

## ARTICLE VI

### MEDIUM DENSITY RESIDENTIAL DISTRICT

#### SECTION 6.01 PURPOSE

The primary purpose of this district is to provide for single and duplex housing in neighborhoods with lot areas measuring a minimum of 15,000 square feet where public sewer and water is available, or one (1) acre on parcels served by on-site well and septic systems. This district should be free of other property uses that are not accessory, supportive, compatible, or convenient to its residents. MDR areas should be designed to have sanitary sewer and public water systems available where possible.

#### SECTION 6.02 USES PERMITTED BY RIGHT

- A. Single and two-family dwellings.
- B. Existing types of agriculture land and building uses provided they meet the AR District requirements.
- C. Accessory buildings as defined.
- D. Accessory uses as defined.
- E. State licensed residential foster care facilities housing six (6) or less persons.
- F. State licensed child care centers.
- G. Public school buildings and facilities.
- H. Home occupations as conditioned by Section 18.21
- I. Private residential swimming pools as conditioned by Section 18.20
- J. Guest Houses as conditioned by Section 18.45

#### SECTION 6.03 PERMITTED SPECIAL USES WITH CONDITIONS

- A. Permitted Special Uses subject to site plan and public hearing approval (Article XV).
  - 1. Hospitals, clinics, sanitariums, Convalescent homes, state licensed residential care facilities for 6 or more persons and similar structures designed for human care.
  - 2. Parks, playgrounds and recreation areas Public, private non-profit.
  - 3. Bed and Breakfast Inn/Resort
  - 4. Private schools & educational institutions
  - 5. Type I Planned Unit Developments subject to Article XVI and Article XVII.

6. Churches, Religious institutions, private schools, libraries, museums & community halls
7. Sports facilities, public & private, including Golf Courses, ball fields, courts and diamonds.
8. Cemeteries, public, private or pet
9. On-site Wind Energy Conversion Systems (WECS) 65 feet in height or more, subject to Section 15.26
10. Public buildings and facilities
11. Extraction of natural resources
12. Campgrounds, seasonal mobile home parks, and RV parks subject to Section 15.18.
13. Man-made ponds (non-agricultural)
14. Solar Farms and Solar Panels for Commercial Use

B. The above special uses are all subject to the following requirements:

1. The proposed site will have at least one (1) line abutting on an impervious hard surface paved road, and the site will be planned to provide all access directly to the road.
2. Front, waterfront, side and rear yards will be set back at least one hundred (100) feet, and be landscaped in trees, shrubs, and grass. All such landscaping will be maintained in a healthy condition. There will be no parking or structures permitted in these yards, except the required entrance drive and any wall, fences or plantings used to screen the use from abutting residential lots and parcels.
3. Shall meet off-street parking and all other applicable requirements of this Zoning Ordinance.

**SECTION 6.04 DIMENSIONAL REQUIREMENTS**  
 (chart amended 10-2023)

Minimum Lot Area With public sewer and water Without public sewer and water	15,000 square feet 1 acre
Minimum Lot Width M-43, M-140, or Phoenix (CR388)  M-43, M-140, or Phoenix (CR 388) - frontage access road or service drive per 18.26  All other roads	330 feet  90 feet, with public water and sewer 150 feet, without public water and sewer  90 feet, with public water and sewer 150 feet, without public water and sewer
Minimum Front Yard M-43, M-140, Phoenix (CR 388)  Blue Star Hwy, Ruggles Road  all other roads	50 feet from the right-of-way line  110 feet from centerline  35 feet from the right-of-way line
Minimum Side Yards	10 feet 15 feet, accessory buildings
Minimum Rear Yard	50 feet 15 feet, accessory building Corner lots do not have a rear yard
Minimum Waterfront Yard	50 feet from the shore of a lake or pond, or centerline of a stream, but not within a Flood Hazard Area except as provided by law.
Minimum Dwelling Floor Area	680 square feet excluding garage & unfinished spaces with at least 500 square feet on the first floor.
Height Limit  All structures are subject to Article XIVA Airport Overlay Zone	35 feet Accessory buildings 20 feet Agricultural building 45 feet Silo, grain elevator, Agricultural Windmill 120 feet
Maximum Lot Coverage	30%