

Sec. 6-3-37. R-6 multifamily residential district.

- (a) **Purpose.** The purpose of this district is to provide for medium to high density housing types in areas close to the central city. The location of this district is generally in proximity to transportation facilities and employment opportunities. Area and height regulations provide for high-rise type apartment and multifamily development.
- (b) **Permitted uses.** All permitted uses of the R-5 district.
- (c) **Sign regulations.** Same as the R-1 district.
- (d) **Offstreet parking and loading regulations.** See article H of this chapter.
- (e) **Bufferyard requirements.** Minimum bufferyard requirements for and between permitted uses in this district and adjacent uses are set forth in article E of this chapter, pertaining to bufferyards.

(f) **Development standards.** Development standards for uses in the R-6 district are as follows:

	Nonresidential Uses	Residential Uses					
		Single-Family Detached Residence	Zero Lot Line Residence	Patio and Atrium Houses	Duplex Residence	Townhouse	Multiplex and Apartment Buildings
Minimum Lot Area per Dwelling Unit	N/A	6,000 sq ft	4,000 sq ft	3,500 sq ft	8,000 sq ft	2,000 sq ft	N/A
Minimum Tract or Site Area per Project	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width	N/A	50 feet	45 feet	35 feet	60 feet	20 feet	100 feet
Minimum Yards, per Dwelling:							
Front	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Side	25 feet	10 feet	0 feet / 8 feet *	8 feet *	10 feet	0 feet / 20 feet **	***
Rear	50 feet	40 feet	15 feet *	8 feet *	40 feet	25 feet *	50 feet
Minimum Distance Between Buildings	30 feet	N/A	N/A	N/A	N/A	25 feet	30 feet
Maximum Impervious Surface Ratio	60%	N/A	N/A	N/A	N/A	50%	60%
Open Space Ratio	N/A	N/A	30%	30%	N/A	N/A	25%
Maximum Density (Units per Gross Acre)	N/A	N/A	N/A	N/A	N/A	16	16
Maximum Height of Buildings	75 feet	35 feet	35 feet	35 feet	35 feet	35 feet	75 feet
Maximum Height of Signs	35 feet	N/A	N/A	N/A	N/A	N/A	N/A

*Minimum side and rear yard setbacks for single-family detached residences shall be observed along the property line separating such uses.

**Zero between units; 20 feet between end structure and side property line.

***One-half the height of building, a minimum of ten feet.

(Ord. No. 13-86, § IV.F, 12-2-86)