

SECTION 7. HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT (R-4)

7.010 Purpose. To provide an area for high density residential development served by public sewer and water service. The standards set out in this section shall apply in this district.

7.020 Properties Included In This District. (see Section 19 “assignment of properties to a district”)

7.030 Permitted Principal Uses. The following principal uses are permitted in the R-4 District:

- A. Multi-family housing,
- B. Child care uses.

7.040 Permitted Principal Structures. The following principal structures are permitted in the R-4 District:

- A. Multi-family residences,
- B. Nursery schools and day care centers.

7.050 Permitted Accessory Uses. The following accessory uses are permitted in the R-4 District:

- A. Private storage of vehicles, that are titled to the property owner,
- B. Private recreational activities, including but not limited to swimming, tennis, horticulture, and playground activities,
- C. Offices in conjunction with apartment complexes.

7.060 Permitted Accessory Structures. The following accessory structures are permitted in the R-4 District:

- A. Private garages,
- B. Private recreational structures as allowed in Section 33 (Modifications, Exceptions and Special Requirements),
- C. Separate offices in conjunction with apartment complexes.

7.070 Conditional Uses. The following conditional uses may be allowed in the R-4 District, provided that the requirements of Section 26 (Conditional Use Permits) are met:

- A. Planned unit development,
- B. Single-family and low density multi-family residential housing,
- C. Community living arrangements subject to regulations and section 33 (Modifications, Exceptions, and Special Requirements; Community Living Arrangements),
- D. Clubs and fraternal organizations.

7.080 Structures Allowed Under Conditional Use Permits. The following structures and limitations upon structures may be allowed in the R-4 District under conditional use permits, issued pursuant to the provisions of Section 26 (Conditional use Permits):

- A. Structures for planned unit development,
- B. Single-family dwellings, except mobile homes,
- C. Duplexes and quad-plexes,
- D. Structures for the housing of clubs and fraternal organizations,

- E. Public and quasi-public utility structures not covered by Section 33 (Modifications, Exceptions, and Special Requirements; Community Living Arrangements).

7.090 Dimensional Requirements. The following lot, height, and yard requirements are established for the R-4 District:

- A. Yard Requirements,
 - 1. Lot area shall be a minimum of ten thousand (10,000) square feet plus an additional one thousand five hundred (1,500) square feet per dwelling in excess of four units,
 - 2. The minimum lot width shall be eighty (80) feet.
- B. Maximum Height. The maximum height for all principal structures shall be thirty five (35) feet and for accessory structures, twenty (20) feet.
- C. Setbacks,
 - 1. The minimum highway setback shall be regulated by Section 20 (Highway Access and Setbacks),
 - 2. The minimum side yard setback shall be twenty (20) feet for all principal structures and ten (10) feet for all accessory structures,
 - 3. The minimum rear yard setback shall be thirty (30) feet for all principal structures and ten (10) feet for all accessory structures,
 - 4. No accessory structure may be placed in the required front yard,
 - 5. Side yard setbacks on a corner shall be thirty (30) feet.
- D. Lot Coverage and Open Space,
 - 1. Maximum lot coverage by principal and accessory buildings is thirty five percent (35%),
 - 2. Minimum open space shall be thirty percent (30%). No area with dimensions less than twenty (20) feet in depth or width shall be counted as open space.
- E. Lot, Height, and Yard Requirements for Conditional Uses. Lot, height, and yard requirements for structures and uses under conditional use permits shall be incorporated into said permits.

7.100 Additional Requirements. The following regulations shall apply within the R-4 District:

- A. Section 29 as pertaining to parking,
- B. Section 30 as pertaining to the placement of signs,
- C. Section 33 as pertaining to modifications, exceptions & special requirements,
- D. Section 34 (Administration) with respect to the requirements of site plan review.