

#### **Sec. 4-4-7. R-6 Residential Zone District.**

The R-6 Residential Zone District consists of area used for long-term residential purposes at an average density of six (6) units per acre.

- (1) Permitted uses: consult the use schedule at Section 4-4-17.
- (2) Lot frontage, minimum: seventy (70) feet.
- (3) Lot area, minimum, per single-family unit: seven thousand two hundred (7,200) square feet; per duplex structure: fourteen thousand (14,000) square feet; per triplex structure: twenty thousand (20,000) square feet; each additional dwelling unit within the same structure: six thousand (6,000) square feet.
- (4) Lot coverage, maximum: thirty percent (30%).
- (5) Building height, maximum: twenty-five (25) feet.
- (6) Front setback, minimum:
  - a. Major highway: thirty-five (35) feet.
  - b. Primary county road: twenty-five (25) feet.
  - c. Collector street: twenty (20) feet.
  - d. Local street: twenty (20) feet.
- (7) Side setback, minimum: ten (10) feet.
- (8) Rear setback, minimum: twenty (20) feet. (Ord. 2003-20 §2)