Use Permit
Manuf. Home Park	Subject to manufactured home park requirements and shall comply with Manufactured Home Building Unit Standards. Conditional Use Permit
Tiny House Dev.	Subject to Tiny House Development standards and must be connected to utilities. Conditional Use Permit
Group Home	Must be licensed by the state. In addition to the group or community homes, cities intent to authorize group/community home in residential districts if required by state or federal fair housing requirement.
Child-Care Facility, Day-Care Center	Access must be taken from an arterial/collector street. Access shall facilitate safe and expedient pick-up/drop-off. Outdoor activities shall be setback 100' from residential property and enclosed by wall/fence.
Community Assembly/ Amenity	Parcel shall take access from an arterial or collector street. Parking shall be on-site. Off-site parking is allowed by shared parking agreement if within 250' and connected via a sidewalk. Conditional Use Permit
Nbhd. Amenity	Property shall be owned and managed by a property owner's association and required parking shall be accommodated on-site.
Education	Parking shall be on-site. Access shall facilitate safe and expedient pick-up/drop-off. Secondary school access shall be via collector/arterial road. Outdoor activities shall be setback 25' from residential property and enclosed by wall/fence.
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.
Religious Assembly	Facilities over 20,000 square feet shall take access from an arterial or collector street. Parking shall be on-site.
Provisional Housing	May not be located within 1,000 ft of residentially zoned property, primary/secondary school, public park, or religious facility
Wireless Trans. Fac.	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 80'.
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 32' 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.
Fam. Hm. Childcare	100 sq. ft. outdoor open space enclosed by 6'+ building/fence/wall required per child. Max one employee outside home.
Home Enterprise	Must be incidental and secondary to residential use. Property must appear residential. Within principal structure must be less than 20% of home's livable 1 st floor or 500 sq. ft. Within accessory structure must be less than max accessory structure size allowed. No external alterations, outdoor storage, display of goods/products/services, or signage. Related parking limited to residential driveway or on-street parking (if allowed). No traffic 8 pm to 6 am. Instructional services (music/dance/tutoring) limited to 5 students. No offensive/nuisance sound, smell, vibration, light, dust. No hazardous materials on premises. Following are not allowed: child-care facilities over 10 children, retail sales, vehicle sales/services including painting vehicles.

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