15.190 R-6, Multiple-Family District.

(1) Intent. This district is intended to provide for high density multiple housing of an apartment nature near the high service focal points of the City such as the Central Business District, industrial centers, shopping centers, or at any location where a limited amount of land is available and appropriate as a place of residence for a large number of persons.

(2) Specific Uses Permitted. Land shall be used and buildings shall be erected, altered, enlarged, or used for only one or more of the following uses subject to the provisions of this section and those of other applicable sections of the Zoning Ordinance:

(a) Single- and two-family dwellings;

(b) Multiple-family dwellings;

(c) Rooming houses;

(d) Adult day care facilities, and child day care centers for not more than 15 individuals;

(e) Public parks, parkways, and other public recreational areas;

(f) Community living arrangements for not more than 15 individuals;

(g) Vacant lot residential garden; and

(h) Bed and breakfasts and short-term rentals.

(3) Conditional Uses Permitted. The following uses are permitted subject to MMC 15.370(27):

(a) Churches and other religious institutions;

(b) Schools – public, private, and parochial;

(c) Fraternal organizations, philanthropic, and eleemosynary institutions;

(d) Private clubs and lodges;

(e) Hospitals other than animal hospitals;

(f) Homes for the elderly, nursing homes, and adult day care facilities, and child day care centers for 16 or more individuals;

(g) Libraries, museums, art galleries, and concert halls;

(h) Governmental buildings;

(i) Community living arrangements for 16 or more individuals;

(j) Residential buildings used in connection with the above conditional uses;

(k) Mobile and manufactured home parks, subject to regulations of the City's mobile home ordinance (MMC 15.510);

(l) *Repealed by Ord. 20-152*;

(m) Domestic violence centers;

(n) Expanded home occupations;

(o) Any adaptive reuse authorized pursuant to MMC 15.370(29);

(p) Transitional housing;

(q) Continuing care communities, retirement housing, intergenerational housing, and other collaborative housing options developed pursuant to MMC 15.750; and

(r) Farmers' markets.

(4) Area Regulations.

(a) Front Yard. No principal or accessory building shall be closer than 25 feet to the street line as established by the Official Map. If said street line is not established by the Official Map, said 25 feet shall be measured from the existing street line. MMC 15.390(14) setbacks, if any, shall be maintained, however.

(b) Side Yard. For buildings under 35 feet in height there shall be two side yards of not less than 10 feet for each side yard, providing that on corner lots the side yard adjacent to the street shall be not less than 20 feet except as provided in MMC 15.390(14). For buildings over 35 feet in height there shall be two side yards of not less than 50 percent of the height of said building for each side yard. For accessory buildings located in the rear one-half or located more than 65 feet from the front lot line of any interior lot, the required side yard may be reduced to two feet except where easement widths are greater.

(c) Rear Yard. There shall be a rear yard not less than 25 feet in depth, except on corner lots the rear yard may be reduced to six feet, providing a minimum setback of 25 feet is maintained in the side yard adjacent to the street. For accessory buildings located in the rear one-half or located more than 65 feet from the front lot line of any interior lot the required rear yard may be reduced to two feet except where easement

widths are greater.

(d) Lot Area. Single- and two-family dwellings are subject to the same yard and area requirements as the "R-3" District. There are no minimum requirements as to the width or depth of lots for multiple-family dwelling units. However, multiple-family dwellings having eight or fewer dwelling units shall provide a minimum of 2,000 square feet of lot area per dwelling unit. For multiple dwellings having nine or more units, the minimum requirements of lot area per family are as follows:

Efficiency and one-bedroom apartments: 1,100 square feet of lot area per dwelling unit; two-bedroom apartments: 1,300 square feet of lot area per dwelling unit; three-bedroom and over apartments: 1,500 square feet of lot area per dwelling unit. It is further provided that apartment houses having nine or more dwelling units and four stories or more in height shall provide a minimum of 1,000 square feet of lot area per family for a four-story building; 800 square feet of lot area per family for a five-story building; and 600 square feet of lot area per family for a building six or more stories in height. The City Plan Commission may modify the requirements as to the number of off-street parking spaces required in specific cases where desirable or warranted owing to types of use or character of use and with due regard to the protection of adjacent property in the Residential District and the public interest.

(e) Lot Occupancy. The ground area occupied by the principal and accessory buildings shall not exceed 50 percent of the total area of the lot.

(f) Dwelling Unit Size. All dwelling units shall be at least 14 feet wide and shall have a minimum area, excluding attached or detached accessory buildings, of 720 square feet.

(5) Height Regulations. No principal building shall exceed 60 feet in height. No accessory building shall exceed 20 feet in height, subject also to airport height provisions.

(6) Vision Clearance. The vision clearance of this district shall not be less than 15 feet, determined by measuring 15 feet each way from the lot corner at the street intersection on each street lot line, or, in the case of an alley, 10 feet, determined by measuring 10 feet along the street line and 10 feet along the alley line.

[Ord. 20-152 § 6, 2020; Ord. 15-559 § 7, 2015; Ord. 13-265 § 7, 2013; Ord. 12-529 §§ 24 – 26, 2012; Ord. 11-430 § 5, 2011; Ord. 08-490 § 10, 2008. Prior code § 15.19]