

ARTICLE 14

"R-6" MULTIPLE FAMILY RESIDENTIAL DISTRICT

PREAMBLE

This district has been established to provide for multiple family dwelling units with a lot area minimum of three thousand (3,000) square feet per dwelling unit.

SECTION 1401 PRINCIPAL PERMITTED USES

- A. Single family dwellings as governed by Section 1204.
- B. Two family dwellings as governed by Section 1304.
- C. Multiple family dwellings.
- D. Conversions of single family or two family dwellings into multiple family dwellings, provided these conform with the development standards prescribed for such multiple family dwellings in this Article and with all other applicable requirements under this Zoning Resolution.
- E. Publicly owned and operated buildings and facilities.
- F. Public parks, playgrounds, and community centers.
- G. Adult Family Home as defined in Section 201.03.
- H. Licensed Residential Facility as defined in 212.03.
- I. Adult Group Home as defined in Section 201.04.

SECTION 1402 ACCESSORY USES

- A. Accessory uses, buildings or other structures customarily incidental to any aforesaid permitted use, including private garages, provided that such accessory uses shall not involve the conduct of any business, trade or industry or any private way or walk giving access to such activity.
- B. Home Occupation as defined in Article 2, Subsection 208.02.
- C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

SECTION 1403 CONDITIONAL USE

The following Conditional Uses subject to approval in accordance with Article 4, Section 406:

- A. Private noncommercial golf courses (not including driving ranges, miniature golf courses, and pitch and putt courses), swimming pools and tennis courts, and accessory uses, subject to the requirements of Article 46.
- B. Telecommunication towers as defined in Article 2, Subsection 220.01, and subject to the conditions in Article 52.
- C. Churches, chapels, temples, synagogues or other buildings for religious worship, not including a rescue mission or temporary revival activity, subject to the provisions of Article 8, Section 803 (O).
- D. Schools, primary, intermediate and secondary, both public and private subject to the provisions of Article 8, Section 803 (P).

SECTION 1404 DEVELOPMENT STANDARDS

In addition to the provisions of Chapters VIII and IX, General Regulations and Special Regulations, the following standards for arrangements and development of land and building are required in the "R-6" Multiple Family Residential District.

1404.01 HEIGHT REGULATIONS

No structure shall exceed forty (40) feet in height.

1404.02 LOT AREA, FRONTAGE AND YARD REQUIREMENTS

The following minimum requirements shall be observed:

<u>USE</u>	<u>MULTIPLE FAMILY DWELLING</u>	<u>OTHER PERMITTED USES</u>
Lot Area	12,000 sq ft	10,000 sq ft
Lot Frontage	90 ft	80 ft
Area Per Family	3,000 sq ft	
Front Yard Depth*	30 ft	25 ft
Side Yard Least Width	10 ft	8 ft
Yards Total Width	20 ft	20 ft
Rear Yard Depth	40 ft	40 ft

1404.03 MAXIMUM LOT COVERAGE

Forty (40) percent of lot area.

*The front yard depth shall be measured from the established right-of-way lines as shown on the Official Thoroughfare Plan for Montgomery County.