

ZONING ORDINANCE DISTRICT DESCRIPTIONS

SECTION 11- R-6 RESIDENTIAL DISTRICT

A. Purpose of District

The R-6 Residential District is designed to permit compactly developed detached single-family homesites. Subdivision plats can be expected to yield small lots designed in conformity with traditional platting rules, and containing sufficient area in order to provide minimum amounts of open space for single-family housing. All urban-type public improvements and service are required in this district.

B. Principal Uses

In this district no building or land shall be used and no building shall be hereafter erected, reconstructed or structurally altered or enlarged except for one or more of the following principal uses.

1. Single-family dwelling.
2. Public kindergarten, elementary or secondary school.
3. Museum, library, fine arts center, park, playground or community center, when owned or operated by the City.
4. Public safety facility, when owned and operated by the City.
5. Golf course (except commercially operated miniature golf course or driving range).
6. Farm, truck garden, orchard or nursery for the growing of plants, shrubs and trees, provided no sales office is maintained on the premises; and provided that no obnoxious fertilizer is stored upon the premises, and that obnoxious soil or fertilizer processing is conducted thereon.

C. Accessory Uses

Any use may be established as an accessory use to any permitted principal use provided that such accessory use:

- (a) Is customarily incident to and is maintained and operated as a part of the principal use; and
- (b) Is not hazardous to and does not impair the use or enjoyment of nearby property in greater degree than the principal use with which it is associated; and

- (c) Does not create levels of noise, odors, vibration and lighting, or degrees of traffic congestion, dust or other pollutants, in a greater amount than that customarily created by the principal use; and
- (d) Is located behind the minimum front and side street building set-back lines.

D. Special Exceptions

The following may be established only when authorized by the Council under the provisions of Article V. Any accessory use may be permitted without specific Council approval provided it complies with the provisions of Sub-Section C, above. Other special exceptions shall be permitted as provided in Section 5-1.

- 1. Church, subject only to approval of a site development plan.
- 2. Real estate development tract or field office.
- 3. Subdivision advertising sign.
- 4. Home occupation.
- 5. Day care center as an accessory use to a dwelling, community center or church.
- 6. Privately owned utility buildings and structures: power sub-station, water tank or reservoir, water or sewage treatment plant.

E. Height and Area Regulations

The uniform height and area regulations set forth in Section 11-2 shall apply to all buildings, walls and uses established on all properties contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this ordinance.

F. Sign Controls

The following signs shall be permitted by right in conjunction with any permitted principal use or authorized special exception subject to the conditions listed.

1. Facility Identification Signs:

- (a) A sign or combination of signs shall have a maximum allowable area or exposure along each dedicated street frontage of not more than one (1) square foot of sign area for each ten (10) linear feet of frontage along said street; provided however, a minimum of at least one (1) sign shall be allowed having an area to twelve (12) square feet.

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- (b) Signs may be illuminated but the source of light shall not be visible and shall not be intermittent or flashing; revolving signs shall not be permitted.
- (c) Not more than fifty (50) percent of the total allowable sign area may be located in the required yard space along a dedicated street. However, no individual sign in such required yard space shall exceed twenty (20) square feet in sign area.

2. Subdivision Identification Signs:

Shall be subject to the above limitation for Facility Identification Signs.

3. Directional Signs:

- (a) Shall be permitted only for public and quasi-public uses.
- (b) May be illuminated but the source of light shall not be visible and shall not be intermittent or flashing; revolving signs shall not be permitted.
- (c) Shall not exceed six (6) square feet in area.
- (d) May be located in any yard space.