

Chapter 12

R-4 - SINGLE FAMILY RESIDENTIAL DISTRICT

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12.00 Statement of Intent

The zoning of property as R-4 Single Family is intended to provide for residential development with a minimum of 8,400 sq ft lots in areas where adequate public facilities and services exist, and residential development is appropriate given the surrounding land uses and neighborhood.

12.01 Permitted Uses

No building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses set forth herein, or similar uses, subject to all applicable development and performance standards.

The following uses shall be permitted:

1. Single family with 1,100 square feet minimum of living space.
2. Single family with 1,000 square feet minimum living space on lots platted prior to adoption of these codes which have a minimum lot area per dwelling unit of 7,000 square feet.

2. Two-family residences (duplexes) with not less than 1,000 square feet per unit

12.02 Height and Area Regulations for R-4 Developments

The maximum height of buildings and structures, the minimum dimensions of lots, setbacks for parking/paving and yards, and the minimum site area per dwelling unit permitted on any lot shall be as follows, except as provided in Height and Area Exceptions and Subdivision and Lot Splits:

A. Minimum lot area per dwelling unit – Eight thousand four hundred (8,400) square feet, this district shall also include lots platted prior to adoption of these codes which have a minimum lot area prior dwelling unit of 7,000 square feet

B. Maximum height:

Residences – two (2) stories, not exceeding thirty-five (35) feet from finished grade

C. Minimum front yard – twenty-five (25) feet from street right-of-way

D. Minimum side yard:

1. Total side yards shall be twenty (20) percent of lot width. No side yard shall be less than six (6) feet from property line

2. Corner Lots – twenty-five (25) feet from front street right-of-way and fifteen (15) feet from side right-of-way.

E. Minimum rear yard:

Twenty-five (25) feet from property line

F. Minimum lot width – Seventy (70) feet

G. Minimum lot depth – One hundred twenty (120) feet

Related Information: Design Guidelines; Residential Neighborhood Design Manual

12.03 Other Uses and Regulations

Other uses and regulations regarding this district please refer to Special Uses – Chapter 21, Accessory Uses & Structures – Chapter 22, Parking & Loading – Chapter 23, Landscaping & Screening – Chapter 24, and Nonconforming Situation – Chapter 25.