

605. **10,000 Square Feet Residential District (MR-10).**

**Intent.** It is the intent of this district to provide areas for single family residential development, low to moderate density, and to discourage the encroachment of commercial, industrial or other uses capable of adversely affecting the residential character of this district.

605.1 Permitted Uses. The following uses shall be permitted in a MR-10 Residential District:

605.101 Single-family dwellings, (including mobile homes);

605.102 Public buildings, facility or land; and,

605.103 Accessory uses, including telephone booths associated with non-residential uses.

605.2 Conditional Uses. The following uses shall be allowed in any MR-10 Residential District on a conditional basis, subject to the conditions set forth:

605.201 Utility substations or subinstallations including water towers, provided that:

605.2011 Such uses is enclosed by a fence or wall at least six (6) feet in height above finished grade;

605.2012 There is neither office nor commercial operation nor storage of vehicles or equipment on the premises; and,

605.2013 A landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility.

605.202 One accessory dwelling unit shall be allowed on a parcel with a principal use if the total parcel area is at least 12,000 square feet. Additionally, an accessory dwelling unit shall not be permitted as an accessory to a mobile home and the habitable space of the accessory unit shall not exceed nine hundred (90) square feet;  
*(Amended Ord. 2018-05)*

605.3 Other Requirements.

605.301 All allowed uses shall be required to conform to the standards set forth in Article VII.

- 605.302 Uses allowed in this district shall meet all standards set forth in Article X, pertaining to off-street parking, loading and other requirements.
  
- 605.303 Signs permitted in MR-10 Districts, including the conditions under which they may be located, are set forth in Article IX.