

CHAPTER VII SUPPLEMENT— MIXED USE RESIDENTIAL DISTRICT (Ord. 603, 1/05)

A. What This Chapter Does. This chapter establishes the Mixed Use Residential Zoning District (XRZD). This chapter is a special district that allows for the continuation of a neighborhood with single-family homes and townhouses that are connected to municipal services.

B. Land Use. The permitted and special uses allowed in this district shall be as shown in Table VII-Supp. 1. All uses not explicitly permitted are prohibited.

Table VII—Supp.1. XRZD Land Use

| <i>permitted uses</i> | <i>special permit uses</i> |
|--|---|
| single-family dwellings | churches |
| townhouses | day care centers and elementary schools |
| Common areas, recreational buildings and uses, club houses | |
| accessory uses customarily associated with the permitted and special permit uses | |
| home occupations in compliance with Appendix D | |
| Minor utility installations - see II.D.6. | |

C. Specification Standards. The specification standards for this district are shown in Table VII-Supp.2.

D. Performance Standards. All developments shall comply with the performance standards of Chapter XVIII, as applicable, and the following additional performance standards:

1. The additional standards as listed in the MRZD standards, Chapter VII, section D.1 through D.3, except as provided in this chapter and as listed below, shall apply.
2. Chapter XVIII.Q shall apply with the following modification:
 Streets having a right-of-way width of 40 feet or less and a length of 200' or less shall not be required to provide sidewalks.

E. Overlay Districts. All developments shall comply with the additional requirements imposed by overlay districts.

F. Density. As per LRZD standards or less.

Table VII-Supp.2. XRZD Specification Standards

| <i>standard</i> | <i>specification</i> | <i>standard</i> | <i>specification</i> |
|---|--|---|---|
| minimum lot size (square feet) | single family – 5,900 townhouse – 3,400 special permit use – 5,000 | lot size for each add'l unit in multiple-family dwellings (square feet) | 1000 |
| minimum lot width, at front setback line (feet) | single family -- 60 townhouse -- 40 | minimum front yard setback (feet) | building wall - 20 open porches, decks – 10 |
| minimum rear yard setback (feet) | 15 | minimum side yard setback (feet) | side yard - 5 common wall - 0 |
| maximum height (feet) | 30** | maximum lot coverage | single family lot 10,000 square feet or greater – 35% *** single family lot < 10,000 square feet – 55% *** townhouse lot with townhouse – 65% *** |
| parking spaces | see Appendix E | | |
| maximum number of units per building | townhouse – 3 | | |

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

See Chapter XXI.FFF for definition of 'townhouse'.