

ARTICLE XIII. R-4 MULTI-FAMILY RESIDENCE DISTRICT

A. Statement of Intent

1. This district is intended to provide for residential development of buildings housing two (2) or more families;
 - a. Where all dwellings do not have ground level occupancy; or
 - b. Private entrances;
2. In those areas where such development could be compatible with surrounding uses; and
3. Where public sewer and public water supply are available.

Section 1. Principal Permitted Uses

- A. Any use or structure permitted and as regulated in the R-3 District.
- B. Apartment hotels, lodging houses, and boarding houses for any number of guests;
 1. But not primarily for transients;
 2. Including herein incidental accessory services;
 - a. Such as restaurants and newsstands, when conducted and entered from within the building;
 - b. Provided there is no exterior display or advertising except for an indirectly illuminated announcement sign not exceeding six (6) square feet in area which;
 - 1) If not attached to the building, shall be at least twelve (12) feet from all street lines.
- C. Hospital and clinics for human care.
- D. Residential group homes in accordance with Article IV, Section 29.

Section 2. Accessory Uses - District Requirements - Reference General Provisions

- A. Any accessory use or structure permitted and as regulated in the R-3 District.
- B. Any other accessory use or structure, customarily accessory, and incidental to a permitted principal use.

Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization

- A. Any conditional use permitted and as regulated in the R-3 District.

Section 4. Area and Height Regulations

- A. There shall be no maximum height for buildings in an R-4, Multi-Family District;
 1. Provided that the front, side, and rear yards of any building exceeding forty-five (45) feet be increased one (1) foot for each foot which exceeds forty-five (45) feet up to a height of seventy-five (75) feet; and
 2. Thereafter no increase in front, side, or rear yards shall be required for any height in excess of seventy-five (75) feet.

	Lot Area	Lot Frontage	Front Yard Depth	Side Yard Depth One-Side	Side Yard Depth - Both Sides	Rear Yard Depth
Three-family dwelling	9,000 sq. ft.	70 ft.	25 ft.	6 ft.	12 ft.	25 ft.
Four-family dwelling	10,000 sq. ft.	75 ft.	25 ft.	6 ft.	12 ft.	25 ft.
Over four-family dwellings	2,000 sq. ft. per d.u.	100 ft.	25 ft.	6 ft.	12 ft.	25 ft.

In addition, no structure may be erected closer to the center line of an existing or planned street than as prescribed below.

Street Classification	Required Setback from Right-of-way Center Line
Freeway	150 feet plus the required yard setback
Expressway	65 feet plus the required yard setback
Primary Arterial	55 feet plus the required yard setback
Secondary Arterial	40 feet plus the required yard setback
Collector	35 feet plus the required yard setback
Commercial/ Industrial Local	30 feet plus the required yard setback
Residential Local	25 feet plus the required yard setback
Highway Access Road	20 feet plus the required yard setback