

DIVISION 6. R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Sec. 58-211. Established.

(a) *Purpose.* The R-4 multiple-family residential district is intended to provide for multiple-family apartments, including the following types: family or garden, elevator and walk-up, efficiency or studio and apartment conversions in existing single-family dwellings, condominiums and mobile home parks, subject to other provisions of this Code.

(b) *Requirements.* The following requirements shall apply in the R-4 district:

(1) *Setbacks.*

- a. Front yard, minimum of 25 feet;
- b. Side yard, minimum of eight feet, either side;
- c. Aggregate side yard, minimum of 20 feet;
- d. Rear yard, minimum of 25 feet.

(2) *Height.* The maximum permitted height shall be:

- a. Principal structure, 45 feet; however, a building may be erected to a height of 75 feet if it is setback from all required yard lines a distance of one foot for each foot of additional height above 45 feet;
- b. Accessory structure, 25 feet.

(3) *Building size.* The principal building minimum required floor area, per dwelling unit, shall be:

- a. One-family, 720 square feet;
- b. Two-family, 600 square feet.

(c) *Permitted uses.* A building or premises in the R-4 district shall be used only for the following purposes:

- (1) Boardinghouses and lodginghouses.
- (2) Church or other place of worship or Sunday school, provided that any such building shall be located not less than 25 feet from any side lot line.
- (3) Home occupation and professional office.
- (4) Institution of a religious, educational, eleemosynary or philanthropic nature, but not a penal or mental institution.
- (5) Multiple-family dwellings.
- (6) Public kindergarten, elementary and high school, or a private school having the same curriculum as ordinarily given in a public school, provided that any such building shall be located not less than 25 feet from any side lot line.

- (7) Publicly owned or publicly operated park and playground, provided that any building shall be located not less than 25 feet from any side lot line.
- (8) Single-family dwellings.
- (9) Truck gardening, nursery and/or horticultural.
- (10) Two-family dwellings.
- (11) Accessory building or use, including a private garage, carport and paved parking areas customarily incidental to the uses set forth in subsections (c)(1) – (10) of this section, but not involving the conduct of a business.

Multiple ownership of a single residential structure is permitted under this section.

- (d) *Conditional uses.* A building or premises in the R-4 district shall be used only for the following purposes when approved as a conditional use:
 - (1) Dental and medical clinics.
 - (2) Funeral homes.
 - (3) Nursing homes, rest homes and homes for the aged.
 - (4) Private lodges and clubs.
 - (5) Public utility offices and installations, including transmission lines and substations.
- (Code 1988, § 10-1-27)