

201.03 “R-4” Multi-Family Residential District. This district is intended to provide for large lot residential areas where public utilities and services are available, and to encourage a suitable living environment through the promotion of public health, safety, and welfare. Criteria such as topography, soil types, access, and traffic load on streets, schools, utilities, recreation, and other public facilities shall be taken into consideration when lot area requirements are established in various residential areas of the City. The following tables detail principal and accessory uses in R-4 districts; special exceptions, which require approval of the Board of Adjustment; and setback, area, and height requirements.

TABLE 201.03A		USES IN THE R-4 RESIDENTIAL DISTRICT	
Permitted Principal Uses Principal uses that are permitted in the R-3 district.	Permitted Accessory Uses Uses customarily incidental and subordinate to principal permitted uses, and only permitted if there is an existing permitted principal use **NO MORE THAN 3 ALLOWED PER LOT**	Special Exceptions Uses that may be authorized only by the Board of Adjustment per Section 304.09. Specific conditions may be applied to special exceptions if they are approved.	
<ul style="list-style-type: none"> • Any structure as permitted in 201.02 except as hereinafter modified. • Dwellings for any number of families • Boarding or lodging houses 	<ul style="list-style-type: none"> • Same as permitted in R-2 Residence District • Signs as regulated by Section 203. 	<ul style="list-style-type: none"> • Any use as regulated in 201.02, except as hereafter modified • Tourist homes; motels or motor hotels on lots abutting on state or federal highways; subject to the special provisions on motels or motor hotels. • The following lots abutting on State and Federal highways: Office or civic, religious or charitable organizations and financial or insurance institutions conducting their activities primarily by mail and not handling merchandise or rendering services on the premises; offices devoted to real estate, insurance, management, and similar enterprises when conducting their activities primarily by mail or telephone and not displaying or handling merchandise on the premises; professional offices of architects, engineers, and lawyers. Any use as regulated in 201.04, except as hereafter modified • Office of civic, religious, or charitable organizations and financial institutions conducting their activities primarily by mail and not handling merchandise or rendering services on the premises • Physician and dentist offices and private clinics for human care, professional offices or architects, engineers, lawyers, and the like; offices devoted to real estate, insurance, management, and similar enterprises when conducting their activities primarily by mail or telephone and not displaying or handling merchandise on the premises. • Mobile home parks subject to the following conditions: <ul style="list-style-type: none"> ▪ Mobile home park shall be located on a parcel of ground of at least five (5) acres in size and each boundary line of the park shall be at least 100 feet from any residential structure located outside park unless separated there from by a natural or artificial barrier. ▪ The park shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools 	

		<p>of water.</p> <ul style="list-style-type: none"> ▪ Each mobile home space shall be large enough to provided a distance of 10 feet between any residence unit or structure on the space and the lot line, a front yard of 15 feet and a rear yard of 10 feet. ▪ All mobile home spaces shall abut upon a driveway of not less than 20 feet in width which shall have unobstructed access to a public street. ▪ Walkways not less than two feet wide shall be provided to service the buildings. ▪ All driveways and walkways in the park shall be hard surfaces and lighted at night. ▪ Each mobile home park shall provide service buildings to house such toilet, bathing and other sanitary facilities and such laundry facilities as may be prescribed. ▪ An electrical outlet supplying at least 220 volts shall be provided to each trailer space. ▪ Adequate sanitary facilities and supply of pure water shall be provided to each trailer space. ▪ Each park shall comply with the regulations set forth by competent authority.
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TABLE 201.03B

MINIMUM SETBACK, AREA, & HEIGHT REQUIREMENTS IN THE R-4 RESIDENTIAL DISTRICT*

Minimum Lot Area	Minimum Lot Width (by story)	Minimum Front Yard Setback	Minimum Side Yard Setback		Minimum Rear Yard Setback	Maximum Height	
			Least Width	Sum of Least Widths			
Each lot with a structure in this district shall be at least 6,000 square feet. Each structure designed to house more than one family shall have a minimum area of 3,000 square feet per unit.		PRINCIPAL USES					
	1-1½ story: 50 feet	30 feet	6 feet	12 feet	30 feet	6 stories or 75 feet in height*	
	2-2½ stories: 52 feet	32 feet	8 feet	17 feet	30 feet		
	3 stories: 55 feet	35 feet	10 feet	22 feet	35 feet		
	4 stories: 65 feet	40 feet	12 feet	27 feet	40 feet		
	5 stories: 75 feet	45 feet	14 feet	33 feet	45 feet		
	6 stories: 85 feet	50 feet	16 feet	40 feet	50 feet		
	Over 6 stories*	*	*	*	*		
		ACCESSORY BUILDINGS & STRUCTURES					
	Prohibited	Prohibited	3 feet from all lot lines, 6 feet from alley lines and 6 feet from any other buildings or structure on the same lot***		One story (15 feet)		

*Other than the height restriction of 75 feet, one foot may be added to the height permitted for each one foot that the building is set back from the required yard lines and that one foot be added to the minimum lot width for each one foot that the building exceeds 75 feet in height.

**See Section 103 for explanations regarding setback & yard measurement. See Section 204.09 for modifications and exceptions of setback, area, & height requirements as well as other requirements that may apply to principal and accessory uses.

***See Section 109.04 for additional accessory building and structure requirements.

