

R-4 Multifamily High-Rise Residential District.

§ 375-69.

- A. **Principal permitted uses shall be as follows:**
- (1) Multifamily dwellings/high-rise (elevator apartments).
 - (2) Garden apartments.
 - (3) Two-family row houses.
- B. **Accessory uses shall be as follows:**
- (1) Detached garages.
 - (2) Storage sheds.
 - (3) Home occupations. [Added 3-15-1999 by Ord. No. 62.121.98]
 - (4) Swimming pools. [Added 3-15-1999 by Ord. No. 62.121.98]
- C. **Special permit uses shall be as follows:**
- (1) Private schools.
 - (2) Nursing homes.
 - (3) Colleges or universities, including dormitories. [Added 3-15-1999 by Ord. No. 62.121.98]
 - (4) Hospitals. [Added 3-15-1999 by Ord. No. 62.121.98]
 - (5) Day-care centers. [Added 3-15-1999 by Ord. No. 62.121.98]
 - (6) Charitable or religious institutions. [Added 3-15-1999 by Ord. No. 62.121.98]
 - (7) Bed and breakfasts. [Added 3-15-1999 by Ord. No. 62.121.98]
 - (8) Rooming houses/single-room occupancy (SRO). [Added 3-15-1999 by Ord. No. 62.121.98]
 - (9) Community residences. [Added 3-15-1999 by Ord. No. 62.121.98]
 - (10) Satellite dish antennas. [Added 3-15-1999 by Ord. No. 62.121.98]
 - (11) Solar collection equipment. [Added 3-15-1999 by Ord. No. 62.121.98]
- D. **Yard requirements and parking shall be as follows:**
- (1) High rise.
 - (a) Minimum lot size: 20,000 square feet.
 - (b) Minimum lot width: 100 feet.
 - (c) Minimum lot depth: 200 feet.
 - (d) Minimum front yard: 20 feet.
 - (e) Minimum side yard: 15 feet on one side; 40 feet total.
 - (f) Minimum rear yard: 40 feet.
 - (g) Maximum height: 85 feet.
 - (h) Maximum lot coverage: 33%. [Amended 3-15-1999 by Ord. No. 62.121.98]
 - (2) Two-family row house.
 - (a) Minimum lot size: 2,000 square feet.
 - (b) Land area per dwelling unit: 1,000 square feet. [Amended 3-15-1999 by Ord. No. 62.121.98]
 - (c) Minimum lot width: 20 feet.
 - (d) Minimum lot depth: 100 feet.
 - (e) Minimum front yard: zero feet.
 - (f) Minimum side yard: zero feet.
 - (g) Minimum rear yard: 25 feet.
 - (h) Maximum building height: 21/2 stories or 35 feet, whichever is less.
 - (i) Maximum lot coverage, including accessory buildings: 50%.
 - (3) Garden apartments.
 - (a) Minimum total lot area: 8,000 square feet.
 - (b) Land area per dwelling unit: 2,000 square feet.
 - (c) Minimum lot width: 80 feet.
 - (d) Minimum lot depth: 100 feet.
 - (e) Minimum front yard setback: 20 feet.

- (f) Minimum side yards: minimum of 15 feet on one side; minimum total of 35 feet on both sides.
- (g) Minimum rear yard: 40 feet.
- (h) Maximum building height: 2 1/2 stories or 35 feet, whichever is less.
- (i) Maximum lot coverage, including accessory buildings: 35%.