

Chapter 17.46

MULTIPLE-FAMILY RESIDENTIAL DISTRICT--R-4

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17.46.010 Permitted uses.

Uses permitted in the R-4 district on a lot or parcel having the required area and required width:

- A. All uses permitted in the R-1 district except as restricted by this section;
- B. Multiple-family dwellings and apartments (not manufactured housing parks), provided not more than one unit shall be allowed for every one thousand two hundred fifty square feet of lot area;
- C. Townhouse, condominium or other "common land" developments, subject to:
 - 1. A planned unit development procedure,
 - 2. Filing of tentative and final subdivision plat,
 - 3. An overall one-acre minimum lot size;
- D. No detached accessory building or structure may be closer than one foot to any side or rear property line, not between the front property line and the setback line;
- E. Private clubs and lodges, fraternity and sorority houses, parking lots, hospitals, institutions and rest homes, subject to issuance of a special use permit;
- F. Educational and philanthropic institutions, museums and libraries, private and nursery schools, child care centers, subject to issuance of a special use permit;
- G. Home occupations are not allowed, except in single-family dwellings;
- H. Boarding and rooming houses, subject to issuance of a special use permit;
- I. Offices subject to issuance of a special use permit, providing:
 - 1. Limited contact with the general public,
 - 2. Not more than four thousand square feet of official use in any building.

(Ord. 94-4 § 12.05.07 (part), 1994)

17.46.020 Area and width requirements.

The required area and width in the R-4 district are as follows: except as otherwise provided, each lot or parcel shall have a minimum of five thousand square feet of lot area with a minimum width of fifty feet and for each additional permitted use there shall be at least ten feet of additional lot width at the property line. The minimum gross lot area per unit or suite shall be one thousand two hundred fifty square feet and the maximum number of units and/or suites allowed shall be determined by dividing the total area by one thousand two hundred fifty.

(Ord. 94-4 § 12.05.07 (part), 1994)

17.46.030 Setback requirements.

Setback regulations in the R-4 district are as follows:

- A. Front. Structures shall be located no less than fifteen feet from the front property line.
- B. Side. The minimum side yard for each structure shall be five feet for each side.
- C. Rear. The minimum rear yard for each structure shall be ten feet.
- D. Walls, Fences and Obstructions to Vision. Walls or fences not over eight feet in height may be built up to and including lot lines except in required front yard area. However, there shall be no obstruction to vision between two feet and eight feet above curb level within twenty feet of the intersection of two street right-of-way lines on any corner lot.

(Ord. 94-4 § 12.05.07 (part), 1994)

17.46.040 Building height regulations.

Buildings may be erected up to thirty-five feet in height from grade except that:

- A. The height limit for structures may be increased up to forty-five feet and up to three stories provided each side yard is ten feet, plus one foot of side yard for each additional foot of building height over thirty-five feet.
- B. The public or semi-public building such as a school, church, library or hospital may be erected to a height of sixty feet from grade provided that the required front, side and rear yards shall be increased one foot for each foot in height over thirty-five feet.
- C. Church spires, belfries, cupolas, monuments, chimneys, flues, flag poles, television antenna and radio aerials over thirty feet in height are subject to issuance of a special use permit.

(Ord. 94-4 § 12.05.07 (part), 1994)

17.46.050 Open space.

Each parcel of land shall contain an open area, or combination of areas, of not less than two hundred square feet per suite or living unit, reserved exclusively for the recreational use of tenants of such parcel.

(Ord. 94-4 § 12.05.07 (part), 1994)