

## CHAPTER 59

### R-4, HIGH DENSITY RESIDENTIAL DISTRICT

#### SECTION

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**10-59-1: PURPOSE:** The R-4 District is intended to provide for High Density Residential housing, as described in the Comprehensive Plan. The district is appropriate for apartments and condominiums.

**10-59-2: PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the R-4 District:

- A. Essential services.
- B. Multiple family dwellings with nine (9) or more units
- C. Personal wireless service antennas located upon a public structure, as regulated by Chapter 22 of this Ordinance.
- D. Public parks, playgrounds, and recreational uses.
- E. State licensed residential facilities serving up to sixteen (16) residents.

**10-59-3: ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R-4 District:

- A. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, and interim in this section, subject to applicable regulations of this Ordinance.
- B. Fences.
- C. Non-commercial greenhouses, provided they do not exceed two hundred (200) square feet in area.

- D. Permitted home occupations as regulated by Chapter 21 of this Ordinance.
- E. Private garages and off-street parking.
- F. Radio and television receiving antennas including single satellite dish TVROs, short-wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Chapter 22 of this Ordinance.
- G. Recreational vehicles and equipment.
- H. State licensed day care facilities serving up to sixteen (16) persons.

**10-59-4: CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses in an R-4 District. (Requires a conditional use permit based upon procedures set forth in and regulated by Chapter 6 of this Ordinance.)

- A. Governmental and public related utility buildings and structures necessary for the health, safety and general welfare of the City.
- B. In-patient chemical dependency treatment center.
- C. Manufactured home parks, as regulated by Section 4-4 of the City Code.
- D. Nursing homes.
- E. Personal wireless service towers and antennas not located on a public structure as regulated by Chapter 22 of this Ordinance.
- F. Public and private schools.
- G. Religious Institutions.

**10-59-5: INTERIM USES:** Subject to applicable provisions of this Ordinance, the following are interim uses in the R-4 District and are governed by Chapter 7 of this Ordinance:

- A. Excavation, filling, or grading of more than one hundred (100) cubic yards not related to an approved subdivision or site plan, provided that:
  - 1. The use will be in compliance with the provisions of Chapter 31 of this Ordinance and other provisions of the City Code.

2. The interim use permit shall terminate at a date determined by the City Council to be adequate to allow for completion of the operation based upon:
  - a. The quantity of material to be removed and the plan of operation
  - b. Compatibility with present and future land uses in the area.
  - c. Compliance with the requirements of the Zoning Ordinance and conditions specific to the interim use permit approval.
- B. Farms, farmsteads, and farming.
- C. Interim home occupations as regulated by Chapter 21 of this Ordinance.

**10-59-6: LOT AREA AND SETBACK REQUIREMENTS:** The following minimum requirements shall be observed in an R-4 District subject to additional requirements, exceptions and modifications set forth in this Chapter.

- A. Lot Area:
  1. Minimum Lot Area Per Dwelling Unit: Two thousand (2,000) square feet.
  2. Minimum Total Lot Area: Fifteen thousand (15,000) square feet.
- B. Lot Width: One hundred (100) feet.
- C. Setbacks:
  1. Front: Sixty (60) feet for buildings, thirty (30) feet for parking areas.
  2. Rear Yard: Twenty-five (25) feet.
  3. Side Yard: Twenty-five (25) feet.
  4. Building separation: Twenty-five (25) feet.
  5. From R-1 and R-2 Districts: Fifty (50) feet.
- D. Accessory structure setbacks as regulated by Chapter 18 of this Ordinance.
- E. Wetland setback for all structures: Thirty (30) feet from the delineated edge.

**10-59-7: LOT COVERAGE AND HEIGHT:** The following requirements shall be observed in an R-4 District:

- A. Impervious surfaces shall not exceed fifty (50) percent of the site.
- B. All principal buildings shall be limited to a maximum height of three (3) stories or forty (40) feet, whichever is less.
- C. Accessory uses shall be governed by Chapter 18 of this Ordinance.