# ORDINANCE NO. 894

**AN ORDINANCE AMENDING ORDINANCE NOS. 725 & 886 ALLOWING FOR UP TO 24 DWELLING UNITS PER STRUCTURE AS A MATTER OF RIGHT AND UP TO 24 UNITS PER NET ACRE AS A MATTER OF RIGHT WITHIN THE MEDIUM DENSITY TWO "MDR2" ZONE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.**

SECTION I. Ordinance No. 725 is hereby amended as follows:

Section 3.61 is hereby amended to read as follows:

**Section 3.61 Medium Density Residential 2 (MDR2):**
The Medium Density Residential 2 is established to protect stable neighborhoods of detached single family dwellings on smaller lots and to act as a buffer between single family dwellings and non single family zones. Restoration or rehabilitation of older homes in this district shall be encouraged. Up to 24 units per net acre shall be allowed, with an atmosphere consistent with low building heights, low traffic volumes, ample off-street parking, and low nuisances associated with higher density zoning. Structures within this zone shall have no more than 24 Dwelling Units in any one structure, with maximum lot coverage of no more than 80%. Setback and minimum lot size requirements in MDR2 shall be the same as in MDR1.

| DISTRICT | USES | | STANDARDS FOR USES BY RIGHT | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | By Right | Conditional | Minimum Lot Area | Minimum Lot Width | Minimum Front Yard | Minimum Rear Yard | Minimum Side Yard | Maximum Lot Coverage | Maximum Building Height |
| MDR2 | Same as LDR1 | Same as LDR1 plus | 4,500 sq.ft. Plus 1,500 sq. ft. for each additional dwelling unit | 60 ft. | 25 ft. | 20 ft. | 4" for every 1' of building height: 6' minimum | 80% | 30 ft. |
| | up to 24 dwelling units per structure | | | | | | | | |
| | Limited home occupations | Boarding house | | | | | | | |
| | | Nursing homes | | | | | | | |
| | Child care centers and nurseries | Mobile home courts and subdivisions | | | | | | | |
| | | Dormitory housing, fraternity, sorority | | | | | | | |
| | | Separate Parking Lots | | | | | | | |

SECTION II. This ordinance shall take effect and be in force from and after its passage and publication as required by law.

PASSED AND APPROVED BY THE REXBURG CITY COUNCIL, THIS 4th DAY OF JUNE, 2003.

Bruce Sutherland, Mayor

ATTEST:

Blair D. Kay
Blair D. Kay, City Clerk

(SEAL)

STATE OF IDAHO )
:ss
County of Madison )

I, Blair D. Kay, City Clerk of the City of Rexburg, Madison County, Idaho, do hereby certify: That the above and foregoing is a full, true and correct copy of the Ordinance entitled:

AN ORDINANCE AMENDING ORDINANCE NO'S: 725 & 886 ALLOWING FOR UP TO 24 DWELLING UNITS PER STRUCTURE AS A MATTER OF RIGHT AND UP TO 24 UNITS PER NET ACRE AS A MATTER OF RIGHT WITHIN THE MEDIUM DENSITY TWO "MDR2" ZONE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE..

Passed by the City Council and approved by the Mayor this 4th day of June, 2003.

Blair D. Kay

Blair D. Kay, City Clerk

(SEAL)