

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 | 10. Charitable institution | 20. Library |
| 2. Accessory community garden | 11. Child care center | 21. Manufactured home, one-family |
| 3. Accessory heliport, emergency medical | 12. Convent / Monastery | 22. Mortuary |
| 4. Bar, tavern | 13. Gas station | 23. Office, general |
| 5. Beauty salon or barbershop | 14. Home, Children | 24. Office, medical |
| 6. Bed and breakfast home | 15. Home, Disabled | 25. Office, professional |
| 7. Bed and breakfast inn | 16. Home, elderly | 26. Parking lot |
| 8. Boarding-house | 17. Hospital | 27. Religious institution |
| 9. Car wash | 18. Hotel (Motel) | 28. Residence, condominium |
| | 19. Laundromat | |

<u>Uses by right.</u>		
29. Residence, multi-family Residence, one-family	32. Residence, two-family (duplex)	35. Retail sales, liquor store
30. Residence, three and four family	33. Restaurant	36. Wedding facility
31. Residence, townhouse	34. Retail sales, general	
<u>Uses by review.</u>		
1. Accessory drive-thru	12. Halfway house	23. Recreational park
2. Accessory emergency generator	13. Homeless shelter	24. Recreational vehicle, sales and service
3. Catering service	14. Massage establishment	25. Restaurant, carry-out
4. Commercial, established	15. Mobile home sales	26. Retail sales, garden center
5. Community center	16. Nursery	27. Retail sales, secondhand
6. Community correctional facility or program	17. Nursing home	28. Retail sales, thrift
7. Financial institution	18. Parks, trails and open space	29. Sign, billboard
8. Funeral home	19. Pawnshop	30. Student Housing
9. General service	20. Public utilities	31. Temporary outdoor sales, seasonal
10. Golf course	21. Recreation facilities, general	32. Veterinary clinic
11. Group care facility	22. Recreation facilities, indoor	
<u>Conditional uses:</u>		
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)