

"R-6" RESIDENTIAL DISTRICT

The following regulations shall apply in the "R-6" District:

1. Uses Permitted: The following uses are permitted. A Zoning Certificate may be required as provided in Section 10, B of this Resolution.
  - a. One-family dwellings, permanent use. (8/06)
  - b. Churches and other places of worship.
  - c. Public schools, elementary and high, and private schools having a curriculum similar to public schools.
  - d. Home occupations as defined in Section 3.
  - e. Condominium developments.
  - f. Multi-family dwellings.
  - g. Accessory dwellings.
  - h. Multiple buildings containing dwelling units. (6/91) (8/20/92)
  - i. Floating dwellings community/moorage, subject to the supplemental conditions established in Section 7, 1 of this Resolution. (9/08)
2. Conditional Uses: Subject to approval as provided in Section 6 of this Resolution.
  - a. Non-commercial community buildings, recreational fields, swimming pools, or mooring basin owned, operated, and used exclusively by residents of abutting properties or subdivision.
  - b. Bed and breakfast inn as provided for in Section 7 of this Resolution. (3/14/02)
  - c. Public parking areas on a lot abutting any "C" or "M" District when located and developed as required in Section 5. (8/06)
3. Lot Area, Width, and Depth (Excluding Condominium and Multi-Family Developments): Every lot shall have a minimum width of one-hundred (100) feet and a minimum depth of one hundred and twenty-five (125) feet; however, it shall have a minimum area of not less than twenty thousand (20,000) square feet. Lot area excludes dedicated right-of-way and land below 574 feet above sea level.
4. Lot Area, Width, and Depth of Condominium or Multi-Family Developments: Every lot for condominium or multi-family developments shall have a minimum lot width of one hundred fifty (150) feet and a minimum depth of one hundred fifty (150) feet; however, it shall have a minimum area of not less than one (1) acre per condominium development/condominium declaration or multi-family development. The minimum lot area per dwelling unit shall be twenty thousand (20,000) square feet for the first unit and eleven thousand (11,000) square feet for each additional unit for each condominium development-condominium declaration or multi-family development, but every separate building used as dwelling space shall be in an area of land not smaller than ten thousand (10,000)

square feet. All lands used for calculating the number of dwelling units permitted shall be identified in the Zoning Permit and none of those lands shall be sold separately, or diverted to other use, or counted again to justify more units. A copy of the Zoning Permit showing the restrictions on use of the lands so counted shall be filed with the County Recorder under the General Docket. Measurements of lot area shall be made to the street right-of-way line and excludes dedicated right-of-ways and land below 574 feet above sea level. (12/89)

5. Front Yard: There shall be a front yard of not less than forty (40) feet, except as provided in Section 7, A.
6. Side Yard: There shall be a side yard of not less than thirty-five (35) feet for condominium, multi-family developments, or single-family dwellings on lots greater than one-hundred twenty (120) feet wide. For single-family dwellings on lots less than one hundred twenty (120) feet wide, there shall be a side yard of not less than ten (10) feet, except as provided in Section 7, A, 2. (6/88)
7. Rear Yard: There shall be a rear yard of not less than thirty-five (35) feet. (7/96)
8. Building Separation: Buildings designed for living purposes shall be separated from each other by a minimum distance of thirty-five (35) feet.
9. Dwelling Size: Shall be provided as required by Section 7, F and as **stated** herein.

One Story	1,200 square feet (7/96)
One and One Half Story	1,000 square feet on the first floor (7/96)
Two or More Stories	750 square feet on each of the first two floors (7/96) (8/06)

**Dwelling size** does not include open or enclosed porches, patios, breezeways, and garages. (5/13)

10. Lot Coverage: **The total lot coverage of all buildings and structures, (not including parking lots) shall not exceed thirty (30) percent of the total actual land area excluding street right-of-way and land under 574 feet above sea level. (5/13)**
11. Building Height: The maximum building height shall be thirty-five (35) feet measured to the peak and thirty (30) feet measured to the eaves. The maximum pitch from the thirty (30) foot point to the peak shall not exceed an 8:12 pitch.
12. Open Space: A minimum of ten (10) percent of all land included in the condominium declaration or multi-family development shall be set aside for open space. Open space shall consist of natural areas including

grass, trees, and the like and shall not include recreational facilities or submerged land.

