

12.21-6 R-6 URBAN SINGLE-FAMILY RESIDENTIAL DISTRICT

(a) Primary Purpose and Characteristics

The R-6 Urban Single-Family Residential District is intended to accommodate existing single-family development where densities may reach 7.3 dwelling units per developable net acre in order that residences in these districts shall not be rendered nonconforming uses. The district further provides for new development to fill in voids in existing small lot subdivisions. All R-6 residential development should preferably be served by public sanitary sewage systems. Any additional lands or new subdivisions shall be considered for rezoning into this district only if the parcel in question abuts a city of the second class and furthermore abuts a residential subdivision located within the city of the second class and only if the individual parcels in the aforementioned subdivision are 6000 square feet per unit or less and served by public sanitary sewer.

(b) Principal Uses

- 1 Community living arrangements having a capacity of 8 or fewer persons and which shall be in conformance with all state statutory requirements
- 2 Essential Services
- 3 Foster family homes having less than 4 foster children and not exceeding 8 total occupants and are in conformance with all state statutory requirements
- 4 One single-family dwelling

(c) Accessory Uses

- 1 Accessory buildings, such as detached garages, sheds and gazebos, and boathouses (see also section 12.27-6) (8/6/02)
- 2 Home occupations and professional home offices
- 3 Small wind energy system
- 4 Solar energy system
- 5 Swimming pools and spas (see also section 12.17) (8/6/02)
- 6 Fences (see also section 12.15) (8/6/02)
- 7 Decks and Patios (see also section 12.18.3)

(d) Conditional Uses (see also section 12.29-8)

- 1 Community living arrangements having 9 but not more than 15 persons and in conformance with all state statutory requirements
- 2 Utility substations

(e) Lot Area and Width

- 1 Lots shall have a minimum area of 6000 square feet
- 2 All lots shall be not less than 60 feet in width unless located on a cul-de-sac or curve in which case the lot frontage may be reduced to 30 feet of frontage provided there is at least 60 feet of width at the required building setback line
- 3 Unsewered lots in the shoreland. The minimum lot area shall be 20,000 sq. ft. and the minimum average lot width shall be 100 feet.
- 4 Sewered lots in the shoreland. The minimum lot area shall be 10,000 sq. ft. and the minimum average lot width shall be 65 feet.

(f) Building, Height, Area and Design Standards (9/5/06)

- 1 No building or parts of a building shall exceed 35 feet in height
- 2 The total minimum floor area of a dwelling shall be 800 square feet with a minimum first floor area of 800 square feet
- 3 All residential dwellings shall be attached to a permanent foundation, be properly connected to all required utilities, have a building footprint of which the dwelling unit is not less than 24-feet in width for at least fifty (50) percent of the length, have a roof pitch of not less than 5/12, and an eave extension of at least twelve (12) inches, except residences with an architectural style defined as Colonial or Greek Revival. (9/5/06)

(g) Yards

- 1 Street yard - not less than 30 feet from the right-of-way of all Federal, State Trunk, or County Trunk highways; and not less than 30 feet from the right-of-way of all other roads. (8/6/02)
- 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water. (11/5/86)
- 3 Side yard - not less than 8 feet in width on each side of all structures.
- 4 Rear yard - not less than 25 feet.

(h) Authorized Sanitary Sewer System

- 1 On-site sewage disposal absorption system only for lots of record existing at the time of adoption of this ordinance
- 2 Public sanitary sewer