

ARTICLE XII
R-6 Residential Zone (R-6)

§ 150-74. Purpose.

This zone acknowledges the diverse character of residential development which has evolved in areas such as those between West College Avenue and Salem Road. Like the R-5 Zone, this zone will seek to accommodate infilling of undeveloped parcels in this area. More importantly, however, this zone provides for duplex and townhouse dwellings at a greater density than single-family detached units. These increased densities are hoped to stimulate redevelopment of the many properties currently within such neighborhoods. The neighborhood infrastructure has sufficient capacity to accommodate these increased densities.

§ 150-75. Permitted uses.

Permitted uses shall be as follows:

- A. Single-family detached dwellings.
- B. Duplex dwellings.
- C. Townhouses.
- D. Family day care, if conducted within a single-family detached dwelling.
- E. Forestry. [Added 6-28-2001 by Ord. No. 01-03]
- F. Accessory uses customarily incidental to the above permitted uses.

§ 150-76. Special exception uses.

Subject to the general criteria listed in § 150-302D, special exception uses shall be as follows:

- A. Public utilities. (See § 150-346.)

§ 150-77. Single-family detached dwellings.

Design standards for single-family detached dwellings shall be as follows:

- A. Minimum lot area: five thousand (5,000) square feet.
- B. Minimum lot width: forty (40) feet.

C. Minimum lot depth: one hundred twenty-five (125) feet.

D. Minimum setback requirements:

(1) Front yard setback: twenty (20) feet, except that on corner lots, the front yard facing the secondary street (that street on which the lesser number of homes on the block have their front yard orientation to the street) may be reduced to ten (10) feet.

(2) Side yard setbacks: four (4) feet on each side [total: eight (8) feet].

(3) Rear yard setback: twenty-five (25) feet.

E. Maximum permitted height: thirty-five (35) feet.

F. Maximum building coverage. No principal building shall occupy more than forty percent (40%) of the total lot area.

§ 150-78. Duplex dwellings.

Design standards for duplex dwellings shall be as follows:

A. Minimum lot area: four thousand (4,000) square feet.

B. Minimum lot width: forty (40) feet.

C. Minimum lot depth: one hundred (100) feet.

D. Minimum setback requirements:

(1) Front yard setback: twenty (20) feet, except that on corner lots, the front yard facing the secondary street (that street on which the lesser number of homes on the same block have their front yard orientation to the street) may be reduced to ten (10) feet

(2) Side yard setbacks: eight (8) feet

(3) Rear yard setback: fifteen (15) feet.

E. Maximum permitted height: thirty-five (35) feet

F. Maximum building coverage. No principal building shall occupy more than fifty percent (50%) of the total lot area.

§ 150-79. Townhouses.

Design standards for townhouses shall be as follows:

- A. Minimum lot area: two thousand (2,000) square feet per dwelling unit; provided, however, that the minimum area devoted to a townhouse development shall be one (1) acre, and the maximum density shall be fifteen (15) units to the acre.
- B. Minimum lot width: twenty (20) feet per dwelling; provided, however, that the minimum width of an area devoted to townhouse development shall be one hundred (100) feet
- C. Minimum lot depth: One hundred (100) feet
- D. Minimum setback requirements:
 - (1) Front yard setback: twenty (20) feet; provided, however, that within each townhouse grouping containing four (4) or more units, no more than sixty percent (60%) of such units can have the same front yard setback. Furthermore, no more than two (2) contiguous units can have the same front yard setback. The minimum difference of staggered setbacks must be four (4) feet.
 - (2) Side yard setbacks. Each end unit shall provide a fifteen (15) foot side yard.
 - (3) Rear yard setback: fifteen (15) feet.
- E. Maximum length of townhouse grouping. No grouping may contain more than six (6) townhouse units, nor exceed an overall length of one hundred sixty (160) feet.
- F. Maximum permitted height: thirty-five (35) feet.
- G. Maximum building coverage: fifty percent (50%).
- H. Minimum separation between buildings. In those townhouse developments constructed upon common lands, the following separation distances shall be provided between each townhouse building/grouping:
 - (1) Front-to-front, rear-to-rear or front-to-rear parallel buildings shall have forty (40) feet between faces of the buildings. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as five (5) feet at one end if increased by similar or greater distance at the other end.
 - (2) A yard space of twenty-five (25) feet is required between end walls of buildings for each two-story building. If the buildings are at right angles to

each other, the distance between the corners of the end walls of the building may be reduced to a minimum of twenty (20) feet.

- (3) A yard space of twenty-five (25) feet is required between end walls and front or rear faces of building.

§ 150-80. Accessory buildings or structures.

Design standards for accessory buildings or structures shall be as follows:

A. Minimum setback requirements:

- (1) Front yard setbacks: no accessory use (except permitted signs) shall be located within the front yard.
- (2) Side yard setbacks: the same as those listed for principal buildings, except that the side yard setback can be reduced to a minimum of two (2) feet on each side [four (4) feet total] if the accessory use is visually screened from adjoining properties. Such screening shall be vegetative in composition.
- (3) Rear yard setback: five (5) feet, except that the rear yard setback can be reduced to two (2) feet if the accessory use is visually screened from adjoining properties. Such screening shall be vegetative in composition. However, no reduction in setback shall be granted for garages with access onto alleys.

B. Maximum permitted height: fifteen (15) feet.

C. Maximum lot coverage. The combination of accessory uses shall not occupy more than twenty percent (20%) of the total lot area.

§ 150-81. (Reserved)¹⁰

¹⁰ Editor's Note: Former § 150-81, Access drives, was repealed 3-14-1996 by Ord. No. 96-08. See now Ch. 42, Access drives.