

CHAPTER 1149—"R-4" MULTI-FAMILY RESIDENTIAL DISTRICT

1149.01 PURPOSE

The purpose of the R-4 Multi-Family Residential District is to provide for small scale attached housing that includes townhomes, condominiums, and other multi-family dwellings that are not part of a larger complex of buildings.

1149.02 PERMITTED USES

Permitted uses in this district shall be as follows:

- A. Single Family Dwellings;
- B. Public Recreational Areas;
- C. Multi-Family Dwellings with no more than 4 units;
- D. Two-Family Dwellings;
- E. Type B Family Day Care Home.

1149.03 CONDITIONAL USES

The following conditional uses shall be permitted only if expressly authorized by the Planning Commission in accordance with Chapter 1195, Conditional Uses.

- A. Agricultural Uses;
- B. Bed and Breakfast Lodging Establishments;
- C. Child Day Care Centers;
- D. Educational Facilities;
- E. Government Buildings;
- F. Group Homes;
- G. Religious Places of Worship;
- H. Type A Family Day Care Homes.

1149.04 ACCESSORY USES

The following accessory uses shall be permitted in accordance with Chapter 1181, Supplementary District Regulations, except for signs which shall be regulated by Chapter 1191, Signs.

- A. Accessory Buildings and Uses customarily incidental to the principal use of the lot;
- B. Home Occupations;
- C. Residential Garages;
- D. Signs.

1149.05 MAXIMUM HEIGHT

The maximum height for all structures within this district shall be 35 feet.

1149.06 MINIMUM LOT AREA

- A. Single Family Dwellings within this district shall have a minimum lot area of 8,000 square feet, and shall not include the right-of-way of a street, road or alley.
- B. Two-Family Dwellings within this district shall have a minimum lot area of 12,000 square feet, and shall not include the right-of-way of a street, road or alley.
- C. Multi-Family Dwellings within this district shall have a minimum lot area of 16,000 square feet, and shall not include the right-of-way of a street, road or alley.

1149.07 MINIMUM LOT WIDTH

For each permitted use within this district, there shall be a minimum lot width of fifty (50) feet at the front building line.

1149.08 MINIMUM FRONT YARD SETBACK

The minimum front yard setback for properties in this district shall be thirty (30) feet from the right-of-way line.

1149.09 MINIMUM REAR YARD SETBACK

The minimum rear yard setback for properties in this district shall be twenty-five (25) feet from the rear lot line.

1149.10 MINIMUM SIDE YARD SETBACK

The minimum side yard setback for properties in this district shall be no less than six (6) feet from each side lot line.