

# MR-2 MIXED RESIDENTIAL MEDIUM DENSITY

## PURPOSE AND INTENT

The MR-2 Mixed Residential Medium Density district is intended to accommodate a higher density development primarily consisting of low-mid rise structures. In many cases, this may include multi-family developments with several structures making up a “campus” with internal circulation, common open space, and other shared amenities. Limited commercial uses may be permitted that support the day-to-day needs of residents. Various non-residential uses that complement the mixed residential neighborhood including schools, community centers, religious institutions, and parks are permitted on a limited scale.

## SUMMARY OF USES

- Single-family residential, (special)
- Duplex, townhouse, multi-family, mixed-use, live/work
- Ground-floor commercial
- Accessory dwelling unit
- Community center
- Bed and breakfast
- Cultural uses
- Low impact urban agriculture: (accessory)
- Group Living
- Brewpub/Craft distilling, taverns and bars (special)

## BULK AND SITE STANDARDS

### Detached Single or Two-Family Residential

#### Lot Characteristics

**Min. Lot Width:** 30'  
**Min. Lot Area:** 3,000 sq. ft.

#### Development Intensity

**Max. Coverage:** 70%  
**Max. Height:** 2 1/2 stories or 35'

**Min. Lot area per Dwelling Unit:** 1,500 sq. ft.

#### Minimum Yards

**Front Yard:** 10' residential, 0' w/ ground-floor commercial

**Corner Side Yard:** 5' residential, 0' w/ground-floor commercial

**Least Width of Side Yard:** 2'

**Sum of Yards:** 5'

**Rear Yard:** 20'

### Attached Residential

#### Lot Characteristics

**Min. Lot Width:** 20'

**Min. Lot Area:** 1,500 sq. ft.

#### Development Intensity

**Max. Coverage:** 70%  
**Max. Height:** 4 stories or 45'

**Min. Lot area per Dwelling Unit:** 1,500 sq. ft.

#### Minimum Yards

**Front Yard:** 10' residential, 0' w/ ground-floor commercial'

**Corner Side Yard:** 5' residential, 0' w/ground-floor commercial

**Least Width of Side Yard:** 0'

**Sum of Yards:** 5'

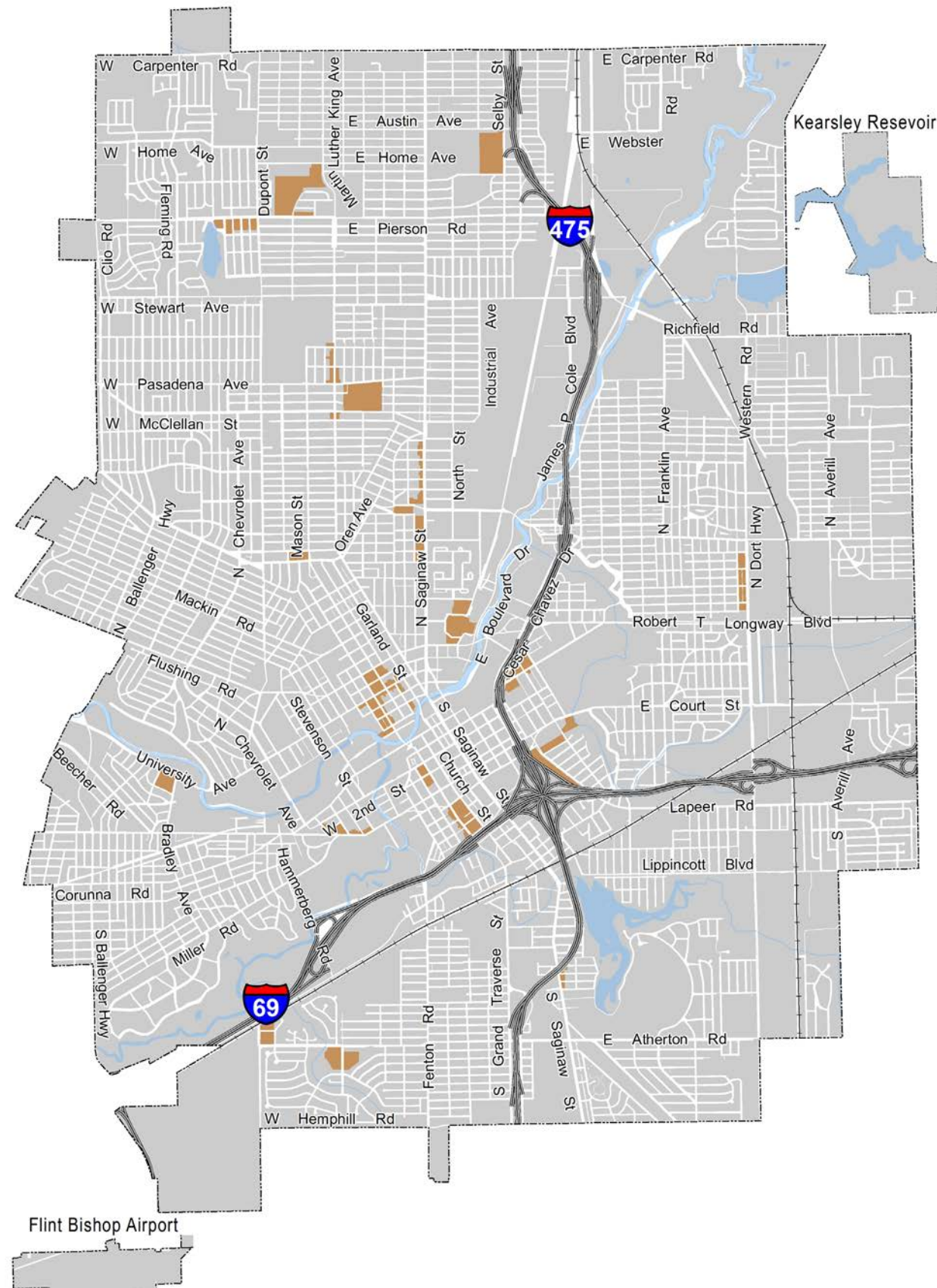
**Rear Yard:** 20'

