

## Medium Density Residential (MDR)

### Purpose

The medium density residential district incorporates housing units at a density of six to twelve dwelling units per acre, and includes both attached and detached housing structures. The medium density residential district is intended to accommodate a variety of housing types, styles and sizes at moderate densities to provide diverse housing options and accommodate the range of age groups, lifestyles and economic levels within the community. Medium density residential districts also accommodate civic, open space and other limited non-residential uses that are thoughtfully integrated as part of a complete neighborhood. Medium density residential districts permit smaller lots, smaller units and more varied housing configurations than low density residential districts, allowing for more flexible infill development, and more attainable housing costs for residents. Established neighborhoods around the downtown, and new neighborhoods adjacent to employment and activity centers, are ideal locations for medium density residential districts.

### Dimensions

Building Types	Lot		Setbacks (min. ft.) [1]				Development Coverage (max.)		Max. Height (ft.)
	Lot Area (min. sq. ft.)	Min. Lot Width (ft.)	Front	Side		Rear [2]	Density (min/max)	FAR	
				Interior	Abutting Street				
<b>Detached Residential</b>	5,000	30	15	5	15	15	6/12	--	35
<b>Two Unit</b>	6,000; 3,000/ unit	36	15	5	15	15	6/12	--	35
<b>Attached</b>	2,200	21/unit	15	5	15	15	6/12; 3 unit min.	--	35
<b>Civic</b>	7,500	--	15	15	15	15	--	0.5	35
<b>Accessory</b>	--	--	Not permitted	5[3]	5[3]	5[3]	--	--	35

**Notes:**

[1] In all locations where building lines, setback lines or yard lines are shown on plats that have been recorded in the office of the recorder of deeds of the county, the minimum setback or front yard shall be as shown on the plat.

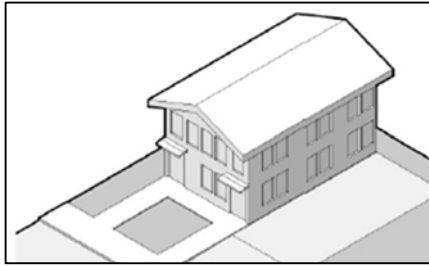
[2] If more than one building is constructed on a corner parcel, there shall not be less than 20 feet between the front and rear building.

[3] 15 feet required between primary and accessory structures.

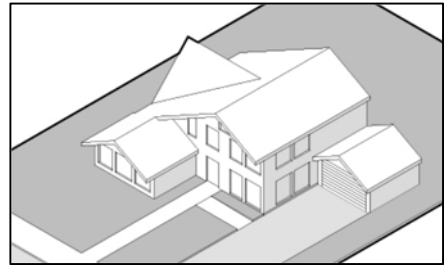
## Building Types



Attached House



Duplex



Detached Residential

## Uses

The following is a list of the uses allowed within this district:

- Bed and Breakfast Inn
- Community Garden
- Congregate Living Facility/Senior Housing
- Electric Vehicle Charging Station
- Home Occupation
- Manufactured Homes
- Multi-Family Dwelling
- Nightly Rentals
- Nursing, Convalescent, and Rest Home
- Single-Family Dwelling, Attached (3 or more units)
- Single-Family Dwelling, Detached
- Single-Family Dwelling, Duplex
- Single-Family Dwelling, Patio Home

The following is a list of the special uses allowed within this district:

- Athletic Area
- Cemetery and Mausoleum
- Family Day Care Home
- Minor Facilities/Office
- Mobile Home Community
- Modular Housing
- Park and Playground
- Park and Ride Lot
- Recreation Areas and Facilities
- Religious Assembly
- School, Primary or Secondary, Public or Private