

10.03.030 MFR district – Multifamily residential district (medium density).

A. Intent. The intent of this district is to allow for a slightly greater density of residential land use than is permitted in an R-1 district. The intent of the zone is to allow these increased densities only where it is feasible to provide an increased level of community services, such as a community sewage disposal system or a community water system. This district is intended to act as a buffer area between the existing low density, rural residential areas of the community and the proposed higher intensity uses along the highways and near major intersections.

B. Permitted Uses and Structures.

1. The MFR district allows the development of single-family homes, modular homes, two-family dwellings and multifamily dwellings on individual lots. Multifamily dwellings that exceed four units require a variance has been obtained from the City of Houston.

2. In addition to the residential uses, the district allows uses such as public schools and libraries, nursery schools, day care centers, parks and playgrounds, churches, small agricultural uses including plant nurseries and truck gardens, as long as no odors or dusts are created affecting adjacent properties. Any use not consistent with the uses listed under permitted or conditional uses and not a nonconforming use lawful before the effective date of the ordinance codified in this title is prohibited.

C. Conditional Uses. Natural resource extraction, telecommunication towers and mobile home parks may be conditionally permitted pursuant to the requirements of Chapter 10.07 HMC.

D. Permitted Accessory Uses and Structures. The MFR district allows uses and/or structures which are necessary and desirable adjuncts to the permitted uses, where such accessory uses and structures are clearly secondary and incidental to the primary use of the property as a residence, and are under the management and control of the owner or resident of the dwellings on the lot. This includes private garages, up to five dogs allowed, private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers and travel trailers, in a safe and orderly manner; storage buildings; and other incidental structures and uses. Home occupations are permitted accessory uses defined in HMC 10.01.040 and regulated in HMC 10.04.020.

E. Minimum Lot Requirements – Lot Area. The minimum lot size shall be 20,000 square feet. The maximum number of units allowed on a particular lot for multifamily use shall be determined by the capacity of the water and sewer systems to provide adequate service. Community water and/or sewer systems shall have Department of Environmental Conservation approval.

F. Parking. See HMC 10.04.060.

G. Signs. See Chapter 10.05 HMC. (Ord. 08-13 § 5, 2008; Ord. 09-23 § 4, 2009; Ord. 11-06 § 4(3), 2011. Formerly Ch. 10.41 Art. IV)