

R4 HIGH DENSITY RESIDENTIAL DISTRICT

These residential districts are intended to promote and encourage the establishment and maintenance of a suitable environment for urban residence in areas appropriate by location and character for occupancy by high density, multiple-family dwellings. One of the important purposes of this district is to create adequate standards of residential development in order to prevent overcrowding and unhealthy housing conditions. The intensity of land use should not be so great as to cause congestion of building or traffic or to preclude the amenities of good housing. Densities should be limited to provide adequate light, air, and usable open space for dwellings and functional space for all related facilities.

DEVELOPMENT STANDARDS

- Minimum lot area (square feet) per dwelling unit:
 - Single family - 7,200
 - Two family - 5,000 each
 - Multi-family & townhouses (3-4 units) - 3,500 each
 - Multi-family & townhouses(over 4 units) - 2,500 each
- Minimum dwelling size (square feet):
 - Single family, Duplex, and Townhouses- 700
 - Multi-Family – 400 per unit
- Minimum lot width (feet) – 60
- Minimum front yard setback from street (feet):
 - Major Street - 75
 - Other streets - 50
- Minimum side yards (feet):
 - Single family - 6
 - Duplex - 10
 - Multi-family - 15
- Minimum rear yard (feet) - 20
- Maximum lot coverage for principal structure: 35%
- Maximum height (feet) – 50

Use Provisions

Additional requirements may apply, refer to Zoning Ordinance

- All uses permitted in R3 High-Density Residential District
- Single and Two-family dwellings
- Multi-family and Townhouses
- Modular dwellings on permanent foundations