

**§ 180-30. R-6 Residential District permitted uses.**

Uses permitted in R-6 Residential Districts shall be as follows:

- A. One-family dwelling.
- B. Residential accessory structures limited to garages, storage sheds, gazebos, pools, barbeque pits, swing sets and similar play equipment.
- C. Home occupation limited.

**§ 180-31. Special uses (R-6).**

Uses permitted upon issuance of a special permit shall be as follows:

- A. Home occupation.
- B. Bed-and-breakfast.
- C. Group residence.
- D. School, private.
- E. School, public.
- F. Religious facility.
- G. Public outdoor recreation.
- H. Post-secondary educational institution.
- I. Community center.
- J. Owner-occupied transient occupancy lodging. **[Added 8-6-2018 by L.L. No. 6-2018]**
- K. Non-owner-occupied transient occupancy lodging established and hosting transient occupants in an existing residence prior to July 2, 2018, and for which a complete initial application for approval is received by the Village Clerk by October 1, 2018, subject to the provisions of Subsection A of § 180-104 of this chapter. **[Added 8-6-2018 by L.L. No. 6-2018]**

**§ 180-32. Lot and structure requirements (R-6).**

Lot and structure requirements shall be as follows:

- A. Minimum lot area: 6,000 square feet.
- B. Minimum lot width: 50 feet.
- C. Minimum street frontage: 50 feet. [NOTE: See "lot" definition for exceptions.]
- D. Minimum lot depth: 100 feet.

- E. Minimum front yard depth: 10 feet. [NOTE: Except that new dwellings constructed on a vacant lot or alterations to an existing structure shall have a front yard depth that is not more than 10% greater or less than the average front yard depth of existing dwellings located within 200 feet of each side lot line of the lot.]
- F. Minimum rear yard depth:
  - (1) Principal building: 30 feet.
  - (2) Accessory building: four feet.
- G. Minimum side yard depths:
  - (1) Principal building: total both yards, 20 feet; either yard, four feet.
  - (2) Accessory building: four feet.
- H. Maximum lot coverage: 30%.
- I. Maximum building height: two stories, or 30 feet, whichever is less.
- J. Minimum dwelling ground-floor area: one-story building, 1,100 square feet; one-and-one-half-story building, 1,000 square feet; two-story building, 750 square feet.

**§ 180-33. Supplemental regulations (R-6).**

Each use shall comply with all regulations of Article IV applicable to the use.