

SEC.13-1-26 R-4 MULTI-FAMILY RESIDENTIAL DISTRICT.

(Master Plan Reference: Mixed Residential)

(a) Permitted Uses.

The R-4 District is intended to provide a living area that is pleasant, but not as spacious as the R-3 District. The following uses are permitted:

- (1) Single family dwellings.
- (2) Two-family dwellings. (In newly platted subdivisions 50% of lots zoned R-3 shall be corner lots with each unit fronting on a different street.)
- (3) Multiple family dwellings.
- (4) Museums.
- (5) Governmental buildings not detrimental to the character of the residential area, not including sewage plants, garbage incinerators, warehouses, garages, shops, and junk or storage yards.
- (6) Telephone and utility buildings, exchanges, and lines and transformer stations, excepting service garages and storage yards, and excepting microwave radio relay structures.
- (7) Conversions of existing dwellings to two-family dwellings after approval and recommendation of the Plan Commission, the holding of a public hearing thereon, notice of which shall be published as a Class 1 notice, and upon approval of the Common Council.
- (8) Hospitals, excepting animal hospitals; medical and dental clinics.
- (9) Residential garage and accessory buildings and accessory uses customarily incident to the above uses, provided that no such use generates traffic or noise that would create a public or private nuisance, subject to 13-1-140.

(b) Uses Not Requiring a Principal Building.

- (1) Public parks, playgrounds, and recreational uses such as nature trails, golf courses, tennis courts, baseball facilities, nature facilities, soccer facilities, picnic grounds, and other uses determined by the Plan Commission to be similar to such uses.

(c) Conditional Uses.

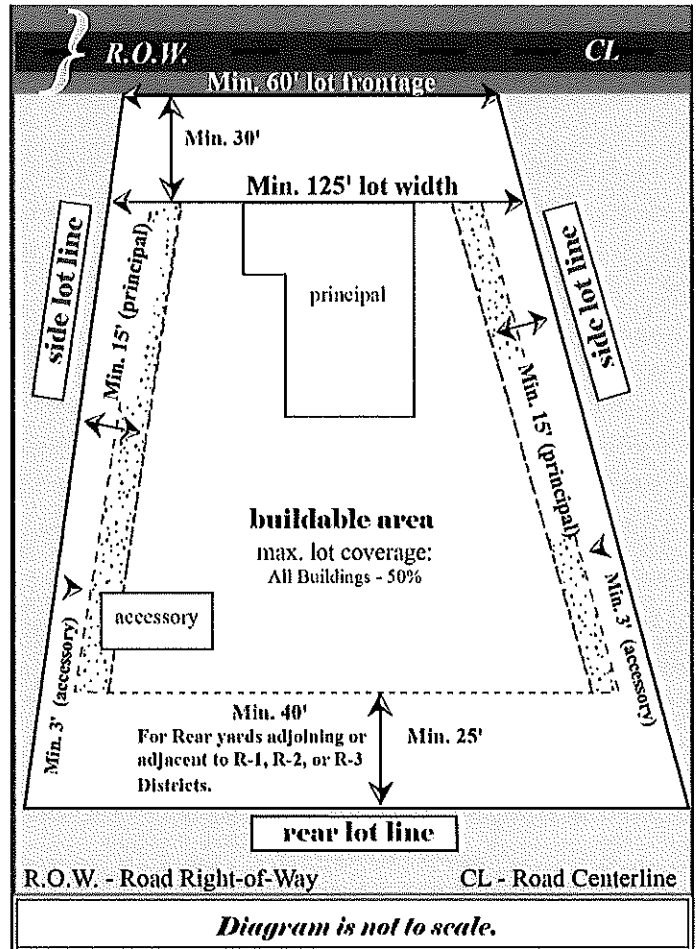
The following uses are conditional uses pursuant to Article E:

- (1) Charitable institutions.
- (2) Correctional institutions.

- (3) Assisted living facilities.
- (4) Nursing homes.
- (5) Private non-profit clubs and lodges.

(d) Yard Requirements for Permitted Principal and Conditional Uses within the R-4 District:

Multi-Family Residential (R-4)	
Lot Size*:	
<ul style="list-style-type: none"> • Minimum 10,000 sq. ft. for a single-family dwelling unit. • 6,000 sq. ft. per unit for the first two (2) dwelling units of each building, and in addition thereto, 4,000 sq. ft. per unit for each unit in excess of two (2) dwelling units located within each structure upon a lot or parcel. Each building shall be considered separately for purposes of density computation. Multi-family residential dwellings shall not exceed 12 dwelling units for each building structure located upon a lot or parcel. • Assisted living and nursing home facilities shall require a minimum of 2,000 sq. ft. for each living unit. 	
Lot frontage	60 ft.
Minimum lot width at building line	125 ft.
Maximum lot coverage of all buildings	50%
Yard Setbacks:	
Minimum front yard:	30 ft.
Minimum rear:	25 ft.
Rear Yards Adjoining or Adjacent to R-1, R-2, or R-3 Districts	40 ft. Min.
Minimum side	
Principal use	15 ft.
Accessory use	3 ft.
Structure Height:	
Maximum Principal:	45 ft.
Maximum Accessory:	20 ft.



* In determining such required minimum square feet per dwelling unit, all that area of such lot or parcel which shall be included in a wetland area as determined by the Plan Commission shall be considered at the rate of fifty percent (50%) of such wetland area, but in no event shall any lands determined to be wetlands permit the construction of greater than eight (8) additional dwelling units upon any lot or parcel.

(e) Building Requirements.

(1) Minimum Dwelling Unit Floor Space.

- a. 1,100 square feet on any one (1) floor for a single-family dwelling.
- b. 800 square feet on any one (1) floor for a two-family dwelling or condo.
- c. 600 square feet per dwelling unit on any one (1) floor for a multifamily dwelling.

(2) Multiple Building Placement. Each principal building on a single lot shall maintain the minimum front yard, rear yard, and side yard requirement as established herein. Each such building shall be so placed upon such lot so as to maintain such minimum lot requirements unto itself.

(3) Minimum Principal Building Width. Twenty-four (24) feet.

(4) All commercial operations and activities of all uses shall be conducted wholly inside a building or structure, except as listed within this district.

(f) Off-Street Parking Required.

(1) Residential. Minimum two (2) per dwelling unit.

(2) Places of Public Gathering. Minimum one (1) per five (5) seats.

(3) All off-street parking must be paved using bituminous or cementitious material. Alternatively, green pavers or hardscaped materials may be approved with permission granted by the Zoning Administrator.

(g) Tree Plantings.

All trees planted after February 1, 2004, shall be set back a minimum of six (6) feet from the public right-of-way line.