

Sec. 30-60. 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 18 units per one 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 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 30-106.
 - (2) Home occupations, as permitted in section 30-108.
 - (3) Solar energy systems, as permitted in section 30-113.
 - (4) Short-term use of shipping containers for accessory uses, as permitted in section 30-105.
- (d) *Special uses.*
 - (1) Bed and breakfasts.
 - (2) Boutique hotels. For the purposes of this section, the term "boutique hotel" means a small, independently owned hotel that is design-driven, upscale and unique, with character and personality.
 - (3) Cemeteries, on a minimum of ten acres of land.
 - (4) Long-term use of shipping containers for accessory uses, as permitted in section 30-105.
 - (5) 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.
 - (6) Residential treatment facilities.
 - (7) Transitional housing.
 - (8) Wind energy conversion systems, as permitted in section 30-113.

- (e) *Height, area, bulk and setback regulations.*
- (1) Maximum height: Five stories not to exceed 60 feet.
 - (2) Minimum lot area:
 - a. Each townhouse must be on a separate platted lot consisting of at least 1,400 square feet.
 - b. All other uses: 3,750 square feet.
 - (3) Maximum density: 18 units per one acre. Higher densities may be approved with a cluster subdivision, as permitted elsewhere in the city Code.
 - (4) Minimum lot width:
 - a. Each townhouse: 20 feet.
 - b. All other uses: None.
 - (5) Minimum yard requirements:
 - a. Front yard:
 - 1. Each townhouse: Ten feet.
 - 2. All other uses: 25 feet.
 - b. Rear yard:
 - 1. Each townhouse: 20 feet.
 - 2. All other uses: 25 feet.
 - c. Side yard:
 - 1. Each townhouse: None.
 - 2. All other uses: Five feet.
 - (6) Maximum building coverage, including accessory buildings: 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 20 percent of the total lot area shall be devoted to open space, including required yards and bufferyards.
- (f) *Parking regulations.* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in section 25-46. There shall be no parking, stopping, or standing of trucks or commercial motor vehicles licensed for a gross weight in excess of 24,000 pounds, except as provided in sections 26-147 and 26-298.