

**CHAPTER 6  
MFR MULTIPLE-FAMILY DISTRICT**

**Section 6.1 Description and Purpose.** The MFR Multiple-Family Residential District is intended for medium density single-family, two-family and multiple-family residential uses.

**Section 6.2 Permitted Uses.** Land, buildings and structures in the MFR District shall be used only for the purposes stated in Table 6.2, as follows:

<b>Table 6.2 Permitted Uses.</b>	
<b>Permitted Land Use</b>	<b>Regulation or Exception</b>
1. Single-family detached dwellings	
2. Two-family dwellings	
3. Multiple-family dwellings	
4. Family child care home	As defined in Chapter 2; in private home only; must be state-licensed
5. Adult foster care family home	No more than six adults; in a private single-family detached home only; must be state-licensed

**Section 6.3 Special Land Uses.** The special land uses stated in Table 6.3 may be permitted if approved by the Planning Commission under Chapter 12:

<b>Table 6.3 Special Land Uses.</b>	
<b>Special Land Use</b>	<b>Regulation or Exception</b>
1. Church and other place of worship	All buildings must be set back at least 50 feet from side and rear property lines
2. Home occupation	Only those involving two (but not more than two) employees not residing on the premises
3. Group child care home	As defined in Chapter 2; in private home only; must be state-licensed
4. Shared access on body of water	

**Section 6.4 Other Land Uses.** The other land uses stated in Table 6.4 may be permitted as follows:

<b>Table 6.4 Other Land Uses.</b>	
<b>Land Use</b>	<b>Regulatory Section of Ordinance</b>
1. Accessory buildings and uses	Sections 4.6 and 4.7
2. Home occupation	Section 4.16
3. Outdoor lighting	Section 4.19

4.	Signs	Chapter 14
5.	Private roads	Section 4.20
6.	Off-street parking and loading	Chapter 15
7.	Essential services	Section 4.13
8.	Condominiums; site condominiums	Chapter 13A
9.	Nonconforming structures and uses	Chapter 16
10.	Wireless communication facilities	Section 4.26 (towers not exceeding 35 feet)
11.	Temporary building	Section 4.32
12.	Natural river district	Section 4.29

**Section 6.5 Height, Yard, Building and Area Requirements.**

Minimum lot area, single-family dwelling		1 acre
Minimum lot area, two-family dwelling		2 acres
Minimum lot area, multiple-family dwelling		2 acres for the first two dwelling units and an additional 15,000 square feet for each additional dwelling unit
Minimum lot width		150 feet measured at the front lot line
Minimum required building setbacks		
	Front yard	50 feet
	Side yards	Two side yards of at least 10 feet each; if more than four dwelling units, then each side yard shall be an additional five feet in width for each dwelling unit exceeding four, up to a maximum of 50 feet for each side yard
	Rear yard – single-family dwelling	30 feet
	Rear yard – two-family dwelling and multiple-family dwelling	50 feet

Minimum lot area, single-family dwelling		1/2 acre
Minimum lot area, two-family dwelling		1 acre

Minimum lot area, multiple-family dwelling	2 acres for the first two dwelling units and an additional 15,000 square feet for each additional dwelling unit	
Minimum lot area	1 acre	
Minimum lot width, single-family dwelling	75 feet measured at the front lot line	
Minimum lot width, two-family dwelling	100 feet measured at the front lot line	
Minimum lot width, multiple-family dwelling	200 feet measured at the front lot line for a parcel having up to eight dwelling units; 300 feet at the front lot line for a parcel having more than eight dwelling units	
<b>Minimum required building setbacks</b>		
	Front yard	50 feet
	Side yards	Two side yards of at least 10 feet each; if more than four dwelling units, then each side yard shall be an additional five feet in width for each dwelling unit exceeding four, up to a maximum of 50 feet for each side yard
	Rear yard – single-family dwelling	30 feet
	Rear yard – two-family dwelling and multiple-family dwelling	50 feet

**Table 6.5.3 Building Height Requirement**

Maximum building height	35 feet
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**Table 6.5.4 Minimum Floor Area of Dwelling**

Single-family detached dwelling	850 square feet
Two-family dwelling	850 square feet for each dwelling unit
Multiple-family dwelling	850 square feet for each dwelling unit

**Section 6.6 Other Regulations.** Other regulations as to certain land uses may apply, as stated in the respective section or chapter noted in Table 6.6, as follows:

**Table 6.6 Other Regulations**

<b>Land Use</b>	<b>Regulatory Provision in Ordinance</b>
1. Existing parcels of land	Section 4.3
2. Height exceptions	Section 4.9
3. Minimum requirements for single-family dwellings	Section 4.14
4. Inoperable motor vehicles	Section 4.21
5. Trash and junk	Section 4.22
6. Flag lots	Section 4.27
7. Motor vehicle repair	Section 4.23
8. Corner lots	Section 4.10
9. Fences and walls	Section 4.25
10. Lot depth to width ratio	Section 4.15