

**2.7 R-6: High Density Residential District**

Intent - The R-6: High Density Residential *Districts* are established to promote the development of *Multifamily Dwellings* and limited public and institutional uses that are compatible with the surrounding residential neighborhood. The *Development Standards* and range of *Permitted Uses* are designed to encourage clustering in order to promote establishing on-site amenities and to allow *Multifamily Dwelling* development with a density of up to 8.0 *Dwelling Units* per gross acre.

**A. Permitted Uses.**

1. *Primary Uses*
  - a. *Multifamily Dwellings*
  - b. *Residential Facility for the Developmentally Disabled*
  - c. *Residential Facility for the Mentally Ill*
  - d. *Child Care Home* (that is used as the primary residence of the person who operates the *Child Care Home*)
  - e. *Assisted Living Facility*
2. *Special Exception Uses*

<ul style="list-style-type: none"> <li><u>Communication/Utilities</u></li> <li>Telephone Exchange</li> <li>Public Utility Substation</li> <li>Public Wells</li> <li>Sewage Treatment Plant</li> <li>Water Treatment Plant</li> </ul>	<ul style="list-style-type: none"> <li><u>Miscellaneous</u></li> <li><i>Artificial Lake</i></li> <li><i>Tourist Home / Bed &amp; Breakfast</i></li> <li><i>Boarding House</i></li> </ul>
<ul style="list-style-type: none"> <li><u>Educational Use</u></li> <li>School - Public or Private</li> <li>Kindergarten</li> <li><i>Child Care Center</i></li> <li>Public Library</li> </ul>	<ul style="list-style-type: none"> <li><u>Public Facilities</u></li> <li>Community Center</li> <li>Public Park</li> <li><i>Religious Use</i></li> </ul>
<ul style="list-style-type: none"> <li><u>Governmental Use</u></li> <li>Fire Station</li> <li>Municipal / State Maintenance Facility</li> <li>Police Station</li> <li>Post Office</li> </ul>	<ul style="list-style-type: none"> <li><u>Recreation</u></li> <li>Country Club or Golf Course</li> <li>Private or Public</li> <li>Swimming Pool</li> </ul>
3. *Accessory Uses* – See Article IV.
4. *Home Occupations* – See Article IV.
5. *Temporary Uses* – See Article IV.

**B. Development Standards.**

All uses permitted in the R-6 *District* shall conform to the following development standards.

1. Maximum Project *Gross Density* - Eight (8) *Dwelling Units* per acre.  
Attachment to public or semi-public water and sanitary sewer facilities shall be mandatory for development in this *District*.
2. Minimum *Project Frontage* - 150 feet on a *Public Street* and gain *Access* from said *Public Street*.
3. Minimum *Setbacks* and *Perimeter Yard* Requirements - a minimum *Setback* and *Perimeter Yard* shall be provided along all property lines of the project as follows:

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- a. Front - a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

<i>Interstate Street:</i>	80'
<i>Primary Arterial Street:</i>	60'
<i>Secondary Arterial Street:</i>	40'
<i>Collector Street:</i>	30'
<i>Local Street / Cul-de-Sac Street:</i>	30'

- b. *Side Yards* - 30 feet.  
c. *Rear Yards* - 30 feet.

4. Use of Minimum Yards.

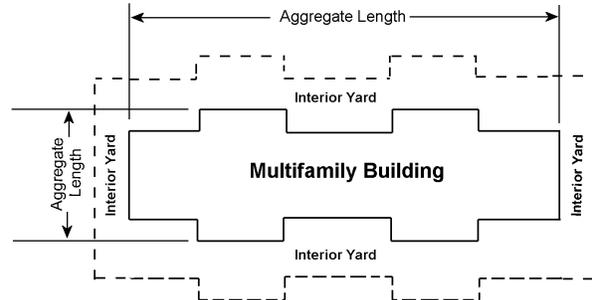
All *Minimum Yards* shall be landscaped in compliance with the requirements for perimeter *yard* landscaping as set forth in Article 4.7 - Landscape Regulations of this Ordinance and shall remain free from *Buildings* or *Structures* except where expressly permitted below or by other provisions of this Ordinance:

- a. *Minimum Front Yards* – may include: *Driveways*; walkways with a maximum width of up to six (6) feet, or *Signs* as regulated by Article 7.06 –On-Premise Signs: Residential Districts of this Ordinance, and shall otherwise be maintained as open space free from *Buildings* or *Structures*.  
b. *Minimum Side Yards* – shall be maintained as open space free from *Buildings* or *Structures*.  
c. *Minimum Rear Yards* – shall be maintained open space free from *Buildings* or *Structures*.

