

7.7. - R4 Single-Family Residence District.

7.7.a. Purpose Statement. The R4 Single-Family Residence District is primarily designed to preserve and enhance small lot, residential areas that were developed with high population densities. The district also is intended to allow for the development of single-family residences on small or irregular shaped vacant lots, as well as other selected uses that are compatible with the residential character of the district. The density shall not exceed 11.62 gross dwelling units per acre.

7.7.b. Permitted Uses. The following uses are permitted in the R4 District:

- (1) Accessory uses and structures, incidental to and on the same zoning lot as the principal use, as specified in Section 7.3.b.(1).
- (2) Child care home.
- (3) Duplex, designated at the time of platting.
- (4) Family care facility (that meets standards for use with administrative approval).
- (5) [*Reserved.*]
- (6) Single-family detached dwellings.
- (7) Private, noncommercial garden.
- (8) Park—Passive recreation.
- (9) Park—Active recreation, which is designated at the time of platting and subject to plan review for elements including, but not limited to, location of structures or activities, lighting, fencing, and parking, and approval of the City Planning Commission and City Council.

7.7.c. Special Uses. The following special uses may be allowed in the R4 District:

- (1) Bed and breakfast.
- (2) Cemeteries.
- (3) Churches, temples, synagogues.
- (4) Congregate housing.
- (5) Convents, monasteries, seminaries.
- (6) Day care centers.
- (7) Elderly housing.
- (8) Family care facility (that does not meet standards for use with administrative approval).
- (9) Golf, tennis, outdoor recreation.
- (10) Group care facility.
- (11) [*Reserved.*]
- (12) One or more mobile home or demountable temporary structures may be permitted for the purpose of providing space auxiliary to the use for which the site has been zoned. This use of a mobile home or temporary demountable structure may be granted for periods of up to six months, which time may be extended by a condition or amendment to the special use. All requirements of Chapter 38 [Chapter 19] of the City Code relating to mobile homes must be met by any mobile home or structure installed under this regulation. Construction facilities for uses auxiliary to construction activities on construction sites for the period during which a building permit issued by the City [is] in force, are exempt from this requirement for a special use.
- (13) Planned unit developments.
- (14) Public safety buildings.
- (15) Public, private schools.
- (16) Single-family district multiple dwelling unit structure.
- (17) Park—Active recreation.
- (18) Playgrounds.
- (19) Schools for the arts.

7.7.d. Lot Size Requirements.

Minimum Lot Area: 3,750 sq. ft.

Minimum Lot Width: 37 ft.

[7.7.e. Yard Requirements.](#)

EXPAND

	Front Yard	Interior Side Yard	Corner Side Yard***	Rear Yard
Principal Structure/Use	15 ft.*	4 ft.**	8 ft.	25 ft.
Accessory Structures/Uses	15 ft.	4 ft.	8 ft.	3 ft.
Accessory Structures/Uses in Rear Yards	N/A	1.5 ft.	10 ft.	1.5 ft.****

* Or the average of the two (2) principal structures on the adjoining parcels, whichever is less.

** Or a total of twenty (20) percent of the frontage, whichever is less. Plus one (1) foot for each two (2) feet by which the building height exceeds twenty-five (25) feet.

*** This yard may be observed only when other lots with frontage on this side of the street in the same block do not have, or have the ability to have, a principal building fronting this street.

**** Minimum five (5) feet required to any alley abutting the rear of the lot where doors to an accessory structure open to the alley.

[7.7.f. Building Height Limitations.](#) No building or other structure erected within the R4 District shall exceed thirty-five (35) feet in height.

(Ord. No. 13296, § 1, 11-5-91; Ord. No. 13346, § 1, 2-18-92; Ord. No. 13836, § 1, 11-1-94; Ord. No. 13839, § 1, 11-15-94; Ord. No. 13925, § 1, 4-25-95; Ord. No. 14133, § 1, 7-2-96; Ord. No. 15756, § 1, 3-15-05; Ord. No. 16574, § 1, 6-22-10; Ord. No. 16589, § 1, 7-27-10; Ord. No. 16605, § 1, 9-14-10)