

**Chapter 9-16**

**MLDR MEDIUM LOW DENSITY RESIDENTIAL DISTRICT**

**Sections:**

- 9-16.010 Purpose and intent.**
- 9-16.020 Permitted uses.**
- 9-16.030 Applicable areas.**
- 9-16.040 Animal husbandry.**
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**9-16.010 Purpose and intent.**

The medium low density residential district is established to provide for medium low density attached or detached residential neighborhoods. This district is characterized by small lot single family homes, patio homes, duplexes, condominiums, and townhouses. (Ord. 98-8 § 2 (part): prior code § 9-09.010)

**9-16.020 Permitted uses.**

Table 9-16.020 contains a listing of permitted uses, and accessory uses within the district. Uses in the table are permitted subject to the permit criteria referenced. Any use not included shall be considered prohibited.

**Table 9-16.020  
MEDIUM LOW DENSITY RESIDENTIAL USES**

Uses	Permitted	Accessory	Reference
Accessory living quarters/second unit housing	P		See Chapter 9-68
Accessory structure		P	See Chapter 9-70
Animals/pets		♦	See Chapter 9-56
Athletic fields	S		
Boarding house	C		
Church/temple	C		
Communication facility	♦		See Chapter 9-58
Community care facility	♦		See Chapter 9-64
Construction office	T		
Drainage facility		P	
Dwelling, duplex	P		
Dwelling, multiple-family	S		
Dwelling, single-family attached	P		
Dwelling, single-family detached	P		
Family day care – large	♦		See Chapter 9-64
Family day care – small	♦		See Chapter 9-64
Fire/police station	C		
Game court		♦	See Chapter 9-70
Garage and/or yard sales	♦		See Chapter 9-62
Greenhouse		P	
Guest quarters/guest house		P	
Home occupation	♦		See Chapter 9-60
Library, public	C		
Manufactured home	S		
Mobilehome	S		
Park, public/private	S		

**Table 9-16.020  
MEDIUM LOW DENSITY RESIDENTIAL USES (Continued)**

Uses	Permitted	Accessory	Reference
Recreation facility, private		P	
Recreational vehicle storage, private		P	
School, private	C		
School, public	C		
Senior center	C		
Swim club	C		
Tennis club	C		

Note: Use is permitted subject to issuance of:

C = Conditional use permit (CUP)

S = Site development permit (SDP)

T = Temporary use permit (TUP)

P = Permitted

◆ = Special requirements

(Ord. 2011-4 § 1 (Exh. A (part)); Ord. 2003-5 Exh. A § C; Ord. 2002-1 Exh. A § 3 (part); Ord. 98-8 § 2 (part); prior code § 9-09.020)

**9-16.030 Applicable areas.**

The regulations and standards contained in this section shall apply to all properties designated as medium low density residential on the city zoning map. (Ord. 98-8 § 2 (part); prior code § 9-09.030)

**9-16.040 Animal husbandry.**

Limited animal husbandry is permitted by this zone. Chapter 9-56 of this code prescribes standards for the keeping of animals. It is the intent of this zone to restrict

the keeping of animals to typical domestic varieties. (Ord. 98-8 § 2 (part); prior code § 9-09.040)

**9-16.050 Standards.**

The standards applicable to this district are shown within Table 9-16.050. Some medium low density residential properties may be further limited as to use or development due to application of hillside design requirements contained in Chapter 9-50 of this code.

**Table 9-16.050  
MEDIUM LOW DENSITY RESIDENTIAL ZONING STANDARDS**

Item	Standard
<b>Minimum lot size</b>	7,200 sq. ft.
Minimum lot width:	
Standard lot	60 ft.
Cul-de-sac	30 ft.
Flag lot	20 ft.
Minimum lot depth	80 ft.
Maximum lot coverage	60%
Maximum floor area ratio (FAR)	0.55 (includes garages)*#
Maximum density	6.5 – 12.5 DUs/AC (gross)
Maximum building height	35 ft.

**Table 9-16.050**  
**MEDIUM LOW DENSITY RESIDENTIAL ZONING STANDARDS (Continued)**

<b>Item</b>	<b>Standard</b>
Minimum front yard setback	20 ft. from ultimate right-of-way 15 ft. from access connection to main lot for flag lots All front yard setback areas except those used for a lawful driveway, and pedestrian walkway not to exceed five feet in width, shall be landscaped**
Minimum side yard setback:	
Interior	5 ft.
Street	10 ft.
Flag lot	10 ft.
Minimum rear yard setback:	
Standard lot	25 ft.
Through lot	25 ft.
Cul-de-sac/gore shaped lots	15 ft.
Minimum building separation:	
Main→Main	10 ft.
Main→Accessory	2.5 ft.
Accessory→Accessory	2.5 ft.
Parking standards	See Chapter 9-44
Signage	See Chapter 9-42

\* Properties that exceed the .55 FAR may request additional square footage through a minor site development permit.

# Maximum FAR applies only to single-family detached properties.

\*\* Landscaped means the planting and maintenance (live, healthy, and weed free condition) of some combination of trees, shrubs, vines, groundcovers, flowers, or lawns.

(Ord. 2003-3 Exh. A § 2; Ord. 2001-7 § 2 (part), 2001: Ord. 98-8 § 2 (part): prior code § 9-09.050)