

## SECTION 17.10.060

### R-4 DISTRICT REGULATIONS

#### HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT

##### Sub-sections:

17.10.060.0	R-4 District Regulations (High Density Multiple-Family Residential District)
17.10.060.1	Statement of Intent
17.10.060.2	Principal Permitted Uses
17.10.060.3	Permitted Accessory Uses
17.10.060.4	Special Uses
17.10.060.5	Maximum Height Regulations
17.10.060.6	Bulk Regulations
17.10.060.7	Open Space and Landscaping Requirements
17.10.060.8	Off-Street Parking and Loading
17.10.060.9	Buffer Requirements
17.10.060.10	Architectural Standards
17.10.060.11	Sign Regulations
17.10.060.12	Site Plan Requirements

17.10.060.0 R-4 District Regulations (High Density Multiple-Family Residential District). The regulations set forth in this section or elsewhere in this ordinance which are applicable, shall apply in the R-4 High Density Multiple-Family Residential District.

17.10.060.1 Statement of Intent. The R-4 Zoning District is intended and designed for high density residential areas of the city now developed with multiple-family dwellings, and to permit additional areas to develop with high density multiple-family dwellings.

17.10.060.2 Principal Permitted Uses. Only the use of structures or land listed in this sub-section shall be permitted in the R-4 Zoning District.

- A. Any principal permitted use in the R-3, Medium Density Multiple-Family Residential District, provided all uses except two-family dwellings, row dwellings and townhouses, shall comply with the minimum requirements of the R-4 District. Two-family dwellings, row dwellings and townhouses shall comply with the minimum standards of the R-3 District.
- B. Multiple-Family Dwellings, except two-family dwellings, townhouses, and row dwellings, not exceeding sixteen (16) dwelling units per acre of lot area excluding public street right-of-way.
- C. Assisted Living Residential Facilities, Boarding House, Nursing or Convalescent Home, Dormitories, or other group quarters, not exceeding sixteen (16) dwelling units per acre of lot area exclusive of public street right-of-way, or for those facilities which do not provide separate living quarters defined as dwelling units within this ordinance, a maximum of thirty-two (32) beds or residents per acre of lot area exclusive of public street right-of-way.

17.10.060.3 Permitted Accessory Uses. The following uses may exist as part of, or in accessory to the principal permitted and special uses.

- A. All accessory uses permitted in and as limited in the R-3 Zoning District provided such use shall comply with the minimum requirements of the R-4 Zoning District.
- B. Retail establishments and refreshment stands accessory to the principal building or complex of principal buildings; provided; however, there shall be no access to such place of retail use except from the inside of the principal building, complex, or internal courtyard, nor shall any identification signage, display of stock, goods or advertising for such be so arranged that it can be viewed from outside the principal building or complex.

**17.10.060.4 Special Uses.** The following use may be permitted in the R-4 High Density Multiple-Family Residential District subject to the approval of a Special Use Permit by the Board of Adjustment in accordance with Chapter 17.90 after notice and public hearing.

- A. All special uses permitted in and as limited in the R-3 Medium Density Multiple-Family Residential District.

**17.10.060.5 Maximum Height Regulations.** No principal building shall exceed thirty-five (35) feet in height, at the required front, side and rear yard building lines, except one (1) foot may be added to the building's height for each additional one (1) foot that the building or portion thereof is set back from the minimum required setbacks. However, in no instance shall a building exceed a height of one hundred twenty-five (125) feet. No accessory structure shall exceed fifteen (15) feet in height, unless a greater height is permitted for a special use.

**17.10.060.6 Bulk Regulations.** The following minimum bulk requirements shall be observed in the R-4 High Density Multiple-Family Residential District:

Multiple-Family Dwellings & Other Uses	Lot Area	Lot Width	Front Yard	Side Yard Setback, Least Width on Any	Sum of Both Side Yard Setbacks	Rear Yard
			Setback	One Side		Setback
Day Care Cntr	40,000 sf	150 feet	35 feet	25 feet	50 feet	35 feet
Multiple-Family Dwellings and Other Uses	80,000 sf	200 feet	35 feet	25 feet	50 feet	35 feet

**17.10.060.7 Open Space and Landscaping Requirements.** See Chapter 17.30.

**17.10.060.8 Off-Street Parking and Loading.** See Chapter 17.40.

**17.10.060.9 Buffer Requirements.** See Chapter 17.50.

**17.10.060.10 Architectural Standards.** See Chapter 17.60.

**17.10.060.11 Sign Regulations.** See Chapter 17.70.

**17.10.060.12 Site Plan Requirements.** See Chapter 17.80.