

Chapter 7

Medium Density Residential District - MDR

Section 7.01 Description and Purpose

This District is intended for residential uses, and related non-residential uses. The overall purpose of this District is to provide additional housing opportunities by providing a variety of housing options, including single and two family dwellings, and medium density multiple family dwellings.

Section 7.02 Permitted Uses

Land and/or buildings in the MDR District may be used for the following purposes as Permitted Uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 11:

- A. Single family dwellings, one (1) per parcel.
- B. State licensed residential family care facilities, but not including state licensed residential facilities caring for four (4) or less minors, one (1) per parcel.
- C. Family day care homes, one (1) per parcel.
- D. Home occupations in accordance with the requirements of Section 3.20.
- E. Public parks, playgrounds, and cemeteries.
- F. Single family site condominium projects, subject to Site Plan Review in accordance with the requirements of Chapter 11.
- G. Accessory buildings, structures and uses customarily incidental to any of the above Permitted Uses, or Special Land Uses listed in 7.03.

Section 7.03 Special Land Uses

Land and/or buildings in the MDR District may be used for the following purposes following review by the Planning Commission as a Special Land use as regulated by Chapter 13:

- A. Two-family dwellings, one (1) per parcel.
- B. Multiple-family dwellings, (1) one per parcel.
- C. Roadside stands with two hundred (200) square feet or less of sales area.
- D. Churches, libraries, and community center buildings.
- E. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.

Section 7.04 District Regulations

No lot, building, or structure, nor the enlargement of any building or structure, shall be hereafter erected unless all of the following requirements are met and maintained in connection with such use of the lot, building, structure, or enlargement. (amended2011)

Crystal Township**Zoning Ordinance**

Front Yard	30 feet
Side Yard	8 feet
Side Yard Multi-Family	30 feet
Rear Yard	8 feet
Building Height	35 feet or 2 ½ stories
Minimum Lot Area	17,000 sq feet
Minimum Lot Area Multi-Family Dwelling	2 Acres for the first four units plus 2,500 square feet for each unit over 4. Overall net density shall not exceed four (4) units per acre. (Amended 2015)
Minimum Lot Width	132 feet
Minimum Lot Depth	132 feet
Minimum Floor Area	720 square feet GFA/360 square feet GFA on ground floor
Minimum Floor Area Multi-Family Dwelling	960 square feet of UFA per unit plus 400 square feet per bedroom for each bedroom over 2.