SECTION 65

R-4, RESIDENTIAL-URBAN SINGLE FAMILY DISTRICT

Section

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20-65-1: **PURPOSE:** The purpose of the R-4, Residential-Urban Single Family District is to provide for high density single family dwelling units within public or semi-public sewered areas of the community at a relatively dense urban scale and to be established only when such services are available.

20-65-2: **PERMITTED USES:** Subject to applicable provisions of this Chapter, the following are permitted uses in the R-4 District:

A. Single family detached dwellings.

B. Essential services.

62 C. Reserved.

D. Residential care facilities serving six (6) or fewer persons.

E. Public parks and playgrounds.

18 F. Personal wireless service antennas located upon a public structure, as regulated by Section 33 of this Chapter.

20-65-3: **INTERIM USES:** Subject to applicable provisions of this Chapter, the following are interim uses in the R-4 District and are governed by Section 5 of this Chapter:

A. Model homes as regulated by Section 20 of this Chapter.

B. Farms, farmsteads, and farming.

C. Home extended business as regulated by Section 29 of this Chapter.

20-65-4: **ACCESSORY USES:** Subject to applicable provisions of this Chapter, the following are permitted accessory uses in the R-4 District:

A. Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.

B. Private garages and off-street parking.

C. Recreational vehicles and equipment.

D. Non-commercial greenhouses, provided they do not exceed two hundred (200) square feet in area.

E. Fences.

F. Except as otherwise limited, private recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests.

G. Accessory uses incidental and customary to the uses permitted in Sections 20-65-2, 20-65-3, and 20-65-5 of this Chapter.

H. Home occupations.

18 I. 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 Section 33 of this Chapter.

62 J. In home day care serving fourteen (14) or fewer persons in a single family detached dwelling.

77 K. Secondary dwelling unit within a single family shall be allowed subject to approval of an administrative permit pursuant to Section 8 of this Chapter in compliance with the following performance standards:

1. The design and construction of the principal building is not a two-family dwelling as defined by the Zoning Ordinance.

2. There shall be an interior connection between the main living area and accessory living quarters that is able to be unlocked from each side of the connection and that is not secured by a deadbolt or keyed lockset.

3. The principal building shall be served by single municipal water, sanitary sewer, gas and/or electric utility service lines each with a single meter for the respective utility where applicable.

4. The principal building shall have one heating and air conditioning system.

5. There shall be a minimum of three (3) garage stalls having direct exterior access (not in a tandem arrangement) attached to the principal building with a driveway access in front of each stall so as to allow direct vehicle maneuvering to each of the stalls.

6. The property shall have one street address.

20-65-5: **CONDITIONAL USES:** Subject to applicable provisions of this Chapter, the following are conditional uses in an R-4 District. (Requires a conditional use permit based upon procedures set forth and regulated by Section 4 of this Chapter.)

A. Single family detached dwelling lots less than twelve thousand (12,000) square feet provided that:

1. The lot results from the resubdivision of a lot of record platted prior to 15 November 1990.

2. The lot is at least nine thousand (9,000) square feet in size.

3. The lot is at least sixty (60) feet in width.

4. The lot complies with all R-4 setbacks.

5. The lot has publicly controlled sewer service.

6. The provisions of Section 20-4-2.F of this Chapter are considered and determined to be satisfied.

B. Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples and synagogues provided that:

1. Side yards shall be double that required for the district.

2. Adequate screening from abutting residential uses and landscaping is provided in compliance with Section 16 of this Chapter.

3. Adequate off-street parking and access is provided on the site in compliance with Section 21 of this Chapter and that such parking is

adequately screened and landscaped from surrounding and abutting residential uses in compliance with Section 16 of this Chapter.

4. Adequate off-street loading and service entrances are provided and regulated where applicable by Section 22 of this Chapter.

5. The provisions of Section 20-4-2.F of this Chapter are considered and determined to be satisfied.

C. Governmental and public related utility buildings and structures necessary for the health, safety and general welfare of the City, provided that:

1. When abutting a residential use in a residential use district, the property is screened and landscaped in compliance with Section 16 of this Chapter.

2. The provisions of Section 20-4-2.F of this Chapter are considered and determined to be satisfied.

D. Planned unit development as regulated by Section 36 of this Chapter.

18 E. Personal wireless service towers and antennas not located on a public structure as regulated by Section 33 of this Chapter.

20-65-6: **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. Single Family:

1. Minimum Lot Area: Twelve thousand (12,000) square feet.

55 2. Minimum Lot Width:

a. Interior: Seventy-five (75) feet.

b. Corner: One hundred (100) feet.

3. Minimum Lot Depth: One hundred (100) feet.

77 B. Principal Structure Setbacks. Except as modified by Section 20-65-6.B.4, the following setbacks shall apply within the R-4 District:

1. Front Yard:

	Setbacks From Centerline	Setbacks From Right of-Way Lines
a. Arterial/Major Collector Street:	130 feet	65 feet
b. Local Street:	65 feet	35 feet

2. Side Yard:

   a. Interior: Ten (10) feet.

   b. Corner: As required for front yard.

3. Rear Yard:

   a. Interior: Twenty (20) feet.

   b. Through lot: As required for front yard.

C. Accessory Structure Setbacks as regulated by Section 20-16-4 of this Chapter.

20-65-7: **LOT COVERAGE AND HEIGHT:** The following lot coverage and height requirements shall be observed in an R-4 District:

A. The total ground area of all residential buildings shall not exceed a lot coverage of thirty (30) percent.

B. All residences shall be limited to a maximum height of two and one-half (2-1/2) stories or thirty-five (35) feet.

C. Accessory uses as regulated by Section 20-16-4 of this Chapter.

[55] 20-65-8: **TRANSITION REQUIREMENT:** Any preliminary plat abutting an R-1, R-2, R-3 or PUD District based on the lot standards of the aforementioned districts shall have a minimum of one tier of single-family dwelling lots bordering such a district to be subject to the lot standards of the R-4A District. Exemptions to the provisions of this section may be granted at the time of preliminary plat approval, provided one or more of the following conditions exist:

A. The properties are separated by a major collector or arterial street.

B. The properties are separated by a wetland, water body, floodplain, public open space, park or other such similar publicly reserved and development restricted area with a minimum width of one hundred (100) feet across its entire length.