

§130.11. **R4 Low-Rise Multifamily Residential District.**

130.11.1. Purpose. To reserve areas for MULTIFAMILY DWELLINGS having a maximum height of three (3) STORIES which may not exceed forty-five (45) feet in total height; allow higher density residential development; and encourage attractive and innovative development by PLANNED RESIDENTIAL DEVELOPMENT procedures, including a mix of housing types.

130.11.2. AUTHORIZED USES.

130.11.2.1. PERMITTED USES BY RIGHT.

130.11.2.1.1. PRINCIPAL USES. [Amended 4-6-98 by Ord. No. 1761]

130.11.2.1.1.1. PUBLIC UTILITY. [Added 4-6-98 by Ord. No. 1761]

130.11.2.1.1.2. PUBLIC UTILITY FACILITY. [Added 4-6-98 by Ord. No. 1761]

130.11.2.1.1.3. RESIDENTIAL ESSENTIAL SERVICES. [Added 4-6-98 by Ord. No. 1761]

130.11.2.1.2. ACCESSORY USES: any ACCESSORY USE permitted in the R1 ZONING DISTRICT. See §130.8.2.1.2.

130.11.2.1.2.1. Dumpsters, except as an ACCESSORY USE to a SINGLE-FAMILY or TWO-FAMILY DWELLING. [Added 10-1-90 by Ord. No. 1453]

130.11.2.1.2.2. RESIDENTIAL ESSENTIAL SERVICES. [Added 4-6-98 by Ord. No. 1761]

130.11.2.2. CONDITIONAL USES. The following USES are permitted subject to the express standards and criteria in §130.11.3. below. [Amended 10-1-90 by Ord. No. 1453]

130.11.2.2.1. PRINCIPAL USES.

130.11.2.2.1.1. GROUP HOMES. [Added 10-1-90 by Ord. No. 1453]

130.11.2.2.1.2. PERSONAL CARE HOMES. [Added 10-1-90 by Ord. No. 1453]

130.11.2.2.1.3. LONG-TERM CARE NURSING FACILITIES.
[Added 10-1-90 by Ord. No. 1453]

130.11.2.2.2. ACCESSORY USES. See §130.7.5.

130.11.2.3. USES BY SPECIAL EXCEPTION. The following USES BY SPECIAL EXCEPTION are authorized subject to the express standards and criteria in §130.11.3. below:

130.11.2.3.1. PRINCIPAL USES: none.

130.11.2.3.2. ACCESSORY USES: any USE BY SPECIAL EXCEPTION authorized in the R1 ZONING DISTRICT. See §130.8.2.3.2.

130.11.2.4. USES BY PLANNED DEVELOPMENT.

130.11.2.4.1. PRINCIPAL USES.

130.11.2.4.1.1. SINGLE-FAMILY DWELLINGS.

130.11.2.4.1.2. TWO-FAMILY DWELLINGS.

130.11.2.4.1.3. MULTIFAMILY DWELLINGS.

130.11.2.4.1.4. GROUP DWELLINGS. **[Added 10-1-90 by Ord. No. 1453]**

130.11.2.4.1.5. SINGLE-FAMILY ATTACHED DWELLINGS.
[Added 9-7-93 by Ord. No. 1599]

130.11.2.4.1.6. SWIMMING POOLS, TENNIS COURTS, and other RECREATIONAL ENTERPRISES owned by a COMMUNITY CLUB.

130.11.2.4.2. ACCESSORY USES. See §130.7.5.

130.11.2.4.3. AUTHORIZED MIXED USES. The following PRINCIPAL USES are authorized only when designed and intended to primarily service the residents of the PLANNED DEVELOPMENT SITE in which the USES are located. **[Added 10-1-90 by Ord. No. 1453]**

130.11.2.4.3.1. Any AUTHORIZED MIXED USE permitted in the R3 ZONING DISTRICT. See §130.10.2.4.3.

130.11.2.4.3.2. LONG-TERM CARE NURSING FACILITY, affiliated with HOUSING FOR THE ELDERLY. **[Amended 10-1-90 by Ord. No. 1453]**

130.10.2.4.3.3. PERSONAL CARE HOME, affiliated with HOUSING FOR THE ELDERLY. **[Added 10-1-90 by Ord. No. 1453]**

130.11.3. Requirements for PERMITTED USES BY RIGHT, CONDITIONAL USES and USES BY SPECIAL EXCEPTION.

130.11.3.1. General Requirements.

130.11.3.1.1. Maximum HEIGHT OF STRUCTURE.

130.11.3.1.1.1. All PRINCIPAL BUILDINGS: two and one-half (2½) STORIES which may not exceed thirty-five (35) feet in total height. **[Added 10-1-90 by Ord. No. 1453; Amended 6-6-94 by Ord. No. 1631]**

130.11.3.1.1.1.1. The maximum HEIGHT OF BUILDING may be exceeded by chimneys, spires, towers, antennae, masts, smoke stacks, flagpoles, tanks, skylights, elevator shafts, or by a penthouse or STRUCTURE required for enclosure of stairs and equipment necessary to the operation of the BUILDING or any such projection provided that any such projections do not have an aggregate area greater than twenty-five percent (25%) of the total roof area and shall not exceed fifteen (15') feet above the maximum allowable HEIGHT OF BUILDING to which it is attached. **[Added 6-6-94 by Ord. No. 1631]**

130.11.3.1.2. STRUCTURE accessory to RESIDENTIAL BUILDINGS containing MULTIFAMILY DWELLING UNITS: Two (2) STORIES which may not exceed thirty (30) feet in total height.

