

22.92 - R4—Limited general residence district.

The R4 limited general residence district is intended to provide areas which are to be occupied by a housing mix of single-, two-family, townhouse and limited density apartment and condominium dwellings.

(a) Permitted Uses. The following uses are permitted in the R4 district:

(Numbers within parentheses () indicate parking class of each permitted or conditional use. For specific parking requirements, see subsection 22.242(b).)

- (1) Single-family detached dwellings (01).
 - (2) Single-family attached dwellings (01).
 - (3) Two-family detached dwellings (01).
 - (4) Two-family attached dwellings (01).
 - (5) Multiple-family dwellings (02).
 - (6) Congregate housing for the elderly/senior home-sharing facility, with maximum of eight occupants per facility (05).
 - (7) Group homes/community residence, with a maximum of eight occupants per residence (05).
 - (8) Accessory uses and buildings, incidental to and on the same zoning lot as a principal use.
- (b) Conditional Uses. The following conditional uses may be allowed in the R4 district subject to the provisions of Section 22.26:
- (1) Assisted living establishments with a maximum of fourteen (14) occupants per residence (30).
 - (2) Congregate housing for the elderly/senior home-sharing facility, with a maximum of fourteen (14) occupants per facility (05).
 - (3) Continuing care retirement community (30).
 - (4) Day care center (child or adult) (30).
 - (5) Cultural institutions, including public libraries, museums and art galleries (07).
 - (6) Educational institutions as follows:
 - (A) Elementary schools (13).
 - (B) Junior high schools (13).
 - (C) Senior high schools (21).
 - (D) College or university (25).
 - (7) Group home/community residence, with a maximum of fourteen (14) occupants per residence (05).
 - (8) Hospitals (09).
 - (9) Medical and dental clinics (09).
 - (10) Nursing home (30).
 - (11) Planned developments, in accordance with subsection 22.26(k) (30).
 - (12) Public utility and service uses, and civic buildings, as follows:
 - (A) Fire stations (08).
 - (B) Police stations (08).

- (C) Telephone exchange, telephone transmission equipment buildings, and microwave relay towers (30)*.
 - (D) Waterworks, reservoir, pumping station, and filtration plant (30).
 - (E) Other municipal buildings (30).
- (13) Recreational and social facilities, as follows:
- (A) Grounds of recreational clubs, non-commercial (17).
 - (B) Parks and playgrounds (17).
 - (C) Recreational buildings and community centers, non-commercial (08).
 - (D) Swimming pools, non-commercial (17).
 - (E) Tennis clubs and courts, non-commercial (17).
- (14) Religious institutions, as follows:
- (A) Churches, chapels, temples, and synagogues (22).
 - (B) Convents, seminaries, and monasteries (06).
 - (C) Rectories, parsonages, and parish houses (06).
 - (D) Religious retreats (06).
- (15) Respite home (30).
- (16) Senior citizen housing, with a maximum density of thirty (30) dwelling units per acre (03).
- (17) Sheltered care facility (06).
- (18) Waiver of yard requirements, in accordance with subsection 22.81(d).
- (19) Accessory uses and buildings incidental to and on the same zoning lot as a principal use, as follows:
- (A) Adult day center, within a public or institutional building.
 - (B) Athletic fields and playgrounds.
 - (C) Child day care center, pre-school, within a public or institutional building.
 - (D) Garages and carports.
 - (E) Greenhouses and conservatories, private (noncommercial).
 - (F) Seasonal or temporary uses, accessory to a public or institutional facility, and consistent with all pertinent requirements of this Code.
 - (G) Secondary religious facilities servicing a principal religious institution.
 - (H) Stadiums and grandstands in athletic fields (public).
 - (I) Outdoor storage of building materials and equipment, and temporary buildings for construction purposes for a period not to exceed the duration of such construction; but, in no event to exceed twelve (12) months, unless such time period is extended by mutual consent of applicant and Zoning Administrator.

(c) Lot Size Requirements.

(1) Permitted Uses.

