

## Greentree Zoning

### 60.6 R-6, Single-Family Large Tract Residential.

60.6.1 Intent of District. It is the intent of this section that the R-6 large tract residential be developed for low density population. The regulations which apply within this district are designed to encourage the formation and continuance of a quiet, compatible and un-congested environment. Commercial, industrial and small lot residential uses are prohibited in order to protect the natural amenities of the area, as well as suppress urban sprawl. It is the purpose of this R-6 district to promote a compatibility between uses and to encourage and provide an orderly transition from agricultural to urban uses.

60.6.2. Within R-6 Single-Family Large Tract Residential District, the following uses are permitted:

- (1) Single-family dwelling.
- (2) Accessory building and uses when located on the same lot or parcel of land as the main structure and customarily incidental thereto and provided the requirements in Section 82 are met.
- (3) Fall-out shelters provided the requirements in Section 83 are met.
- (4) Home swimming pool provided the location is not closer than ten (10) feet to any property line and the pool is enclosed by a wall or fence of at least four (4) feet in height and provided approval from the Camden County Health Department has been obtained.
- (5) Public utility structures and building provided that the installation is properly screened. No office shall be permitted and no equipment shall be stored on the site.
- (6) Dogs and cats provided the requirements in Section 107 are met.
- (7) Horses, ponies, and fowl provided the requirements in Section 107.1 are met.
- (8) Agriculture, forestry, livestock and poultry production, provided that the area available for said operation is not less than ten (10) acres, and that no structure containing poultry or livestock and no storage of manure or odor or dust producing substance or use shall be located within 200 feet of a property line, provided any such structure existing at the time of passage of this Ordinance shall be allowed to extend to existing building line but no nearer the property line than any existing portion of such structure. All animals (except domestic animals, i.e. dog, cat) shall be kept in a structure or corral.

60.6.3. The following uses may be permitted as special exceptions by the City Council in accordance with Section 60.1:

(1) Churches and related accessory building, provided they are located on a lot fronting on an arterial or collector street and are placed not less than 50 feet from any property line.

(2) Home occupations provided the requirements in Article XI are met.

(3) Kindergarten, playschools and day care centers and homes.

(4) Public and private schools, libraries, excluding business and trade schools.

(5) Golf, swimming, tennis, or country clubs, privately owned and operated community clubs or associations, athletic fields, parks, and recreation areas, provided that no building for such purposes is located within 100 feet of any property line.

(6) Satellite Dish Antennas provided the requirements in Section 130.3 are met.

(7) Bed and Breakfast Inns provided the requirements of Section 130.2 are met.

(8) All other uses may be permitted as a special use approved by the City Council in accordance with the provisions of Article XXVI.

#### 60.6.4 Prohibited Uses.

(1) Manufactured Housing.

60.6.5 Conditional Uses. The following use may be permitted on a conditional basis in any R-6 Zoning District with approval by City Council. The applicant for R-6 zoning when requesting conditional uses shall submit a written report which shall explain the type, nature, intent and characteristics of the proposed development, and shall include, where applicable:

(1) A general description of the proposal.

(2) A legal description of the site.

(3) Proposed standards for development, including:

(a) Restrictions on the use of property.

(b) Density, yard, and height requirement.

(c) Restrictive covenants.

(4) Proposed dedication or reservation of land for public use, including streets, easements, parks and school sites.

(5) Exceptions or variations from the requirements of the Zoning and Land Development Ordinance if

any are being requested.

(6) Plans for the provision of utilities, including water, sewer, and storm drainage facilities.

(7) Descriptions of percentage of land within the development to be provided for various uses:

a) Residential

b) Commercial

c) Industrial

d) Open space

e) Utilities

f) Parking and storage

g) Others

60.6.6 Other requests: If any of the following three (3) exemptions are requested a written report must be submitted with reasoning for these exemptions:

1) Exemption from connecting to sewer provided extenuating circumstances are existing.

2) Exemption from paving of roads provided extenuating circumstances exist and provided the following conditions are met:

a. Swales must be engineered.

b. Right-of-Way shall be a minimum of 60 feet

c. Road width shall be no less than 20'

d. Canopy height shall be a minimum of 15 feet high.

e. Notes in the preliminary plat and final plat absolve the City of Kingsland from any maintenance of the roadways, ditches and/or swales and that they shall be maintained by the Home Owner's Association.

f. Covenants and Restrictions are submitted with the plat and are reviewed but not adopted by Kingsland.

3) Other conditions as the developer or Kingsland City Council deem relevant.