

	<i>R-5</i> <i>(feet)</i>	<i>R-5A</i> <i>(feet)</i>
1. Front yard*	20	25
2. Side yard	5	10
3. Rear yard	10	20

*See supplementary district regulations for additional setback requirements.

- H. *Maximum lot coverage by all buildings.* Maximum lot coverage by all buildings is 30 percent, provided that a cluster housing development under section 21.50.210 shall conform to the maximum lot coverage requirements of that section.
- I. *Maximum height of structures.* Maximum height of structures is unrestricted, except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.
- J. *Signs.* Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.
- K. *Parking.* Adequate off-street parking shall be provided in connection with any permitted use, as specified in section 21.45.080.
- L. *Loading facilities.* Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

(GAAB 21.05.050.F; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 83-52; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 99-62, § 9, 5-11-99; AO No. 2002-63(S), § 1, 5-21-02)

21.40.080 R-6 suburban residential district (large lot).

The following statement of intent and use regulations shall apply in the R-6 district:

- A. *Intent.* ~~The R-6 district is intended for those land areas where large lots or acreage development is desirable as an adjunct to the more typical urban and suburban residential zoning districts. The~~

R-6 district is designed to encourage low-density residential development while at the same time protecting and enhancing those physical and environmental features which add to the desirability of suburban residential living.

- B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

- 1. Single-family, two-family and multiple-family dwellings; provided, however, that a mobile home may be used for temporary living quarters for not more than 18 months while the dwelling is being constructed. Only a single principal structure may be allowed on any lot or tract.

- a. Before a mobile home will be permitted, the owner of the property or the person intending to occupy the mobile home shall secure a permit from the administrative officer. Such permit shall only be granted upon a signed statement by the permittee that a permanent dwelling will be constructed within 18 months.

- b. If a permitted residential structure is damaged by fire, earthquake or other natural cause to the extent that it is uninhabitable, a permit may be issued for occupancy of a mobile home during the period that the structure is being rehabilitated or repaired, but in no event shall a permit be for a period greater than 18 months.

- c. Only one mobile home during the construction or repair of a permanent dwelling shall be permitted on any parcel of land.

- 2. Public, private and parochial academic elementary and secondary schools.

4. The raising of vegetables, produce, fruit crops, nursery plants and the like, including a temporary stand for the sale of products grown on the premises.
 5. Family residential care.
 6. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions, but excluding day care uses, which shall be permitted only if they are otherwise allowed in accordance with this title. Use of church building other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.
 7. With a permitted non-residential use as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas.
- C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:
1. Home occupations, subject to provisions of the supplementary district regulations.
 2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, private barbecue pits and workshops.
 3. Private garages.
 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 25 feet from any lot line.
 5. Private storage in yards of equipment including trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least 25 feet from any property line.
 6. Family care.
 7. Keeping honey bees, *Apis mellifera*, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be:
 - a. At least 25 feet from any lot line not in common ownership; or
 - b. Oriented with entrances facing away from adjacent property; or
 - c. Placed at least eight feet above ground level; or
 - d. Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions.

No more than four hives shall be placed on lots smaller than 10,000 square feet.
 8. Bed and breakfast with three or less guestrooms.
 9. Bed and breakfast with four guestrooms only by administrative site plan review.
- D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:
1. Airstrips and heliports.
 2. Utilities substations.
 3. Planned unit developments.
 4. Natural resource extraction for subdivision development only, on tracts of not less than five acres.

5. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval.
6. Quasi-institutional houses.
7. Twenty-four-hour child care and day care facilities.
8. Bed and breakfast with five guestrooms.
9. Roominghouses.
10. Roof mounted satellite dishes greater than 1 meter in diameter on residential structures or structures accessory to a residential use (except satellite dishes up to two meters in diameter may be used until December 31, 2002).
11. Snow disposal sites.
12. Commercial greenhouses.
13. Community interest and local interest towers that do not meet the supplementary district regulations.

E. Prohibited uses and structures. The following uses and structures are prohibited:

1. Storage in connection with trade, service or manufacturing activities.
2. Quonset huts.
3. Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust or other particulate matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. Minimum lot requirements.

1. Except as provided in subsection 2 of this subsection, a lot shall have the following minimum area and width:

<i>Minimum Requirements*</i>			
<i>Use</i>	<i>Lot Area (square feet)**</i>	<i>Acres</i>	<i>Lot Width (feet)</i>
a. Single-family	54,450	1¼	150
b. Two-family dwellings	108,900	2½	200
c. Three-family dwellings	163,350	3¾	250
d. Four-family dwellings	217,800	5	300
e. Five or more families	281,360, plus 1 acre (43,560 square feet) for each dwelling unit in excess of 5	6	350

*Includes one-half the area of abutting dedicated rights-of-way.

**Individual lot square footage may vary up to one percent.

2. In a cluster housing development conforming to section 21.50.210, a lot that is not part of the common area shall have a minimum area and width in accordance with that section.

G. Minimum yard requirements. Minimum yard requirements are as follows:

1. Front yard: 50 feet. (See the supplementary district regulations for additional setback requirements.)
2. Side yard: 25 feet.
3. Rear yard: 50 feet.

H. Maximum lot coverage by all buildings. Maximum lot coverage by all buildings is 30 percent, provided that a cluster housing development under section 21.50.210 shall conform to the maximum lot coverage requirements of that section.

I. Maximum height of structures. Maximum height of structures is unrestricted, except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.

J. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of supplementary district regulations.