

SECTION 9. "R-6" ONE-FAMILY DWELLING DISTRICTS

The following regulations shall apply in all "R-6" Districts*

*Note--For supplemental regulations, see Section 31.

A. Uses Permitted.

1. All uses permitted in "R-8" Districts. (Ord. No. 84-5, 3-3-84)
2. Transitional uses: The following uses shall be permitted on a transitional site in the "R-6" Districts:
 - a. Two-family dwellings adjacent to other than "C-1" and "C-1-O" Districts if a use permit is secured as provided in Section 10, "R-5" Districts.
 - b. With Site Plan approval as specified in Section 36, offices of doctors, physicians, dentists or psychologists, and medical or dental clinics, provided that the basis for judging the merits of any given site plan shall be the degree to which the structure has the appearance of, and complies with the bulk and placement requirements for, a single-family residence.
 - c. *Deleted.* (Ord. No. 83-9, 3-19-83)
3. Conditional uses: Offices of medical doctors, physicians, dentists or psychologists may be permitted in existing institutional structures converted to such use subject to securing a use permit as provided for in Section 36; and provided further, that said sites meet the following criteria: (Ord. No. 84-5, 3-3-84)
 - a. A minimum site area of fifty thousand (50,000) square feet; and
 - b. Located on a primary or secondary arterial thoroughfare.

The principal basis for judging the merits of any given use permit shall be the degree to which the proposed use and development provide for the reuse of an institutional structure which does not conflict with other uses in the district and which causes no greater adverse effects on the property and improvements in the neighborhood than the previous institutional use.

B. Height Limit.

Same as specified for "R-20" Districts.

C. Area Requirements.

1. *Lot Area.* Every lot shall have a minimum average width of sixty (60) feet and a minimum area of six thousand (6,000) square feet. The minimum lot area per dwelling unit shall also be six thousand (6,000) square feet; provided, that where a lot has less width and less area than required in this subsection and was recorded under one (1) ownership at the time of the adoption of this ordinance, such lot may be occupied by any use permitted in this section.

D. Parking Requirements.

Automobile parking space shall be provided as required and regulated in Section 33, except that in considering use permit applications under subsection A.3., the required parking for medical offices may be reduced up to a maximum of ten (10) percent.

(Ord. No. 84-5, 3-3-84)

