

ARTICLE 14

"R-6" MULTIPLE FAMILY RESIDENTIAL DISTRICT

PREAMBLE

This district has been established to provide for multiple family dwelling units with a minimum of three thousand (3,000) square feet per lot unit.

SECTION 1401

PRINCIPAL PERMITTED USES

- A. Modular home/industrialized unit
- B. Single family dwellings as governed by Section 1204.
- C. Two family dwellings as governed by Section 1304.
- D. Multiple family dwellings.
- E. Conversions of single family or two family dwellings into multiple family dwellings, provided these conform with the development standards prescribed for such multiple family dwellings in this Article and with all other applicable requirements under this Zoning Resolution.
- F. Schools and colleges for academic instruction.
- G. Publicly owned and operated buildings and facilities.
- H. Public parks, playgrounds, and community center.
- I. Adult Family Home (in accordance with Article 51)
- J. Residential Facility (in accordance with Article 51)

SECTION 1402

ACCESSORY USES

- A. Accessory uses, buildings or other structures customarily incidental to any aforesaid permitted use, including private garages; provided that such accessory uses shall not involve the conduct of any business, trade or industry or any private way or walk giving access to such activity.
- B. Home Occupation as defined in Article 2, Section 208.01.
- C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

SECTION 1403

CONDITIONAL USE

The following Conditional Uses subject to approval in accordance with Article 4, Section 406.

- A. Private noncommercial golf courses (not including driving ranges, miniature golf courses, and pitch and putt courses), swimming pools and tennis courts, and accessory uses, subject to the requirements of Article 46.
- B. Montessori Schools
- C. Cemeteries
- D. Places of Worship

SECTION 1404 DEVELOPMENT STANDARDS

In addition to the provisions of Chapters VIII and IX, General Regulations and Special Regulations, the following standards for arrangement and development of land and building are required in the "R-6" Multiple Family Residential District.

1404.01 HEIGHT REGULATIONS

No structure shall exceed forty (40) feet in height.

404.02 LOT AREA, FRONTAGE AND YARD REQUIREMENTS

The following minimum requirements shall be observed.

	Lot Area	Lot Frontage	Lot Area Per Family	Front Yard Depth*	<u>Side Yards</u> Least / Total	Rear Yard Depth
Multi-Family	12,000 Sq. Ft.	90 ft.	3,000 Sq. Ft.	30 ft.	10 ft. / 20 ft.	40 ft.
Other	10,000 Sq. Ft.	80 ft.		25 ft.	8 ft. / 20 ft.	40 ft.

1403.03 MAXIMUM LOT COVERAGE

Forty (40) percent of lot area.

*The front yard depth shall be measured from the established right-of-way lines as shown on the **Official Thoroughfare Plan for Montgomery County**.