

## 109 – R-4 MULTIPLE DWELLING DISTRICT

The regulations set forth in this section, or set forth elsewhere in this Resolution when referred to in this section, are the regulations in the R-4 Multiple Dwelling District.

**109.1 USE REGULATIONS:** A building or premises shall be used only for the following purposes:

109.1.1 The use regulations for any R-4 zoned area as of January 1<sup>st</sup>, 1996, may include the uses permitted within the R-1, R-2, and R-3 Single Family District.

109.1.2 A residential condominium development

109.1.3 Any type of dwelling unit providing housing for two or more families

109.1.4 Accessory building or use, customarily incidental to any of the above uses, including a storage garage on a lot occupied by a multiple family dwelling.

**109.2** Any Development occurring in an existing or proposed R-4 district, shall be required to submit a site review plan according to the criteria set forth in Section 126.

### **109.3 SINGLE DWELLING UNIT FLOOR AREA:**

1 Story                      Minimum 1500 square feet finished area required  
The garage area shall not be included when calculating the minimum square feet required.

1 1/2 Story                      Minimum 850 square feet finished lower level  
Minimum 425 square feet finished upper level  
Minimum total of 1275 square feet finished area required  
The garage area shall not be included when calculating the minimum square feet required.

Bi-Level                      Minimum 850 square feet finished upper level  
Minimum 450 square feet finished lower level  
Minimum total of 1800 square feet finished area required  
  
The garage area shall not be included when calculating the minimum square feet required.

2 Story                      Minimum 850 square feet finished lower level  
Minimum 450 square feet finished upper level  
Minimum total of 1800 square feet finished area required  
  
The garage area shall not be included when calculating the minimum square feet required.

## **MULTI-FAMILY FLOOR AREA REQUIREMENTS:**

Two family or more: 500 square feet for efficiency unit  
750 square feet for 1 bedroom unit  
900 square feet for 2 bedrooms or more

The garage area shall not be included when calculating the minimum square feet required.

## **109.4 LOT SIZE, FRONTAGE, HEIGHT, AND SET BACKS:**

109.4.1 Any areas to be re-zoned to the R-4 Multiple Dwelling District shall have a minimum of five (5) acres.

### 109.4.2 MULTI-FAMILY

Maximum height of main building - 3 stories, 40 feet  
Minimum depth of front yard - 40 feet  
Minimum either side yard - 30 feet  
Width of, sum of side yards - 60 feet  
Minimum depth of rear yard - 50 feet  
Minimum lot area per family - 6,000 square feet per unit  
Minimum lot frontage - 85 feet  
Distance between buildings - 25 feet

### 109.4.3 SINGLE FAMILY DEVELOPMENT

(Property must be R-4 zoned prior to January 1<sup>st</sup>, 1996)

Maximum height of main building – 2 1/2 stories, 35 feet  
Minimum depth of front yard - 40 feet  
Minimum either side yard - 10 feet  
Sum total of side yards - 25 feet  
Minimum depth of rear yard - 30 feet  
Minimum lot area - 12,000 square feet  
Minimum lot frontage - 85 feet

In all newly platted or re-platted subdivisions the lot frontage shall be measured along the set back line. All side lot property lines shall be perpendicular or radial to the road right of way to a depth at least equal to the actual set back depth. In no case will the minimum frontage measured along the road right of way be less than 70 feet.

For lot size, frontage, height, and set back modifications including accessory building size and location, and exceptions, see Sections 125 and/or 130. For Cul-de-sac information, see Section 125.18.

**109.5** Property owners in this district should be aware that active farms producing livestock, nursery crops, and other agricultural crops might be present and adjacent to your property. It is logical to expect noise from these active, working industries that could be derived from the operation of farm machinery, equipment, farm marketing and/or labor forces. Odors, dust, any other agricultural activities from but not limited to animal stock, farming operations, chemical applications, including accessing the property and other typical farming activity should be expected as common occurrences.

**109.6 NET MULTI-FAMILY DENSITY:** A maximum of 7 1/4 family units shall be permitted per acre of useable land with efficiency units not to exceed two (2) units per acre. Useable land shall be defined as land areas exclusive of conditions, covenants, restrictions, and easements, drainage easements or wet retention ponds used for drainage, wetland areas as defined by the federal governing agencies and existing or proposed private or dedicated roadways including their right of way areas. A minimum of ten percent (10%) of the useable land shall be kept available and open as green space for recreation.

**109.7 PARKING REQUIREMENTS:** In an R-4 district, two off-street parking spaces per unit within one hundred (100) feet of the designated unit entrance, and not less than two hundred (200) square feet in area exclusive of all access and walks, and not less than ten (10) feet in width, shall be required. Handicap parking areas must be provided as established by local, state or federal requirements/acts of legislation. Additional guest parking at a rate of one (1) space per two (2) units shall be included on the site plan.