

Sec. 30-325. - R-4, medium density multifamily residential district.

- (a) *Purpose.* The R-4 district provides for multifamily dwellings and other residential uses with a maximum density of eighteen (18) units per one (1) acre. Single-family detached and two-family (duplex) dwellings are permitted in order to accommodate existing R-4 zoned lots that either contain such uses or are not large enough to be developed for multifamily dwellings. It is not intended for new single-family detached or two-family subdivisions, which are prohibited.
- (b) *Permitted principal uses.*
- (1) Single-family detached dwellings, with only one (1) dwelling per lot, and excluding new single-family detached subdivisions.
 - (2) Two-family (duplex) dwellings, excluding new two-family subdivisions.
 - (3) Multifamily dwellings.
 - (4) Townhouses.
 - (5) Cluster subdivisions, as permitted elsewhere in the City Code.
 - (6) Nursing homes, senior citizen housing and retirement homes.
 - (7) Noncommercial, not-for-profit residential neighborhood facilities consisting of indoor and/or outdoor recreational facilities, offices of property owners associations and maintenance facilities operated by a neighborhood or community organization or a property owners association.
 - (8) Public parks, playgrounds, and recreational facilities.
 - (9) Police and fire stations.
 - (10) Elementary, middle and secondary schools, and development centers for elementary, middle and secondary school age children with physical, mental or developmental disabilities.
 - (11) Commercial day cares.
- (c) *Permitted accessory uses.*
- (1) Private garages, carports and accessory structures, as permitted in section 30-403, supplemental regulations.
 - (2) Home occupations, as permitted in section 30-405, supplemental regulations.
 - (3) Solar energy systems, as permitted in section 30-410, supplemental regulations.
 - (4) Short term use of shipping containers for accessory uses, as permitted in section 30-402, supplemental regulations.
- (d) *Special uses.*
- (1) Bed and breakfasts.
 - (2) Cemeteries, on a minimum of ten (10) acres of land.
 - (3) Transitional housing.
 - (4) Wind energy conversion systems, as permitted by section 30-410, supplemental regulations.
 - (5) Residential treatment facilities.
 - (6) Public utilities, except for buildings and accessory structures that are normal and customary in a zoning district which would allow other buildings of the same nature as a use-by-right.
 - (7) Long term use of shipping containers for accessory uses, as permitted in section 30-402, supplemental regulations.
- (e) *Height, area, bulk and setback regulations.*
- (1) *Maximum height:* Five (5) stories not to exceed sixty (60) feet.
 - (2) *Minimum lot area:*
 - a. Each townhouse must be on a separate platted lot consisting of at least one thousand four hundred (1,400) square feet.
 - b. All other uses: Three thousand seven hundred fifty (3,750) square feet.
 - (3) *Maximum density:* Eighteen (18) units per one (1) acre. Higher densities may be approved with a cluster subdivision, as permitted elsewhere in the City Code.
 - (4) *Minimum lot width:*
 - a. *Each townhouse:* Twenty (20) feet.
 - b. *All other uses:* None.
 - (5) *Minimum yard requirements:*
 - a. *Front yard:*
 1. *Each townhouse:* Ten (10) feet.

2. *All other uses*: Twenty-five (25) feet.

b. *Rear yard*:

1. *Each townhouse*: Twenty (20) feet.

2. *All other uses*: Twenty-five (25) feet.

c. *Side yard*:

1. *Each townhouse*: None.

2. *All other uses*: Five (5) feet.

(6) *Maximum building coverage, including accessory buildings*: Fifty (50) percent of the lot for all uses except townhouses.

(7) *Open space requirements*. For any multifamily residential uses or nonresidential uses, a minimum of twenty (20) percent of the total lot area shall be devoted to open space, including required yards and bufferyards.

(Ord. No. 5012, art. 4, 10-2-17)

Editor's note— Ord. No. 5012, art. 4, adopted Oct. 2, 2017, repealed the former § 30-325 and enacted a new section as set out herein. The former § 30-325 pertained to similar subject matter and derived from Ord. No. 4790, art. 1, adopted Sep. 14, 2015.