

ARTICLE 11 R-4 RESIDENTIAL

1100 PURPOSE

The purpose of R-4 Residential District is to provide areas for higher density residential development served by public water and sanitary sewer facilities.

1101 PERMITTED USES

The following uses are permitted in R-4 Residential District:

Accessory use	Dwelling, two family	Public use
Dwelling, single family	Dwelling, multi-family	

1102 CONDITIONAL USES

The following may be approved by the BZA pursuant to Article 25-Conditional Use:

Day Care Facility	Non-commercial recreational facility	Self serve storage facility
Funeral Home	Professional activity	Semi-public use
Golf Course	Public Service Facility	Telecommunication tower
Hospital, Clinic	Residential Care Facility	

1103 DEVELOPMENT STANDARDS

All buildings, structures, lots and land uses within the R-4 District must meet the requirements of Article 22-Supplemental Regulations, Section 2224-Setbacks for Major Roadways, and the following minimum lot and main building setback requirements and standards:

Front:	30 feet	
Rear:	30 feet	
Side:	10 feet	
Width:	50 feet	1-family dwelling
	70 feet	2 family dwelling
	100	Multi-family dwelling
Lot area:	3,000 square feet	Per dwelling unit with garage
	4,000 square feet	Per dwelling unit without garage
Maximum dwelling height:	45 feet	
Maximum accessory height:	30 feet	

Corner lots shall have the required front setback on both street frontages.

1104 TRIP GENERATION

All uses generating 100 or more peak hour trips, consistent with the Institute of Transportation Engineers (ITE) Generation Manual shall submit a Traffic Impact Study. See Article 28-Access Management.

