

## **MFR-08 Multi-Family Residential Zoning District**

Zoning primarily for 1, 2, and multi-family neighborhoods and incidental uses. [Section 10.255](#).

### **Permitted Uses 10.255(2)**

- Single family homes – one per parcel
- Duplexes – one per parcel
- Multiple family dwellings and condominiums
- Attached or detached accessory dwelling units
- Residential accessory structures
- Transient or Tourist Lodging
- Incidental room rental
- Undeveloped natural resource and open space areas
- Utility services associated with a permitted use
- Home occupations
- Community living arrangements for any number of people
- Foster homes for less than five children
- Transportation, utility, communication or other use required by state or federal law.

### **Conditional Uses: 10.255(3)**

- Accessory buildings > 12 ft ≤ 16 ft in height
- Manufactured home communities
- Day care centers
- Community living arrangements for 9 or more people
- Institutional residential
- Governmental uses
- Institutional uses
- Religious uses
- Nonprofit community uses
- Cemeteries
- Transportation, utility, communications, pipeline, electric transmission, utility, or drainage uses

### **Setbacks and Height Requirements for Principal Structures 10.255(5)-(6); 10.102(9)**

#### **Front setbacks for all structures from highway centerline / right-of-way line (whichever is greater)**

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum from right-of-way

Multifamily buildings shall provide a front yard of not less than 15 feet

#### **Maximum Height:**

1 or 2 family dwellings: Two and one-half stories or 35 feet (mean of roof)

Multi-family: 4 stories

Accessory structures: 12 feet

**Side yard:** 10 feet minimum each side

**Rear yard:** 25 feet minimum

uncovered decks/porches: 13 feet minimum

#### **Accessory structures in rear yard:**

**Side and rear minimum setbacks:**

Lots 60 feet or wider: 4 feet

Lots less than 60 feet wide: 2.5 feet

### **Lot Width & Area: 10.255(4)**

**Public Sewer:** Minimum 60 feet at building line and 8,000 sq. ft.

**Septic System:** Minimum 100 feet at building line and 20,000 sq. ft.

### **Maximum Lot Coverage: 10.255(7) All buildings and structures**

**Non-corner lot:** 35% maximum

**Corner lot:** 40% maximum

Accessory buildings cannot exceed 100% of the area of the footprint of the principal building.

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### **Accessory Buildings Requirements 10.004(2); 10.102(2)(a)**

Any number of detached accessory buildings associated with a permitted or conditional residential use is permitted, provided that the following conditions are met:

- A principal residential use (home) exists or is under construction before a zoning permit for an accessory building may be issued.
- Accessory buildings shall not exceed 12 feet average height (mean of roof) unless permitted under an approved conditional use permit.
- Sanitary fixtures are prohibited in accessory buildings.
- No living spaces are allowed in accessory buildings.
- Reduced setbacks may be used for accessory buildings. The building must be located in the rear yard and must be at least 10 feet away from the principal building.
  - Minimum 4-foot side yard and rear yard setbacks on lots 60 feet or more in width
  - Minimum 2.5-foot side yard and rear yard setbacks on lots less than 60 feet in width

**NOTE:** A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet, provided they meet setback, height, and lot coverage requirements.

### **Livestock**

Not Permitted (e.g. horses, pigs, cows, llamas)

### **Incidental Room Rental 10.004(73)**

Rental or leasing of rooms within a single-family residence is permitted provided all of the following are met:

- ✓ All rooms offered for rent are within the landowner's primary residence
- ✓ No more than two bedrooms are offered for rent
- ✓ One off-street parking space is provided for each rental room.

### **Manufactured Home Communities: 10.103(15)**

**Space or lot size:** Not less than 3,000 square feet

**Spacing between manufactured homes:**

Minimum 20 feet between homes.

Spaces established prior to May 31, 1998: 10 feet between homes.

**Spacing between manufactured homes and accessory building and structures:** 5 feet.

**Off-street parking:** 1 ½ spaces per dwelling unit.

**Landscaping (each space):** At least one fast growing tree at least 2 inches in diameter and two bushes or shrubs at least 3 feet in height.

**Parks and recreation facilities:** At least ½ acre for each 50 or fraction of 50 lots in the community. Park shall be equipped with a sufficient amount of playground equipment to accommodate the children living in the community.

**Removal and replacement of manufactured homes:** Manufactured homes may be removed and replaced in a manufactured home community provided that replacement is in compliance with the regulations of this chapter and subsection applicable to the community.