

comprise at least 30 percent of the gross site area and shall be used as a recreational, park or environmental amenity for collective enjoyment by occupants of the development but shall not include public or private streets, parking lots, drives, or drainageways.
(Code 1968, § 9.31(4)(J))

Sec. 78-408. Off-street parking.

Off-street parking in the R-3 district shall be as listed in division 3, article IV of this chapter.
(Code 1968, § 9.31(4)(K))

Secs. 78-409—78-430. Reserved.

**DIVISION 5. RESIDENTIAL DISTRICT FOUR
(R-4)**

Sec. 78-431. Purpose and intent.

The purpose of the R-4 district is to provide a means of obtaining the residential goals and objectives of the master plan. The R-4 district is intended to protect and enhance the character and value of residential areas primarily occupied by varied dwelling types of moderate density and to accommodate areas planned for new residential development of moderate density.
(Code 1968, § 9.32(1))

Sec. 78-432. Permitted uses.

The following uses are permitted in the R-4 district:

- (1) Single-family and two-family dwellings.
- (2) One private attached garage, one private detached garage and one accessory building. The plan commission may approve additional detached garages for projects which include multiple-family dwellings.
- (3) Multiple-family dwellings in buildings of one four units, and a density of up to 14 units per acre.
- (4) Public parks, playgrounds, recreational and community center buildings and grounds.
- (5) Family day care homes.

- (6) Adult family homes.
- (7) Community living arrangements of not more than 15 residents.
(Code 1968, § 9.32(2))

Sec. 78-433. Conditional uses.

The following conditional uses shall be allowed in the R-4 district only after issuance of a conditional use permit as prescribed by division 3, article II of this chapter:

- (1) Multiple-family dwellings in buildings of between five and 16 units. See division 6, article II of this chapter for conditional use requirements specific to this use.
- (2) Churches and all affiliated uses, all graded schools, libraries, water supply facilities and related structures.
- (3) Roominghouses, boardinghouses, or lodginghouses for not more than 15 roomers or boarders.
- (4) Municipal buildings: except sewage plants, garbage incinerators, warehouses, garages, shops, and storage yards.
- (5) Home occupation, when such operation is incidental to the residential use of the premises and does not involve any external alteration that would effect a substantial change in the residential character of the building.
- (6) Professional offices, when such office is conducted solely by a member or members of the resident family, entirely within the residence and incidental to the residential use of the premises.
- (7) Public buildings such as colleges and universities including private music, dancing, business schools, vocational schools, but not to include sewage plants, garbage incinerators, warehouses, garages, or storage areas.
- (8) Institutions of a charitable or philanthropic nature. Libraries, museums and community buildings, private clubs and fraternities, except those whose principal activity is a service customarily carried on as a business, and except also riding clubs.

- (9) Local public utility facilities, telephone, telegraph and electric transmission lines, buildings or structures.
 - (10) Nursing homes and hospitals when located on collector streets.
 - (11) Day care centers and nursery schools.
 - (12) Funeral home or undertaking establishment.
 - (13) Dental and medical clinics.
 - (14) Private detached garages exceeding 800 square feet and/or 18 feet in height.
 - (15) Accessory buildings over 200 square feet.
 - (16) Temporary model home/offices.
 - (17) Community living arrangements for 15 residents or more.
- (Code 1968, § 9.32(3))

Sec. 78-434. Area requirements.

Area requirements in the R-4 district are as follows:

- (1) The minimum lot areas shall be as follows:
 - a. Single-family: 8,500 square feet.
 - b. Two-family: 10,500 square feet.

For multifamily dwelling units larger than two units but eight units or less: 10,500 square feet, plus 1,000 square feet for each additional unit over two. Units containing more than eight dwelling units shall have a minimum lot area of 2,000 square feet per dwelling unit.
- (2) The minimum frontage on a public road is 50 feet.
- (3) The minimum lot width at the building line is 70 feet.
- (4) The front yard setback is 25 feet.
- (5) The rear yard setback is 25 feet. For decks refer to section 78-344(6).
- (6) A corner lot setback is 25 feet from all street lines.
- (7) Side yard setbacks are as follows:
 - a. For decks: refer to section 78-344(8).

- b. Principal building: ten feet minimum, a minimum total of 25 feet on both sides.
- c. Accessory buildings: refer to section 78-345.

(Code 1968, § 9.32(4)(A)—(G))

Sec. 78-435. Maximum building height.

The maximum building heights in the R-4 district are as follows:

- (1) Principal building: 35 feet
 - (2) Private garage: 18 feet
 - (3) Accessory building: 12 feet
- (Code 1968, § 9.32(4)(H))

Sec. 78-436. Minimum floor area.

The minimum floor areas in the R-4 district are as follows:

- (1) Single-family dwelling: 900 square feet
 - (2) Two-family dwelling: 700 square feet per unit
- (Code 1968, § 9.32(4)(I))

Sec. 78-437. Green area.

Usable open space shall be provided on land in the R-4 district used for multifamily dwellings of three or more units. Usable open space shall comprise at least 30 percent of the gross site area and shall be used as a recreational, park or environmental amenity for collective enjoyment by occupants of the development but shall not include public or private streets, parking lots, sidewalks, drives, or drainageways.

(Code 1968, § 9.32(4)(J))

Sec. 78-438. Off-street parking.

For off-street parking in the R-4 district, see division 3, article IV of this chapter.

(Code 1968, § 9.32(4)(K))

Secs. 78-439—78-460. Reserved.