

CHAPTER 10 ZONING

Residential Districts

10.6.4 R-4 Planned Residential Development

A. Principal Uses:

None; all uses in this District are conditional uses and must be approved in accordance with the procedures established in this Ordinance.

B. Conditional Uses:

1. Multiple-family dwellings.
2. One-family attached dwellings.
3. One-family detached dwellings.
4. One-family semi-detached dwellings.
5. Two-family dwellings.
6. All principal uses permitted in the B-4 Local Business District, provided that such uses shall not occupy more than 15 percent of the total development area.

C. Development Density:

SEWERED		
DEVELOPMENT		Maximum 8 dwelling units per net development acre
UNSEWERED		
DEVELOPMENT		Maximum determined in accordance with Sections of this Ordinance elsewhere

D. Area, Height and Yard Requirements:

BUILDING	HEIGHT	Maximum 35 feet
YARD	STREET	Minimum 30 feet from the right-of-way line
	REAR	Minimum 25 feet
	SIDE	Minimum 15 feet