5. Minimum *Interior Yards*: In projects containing two or more *Buildings*, *Interior Yards* shall be provided as follows:

- a. Around *Buildings* containing *Dwelling Units*, the greater of:

- (1) 15 feet; or  
(2) Ten (10) feet plus one (1) additional foot for each ten (10) feet of aggregate length of any wall of a *Building*.



**INTERIOR YARDS AROUND BUILDINGS**

- b. Around Accessory Buildings or Uses – five (5) feet.  
c. The distance between *Buildings* shall be the sum of each applicable minimum *Interior Yard*.  
d. *Interior Yards* shall be measured perpendicular to the *Building* or *Structure* at all points.  
e. *Interior Yards* shall not overlap any required *Perimeter Yards*.

6. Use of *Interior Yards*.

- a. Required *Interior Yards* around *Buildings* containing *Dwelling Units* may be used for:
- (1) individual *Interior Access Drives* leading to attached *Garages* serving individual *Dwelling Units*;
  - (2) open space;
  - (3) foundation landscaping;
  - (4) walkways not exceeding six (6) feet in width; or,
  - (5) *Interior Access Drives*, *Parking Areas*, open balconies, uncovered *Porches* and *Patios* which do not project more than fifty percent (50%) into the required *Interior Yard*.

- b. Required *Interior Yards* around *Accessory Buildings* or uses, may be used for:
  - (1) open space;
  - (2) foundation landscaping;
  - (3) walkways not exceeding six (6) feet in width; or,
  - (4) *Interior Access Drives* leading to carports or overhead *Garage* doors.
- 7. *Maximum Building Height*
  - a. *Primary Building* - 35 feet, but not to exceed two (2) stories containing a *Dwelling Unit*.
  - b. *Accessory Buildings* - 25 feet.
- 8. *Minimum Floor Area* - The minimum *Floor Area* of each *Multifamily Dwelling Unit*, exclusive of *Garage, Carport, Deck, Patio* and open *Porches* shall be:
  - a. 720 square feet for *Dwelling Units* located on one story.
  - b. 500 square feet per floor for *Dwelling Units* located on more than one floor.
- 9. *Off-Street Parking* - see Article IV.
- 10. *Signs* - see Article VII.
- 11. *Landscaping and Screening Requirements* - see Article IV.
- 12. *Developed Recreational Open Space Requirements*  
*Developed Recreational Open Space* areas equal to, at a minimum, ten (10) percent of the total *Lot Area* of the project shall be Required. *Developed Recreational Open Space* may include, but not be limited to, such facilities as: playgrounds; tot lots; swimming pools; tennis, volleyball or basketball courts; and common recreational buildings. *Developed Recreational Open Space* areas shall not overlap any required *Interior Yards* or *Perimeter Yards*.  
  
 If the project is located adjacent to any portion of the Greenway Plan as set forth in the *Comprehensive Plan*, a direct linkage to such Greenway from the open space shall be provided.
- 13. *Requirements for all Private Streets, Interior Access Driveways, and Interior Access Drives for Multifamily Dwelling Projects.*  
  
 Individual *Buildings* and *Dwelling Units* located within a *Multifamily Dwelling* project may be served by *Private Streets, Interior Access Driveways, and Interior Access Drives* developed in compliance with the standards set forth in Article IV of this Ordinance.

**C. Architectural Review.**

All Multifamily Dwelling projects located in the R-6 *District* shall be subject to the requirements for the filing of a *Development Plan* for Architectural and Site Design Review as set forth in Article V of this Ordinance.

**D. Development Incentives.**

Any proposed *Multifamily Dwelling* development located in the R-6 *District* shall be eligible to utilize the *Development Incentives* set forth in Article V of this Ordinance.