

**176.15 R-6A MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL.**

The R-6A, Medium Density Multiple-Family Residential District is intended to establish and preserve areas for medium density multiple-family residential uses. This district is intended to apply to the development of new residential districts or reclassifications of existing districts.

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

A. Residential Uses:

- (1) Two-family dwellings.
- (2) Multiple-family dwellings.
- (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) Nursing, rest, or convalescent homes.
- (6) Group homes sponsored by a religious, governmental, educational or charitable institution.

2. Conditional Uses. The following conditional uses are permitted in the R-6A 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. Similar and compatible uses to those allowed as principal permitted uses in this district.

3. Site and Structure Requirements.

A. Minimum lot area - 2 acres, except tracts which are contiguous to an area currently zoned R-6A, in which case the minimum lot area is 10,000 square feet; minimum lot area per dwelling unit:

Two-family dwelling - 4,000 square feet.

Three or more family dwelling - 2,000 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.

F. Maximum height - 2 ½ stories or 35 feet.

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

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

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. Additional Area Regulations. When two (2) or more structures are placed upon the same plot of ground, front yard, side yard, rear yard, and open space requirements shall be maintained for each dwelling in accordance with the provisions of this section unless the development is undertaken in accordance with the provisions of the Cluster Development Option.

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