

**Chapter 38**  
**Mixed Use Residential Zoning District**

The Mixed-Use Residential Zoning District (MURZD) is contained within Williston's State-Designated Growth Center

**38.1 Purpose – Boundaries – Permitted Uses**

**38.1.1 What are the boundaries of the MURZD?** The boundaries of the Mixed-Use Residential Zoning District are shown on the official zoning map that accompanies this bylaw.

**38.1.2 What is the purpose of MURZD?** This zoning district is north and east of the Allen Brook and is developed with residential uses and is transitional between the Growth Center Form-Based Code Zoning District and residential neighborhoods to the north and east.

**38.1.3 What uses are permitted in the MURZD?**

38.1.3.1 Only Residential uses subject to all applicable standards in this bylaw, are allowed north of Allen Brook in this district.

**38.2 Permits.** Permit requirements are explained in Chapters 4-6 of this bylaw.

**38.3 Standards**

**38.3.1 What dimensional standards apply in this zoning district?** The following standards in 38.3.1.1-38.3.1.5 apply:

38.3.1.1 Is there a maximum building height? Building height is limited to 36 feet.

38.3.1.2 Are there property line setbacks? Setbacks from rear and side property lines in this zoning district are controlled by the landscaped buffer requirements of Chapter 23 of this bylaw.

38.3.1.3 Are there setbacks from roads? Yes. The minimum setbacks from roads in this zoning district shall be:

- from the right-of-way of I-89, 150 feet; and
- from the right-of-way of an arterial road, 50 feet.
- There is no minimum setback from other roads. New buildings in this zoning district should have a direct and immediate relationship to the street. A sidewalk or recreation path must be provided along with street trees. Depending on the proposed character and intensity of the development the DRB may permit street trees to be installed in tree wells in a wide sidewalk or it may require a planting strip.

38.3.1.4 Use of Required Setbacks. The required setbacks must be in compliance with Chapter 23 of this bylaw. Access drives, roads, pedestrian ways, underground utility lines, and where

such lines are permitted, overhead utility lines may cross required setbacks at a right angle ( $\pm 10^\circ$ ). Pedestrian ways may also run parallel to and within a required setback. Parking and loading areas may not be placed within required setbacks.

#### 38.3.1.5 Lot Size and Dimensions.

- Lot Size. There is no minimum lot size in this zoning district.
- Frontage. All lots must have at least 40 feet of frontage on an existing or proposed public or private road. The DRB may require a greater frontage where necessary to provide safe access to the lot.