13. Parking Requirements: Each dwelling must be provided with two (2) parking spaces. All other requirements of Section 5 shall be met.
14. Accessory Buildings: Accessory buildings not exceeding fifteen (15) feet in height shall occupy in total area not more than five-hundred (500) square feet per dwelling unit. No accessory building shall be closer than sixty (60) feet to the front lot line, closer than twenty (20) feet to any main building, nor closer than thirty-five (35) feet to any other lot line.

Non-commercial boat docks shall be considered structures accessory to the principal use of the premises on which they are built. Their area shall be included in the total area permitted for accessory buildings, except as provided in Section 7, A, 2.

15. Signs: Shall be **permitted** as stated in Section 7, C, non-illuminated, and as stated herein. (5/13)
  - a. For one-family dwellings, **the following signs are permitted**: One (1) name plate not exceeding one and one-half (1 ½) square feet in area, indicating the name and address of the occupant and one (1) sign not exceeding (3) square feet in area indicating the name of the permitted home occupation. (5/13)
  - b. For multi-family dwelling or condominiums and for buildings other than dwellings, **the following signs are permitted**: a single identification sign not exceeding twelve (12) square feet in area and indicating only the name and address of the building and the name of the management thereof. (5/13)
  - c. For churches, **the following signs are permitted**: One (1) bulletin board not exceeding fifteen (15) square feet in area and one (1) identification sign not exceeding forty-eight (48) square feet in area, including the supporting structure.
  - d. Directional signs not exceeding one and one-half (1 ½) square feet in area.
  - e. **For subdivisions, condominiums, or other developments, a single identification sign not exceeding forty-eight (48) square feet in area including the supporting structure shall be permitted.** (5/13)
16. Fences: The following conditions shall apply to fences:
  - a. Fences or hedges may not exceed four (4) feet in height in the required front yard and may not exceed seven (7) feet in height in any other location on the lot. However, no barbed wire fence shall be constructed.

- b. On property located at street and/or highway intersections, no fence, wall, hedge, shrubbery, or other structure or planting which obstructs the view of motorists and thereby creates a traffic hazard shall be erected, placed, planted, or maintained within the triangular area formed by connecting with a straight line two (2) points located on the respective edge of the pavement, twenty-five (25) feet distance from their point of intersection.
  - c. The requirements of Section 7, M. shall be met. (7/12)
17. Swimming Pool Requirements - Private: No private swimming pool, exclusive of portable swimming pools with a diameter less than twelve (12) feet or with an area less than one-hundred (100) square feet, shall be allowed except as an accessory use and unless it complies with the following conditions and requirements.
- a. The pool is intended and is to be used solely for the occupants of the property on which it located;
  - b. It may not be located closer than the required setback line for the District in which it is located; and
  - c. The swimming pool or the entire property on which it is located shall have a wall, fence, or barrier to prevent uncontrolled access from the street or adjoining property. Such fence or wall shall be maintained in good condition with a gate and lock.

Temporary inflatable pools intended for the private use of the property owner shall not be required to meet these requirements. (8/06)

18. Parking Exceptions: Only one (1) automotive vehicle or recreational vehicle of any type without current license plates shall be parked or stored on any lot other than in a completely enclosed building. Parking or storage must be in the rear yard.
19. Land Under Water: All submerged lands below low water datum are a part of that District to which their abutting above water lands are assigned, and shall be bounded by extension of the boundary lines of each abutting natural above water property. Two (2) or more adjacent Districts which extend onto submerged lands shall be separated by extension of their above common boundary line.