

1 **ARTICLE XIII R-4 MULTI-FAMILY RESIDENCE DISTRICT**

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A. Statement of Intent:

1. This district is intended to provide for residential development of buildings housing two (2) or more families,
  - a. where all dwellings do not have ground level occupancy,
  - b. or private entrances,
2. in those areas where such development could be compatible with surrounding uses and
3. where public sewer and public water supply are available.

**Section 1. Principal Permitted Uses**

- A. Any use or structure permitted and as regulated in the R-3 District.
- B. Apartment hotels, lodging houses and boarding houses for any number of guests,
  1. but not primarily for transients,
  2. including herein incidental accessory services,
    - a. such as restaurants, and news stands, when conducted and entered from within the building;
    - b. provided there is no exterior display or advertising except for an indirectly illuminated announcement sign not exceeding six (6) square feet in area which,
      - 1) if not attached to the building, shall be istant at least twelve (12) feet from all street lines.
- C. Hospital and clinics for human care.
- D. Residential group homes in accordance with Article IV, Section 29.

**Section 2. Accessory Uses - District Requirements - Reference General Provisions**

- A. Any accessory use or structure permitted and as regulated in the R-3 District.
- B. Any other accessory use or structure, customarily accessory and incidental to a permitted principal use.

**Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization**

- A. Any conditional use permitted and as regulated in the R-3 District.

1 **Section 4. Height Regulations**

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3 A. There shall be no maximum height for buildings in an R-4 Multi-family District,

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5 1. provided that the front, side and rear yards of any building exceeding forty-five (45) feet be increased one  
6 (1) foot for each foot which exceeds forty-five (45) feet up to a height of seventy-five (75) feet; and  
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8 2. thereafter no increase in front, side or rear yards shall be required for any height in excess of seventy-five  
9 (75) feet.  
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	<b>Lot Area</b>	<b>Lot Frontage</b>	<b>Front Yard Depth</b>	<b>Side Yard Depth - One Side</b>	<b>Side Yard Depth - Both Sides</b>	<b>Rear Yard Depth</b>
13 Three-family dwelling	9,000 sq. ft.	70 ft.	25 ft.	6 ft.	12 ft.	25 ft.
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15 Four-family dwelling	10,000 sq. ft.	75 ft.	25 ft.	6 ft.	12 ft.	25 ft.
16 Over four-family dwellings	2,000 sq. ft. per d.u.	100 ft.	25 ft.	6 ft.	12 ft.	25 ft.
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