

Part III
Article XVIII

R-4, GENERAL RESIDENCE DISTRICT

Section 1800 Statement of Purpose

The R-4 General Residence District is designed to provide a greater mixture of housing types ranging from the single family dwelling units to apartment developments and other multiple family structures with a higher density use of land.

Section 1810 Permitted Uses

All uses permitted without special exception in the R-3 district.

Section 1825 Permitted Uses as Special Exceptions

The following uses may be permitted by the Board of Zoning Appeals if the proposed use will constitute a desirable and stable development which will be in harmony with the development in adjacent areas and will not cause congestion on public streets nor be contrary to the spirit and purpose of this Ordinance.

1. All special uses allowed in the R-3 district under the same restrictions as specified under Section 1725.
2. Multiple family dwellings having more than sixteen (16)) units per dwelling.

Section 1850 Area, Height, and Placement Requirements

1. Minimum lot area:
 - A. Single-family dwellings 5,000 square feet
 - B. Two-family dwellings 3,000 square feet per dwelling unit.
 - C. Multiple dwellings 2,000 square feet per dwelling unit.
 - D. No multiple dwelling structure shall be erected on a lot or parcel of land which has an area of less than ten thousand (10,000) square feet.
 - E. There shall not be more than sixteen (16) units in any one building and not more than one building on any one lot, tract, or parcel of land except as otherwise provided in the Site Development Ordinance.
2. Minimum floor space per dwelling unit: Wherever multiple or apartment dwellings are located in the R-4 district, the minimum required floor space per unit shall be the same as required in the R-3 district.
3. Lot width: Not less than fifty (50) feet for single-unit dwellings, not less than sixty-five (65) feet for two-unit dwellings, and not less than eighty (80) feet for all other dwellings in this district.
4. Minimum yard requirements:
 - A. Single- and two-unit dwellings: same as R-2.
 - B. Multiple dwellings:
 - 1.) Front Yard: not less than thirty (30) feet in depth.
 - 2.) Side Yard: not less than thirty (30) feet in depth.
 - 3.) Rear Yard: not less than thirty (30) feet in depth.
5. Maximum lot coverage: 60%

6. Maximum height of buildings: Three and one half (3 1/2) stories, but not more than forty (40) feet.
7. Off-street parking: See Article VII.

Section 1860 Protective Screening

Where a R-4 property abuts a R-1A and/or R-1 zoned property, landscaping shall be provided along a minimum of 100% of the abutting property line. Such landscaping shall be made up of fifty (50) percent evergreen and deciduous shrubs a minimum of three (3) feet tall. Whenever possible, berms should be used in conjunction with the landscaping, unless otherwise deemed appropriate by the Site Review Committee.