Section 10-6.641. MR-1 Medium Density Residential District.

1. District Intent

The MR-1 district is intended to be located are in areas designated Bradfordville Mixed Use, Urban Residential-2 or Suburban on the Future Land Use Map of the Comprehensive Plan, in close proximity to more intensive non-residential uses, including commercial and office uses; and to residentially compatible public facilities such as schools, parks, and transit facilities. The MR-1 district is intended to achieve densities consistent with urban development, use of public transit, and efficient use of public infrastructure. Off-street parking facilities in the MR-1 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. The MR-1 district shall provide for a wide range of residential housing types. The maximum gross density allowed for new residential development in the MR-1 district is 16 dwelling units per acre, while the minimum gross density allowed is 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses and day care centers are also permitted.

2. Principal Uses

1. Community facilities related to residential uses, including religious facilities, police/fire stations, and elementary, middle, and high schools. Libraries or vocational schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.
2. Day care centers.
3. Golf courses.
4. Multiple-family dwellings.
5. Nursing homes and other residential care facilities.
6. Passive and active recreational facilities.
7. Single-family attached dwellings.
9. Two-family dwellings.
10. Zero-lot line single-family detached dwellings.

3. Accessory Uses

1. A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.
2. Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.

DEVELOPMENT STANDARDS

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Minimum Lot or Site Size</th>
<th>Minimum Building Setbacks</th>
<th>Maximum Building Restrictions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached Dwellings</td>
<td>5,000 square feet</td>
<td>50 feet 100 feet 15 feet 7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet 15 feet 25 feet</td>
<td>not applicable 3 stories</td>
</tr>
<tr>
<td>Zero-Lot Line Single-Family Detached Dwellings</td>
<td>3,750 square feet</td>
<td>30 feet interior lot: 40 feet corner lot 100 feet 20 feet 0 feet one side; 5 feet other side 15 feet 25 feet</td>
<td>not applicable 3 stories</td>
</tr>
<tr>
<td>Two-Family Dwellings</td>
<td>7,000 square feet</td>
<td>70 feet 100 feet 15 feet Same as single-family dwellings above 15 feet 25 feet</td>
<td>not applicable 3 stories</td>
</tr>
<tr>
<td>Single-Family Attached Dwellings</td>
<td>1,000 square feet minimum; average of 2,000 square feet 16 feet none 20 feet none 15 feet 25 feet maximum length: 8 units</td>
<td></td>
<td>3 stories</td>
</tr>
<tr>
<td>Multiple-Family Dwellings</td>
<td>10,000 square feet</td>
<td>80 feet 100 feet 15 feet 15 feet on each side 15 feet 25 feet</td>
<td>not applicable 3 stories</td>
</tr>
<tr>
<td>Any Permitted Principal Non-Residential Use</td>
<td>12,000 square feet</td>
<td>80 feet 100 feet 15 feet 15 feet on each side 15 feet 25 feet 20,000 square feet of gross building floor area per acre</td>
<td>3 stories</td>
</tr>
</tbody>
</table>

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).