Chapter 18.12
RESIDENTIAL ZONE R-6

Sections:
18.12.010 Uses permitted outright.
18.12.030 Signs.
18.12.040 Lot size.
18.12.050 Yards.
18.12.060 Height of buildings.
18.12.070 Lot coverage.

18.12.010 Uses permitted outright.
In an R-6 zone, the following uses and their accessory uses are permitted outright:
(1) A use permitted outright in an R-7 zone.
(2) Two-family dwelling. (Ord. 1952 § 1(4), 2006)

In an R-6 zone, the following uses and their accessory uses are permitted when authorized in accordance with Chapter 18.60 NBCC:
(1) A use permitted as a conditional use in an R-7 zone.
(2) The overnight renting of sleeping quarters with breakfast in a residence commonly known as a “bed and breakfast.” (Ord. 1952 § 1(4), 2006)

18.12.030 Signs.
See Chapter 18.70 NBCC, Signs. (Ord. 1952 § 1(4), 2006)

18.12.040 Lot size.
In an R-6 zone, minimum lot size is as follows:
(1) Lot area shall be at least 6,000 square feet and shall not be less than 4,500 square feet per dwelling unit.
(2) Lot width at the front building line shall be at least 60 feet. (Ord. 1952 § 1(4), 2006)

18.12.050 Yards.
Except as provided in NBCC 18.72.020 and 18.72.060, in an R-6 zone minimum yard requirements are as follows:
(1) The front yard shall be at least 20 feet.
(2) Each side yard shall be at least five feet and the total of both side yards shall be at least 13 feet, except that in the case of a corner lot the side yard abutting the street shall be at least 12 feet.
(3) The rear yard shall be at least 10 feet. (Ord. 1952 § 1(4), 2006)

18.12.060 Height of buildings.
In an R-6 zone, no building shall exceed a height of two and one-half stories or 35 feet, whichever is lower. (Ord. 1952 § 1(4), 2006)

18.12.070 Lot coverage.
In an R-6 zone, buildings shall not occupy more than 35 percent of the lot area. (Ord. 1952 § 1(4), 2006)