

## Zone District: **R-6** (Multiple-residential and Commercial District)

Purpose. The standards of this district (R-6) are highway-oriented and designed to retain and provide areas of mixed residence, commercial use and accommodations for transients.

Setbacks: Front 25' Side 5' Rear 15'  
See Section 17-4-6 for multi-story buildings OVER 35' in height

Coverage: 50%  
Floor Area Ratio 2  
Max. Height Unlimited  
Minimum Lot Width: 50'  
Minimum Lot Size: 3,000 Square Feet (\*)

(\*) Three (3) to five (5) family dwelling unit structures shall have one thousand five hundred (1,500) square feet of lot area per dwelling unit.

(\*) Six (6) or more family dwelling unit structures and other permitted uses shall have a minimum of eight thousand (8,000) square feet of lot area or one thousand (1,000) square feet per dwelling unit, whichever is greater and, if one (1) to three (3) habitable stories, shall provide at least twenty percent (20%) of the parcel in landscaped open space; if over four (4) habitable stories, shall provide at least fifty percent (50%) of the parcel in landscaped open space. Up to one-half (1/2) of the required open space may be in the form of balconies of at least four (4) feet wide on roofs developed and maintained as garden or recreation areas, but in no case shall space provided for off-street parking, loading or road access ways be counted as open space; and provided that the other permitted uses shall provide a parcel of land at least five thousand (5,000) square feet.

**Single Family Homes:** § 17-4-11 Single family home placement standards

**Performance standards:** § 17-4-4(c)

**Off Street Parking** § 17-4-43 Off-street parking nonresidential.

**Landscape:** Required § 17-4-7. Landscape performance standards.

**Outdoor Lighting** § 17-4-52 Outdoor Lighting Performance Standards.

**Public Sidewalks:** § 17-4-44

### Permitted Uses § 17-4-51(c)

#### Uses by right.

1. Accessory commissary	13. Convent / Monastery	27. Office, professional
2. Accessory community garden	14. Gas station	28. Parking lot
3. Accessory dwelling unit, established	15. Home, Children	29. Photography studio
4. Accessory heliport, emergency medical	16. Home, Disabled	30. Religious institution
5. Bar, tavern	17. Home, elderly	31. Residence, accessory dwelling unit (ADU)
6. Beauty salon or barbershop	18. Hospital	32. Residence, condominium
7. Bed and breakfast home	19. Hotel (Motel)	33. Residence, multifamily
8. Bed and breakfast inn	20. Laundromat	Residence, one-family
9. Boarding-house	21. Library	34. Residence, townhouse
	22. Manufactured home, one-family	35. Residence, two-family (duplex)
	23. Mixed Use	

10. Car wash	24. Mortuary	36. Restaurant
11. Charitable institution	25. Office, general	37. Retail sales, general
12. Child care center	26. Office, medical	38. Retail sales, liquor store
		39. Wedding facility

<b><u>Uses by review.</u></b>		
1. Accessory drive-thru	11. Group care facility	23. Recreational park
2. Accessory emergency generator	12. Halfway house	24. Recreational vehicle, sales and service
3. Catering service	13. Homeless shelter	25. Restaurant, carry-out
4. Commercial, established	14. Massage establishment	26. Retail sales, garden center
5. Community center	15. Mobile home sales	27. Student Housing
6. Community correctional facility or program	16. Nursery	28. Temporary outdoor sales, seasonal
7. Financial institution	17. Nursing home	29. Veterinary clinic
8. Funeral home	18. Parks, trails and open space	
9. General service	19. Pawnshop	
10. Golf course	20. Public utilities	
	21. Recreation facilities, general	
	22. Recreation facilities, indoor	
<b><u>Conditional uses:</u></b>		
1. Accessory antenna	5. Brewpub	9. Home based business
2. Accessory commercial patio	6. Child care home	10. Legal non-conforming uses
3. Accessory medical marijuana home cultivation	7. Community garden	11. Temporary construction yard
4. Accessory solar array	8. Development in floodplain	12. Temporary model home (sales office)