

Sec. 13-1-35 R-4 Multiple-Family Residential District.

- (a) **Purpose.** The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Section, are the regulations in the R-4 Multiple Family Residential District. This District is intended to provide for apartments, to include family or garden types, elevator and walk-up type, efficiency or studio type and apartment conversions in existing single-family dwellings.
- (b) **Permitted Uses.**
 - (1) Two-family dwellings (duplex).
 - (2) Multiple-family dwellings.

- (3) Boarding houses and lodges.
 - (4) Accessory building or use, including a private garage, carport and paved parking areas customarily incident to the above uses, but not involving the conduct of a business.
- (c) **Conditional Uses.**
- (1) Parks and playgrounds.
 - (2) Professional home offices.
 - (3) Planned residential developments.
 - (4) Golf courses and private clubs.
 - (5) Sewage disposal facilities.
 - (6) Utilities.
 - (7) Schools and churches.
 - (8) Government, cultural, and public uses such as fire and police stations, community centers, libraries, public emergency shelters and museums, provided that any building shall be located not less than thirty-five (35) feet from any side lot line.
 - (9) Home occupations.
 - (10) Nursery schools.
 - (11) Retirement homes.
 - (12) Single-family dwellings.
 - (13) Mobile home parks.
 - (14) Private lodges and clubs.
 - (15) Family day care.
 - (16) Church or other place of worship or Sunday school, provided that any such building shall be located not less than thirty-five (35) feet from any side lot line.
 - (17) Public school, kindergarten, elementary and high or private school, provided that any such building shall be located not less than thirty-five (35) feet from any side lot line.
 - (18) Truck gardening, nursery and/or horticulture.
- (d) **Area, Height and Yard Requirements.**
- (1) **Lot.**
 - a. Area: Minimum ten thousand (10,000) square feet, plus one thousand five hundred (1,500) square feet for each family over two.
 - b. Width: Minimum one hundred (100) feet.
 - c. Maximum lot coverage: Fifty percent (50%) maximum.
 - (2) **Building Height.** Maximum forty-five (45) feet. A building may be erected to a height of seventy-five (75) feet if set back from all required yard lines, a distance of one (1) foot for each foot of additional height above forty-five (45) feet.
 - (3) **Yards.**
 - a. Street: Minimum twenty-five (25) feet.
 - b. Rear: Minimum twenty-five (25) feet.
 - c. Side: Minimum ten (10) feet each side.
 - d. Lake and River Lots: The above setbacks shall be as modified in Section 13-1-25(b).

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- (4) **Building Size (Minimum Required Floor Area; Principal Building).**
- a. One-Family: Eight hundred fifty (850) feet.
 - b. Two-Family or More: Eight hundred (800) feet per family.
 - c. Building Width: See Section 13-1-25(b).