	Minimum Lot Area	Minimum Lot Frontage

Single-family detached dwellings	7,260 sq. ft.	0 ft.
Two-family detached dwellings	7,260 sq. ft.	50 ft.
Other dwellings	2,900 sq. ft. (per dwelling unit)	50 ft.
Congregate housing or senior home sharing	7,260 sq. ft.	50 ft.
Group homes/community residences	7,260 sq. ft.	50 ft.

(2) Conditional Uses.

	Minimum Lot Area	Minimum Lot Frontage
Assisted living establishments	14,000 sq. ft.	100 ft.
Day care center	14,000 sq. ft.	100 ft.
Congregate housing or senior home-sharing	7,260 sq. ft.	50 ft.
Continuing care retirement community	14,000 sq. ft.	100 ft.
Cultural institutions	25,000 sq. ft.	100 ft.
Educational institutions	40,000 sq. ft.	150 ft.
Group homes/community residence	7,260 sq. ft.	50 ft.
Hospitals	5 acres	200 ft.
Nursing home	14,000 sq. ft.	100 ft.
Planned developments	2 acres	150 ft.
Public utility and service uses	As specified by Zoning and Planning Commission	
Recreational and social facilities	As specified by Zoning and Planning Commission	

Respite home	7,260 sq. ft.	50 ft.
Religious institutions	14,000 sq. ft.	100 ft.
Senior citizen housing	14,000 sq. ft.	100 ft.
Sheltered care facility	14,000 sq. ft.	100 ft.

(3) Accessory Uses. Each accessory use may be established on the same lot as a principal use, provided such lot meets the lot size requirements of the R4 district.

(d) Maximum Lot Coverage. No building, together with its accessory structures, shall occupy in excess of forty (40) percent of the area of the lot upon which it is constructed.

(e) Yard Requirements.

(1) Permitted Uses.

	Front Yard	Interior Side Yard	Corner Yard	Rear Yard
Dwellings	25 ft.	5 ft.**	10 ft.	20 ft.
Congregate or home sharing and group homes	25 ft.	5 ft.*	10 ft.	20 ft.

(2) Conditional Uses.

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Assisted living establishments	25 ft.	5 feet*	10 ft.	20 ft.
Continuing care retirement community	25 ft.	5 feet*	10 ft.	20 ft.
Day care center	30 ft.	10 ft.*	15 ft.	25 ft.
Congregate housing or senior home-sharing	25 ft.	5 ft.*	10 ft.	20 ft.
Cultural institutions	35 ft.	10 ft.*	20 ft.	35 ft.
Educational institutions	35 ft.	10 ft.*	20 ft.	35 ft.

Group homes/community residence	25 ft.	5 ft.*	10 ft.	20 ft.
Hospitals	45 ft.	15 ft.*	25 ft.	45 ft.
Nursing home	25 ft.	5 ft.*	10 ft.	20 ft.
Planned development	As specified by Zoning and Planning Commission			
Public utility and service uses	As specified by Zoning and Planning Commission			
Recreational and social	35 ft.	10 ft.*	20 ft.	35 ft.
Religious institutions	30 ft.	10 ft.*	15 ft.	25 ft.
Respite home	25 ft.	5 ft.*	10 ft.	20 ft.
Senior citizen housing	25 ft.	5 ft.*	10 ft.	20 ft.

* Plus one-foot for each two feet by which the building or structure height exceeds thirty-five (35) feet.

** However, on any lot which is not served by an alley and on which the main building does not have an attached garage, there shall be provided a side yard on one side of the lot of not less than nine feet in width to allow for a driveway or parking space.

(3) Accessory Uses.

	Interior Side Yard	Corner Side Yard	Rear Yard
Buildings accessory to dwellings	5 ft.	10 ft.	5 ft.
Stadiums and grandstands in athletic fields	Shall be located not less than fifty (50) feet from the nearest residential property line and such setback area and shall not be used for parking.		

(f) Building Height/Floor Area Ratio Limitations. No building or other structure erected within the R4 district shall exceed the lesser of three stories or thirty-five (35) feet in height. However, where such building or structure is located on a lot of more than one-acre in size, the building height

shall not exceed the lesser of five stories or fifty-five (55) feet in height. Floor area ratio shall not exceed 1.0.