

**ARTICLE VIII
MULTI-FAMILY RESIDENTIAL DISTRICT - (R-4)**

The multi-family dwelling district is intended to permit single family, two family, and multi-family dwelling units in an area developed and reserved for medium to high density residential purposes providing suitable areas of protected residential character and the physical and social amenities of a stable, healthy living environment, open space, recreational area, compatibility with other residential land uses, and to prevent the use or encroachment of land uses and structures which would tend to adversely affect the residential character of the district.

Sec. 8.1 Permitted Principal Use

- A. Single family dwelling;
- B. Two family dwelling;
- C. Multi-family dwelling;
- D. Rooming houses;

Sec. 8.2 Permitted Accessory Uses

- A. Those permitted in the R-1, R-2, and R-3 Districts;
- B. The serving of meals from a common dining room or kitchen;
- C. Private garage or community garage for the storage of non-commercial vehicles;
- D. Maintenance and management buildings incidental to the multi-family units;
- E. Social clubs and community recreation facilities, including restaurants.

Sec. 8.3 Permitted Conditional Uses

- A. Mobile Homes (Sec. 15.5)
- B. Model Homes (Sec. 15.4)
- C. Home Occupation (Sec. 15.2)
- D. Livestock And Pets (Sec. 15.6)
- E. Non-Commercial Storage Buildings (Sec. 15.7)
- F. Swimming Pools (Sec. 15.3)
- G. Antennas & Satellite Dishes (Sec. 15.8)

Sec. 8.4 Permitted Special Land Uses

- A. Institutional Structures (Sec. 16.12)
 - 1. Educational And Social Institutions
 - 2. Human Care Institutions
 - 3. Animal Care Institutions
- B. Bed And Breakfasts (Sec. 16.3)
- C. Boarding Houses (Sec. 16.4)
- D. PRD (Sec. 16.19)
- E. WECS (Sec. 16.26)

Sec. 8.5 Lot And Building Requirements

All buildings and structures in this district shall be located on a building lot or parcel of land containing no less than twenty thousand (20,000) square feet and having a width of not less than one hundred (100) feet at the building line and contain not less than ten thousand (10,000) square feet of area per dwelling unit unbroken by any public road, street, or thoroughfare.

Any structure, or addition thereto, including roof overhangs, shall have a minimum front set-back of forty (40) feet from the front property line or seventy-three (73) feet from the center of the traveled portion of the roadway, except that any minimum setback from a State or Federal highway is fifty (50) feet from the Highway right-of-way.

Minimum rear yard setback shall be twenty-five (25) feet; minimum side setback shall be fifteen (15) feet; maximum structure height is twenty-eight (28) feet; and maximum lot coverage is fifty (50) percent.