

176.12 R-4 FOUR-FAMILY RESIDENTIAL. The R-4, Four-Family Residential District is intended to establish and preserve areas for medium density residential development consisting of single to four-family dwellings, free from other uses, except those which are both compatible with and convenient to the residents of such a district. This district is designed to serve as a buffer between lower density residential districts and more intensive zoning districts such as a higher density multiple-family residential or commercial district.

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

A. Residential Uses:

- (1) Single-family detached dwellings.
- (2) Two-family dwellings.
- (3) Three-family dwellings.
- (4) Four-family dwellings.
- (5) Home occupations, subject to the provisions of Section 176.30.

B. Public, Quasi-public, and Governmental Buildings and Facilities:

- (1) Fire and police stations.
- (2) Public parks, playgrounds, recreational buildings and facilities, and community centers operated by public agencies.
- (3) Churches, synagogues, chapels, and similar places of religious worship and instruction.
- (4) Public elementary, junior high and high schools, and private non-boarding schools having a curriculum similar to that in the public schools.

2. Conditional Uses. The following conditional uses are permitted in the R-4 District only when authorized by the Zoning Board of Adjustment as provided in Section 176.36:

A. Public or quasi-public buildings and facilities essential to the physical welfare of an area such as electrical distribution substations, pipeline pumping stations, gas regulator stations, water storage facilities, and similar uses.

B. Group homes sponsored by a religious, governmental, educational, or charitable institution.

C. Day care centers.

D. Off-street parking lots and garages, but only for the provision of accessory parking for uses located within 300 feet from such parking lots and garages.

E. Similar and compatible uses to those allowed as principal permitted uses in this district.

3. Site and Structure Requirements.

A. Minimum Lot Area:

Single-family dwelling – 6,000 square feet

Two-family dwelling – 7,200 square feet

Three-family dwelling – 7,800 square feet

Four-family dwelling – 8,000 square feet

A lot of record as of the effective date of this Ordinance that has less area or width than herein required may be used for any purpose permitted in this district, provided that a two-family dwelling shall have a minimum area of 6,000 square feet, a three-family dwelling shall have a minimum of 7,200 square feet, and a four-family dwelling shall have a minimum area of 7,200 square feet and further provided that all other provisions of this Ordinance are met.

B. Minimum lot width - 60 feet.

C. Front yard setback - 25 feet.

D. Side yard setback - 7 feet.

E. Corner side yard setback - 12 feet.

F. Rear yard setback - 25 feet, except for single or two-family dwellings which shall be 25 feet or 20 percent of the depth of the lot, whichever amount is smaller, but in no event less than 15 feet.

G. Maximum height - 2½ stories or 35 feet.

H. Open space required - 40 percent of the lot area.

4. Other Provisions.

A. Accessory Uses. Uses and structures accessory to a principal permitted use or a conditional use are permitted subject to the provisions of Section 176.32.

B. Temporary Uses. Temporary uses are permitted subject to the provisions of Section 176.35(13).

C. Signs. Signs are permitted subject to the provisions of Section 176.31.

D. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided according to the provisions of Section 176.29.

E. Cluster Development Option. The Cluster Development Option is permitted subject to the provisions of Section 176.28.

F. Landscaping/Open Space Requirements. The required open space shall be landscaped. The landscaping and open space requirements for this zoning district shall be established by resolution of the Council from time to time. Said requirements shall by reference be effective as part of this Ordinance.

G. Any portions of an R-4 zoned parcel containing exterior storage, parking or loading service areas shall be screened as provided in paragraph 176.29(2)(H)(7) of this chapter in order to protect non-commercial property from the activity located on R-4 zoned property. The screening shall be composed of a combination of solid fencing, opaque plant materials, earthen structures and/or retaining walls of sufficient height to effectively screen the property from view of the non-commercial property.