

Then 3-1-80
uses changed maybe in 1988

Section 602.7

A. No building shall be erected, altered, enlarged, rebuilt or used, and no premises shall be used, except for the following uses:

R-6 RESIDENCE ZONE
602.7 A.

1. Any use permitted in the R-5 Residence Zone.
2. Apartment house or multiple dwelling.
3. Lodging house.
4. Private business college or trade school.
5. Convalescent home, nursing home, sanitarium, home for the aged, childrens' home, home for the care and treatment of the deaf and blind.
6. Accessory buildings and uses customarily subordinate or incidental to a conforming principal building or use.
7. Planned Residential Unit Development consisting of attached dwelling units, or a series of attached dwelling units, designed or intended primarily for separate ownership, provided that overall density, front yard requirements and parking requirements are met as set forth in Section 602.7.B. Front yard requirements are defined in relationship to publicly accepted streets. All other space and bulk requirements contained in any other Ordinance are hereby waived with respect to such a development, except that such development shall meet the appropriate subdivision requirements of Chapter 603 of the Municipal Code as now enacted or as hereafter amended.
8. Any of the following conditional uses if and as authorized by the Board of Appeals:
 - a. Water pumping station, reservoir and standpipe, electrical power substation, transformer station and electrical switching yard, and telephone exchange building.
 - b. Private nursery school.
 - c. Office space for doctors of medicine, dentistry, osteopathy, architects, insurance, and real estate brokers or agents. Space for services auxiliary to these professional uses when located in a building

Effective
January 4, 1971

containing one or more of such professional uses and when not occupying a floor area equivalent to more than 35% of the total floor area of the building occupied by such professional use.

- d. Open air off-street parking, including the establishment of public parking lots, subject to the requirements of Section 14.
- e. Lodge or fraternal organizations.
- f. Chancellery.
- g. Non-profit athletic fields.
- h. Private/club, or non-profit/social, and recreational facility, subject to the following conditions or standards:

*Some in
correct*

Thru 3-1-80

Effective 1/20/71

- (1) No exterior signs shall be permitted.
- (2) Adequate landscaping, screening or buffer shall be provided for shielding of service areas, drives or parking lots from view of abutting residential uses, which might be adversely affected thereby. All deliveries to the private club shall be through the major service and loading area of the building.
- (3) Off-street parking shall be provided in accordance with the provisions of Section 602.14 of the Zoning Ordinance.
- (4) Location, design and operation of such facility shall not adversely affect the value of surrounding residential properties.
- (5) No facility will be located in a residential structure containing less than fifty dwelling units, and such facility shall be open exclusively to residents of such structure and their bona fide guests accompanying them. Liquor shall not be sold or stored in said facilities or club.
- (6) Entrance to such a club or facility shall be only through a lobby or other public open space within the structure.
- (7) A club cannot exceed five percent of the gross floor area within a residential structure.

Space and bulk
602.7 B.

B. No building or structure shall be erected, altered, enlarged, rebuilt, or used which does not comply with the following requirements.

Minimum rear yards
602.7 B. 1.

1. Principal buildings or structures - 20 feet
Accessory buildings or structures - 3 feet

Minimum side yards
602.7 B. 2.

2. Principal buildings or structures - except where there is a party wall there shall be a side yard on each side of each detached building or group of attached buildings having a width as determined in the following table, provided that the width of one side may be reduced one foot for every foot that the other is correspondingly increased in width but no such yard shall be less than ten feet in width, and provided