

- (5) Corner Lots and Irregular Lots will have all street front setback guidelines and remaining sides will be considered side setbacks.
- (6) Any deviations from setback requirements will require a plan review and approval of a variance unless a lesser setback is identified in the recorded plat of the approved residential subdivision.

(g) Maximum Building Height:

- (1) Multi-unit residential structures in the “MRC” Mixed Residential and Commercial District can be thirty-five (35) feet or less in height.
- (2) Multi-Unit Residential and Commercial building structures in the “MRC” Mixed Residential and Commercial District can be forty-five (45) feet or less. Buildings with a mixture of residential and commercial use must have a minimum amount of thirty-three (33%) percent of the building use allocated for the commercial businesses. The Residential/Commercial buildings in this zoning will not exceed three (3) stories.
- (3) Commercial building structures in the “MRC” Mixed Residential and Commercial District can be forty-five (45) feet or less. Buildings with a mixture of residential and commercial use must have a minimum amount of thirty-three (33%) percent of the building use allocated for the commercial businesses. The Residential/Commercial buildings in this zoning will not exceed three (3) stories.
- (4) The height of detached accessory structures will be twenty-six (26) feet or less, this height restriction is applicable to structures that are set back from the property line of not less than fifteen (15) feet from the side property line and not less than twenty (20) feet from the rear property line. All detached accessory structures will be placed behind the front plan of the existing residential/commercial structure.
 - aa. Detached accessory structures of with a total square footage equal to or under Three Hundred (300) square feet and are placed within the allowable ten (10) foot rear setback and ten (10) foot side setback; will have a height restriction of fourteen (14) feet in height or less. Special consideration for setback is made for properties that have a total square footage under Ten Thousand (10,000) square feet.
- (5) Roof eaves for non-sprinkled buildings will be twenty-eight (28) feet or less from the finished grade elevation.

(h) Vehicular Parking and Storage:

- (1) A minimum of six hundred (600) square feet of off-street parking will be provided for each dwelling unit located on the property, parking requirements for multi-unit residential structures will be met through the construction and use of centralized vehicular parking areas, driveways associated with each dwelling unit, and/or private garages.
- (2) Recreational vehicles (RVs), recreational watercrafts and travel trailers shall be parked as not to obstruct the view of traffic and must follow guidelines set forth by the Covenants, Conditions and Restrictions (CCRs) established by the residential unit and/or subdivision, if applicable. All vehicles, boats and/or trailers are to be parked on the property owners, **private property.**
- (3) Recreational vehicles (RVs) and/or travel trailers used during construction or maintenance activities; these vehicles are to be parked on the private property that the activity is taking place on and will be removed promptly when construction and/or the maintenance has been completed.

MRC

| TABLE 3-1 MINIMUM OFF-STREET PARKING REQUIREMENTS MRC DISTRICT | |
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| <i>Type of Use</i> | <i>Standard</i> |
| Multi-Unit Residential | 2 parking spaces per dwelling unit; multi-unit buildings with more than 4 dwelling units will also have one guest parking space for every two dwelling units |
| Motel/Hotel | 1 parking space per guest room |
| Inns or Lodges | 1 per guest room; 35% of total seating capacity of associated café & restaurant operations |
| Medical and Veterinary Clinics | 1 per 400- 600 square feet of floor space |
| Commercial Offices | 1 per 400- 600 square feet of retail floor space |
| Cafes and Restaurants (including fast-food outlets with seating) | Number of parking spaces will equal 35% of total seating capacity |
| Fast-food Outlets (with no seating) | 1 per number of employees for average work shift |
| Retail Stores | 1 per 400- 600 square feet of retail floor space |
| Self-Storage Facilities | 1 per every 2,000 square feet of storage space |
| Commercial Services | 1 per 400- 600 square feet of retail floor space |
| Service and Repair Establishments | 4 per service bay plus 1 per employee. |
| Cabinet, plumbing, welding, and steel fabrication shops | One parking space every 800 square feet of floor space plus 1 per employee. |
| Commercial Recreational Facilities | 1 parking space for 25% of the total number of customers that can be served at any given time |
| Mixed Residential and Commercial Building | Cumulative parking requirements for both multi-unit residential structures and commercial facilities |

(i) Fencing:

- (1) Fences shall be no more than four (4) feet high between the front building line and front property line. Structural posts associated with this fencing will be situated on the interior side of the fence.
- (2) Perimeter fences along side or rear property lines shall be no more than seven (7) feet high for residential lots and no more than eight (8) feet high for commercial lots. Fences will not be constructed on top of property lines. Structural posts associated with all perimeter fences will be situated on the interior side of the fence.
- (3) Electric and barbed wire fencing is **prohibited** below six (6) feet.
- (4) Fencing and walls may be placed within drainage and utility easements, locates will be required by utility company. **If fencing or walls are damaged due to utility improvements, repairs, snow removal, etc., the owner will accept full responsibility for any and all costs for repairs.**
- (5) Construction fences are allowed during initial construction of a primary structure. It will be constructed on the property of the primary building site. The permit is issued along with the Residential Building permit. The Certificate of Occupancy will not be issued until the construction fence is removed.
- (6) Snow fences are allowed between the months of October and May of the following year. A snow fence will not impede the removal of snow from the public rights of way, must be maintained and preferably of a neutral or black color.