



R-4 Multifamily Residential District Chapter 1268

1268.01 Purpose.

The purpose of the R-4 Multifamily Residential Zoning District is to provide, at suitable locations, areas where multifamily residential development may take place with desirable densities and appropriate provision for proper light, air, privacy and open spaces. Such areas shall be served by both public water and public sewer systems.

(Ord. 2002-45. Passed 8-22-02.)

1268.02 Principal and Conditional Uses Permitted.

- (a) Principally permitted uses in this District shall be as follows:
- (1) Attached residences, including two and three-family dwellings;
 - (2) Town houses, condominiums and villas;
 - (3) Apartment complexes;
 - (4) Churches or places of worship;
 - (5) Schools; and
 - (6) Accessory uses.
- (b) Conditionally permitted uses must be approved by the Planning Commission according to Sections [1244.06](#) and [1244.07](#). Conditional uses in this District shall be as follows:
- (1) Nursing or convalescent or assisted living centers;
 - (2) Funeral homes;
 - (3) Office buildings for professional occupations, such as physicians, dentists, attorneys, architects, engineers and insurance agents;
 - (4) Social or community centers;
 - (5) Golf courses;
 - (6) Hospitals or clinics;

- (7) Boarding houses;
- (8) Halfway houses.

(Ord. 2002-45. Passed 8-22-02.)

1268.03 Height Limit.

No building shall be built or enlarged to exceed thirty-five feet in height.

(Ord. 2002-45. Passed 8-22-02.)

1268.04 Area Requirements.

- (a) Residential Density. The maximum density of residential development, excluding two-family, shall be ten dwelling units per acre, exclusive of any public road right-of-way.
- (b) Residential Lot Width. Every residential lot containing more than two residential units shall have a minimum width of eighty-five feet.
- (c) Two-Family Residential and other Nonresidential Lot Width and Area Requirements. All two-family and nonresidential uses in the R-4 District shall have a minimum lot width of eighty-five feet and a minimum area of 17,000 square feet.
- (d) Front Yard. There shall be a front yard of not less than thirty-five feet measured from the road right-of-way line. See Section [1250.09](#) for modifications for corner lots and Section [1250.11](#) for other front yard modifications.
- (e) Side Yards. There shall be a side yard of not less than fifteen feet on each of the two sides. See Section [1250.09](#) for modifications for corner lots.
- (f) Rear Yard. There shall be a rear yard of not less than twenty-five feet.

(Ord. 2002-45. Passed 8-22-02.)

1268.05 Dwelling Bulk.

Every dwelling unit built or structurally altered shall have a minimum floor area of not less than 1,000 square feet exclusive of floor area devoted to basements, utility rooms, attached garages or open or enclosed porches and the like. For two-story, above-ground structures, the minimum floor area on the first floor shall be 700 square feet and 300 square feet on the second floor.

(Ord. 2002-45. Passed 8-22-02.)

1268.06 Off-Street Parking.

Off-street parking space shall be provided according to the regulations set forth in Section [1282.05](#).

(Ord. 2002-45. Passed 8-22-02.)

1268.07 Off-Street Loading.

Off-street loading space shall be provided according to the regulations set forth in Section [1282.04](#).

(Ord. 2002-45. Passed 8-22-02.)

1268.08 Corner Sight Clearance.

On every corner lot within the triangle formed by the street lines on such lot and a line drawn between two points, each of such points being twenty feet from the point of intersection of such street right-of-way lines, there shall be no fence or wall higher than three feet nor any other obstruction to vision between a height of three feet and a height of ten feet above the established grade of either street.

(Ord. 2002-45. Passed 8-22-02.)

1268.09 Accessory Structures

All accessory structures in areas zoned R-4 Multifamily Residential District shall meet the following requirements:

- (a) Accessory structures shall not exceed fifteen feet in height;

- (b) Accessory structures shall not occupy more than thirty percent of a lot;
- (c) Accessory structures shall not be located within fifteen feet of any lot line;
- (d) Accessory structures attached to a principal structure shall not project beyond the required front lot line; and
- (e) Accessory structures, detached from the principal structure, shall be located to the rear of the principal building and shall also be located at least fifteen feet back from the rear of the principal building.

(Ord. 2002-45. Passed 8-22-02.)