

Section 31 - Mountain Residential District

(orig. 3-26-13)

A. Intent and Purpose

1. The Mountain Residential Zone District is intended to provide for low to medium density residential development including both single-family and two-family dwellings, where allowed. Certain agricultural uses which are compatible with this development. (orig.3-26-13)
2. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements for each specific mountain residential zone district. (orig.3-26-13)
3. The Mountain Residential zone districts are divided as follows: (orig.3-26-13)
 - a. Mountain Residential-One (MR-1)
 - b. Mountain Residential-Two (MR-2)
 - c. Mountain Residential-Three (MR-3)

B. Permitted Uses (orig.3-26-13)

Uses	MR-1	MR-2	MR-3
Single-family dwelling	X	X	X
Two-family dwelling or duplexes		X	X
Group Home for up to 8 aged persons not located within 750 ft of another such group home; state licensed group home for up to 8 developmentally disabled persons not located within 750 ft of another such group home; state licensed group home for up to 8 mentally ill persons not located within 750 ft of another such group home or group home for the aged or developmentally disabled persons.	X	X	X
Public park, Class I public recreation facilities.	X	X	X
Telecommunication Land Uses shall comply with the provisions of the Telecommunication Uses Section of the Zoning Resolution.	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X

C. Accessory Uses (orig.3-26-13; am.7-17-18)

Uses	MR-1	MR-2	MR-3
Private garage, mini-structure, storage shed.	X	X	X
Private greenhouse and nursery, non-commercial conservatory for plants and flowers.	X	X	
Private poultry house and pigeon coop max. 400 square feet of floor area, private rabbit or chinchilla hutch with no more than 100 square feet of floor area.	X	X	
Private building or kennel for housing dogs, cats and similar domesticated pets. ¹	X	X	X
Private stable and/or barn for keeping horses, cattle, sheep, goats or other similar domesticated animals. See general requirements below.	X	X	
Home occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupations Section of this Zoning Resolution are met.	X	X	X
Accessory Uses per the Accessory Use Section of the Zoning Resolution.	X	X	X

¹ But not including horses, cattle, sheep, goats, chickens, ducks, geese or other fowl. The maximum total number of dogs, cats and similar domestic pets which may be kept shall be 3. Offspring of domestic pets may be kept until weaned.

D. Special Uses

The following uses shall be permitted only upon review by the Planning Commission and approval by the Board of County Commissioners: (orig. 3-26-13)

Uses	MR-1	MR-2	MR-3
Religious Assemblies and related uses, parish house and/or parsonage.	X	X	X
Private nonprofit museum	X	X	X
Cable television reception station	X	X	X
Water supply reservoir and irrigation canal	X	X	X
A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X	X	X
Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal care boarding home, specialized group facility, receiving home for more than 4 foster home residents, residential child care facility or shelter from domestic violence, licensed or certified by state if applicable, in which 7 or more residents who are not legally related live and cook together as a single housekeeper unit not located within 750 ft of another similar type home or shelter.	X	X	X
Group home for the aged, group home for the developmentally disabled, group home for the mentally ill persons, licensed or certified by the state if applicable, in which 9 or more residents who are not legally related live and cook together as a single housekeeper unit, where such home is not located within 750 ft of another similar type home, licensed or certified by the state if applicable.	X	X	X
Parochial and private schools. Not included are private vocational, trade or professional schools, schools of art, music or dance and schools for subnormal or mentally disturbed adults. Exceptions listed above shall not preclude those occupations authorized by the Board of Adjustment or the Home Occupations Section of this Zoning Resolution.	X	X	X
State licensed day-care center or preschool or nursery.	X	X	X
Oil and gas drilling operations. Such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except as modified by the Board of County Commissioners in the resolution approving the Special Use.	X	X	X
Class I or II commercial recreational facility. Class II public recreational facility.	X	X	X

E. Lot and Building Standards (orig.3-26-13; am. 7-17-18)

District	Front Setback	
	Primary Structure/All Garages	All Other Accessory Structure
MR-1	30 ft.	Housing Livestock – 100 ft. All Other Accessory Structure – 50 ft.
MR-2	30 ft.	Housing Livestock – 100 ft. All Other Accessory structure – 50 ft.
MR-3	30 ft.	All Other Accessory Structure – 50 ft.

District	Side Setbacks ¹		Rear Setback
	All Structures	Adjacent to street/road	All Structures
MR-1	20ft.	30 ft.	20ft.
MR-2	15ft	30 ft.	20ft.
MR-3	15ft	30 ft.	20ft.

¹ For a two-family dwelling, no side setback shall be required where there is a common wall shared between buildings on adjacent lots.

District	Building Height		Lot Size		
	Primary	Accessory ¹	Single Family	Duplex	Two-Family
MR-1	45 ft.	25 ft.	17,400 s.f.	n/a	n/a
MR-2	45 ft.	25 ft.	17,400 s.f.	½ acre (21,780 s.f.)	½ acre (21,780 s.f.) with a minimum of 10,000 square feet per unit
MR-3	45 ft.	25 ft.	6,250 s.f.	9,000 s.f.	9,000 sf. with a minimum of 4,000 s.f. per unit

¹ No such building shall exceed the lesser of the height indicated or the height of the primary structure.

F. Fences

1. Maximum fence height: 6 feet. (orig.3-26-13)
2. No fence more than 42 inches in height of any type shall be permitted within the front setback line and the front lot line. (orig.3-26-13)
3. No barbed wire or electric fence shall be permitted in this zone district. (orig.3-26-13)
4. On adjacent lots where allowed fence heights differ, the lower height restriction shall govern. (orig.3-26-13)

G. General Requirements

1. Corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig.3-26-13)
2. No structure may be erected, placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig.3-26-13)

H. Animals

1. Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and/or animals. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line and shall conform to the side and rear setback requirements for a dwelling. (orig.3-26-13)
2. Stallions or bulls shall be kept in a pen, corral or run area enclosed by a 6-foot chain link fence, or material equal or greater in strength, except when it is necessary to remove them for training, breeding or other similar purposes. (orig.3-26-13)
3. Where allowed the keeping of horses, cattle, sheep, goats, or other similar domesticated animals shall be kept in a fenced area. The total number of animals, listed above, is limited as follows. (orig.3-26-13)
 The minimum square footage of open lot area, available to animals, shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. The total number of such animals that may be kept shall not exceed 4 per 1 acre; except that offspring of animals on the property may be kept until weaned. (orig.3-26-13; am. 7-17-18)