

ZONING

MDR MEDIUM-DENSITY RESIDENTIAL

The purpose of the MDR District is to provide for the orderly development of existing and proposed medium density residential areas where adequate public services, streets and transportation improvements are or will be available, and to exclude those uses not compatible with such development.

DIMENSIONAL TABLE

MIN. LOT SIZE	15,000 sf
No public sewer	1 acre
MIN. LOT WIDTH	
at Building Setback Line	75 feet
at Street Line (Local)	40 feet
at Street Line (Mnr Arterial)	200 feet
at Street Line (Collector)	100 feet
MIN. LOT DEPTH	120 feet
MAX. BUILDING HEIGHT	
Principal Structure	35 feet
Accessory Structure	15 feet
MAX. COVERAGE	
Building	25%
Impervious Surface	50%
MIN. YARD SETBACK*	
Front Yard (Mnr Arterial)	50 feet
Front Yard (Collector)	40 feet
Front Yard (Local)	30 feet
Side Yard (principal)	25 feet**
Side Yard (accessory)	5 feet
Rear Yard (principal)	30 feet
Rear Yard (accessory)	5 feet

* Corner lots have two front yards and two side yards. See § 190-804.

** Aggregate; smaller side no less than 10 feet.

PERMITTED USES

PRINCIPAL USES

PERMITTED BY RIGHT

Community garden
 Crop farming
 Essential services
 Forestry
 Governmental and emergency services facility
 Nature reserve
 Place of assembly or worship
 Public park/recreation
 School, public or private
 Single-family detached dwelling

CONDITIONAL USES

Geothermal energy system

Planned development

SPECIAL EXCEPTIONS

Bed-and-breakfast use
 Comparable residential uses not specifically listed

ACCESSORY USES

PERMITTED BY RIGHT

Accessory use and structure which are clearly customary and incidental to a permitted principal use
 Accessory dwelling unit
 Bus shelter
 Day-care home, family
 Home occupation, low-impact

Home-based business, no impact

Keeping of pets

Noncommercial recreational facility for household use or for residents of a development (including tennis courts and swimming pools)

Residential accessory building, structure or use

Satellite dish antenna or satellite antenna

Solar energy system, small

Temporary structure or use

Wind energy system, small

Urban keeping of livestock

SPECIAL EXCEPTIONS

Wireless communications facility, nontower