

**ARTICLE VIII
DISTRICT REGULATIONS
MIXED RESIDENTIAL MR**

Section 8.0 Mixed Residential District (MR)

In addition to the requirements specified in Article III, General Provisions, the following regulations shall apply to uses in the Mixed Residential District:

Section 8.1 Intent

This district is designed to provide an area adjacent to villages for a mixture of uses and densities to enhance community growth and stability, and to implement the Master Plan goal to encourage future growth within established development areas.

Section 8.2 Uses Permitted

The use of all lands and premises shall be limited to the following uses. These uses are allowed by right, without the need for site plan approval, with the appropriate land use permit, and subject to the general provisions outlined in Article III:

- A. Agriculture, forestry, tree farms, general and specialized farming.
- B. Roadside stands for the sale of farm products subject to Section 3.23.
- C. Agricultural warehouses and non-animal agricultural processing facilities.
- D. Plant nurseries and greenhouses.
- E. Single and two family dwellings.
- F. Licensed child or adult daycare facilities serving six (6) or fewer clients.
- G. Home occupations subject to Section 3.12.
- H. Accessory buildings and structures customarily incidental to the above permitted uses.
- I. Short term rentals subject to Section 3.13.

Section 8.3 Uses Permitted with Site Plan Approval

The following uses are allowed by right, subject to site plan approval as specified in Art XIII, Section 13.4.A, with the appropriate land use permit, and subject to the general provisions outlined in Article III:

- A. Bed and Breakfast establishments subject to Section 3.12.
- B. Home Based Business subject to Section 3.12.

- C. Household wind energy conversion systems (WECS) subject to Section 3.34.
- D. Site condominium and subdivision developments subject to Section 3.27.
- E. Open space preservation developments as permitted by Act 177 of 2001 and subject to Section 3.26.
- F. Public Buildings and facilities.
- G. Multiple family dwellings.
- H. Churches and other religious facilities.
- I. Schools, public and private.
- J. Motels and resorts.
- K. Outdoor Storage subject to Section 3.31.
- L. Convalescent, nursing homes or assisted living establishments.
- M. Group day care or group foster care facilities.
- N. Kennels, veterinary clinics and animal hospitals.
- O. Professional offices and clinics.
- P. Seasonal Retail Sales. Added by amendment # 08-02

Section 8.4 Uses Permitted Subject to Special Use Approval

The following uses are allowed subject to special use and site plan approval, and subject to the general provisions outlined in Article III:

- A. Private campgrounds.
- B. Commercial recreation enterprises, clubs and fraternal organizations.
- C. Telecommunication Towers and Alternative Tower Structures

Section 8.5 Lot Size, Width, Setbacks and Access

- A. Lot size – Each dwelling or other structure or facility together with all accessory buildings or facilities hereafter erected or constructed shall be located on a lot or parcel of not less than twenty thousand (20,000) square feet.

B. Lot Width – Each lot or parcel of land shall have a minimum width of seventy five (75) feet of frontage on a public or private road.

C. Setbacks –

1. Front – Twenty five (25) feet.
2. Sides – Ten (10) feet.
3. Rear – Ten (10) feet.
4. Water Setback – No structure shall be placed or erected within fifty (50) feet of the ordinary high water mark, edge of water, shoreline, vegetative line or top of bank of any lake, stream or watercourse.
5. Height – two (2) stories or forty (40) feet.

D. Access – Each lot or parcel used for commercial purposes shall provide proper access for the delivery of shipping of merchandise and supplies without impeding vehicular or pedestrian traffic. Adequate off-street parking shall be provided at the minimum of one (1) additional parking space for each three hundred (300) square feet of total enclosed building space. Subject to the provisions of Article XIII Site Plan Review.