#### Multifamily/Mixed Use

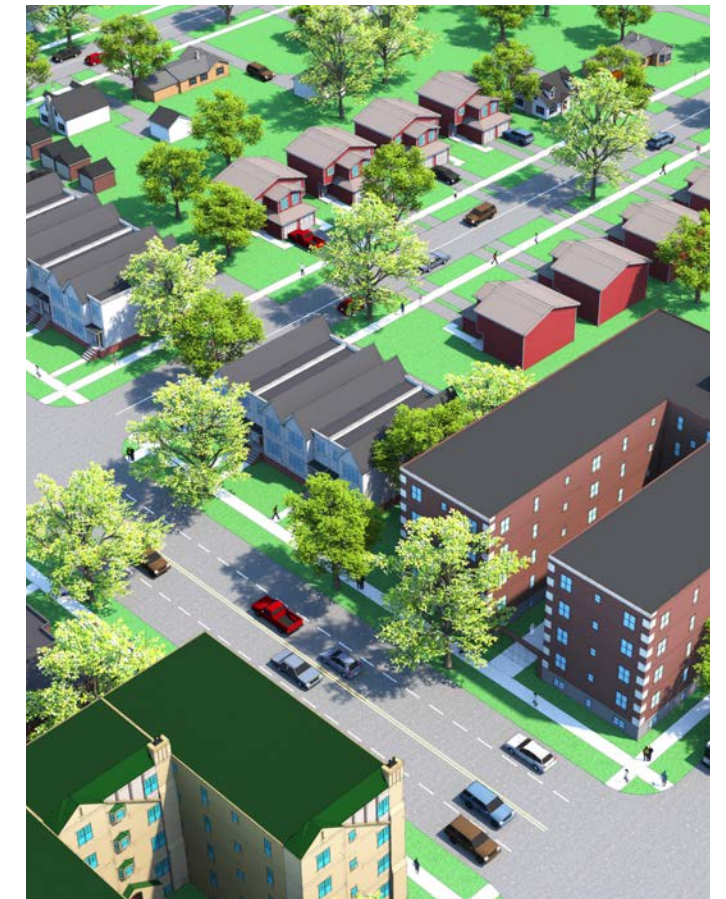
**Same as Attached Residential except:**

**Min. Lot Size:** 2,000 sq. ft.

**Min. Lot Area per Dwelling Unit:** 1,000 sq. ft.



## PLACE TYPE VISUAL DEFINITION



## PLACE TYPE CHARACTER IMAGES

