

4.8. Medium Density Residential District (MDR).

4.8.1. Purpose and Intent.

The objective of the Medium Density Residential District (MDR) is primarily to provide a variety of single-family dwellings and other residential uses. The district includes existing dense neighborhoods prime for infill and redevelopment as well as land located close to mixed use activity centers. New residential neighborhoods will be walkable and should be accessible via local streets to parks, open space, schools and civic activities. The development standards in the MDR District ensure that new development in this district is appropriately scaled to transition between low-density housing and denser commercial areas. New development should be designed so that its form, height, and proportion are compatible with existing adjacent development.

4.8.2. Development Emphasis.

The standards in this district shall ensure that there are attractive development and redevelopment opportunities for new housing near the center of Tupelo. Standards shall be designed to offer more housing types that are designed to keep neighborhoods and property values stable; to improve walkability and connectivity of residential areas; and to provide a transition between low density residential areas and mixed use areas.

4.8.3. Flexibility Options.

Compatibility with existing development will be the top priority in MDR. Other standards include setbacks, lot dimensions, and lot coverage. At points of transition between different types of development or land uses, dimensions and density may increase or decrease to allow buildings to buffer between higher and lower intensity uses or structures. Pedestrian and/or bike connectivity may substitute for street connectivity.

4.8.4. Development Standards.

Medium-Density Residential District (MDR)	
Minimum/Maximum Lot Size*	4,000 sq. ft. min. for traditional housing; 6,000 sq. ft. min/14,520 sq. ft. max for residential; 6,000 sq. ft. min/1 acre max for non-residential
Minimum/Maximum Width*	50 ft. min/90 ft. max for residential; 50 ft min for non-residential
Minimum/Maximum Front Setback**	10 ft. min/30 ft. max for residential; 10 ft. min/50 ft. max for non-residential
Minimum/Maximum Side Setback***	5 ft. minimum/40 ft. maximum
Minimum/Maximum Rear Setback	10 ft. minimum/no maximum
Maximum Height****	2 stories
Minimum/Maximum density	3-7 dwelling units/acre

Open Space Amenity	10%
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* Existing parcels of land are exempt from minimum and maximum lot size and width requirements. A property owner will not be required to subdivide an existing parcel to conform to any minimum requirements.

** Traditional housing developments must build to a maximum ten foot front setback.

*** Residential units such as townhouses may be attached with a zero foot setback. A five foot minimum setback shall be required on all other development.

***** Existing parcels of land are exempt from minimum density requirements.

4.8.5. Uses.

4.8.5.1. Uses by Right - MDR.

- (1) Detached Dwellings
- (2) Patio Home/Zero-Lot-Line Home
- (3) Townhouse
- (4) Bed and Breakfast
- (5) Day Care Home, Small
- (6) Home Occupation
- (7) Park and/or Open Space
- (8) Public Safety Station
- (9) Satellite Dish Antennae
- (10) Swimming Pool

4.8.5.2. Uses by Compatibility - MDR.

- (1) Accessory Dwelling Unit
- (2) Campground and/or RV Park
- (3) Congregate Living 1*
- (4) Day Care Home, Large
- (5) Duplex Dwelling
- (6) Educational Facility, K-12
- (7) Golf Course and/or Country Club
- (8) Library
- (9) Museum
- (10) Place of Assembly and/or Worship
- (11) Recreational Facility, Outdoor
- (12) Utility, Minor

4.8.5.3. Uses by Flexibility - MDR.

- (1) Duplex Dwelling
- (2) Cemetery
- (3) Crematory
- (4) Dog Kennel
- (5) Funeral Home
- (6) Home Business

* Congregate Living structures or facilities of any classification may not be located less than 2,500 feet from an existing use of the same classification.