

## ARTICLE 10

### MR, MULTIPLE-HOUSEHOLD RESIDENTIAL ZONING DISTRICTS

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#### **1001 Purpose**

MR (Multiple-Household Residential) Zoning Districts are established to achieve the following purposes:

- 1001.01** To provide high-density residential development in locations with adequate infrastructure;
- 1001.02** To allow only those additional uses that are complementary to higher density residential uses; and
- 1001.03** To stabilize and protect residential development.

#### **1002 Division of MR Zoning Districts**

The MR (Multiple-Household Residential) Zoning District shall be further divided into the following density districts, which are so designated on the Official Zoning District Map, and subject to the regulations herein:

**1002.01** MR-1

**1002.02** MR-2

Existing MR-A, MR-B, and MR-C Zoning Districts shall be subject to the requirements of the MR-1 Zoning District. Existing MH-72, MH-54, MH-36, and MH-18 Zoning Districts shall be subject to the requirements of the MR-2 Zoning District. See Section 1004.01 for minimum site areas and maximum density.

#### **1003 Permitted Principal Uses**

The following uses shall be permitted in all MR Zoning Districts, provided that they conform to the applicable site development standards for such uses set forth below, and meet any other requirements for such uses found in these Zoning Regulations, such as off-site road and drainage improvements.

#### **Use**

- 1003.01** MR-1 Single - and Multiple-Household Dwellings excluding Rehabilitated Mobile Homes, Manufactured Homes, and Recreational Vehicles.  
  
MR-2 Single - and Multiple-Household Dwellings including Rehabilitated Mobile Homes, Manufactured Homes, Mobile Home Parks, Manufactured Home Parks and Recreational Vehicle Parks; subject to the maximum densities of Section 1004.01. The standards set forth in Article 18 shall apply.
- 1003.02** Group Quarters.
- 1003.03** Educational Services.
- 1003.04** Utility Installations not otherwise exempted by Article 20, other than Electric Generation Plants, Regional Sewage Treatment Plants, Solid Waste Landfills or Incinerators.
- 1003.05** Churches or places of religious worship.

**1003.06** Recreational Facilities, Indoor and/or Outdoor, approved as part of a subdivision review process for subdivision residents and guests only.

**1003.07** Residential Care Homes.

**1003.08** Emergency Vehicle Stations not otherwise exempted by Article 20.

**1003.09** Community Gardens.

#### **1004 Site Development Standards**

All uses permitted in MR Zoning Districts shall conform to the following minimum site development standards in addition to the provisions of Article 18:

##### **1004.01 Minimum Site Area and Maximum Density**

<b>District</b>	<b>Minimum Site Area</b>	<b>Maximum Density</b>
MR-1	3,600-square feet	One dwelling unit per 3,600-square feet
MR-2	3,600-square feet	One dwelling unit per 3,600-square feet
<b>Previously</b>	<b>Minimum Site Area</b>	<b>Maximum Density</b>
MH-18	1,800-square feet	One dwelling unit per 1,800 square feet
MH-36	3,600-square feet	One dwelling unit per 3,600-square feet
MH-54	5,400-square feet	One dwelling unit per 5,400-square feet
MH-72	7,200-square feet	One dwelling unit per 7,200-square feet

##### **1004.02 Maximum Height**

Principal structure	40-feet above grade
Accessory structure	20-feet above grade
Wall or fence	8-feet above grade

##### **1004.03 Setbacks, Principal and Accessory Structures/Uses**

The minimum setback shall be measured from the closest point on the property line or the edge of road travelway to the structure/use, whichever is closer. The minimum required setbacks for permitted uses are:

- A. For those MR Zoning Districts which abut MR, NB, GB, LI, HI, or PD Zoning Districts, the setback shall be a minimum of 7.5-feet. Zero lot lines between townhouses or condominiums within an approved subdivision shall be permitted.
- B. For those MR Zoning Districts which abut RU, R, SM, or SR Zoning Districts, the setback shall be a minimum of 20-feet. Zero lot lines between townhouses or condominiums within an approved subdivision shall be permitted.

##### **1004.04 Maximum Site Coverage**

70-percent.

#### **1004.05 Distance Between Structures**

Except as otherwise provided in these Zoning Regulations, a minimum distance between principal structures shall be 15-feet; 10-feet for multiple-household structures. Nothing herein shall prevent permanent attachment of principal structures.

#### **1004.06 Screening**

In Category A, B and C Growth Areas whenever a non-residential use abuts a residential Zoning District or is separated therefrom by an alley, the developed area of the non-residential site shall be screened with a 6-foot high solid screen (see Article 2 for definition). Non-residential outdoor storage shall be screened regardless of abutting Zoning District. The County Zoning Inspector may defer the screening if the abutting residentially-zoned property is not yet developed with a residential use. In Category D (Rural) Areas, whenever a non-residential use abuts an area designated as Rural Residential (RR), the developed area of the non-residential site shall be screened with a 6-foot high solid screen; otherwise screening is not required.

#### **1004.07 Residential Subdivision Options**

Pursuant to the Cochise County Subdivision Regulations, Minor Expedited Residential Subdivision and Residential Conservation Subdivision options providing a wider latitude of design, more economic use of land and density bonuses are available for development of residential subdivisions.

### **1005 Permitted Accessory Uses**

Accessory uses are permitted in the MR Zoning District provided they are customarily incidental to an established permitted principal use. For residential uses, the following additional accessory uses and structures shall be permitted:

#### **1005.01 Recreational Vehicles (RV's) are allowed as follows:**

- A. No permit is required for storage of no more than two RV's on a parcel.
- B. Temporary occupancy of one RV in conjunction with a permitted principal use up to six months in a calendar year with a required Temporary Use Permit; stays of 15-consecutive days or less do not require a permit.
- C. Temporary occupancy of RV's in conjunction with the construction of a residential or non-residential permitted principal use. Such occupancy shall be limited to the length of the building permit with a required Temporary Use Permit, subject to procedures in Article 17.
- D. Recreational vehicles accessory to a principal permitted use may not be rented out.

**1005.02** Rooms in the principal dwelling for roomers, not exceeding two-such persons per dwelling unit (no permit is required).

**1005.03** Family Cemeteries on a minimum parcel of one-acre, subject to procedures in Article 18 (informational permit is required).

**1005.04** Home Occupations.

**1005.05** Wind Energy Systems, subject to site development standards in Article 18.

**1005.06** Solar Energy Systems, subject to site development standards in Article 18.

**1006 Special Use Authorization**

The following land uses require a Special Use Authorization from the Planning Commission in the MR Zoning Districts, subject to the procedures and review criteria set forth in Article 17. If granted, each land use will also require a Non-Residential Use permit.

**1006.01** Welfare and/or Charitable Services.

**1006.02** Regional Sewage Treatment Plants.

**1006.03** Hospitals.

**1006.04** Cultural, Historic and/or Nature Exhibits.

**1006.05** Recreational Facilities, Indoor and/or Outdoor.

**1006.06** Civic, Social, Fraternal, and/or Business Associations.

**1006.07** Golf Courses, subject to the site development standards in Article 18.

**1006.08** Cemeteries.

**1006.09** Grocery Stores.

**1006.10** Personal and Professional Services.

**1006.11** Residential Care Institutions.

**1006.12** Health Clinics.

**1006.13** Day Care Facilities or Establishments.

**1006.14** Farmers Markets.