

**176.14 R-6 HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL.**

The R-6, High Density Multiple-Family Residential District is intended to establish and preserve areas for high density residential areas, as well as certain institutional and compatible non-residential uses. Single and two-family dwellings are not intended to be included in this district in order to prevent possible conflicts between such uses and the high density residential uses. The R-6 District is primarily intended to accommodate new development in the outlying areas of the community.

1. Principal Permitted Uses. The following principal uses are permitted in the R-6 District:

A. Residential Uses:

- (1) Multiple-family dwellings containing four (4) or more units.
- (2) Boarding and lodging houses.
- (3) Home occupations, subject to the provisions of Section 176.30.

B. Public, Quasi-public, and Governmental Buildings and Facilities:

- (1) Fire and police stations.
- (2) Public and private parks, playgrounds, recreational buildings and facilities, and community centers operated by public agencies.
- (3) Churches, synagogues, chapels, and similar places of religious worship and instruction.
- (4) Public elementary, junior high, and high schools and private non-boarding schools having a curriculum similar to that in the permitted public schools.
- (5) Off-street parking lots and garages, but only for the provision of accessory parking for uses within 300 feet from such parking lots or garages.
- (6) Nursing, rest, or convalescent homes.
- (7) Day care centers.
- (8) Group homes sponsored by a religious, educational, governmental, or charitable institution.

C. Personal service establishments which perform services on the premises:

(1) Professional offices or studios of a physician, dentist, chiropractist, chiropractor, optician, osteopath, attorney, architect, accountant, engineer, or similar profession.

(2) Mortuaries, but not including ambulance service.

2. Conditional Uses. The following conditional uses are permitted in the R-6 District only when authorized by the Zoning Board of Adjustment as provided in Section 176.36:

A. Public or quasi-public buildings and facilities essential to the physical welfare of an area such as electrical distribution substations, pipeline pumping stations, gas regulator stations, water storage facilities, and similar uses.

B. Clubs or lodges, provided that the chief activity of which is not a service customarily carried on as a business.

C. Similar and compatible uses to those allowed as principal permitted uses in this district.

3. Site and Structure Requirements.

A. Minimum lot area - 7,200 square feet; minimum lot area per dwelling unit -1,200 square feet.

B. Minimum lot width - 60 feet.

C. Front yard setback - 25 feet.

D. Side yard setback - 7 feet; corner side yard setback -12 feet.

E. Rear yard setbacks:

For structures 2 stories or less in height - 25 feet.

For structures 2½ stories in height - 30 feet.

For structures 3 stories in height - 35 feet.

F. Maximum height - 3 stories or 45 feet, whichever is less, except that the maximum height may increase by one (1) foot for each one-half (½) foot that the front, rear and side yard setbacks are increased over the required minimums, up to a maximum of 150 feet in height with no limit on the number of stories.

G. Open space required - 40 percent of the lot area.

4. Other Provisions.

A. Accessory Uses. Uses and structures accessory to a principal use or a conditional use are permitted subject to the provisions of Section 176.32.

B. Temporary Uses. Temporary uses are permitted subject to the provisions of Section 176.35(13).

C. Signs. Signs are permitted subject to the provisions of Section 176.31.

D. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided according to the provisions of Section 176.29.

E. Cluster Development Option. The Cluster Development Option is permitted subject to the provisions of Section 176.28.

F. Landscaping/Open Space Requirements. The required open space shall be landscaped. The landscaping and open space requirements for this zoning district shall be established by resolution of the Council from time to time. Said requirements shall by reference be effective as part of this Ordinance.

G. Screening. Any portions of an R-6 zoned parcel containing exterior storage, parking or loading service areas shall be screened as provided in paragraph 176.29(2)(H)(7) of this chapter in order to protect non-commercial property from the activity located on R-6 zoned property. The screening shall be composed of a combination of solid fencing, opaque plant materials, earthen structures and/or retaining walls of sufficient height to effectively screen the property from view of the non-commercial property.