

SECTION XX RESIDENTIAL R-6

(All sections 4/2/1987 unless otherwise noted.)

- 20.01 **PURPOSE OF R-6:** This amendment to the Zoning Resolution is designed to preserve the green open areas which enhance the natural beauty existent in and inherent to the semi-rural residential character of Concord Township; to promote health, safety, comfort and general welfare while retaining and protecting the present favorable balance of the environment.
- 20.02 **USES:** The following uses of buildings and land shall be classified as R-6 Residential:
- A. Single family dwellings.
- 20.03 **ACCESSORY USES:** Accessory uses permitted in a R-6 District are limited to the following:
- A. Swimming pools.
 - B. Storage buildings with:
 1. Maximum height of thirty-five (35) feet.
 2. Maximum of one thousand (1,000) square feet or twenty-five percent (25%) of square footage of single family dwelling.
 3. Storage of recreational vehicles, household and gardening equipment, tools and personally owned automobiles used regularly for transportation by occupants of dwelling.
 - C. Signs as permitted in Section 30.02.
- 20.04 **MINIMUM LOT AREA:** Minimum lot area permitted shall be two (2) acres. (4/2/1987; Amended 5/19/2006)
- 20.05 **MINIMUM LOT WIDTH:** Minimum lot width shall be one hundred fifty (150) feet at the building setback line and having a minimum frontage of fifty (50) feet on a dedicated road. The minimum frontage on a dedicated road, as required in Section 20.05, shall not decrease from the sideline of a dedicated road to the building setback line.
- 20.06 **SETBACK BUILDING LINE:** The setback building line required for any building or structure in an R-6 District shall be a minimum of eighty (80) feet from the centerline of any road or fifty (50) feet from the side of the road, whichever is greater.
- 20.07 **SIDE AND REAR YARDS:** Each building shall have a minimum side yard clearance of thirty (30) feet and a minimum rear yard clearance of forty (40) feet.
- A. An accessory building to the dwelling shall have a minimum side yard clearance and rear yard clearance of thirty (30) feet.
 - B. Decks, porches and patios greater than ten (10) feet in width shall require the same minimum clearances as stated in Section 20.07A.
- 20.08 **MINIMUM DWELLING AREA:** Every single family shall contain the following minimum residential floor area:
- A. Single family dwelling (less than two floors), one thousand two hundred (1,200) square feet of residential floor area on the ground floor when built with a minimum of six hundred (600) square feet of basement area.
 - B. Single family dwelling (less than two floors), one thousand three hundred (1,300) square feet of residential floor area on the ground floor with no basement or basement area less than six hundred (600) square feet.
 - C. Single family dwelling (more than one floor), eight hundred (800) square feet of residential floor area on the ground floor with a minimum of one thousand five hundred (1,500) square feet of total residential floor area providing there is a basement of at least six hundred (600) square

feet. Residential floor area shall have a minimum ceiling height of seven and one-half (7-1/2) feet.

D. Single family dwelling (more than one floor), eight hundred (800) square feet of residential floor area on the ground floor with a minimum of one thousand six hundred (1,600) square feet of total residential floor area for dwellings without basements or less than six hundred (600) square feet of basement area. Residential floor area shall have a minimum ceiling height of seven and one-half (7-1/2) feet.

E. There shall be a garage required for each residential dwelling unit.

20.09 MAXIMUM HEIGHT OF BUILDINGS: The maximum height of buildings, structures, or enlargements of such, shall be thirty-five (35) feet.

20.10 AREAS ZONED R-6 BY AMENDMENT: On file in the Zoning Office, Concord Town Hall.