

J. Medium Density Residential District

- 1. Purpose.** The Medium Density Residential Zoning District (MRZD) is intended to permit the development of single-family, two-family and multiple-family dwellings with municipal services.
- 2. Land Use.** The permitted and special uses allowed in the MRZD shall be as shown in Table II.4. All uses not explicitly permitted are prohibited.

Table II.4 MRZD Land Use

Permitted Uses	Special Uses
Single-family and two-family dwelling	Multiple-family dwelling, 5 to 8 units per structure
Multiple-family dwelling, up to 4 units per structure	Mobile home parks
Accessory uses customarily associated with the permitted and special uses	Religious institutions – day care centers (13+ children) - schools
Community residential facilities, 8 or fewer residents – day care homes	Community residential facilities, 9 or more residents
Community gardens	Bed and breakfasts (see IV.AA.)
Public parks and recreation areas	Private parks and recreation areas
Home occupations up to 1 on site employee in compliance with IV.Z	Home occupations 2-4 on site employees in compliance with IV.Z
Minor utility installations (see III.C.6).	Cemeteries
	Wireless communication facilities (see IV.DD)

- 3. Specification Standards.** The specification standards for the MRZD appear in Table II.5.

Table II.5 MRZD Specification Standards

Standards	Specifications	Standards	Specifications
Minimum lot or mobile home space size	6,000 square feet Townhouse – 3,500 sf	Minimum area in addition to the base minimum of 6,000 sf for each additional unit in two-family and multiple family dwellings	1,000 square feet
Minimum lot width, at front property line	40 feet Townhouse – 25 feet	Minimum front yard setback	Along arterials – 40 feet Other streets – 25 feet* Building wall – 20 feet
Minimum rear yard setback	Single, two-family – 15 ft Multiple family – 20 ft	Minimum side yard setback	Single, two-family – 5 ft Multiple-family – 10 ft Common wall – 0 ft
Maximum height	35 feet	Minimum setback from lake, river or stream	50 feet
Parking spaces	See IV.O.	Maximum lot coverage	55% **

*The front setback may be reduced to 15 feet along internal roads serving multiple-family dwelling complexes and mobile home parks. **Maximum lot coverage is affected by slope. The maximum lot coverage given here is for slopes of 0-8%. See IV.D. for the maximum lot coverage permitted on steeper slopes.

4. Performance Standards. All developments shall comply with the performance standards of Chapter IV, as applicable, including performance standards for multi-family dwellings (IV.BB.), and the following additional performance standards.

a. **Outdoor Storage.** See also IV.V., Potential Nuisances. Outdoor storage shall be permitted anywhere it is fully screened from public view and adjoining properties. Outdoor storage that is not fully screened shall be permitted anywhere in rear yards, but not in front yards, or any required side setback areas. This permits storage to the side of a dwelling that has a larger than required side setback area, except that:

- i. Construction equipment and materials may be stored in front, rear and side yards (including setback areas) during the course of work for which a permit has been approved in compliance with these regulations. This exception expires with the permit or upon issuance of a certificate of compliance.
- ii. Vehicles and watercraft with current registrations may be parked in front, rear and required side yards (including setback areas). Parked vehicles or watercraft shall not block vision at intersections or where driveways enter public streets.

b. **Accessory Buildings.** Accessory buildings shall be permitted in rear yards, but not in front yards or required side setback areas.

c. **Day Care Centers.** Day care centers shall:

- i. Be registered with the Montana Department of Family Services;
- ii. Provide off-street parking and loading areas in compliance with IV.O.;
- iii. Retain a residential appearance, or the appearance of a special permit use (like a religious institution or a school)
- iv. Provide a minimum six-foot high opaque wood or masonry fence or a 20-foot landscaped buffer between all outdoor play areas and adjoining dwellings (see IV.W.).
- v. Day care centers may display a single wall sign of no more than 16 square feet and external lighting only (as provided in sign ordinance).

d. **Multiple-Family Dwelling Complexes.** Multiple-family dwelling complexes include more than eight units and shall:

- i. Recommend direct access onto a collector or arterial street, or otherwise be located where they will not channel traffic onto local residential streets;
- ii. Provide all improvements required by IV.BB, Performance Standards for Multiple-Family Dwellings; and

- iii. Include site improvements that are maintained by the owner or an owners association.
- e. **Mobile Home Parks.** Mobile home parks do not permit short-term (less than 30 days) occupancy, and shall:
 - i. Have direct access onto a collector or arterial street, or otherwise be located where they will not channel traffic onto local residential streets; and
 - ii. Provide all improvements required by Chapter IV Division 2, with internal improvements being maintained by the owner or operator, as applicable.
 - iii. All mobile home parks must be licensed by the Montana Department of Public Health and Human services.
- 5. **Overlay Districts.** All developments shall comply with the additional requirements imposed by overlay districts. The Resort Residential Overlay District applies to a portion of this district.