

## **Chapter 14**

### **R-6 Multi-Family District**

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#### **14.00 Statement of Intent**

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#### **14.02 Height and Area Regulations for R-6 Developments**

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#### **14.00 Statement of Intent**

The zoning of property as R-6 Multi-Family District, is intended to provide for development of well-designed garden apartment complexes with emphasis on open space and access to light and air. The R-6 district allows development of up to twelve (12) dwelling units per net acre. Apartment projects in the R-6 district will all be low-rise developments with commonly maintained landscaped open space.

#### **14.01 Permitted Uses**

No building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses set forth herein, or similar uses, subject to all applicable development and performance standards.

1. Permitted Uses: The following uses shall be permitted:
  1. Multifamily (attached) dwellings with not less than 800 square feet minimum of living space.
  2. Leasing office for the apartment complex.
  3. Non-residential uses which are proposed for the benefit of or as an amenity to a particular subdivision and not for the use by the general public, i.e., neighborhood pools, clubhouses, etc., subject to approval by the City.

#### **14.02 Height and Area Regulations for R-6 Developments**

The maximum height of buildings and structures, the minimum dimension of lots, setbacks for parking/paving and yards, and the minimum site area per dwelling unit permitted on any lot shall be as follows, except as provided in Height and Area Exceptions and Subdivision and Lot Splits.

1. Minimum lot area per dwelling unit – three-thousand-six-hundred-thirty feet (3,630)
2. Maximum height:
  1. Residences – three (3) stories, not exceeding forty (40) feet from finished grade.
  2. Nonresidential structures and uses – seventy-five (75) feet, provided such structure is set back from all property lines a distance equal to or greater than its height.
3. Minimum front yard – thirty (30) feet from street right-a-way
4. Minimum side yards:
  1. Fifteen (15) feet from property lines.
  2. Seventy-five (75) feet from property lines adjoining land zoned C-2 through M-2 inclusive.
  3. Corner lots – thirty (30) feet from street right-of-way
5. Minimum rear yard:
  1. Thirty-five (35) feet from property line.
  2. Seventy-five (75) feet from property lines adjoining land zoned C-2 through M-3, inclusive.
6. Minimum distance between buildings – twenty (20) feet
7. Minimum parking/paving setbacks shall be the same as required front, side and rear yards

**Related Information: Design Guidelines; Residential Neighborhood Design Manual**

**14.03 Other Uses and Regulations**

Other uses and regulations regarding this district please refer to Special Uses – Chapter 21, Accessory Uses & Structures – Chapter 22, Parking & Loading – Chapter 23, Landscaping & Screening – Chapter 24, and Nonconforming Situations – Chapter 25.

