

2.4.3 Medium Density Residential - MDR (R-2 - Section 702)

PURPOSE	TYPICAL BUILDING TYPE
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It is the intent of this district to provide areas for single and multi-family dwellings; to encourage development and continued use of the land for residential purposes; to prohibit business and industrial uses and, other uses which would interfere with development or continuation of single or multi-family dwellings. (Section 702)	Photo to be added
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AREA, YARD, AND HEIGHT REQUIREMENTS (ARTICLE VIII)	TYPICAL LOT PATTERN
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	Single Family Detached	Duplex	Multiple-Family	
Minimum lot area (sf)	8,000	16,000	?	Photo to be added
Minimum lot width (ft)	70	70	70	
Minimum floor area per dwelling unit (sf)	n/a	n/a	n/a	
Maximum building coverage (% of lot area)	n/a	n/a	n/a	
Maximum gross unit density(ac)	5.4	8	8	
Maximum height (ft)	35	35	35	
Minimum front yard depth (ft)	30	30	30	
Minimum side yard depth (ft)	8 per story	8 per story	8 per story	
Minimum rear yard depth (ft)	25	25	25	
District Land Uses	See Section 3			
Development Standards	See Section 4			
Parking Standards	See Section 5			
NOTES: (sf = square feet, ft = feet) Site plan review or PUD Plan review is required for multi-family according to Sections 8.3, 10.1 Appendix, and 8.4 where applicable.				

TYPICAL DEVELOPMENT CONFIGURATION

Illustration to be added

1.0 GENERAL PROVISIONS
 2.0 ZONING DISTRICTS
 3.0 USES & CONDITIONS
 4.0 MEASUREMENT STANDARDS
 5.0 PARKING
 6.0 SIGNS
 7.0 CONFORMANCE TIES
 8.0 ADMINISTRATION
 9.0 DEFINITIONS
 APPENDIX