

§ 14.02.006. R-6 (single-family residential) district.

The R-6 (single-family residential) district is designed to provide for a low density, residential environment for family life on parcels of land smaller and more compact in size, having a minimum lot area of six thousand (6,000) square feet, while limiting the uses to single-family residences and their community services and facilities. This district is generally appropriate with the suburban neighborhood future land use category.

(1) Minimum requirements for lot area, width and setback.

Lot area:	6,000 sq. ft.
Lot width:	60'
Lot depth:	100'
Front setback:	20'
Rear setback:	20'
Side setback (of corner lot):	6' (15')

(A) Thoroughfare street setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a highway, major arterial, minor arterial or collector as set forth in the city's adopted thoroughfare plan.

(2) Encroachment allowances. See section 14.04.001 (setback encroachments) for encroachment allowances into the required setbacks.

(3) Permitted uses. Those uses indicated as being permitted in the "R-6 (single-family residential district" in the article 14.10 (use chart).

(4) Other regulations.

(A) Site plan. A site plan shall be submitted to and must be approved by the development services director or their designee prior to the issuance of a building permit for new construction or additions to an existing building, structure, or changes to the site for residential uses in the R-6 district.

(B) Floor area. The total floor area of the main building shall not be less than 1,000 square feet.

(C) Building area. The maximum allowable building area in the R-6 district shall not exceed 45 percent of the gross area of the lot or tract of land.

(D) Height regulations. No building shall exceed 35 feet.

(E) Parking regulations. Refer to section 14.04.003 for parking regulations.

(F) Landscaping requirements. Refer to section 14.04.006 for landscaping requirements.

(G) Screening regulations. Refer to section 14.04.004 for fences and screening regulations.
(Ordinance 6555 adopted 12/5/2022)