

ARTICLE IX R6 - RESIDENTIAL DISTRICT

Section 900 PURPOSE

The R6 Residential District is intended to provide for a variety of dwelling types at a density and with site intensity regulations compatible with surrounding existing single-family neighborhoods.

Section 901 USE REGULATIONS

A building may be erected or used, and a lot may be used or occupied for any one (1) of the following principal uses, and no other:

- A. **Uses By Right.** The following uses are permitted by right in this district:
 - 1. Single-Family Detached Dwelling.
 - 2. Two-Family Semi-Detached Dwelling.
 - 3. Two-Family Duplex.
 - 4. Minor Home Occupation Residential Accessory Use, as per Section 2491.A.10.
 - 5. Forestry, as per Section 2204.
 - 6. Residential Accessory Use, as per Section 2401.A with the exception of Section 2401.A.9 and 2401.A.11.
 - 7. Temporary Structure, Building, or Use, as per Section 2401.C.

- B. **Special Exception Uses.** The following uses shall be permitted only upon the grant of a special exception from the Zoning Hearing Board, subject to the terms of this Article and of Article XXVIII:
 - 1. Multiple Family Dwelling, as per Section 2416.

Section 902 AREA AND BULK REGULATIONS

- A. **Minimum Lot Area And Width.** Each dwelling unit or other use shall have a lot area, and lot width at the building line of not less than the requirements set forth below:

Type of Use	Minimum Lot Area	Minimum Lot Width*
Single-Family Dwelling	5,000 sq. ft.	35 feet
Two-Family Semi-Detached Dwelling	5,000 sq. ft. per dwelling unit	20 feet per dwelling unit
Two-Family Duplex	5,000 sq. ft. per dwelling unit	35 feet
Multiple-Family**	4,000 sq. ft. per dwelling unit	35 feet
Other Uses	8,000 sq. ft.	50 feet

*Each lot shall have a width at the street line of not less than sixty-five (65) percent of the required lot width at the building line.

**Minimum tract size for multiple-family dwellings shall be twelve thousand (12,000) square feet.

- B. **Minimum Front Yard.** Shall be no less than the building(s) on the two (2) adjacent lots to either side on the same side of the street, and no greater than the average of the building(s) on the two (2) adjacent lots on either side on the same side of the street, in order to provide a variety of setbacks to preserve the character and visual interest of the streetscape.
- C. **Minimum Side Yards.** Side yards shall be provided on every lot, as follows:
1. For every single-family dwelling or two-family duplex and its accessory buildings, there shall be two (2) side yards, neither of which shall be less than five (5) feet.
 2. For every two-family, semi-detached dwelling and its accessory buildings, there shall be one (1) side yard, which shall be not less than five (5) feet.
 3. For multi-family dwellings, as per Section 2416.
- D. **Minimum Rear Yard.** Twenty-five (25) feet.
- E. **Maximum Building Coverage.** Thirty-five (35) percent.
- F. **Maximum Lot Coverage.** Forty-five (45) percent.
- G. **Maximum Building Height.** Three (3) stories, or thirty-five (35) feet, whichever is less.

Section 903 DESIGN STANDARDS

The following design standards shall apply to all uses, as applicable, in this zoning district:

- A. Lighting, Storage, Buffering and Screening shall be in accordance with Article XXIII.
- B. Signage regulations shall be in accordance with Article XXVI.
- C. Parking and Loading shall be in accordance with Article XXV.
- D. Nonconforming Uses shall be in accordance with Article XXVII.
- E. Natural Resource Protection Standards shall be in accordance with Article XXII.