130.11.3.1.2.1. All other ACCESSORY STRUCTURES: One (1) STORY which may not exceed fifteen (15) feet in total height.

130.11.3.1.3. Minimum LOT AREA: One (1) acre. **[Added 10-1-90 by Ord. No. 1453]**

130.11.3.1.4. Minimum LOT WIDTH: One hundred ten (110) feet. **[Added 10-1-90 by Ord. No. 1453]**

130.11.3.1.5. Maximum LOT COVERAGE.

130.11.3.1.5.1. GROUP HOMES, LONG-TERM CARE NURSING FACILITIES, and PERSONAL CARE HOMES: Twenty percent (20%). **[Amended 10-1-90 by Ord. No. 1453]**

130.11.3.1.5.2. ACCESSORY STRUCTURES. Except for SWIMMING POOLS and TENNIS COURTS, ACCESSORY STRUCTURES may not occupy more than twenty-five percent (25%) of the required REAR YARD.

130.11.3.1.6. YARD Requirements. **[Amended 10-6-97 by Ord. No. 1750]**

130.11.3.1.6.1. FRONT YARD of all LOTS. All PRINCIPAL and ACCESSORY STRUCTURES: Thirty (30) feet. **[Amended 10-1-90 by Ord. No. 1453; 10-6-97 by Ord. No. 1750]**

130.11.3.1.6.2. SIDE YARD of all LOTS. **[Amended 10-6-97 by Ord. No. 1750]**

130.11.3.1.6.2.1. PERSONAL CARE HOMES, GROUP HOMES, and LONG-TERM CARE NURSING FACILITIES: Thirty (30) feet. **[Amended 10-1-90 by Ord. No. 1453]**

130.11.3.1.6.2.2. All ACCESSORY STRUCTURES: Ten (10) feet.

130.11.3.1.6.3. REAR YARD of all LOTS: **[Amended 10-6-97 by Ord. No. 1750]**

130.11.3.1.6.3.1. PRINCIPAL STRUCTURES: Forty (40) feet. **[Added 10-1-90 by Ord. No. 1453]**

130.11.3.1.6.3.2. ACCESSORY STRUCTURES: Fifteen (15) feet.

130.11.3.1.6.4. Special YARD requirements: Same as R1 ZONING DISTRICT. See §130.8.3.1.6.

130.11.3.1.6.5. Permitted projections into required YARDS: Same as R1 ZONING DISTRICT. See §130.8.3.1.6.8. **[Added 10-1-90 by Ord. No. 1453]**

130.11.3.1.7. Parking Requirements. Same as R3 ZONING DISTRICT. See §130.10.3.1.7. **[Added 10-1-90 by Ord. No. 1453]**

130.11.3.1.8. LOADING BERTH REQUIREMENTS. Same as R3 ZONING DISTRICT. See §130.10.3.1.8. **[Added 10-1-90 by Ord. No. 1453]**

130.11.3.1.9. SIGNS: See Article V.

130.11.3.1.10. FENCES and PRIVACY FENCES: Same as R1 ZONING DISTRICT. See §130.8.3.1.10. **[Amended 10-1-90 by Ord. No. 1453]**

130.11.3.1.11. Minimum FRONT LOT LINE: Forty (40) feet. **[Added 10-1-90 by Ord. No. 1453]**

130.11.3.1.12. Screening and landscaping: Same as R3 ZONING DISTRICT. See §130.10.3.1.12. **[Added 10-1-90 by Ord. No. 1453]**

130.11.3.1.13. STORAGE STRUCTURES: Same as R1 ZONING DISTRICT. See §130.8.3.1.12. **[Added 10-1-90 by Ord. No. 1453]**

130.11.3.2. Express standards and criteria for granting CONDITIONAL USES. Same as R3 ZONING DISTRICT. See §130.10.3.2.

130.11.4. Requirements for PLANNED RESIDENTIAL DEVELOPMENTS.

130.11.4.1. General Requirements.

130.11.4.1.1. PLANNED RESIDENTIAL DEVELOPMENTS are subject to all procedural and general requirements specified in Article VI.

130.11.4.1.2. The total number of SINGLE-FAMILY, SINGLE-FAMILY ATTACHED and TWO-FAMILY DWELLING UNITS, and GROUP DWELLINGS, separately or in combination, may not exceed forty percent (40%) of the total number of DWELLING UNITS in any PLANNED RESIDENTIAL DEVELOPMENT. **[Amended 10-1-90 by Ord. No. 1453; 9-7-93 by Ord. No. 1599]**

130.11.4.1.3. Minimum SITE size: Ten (10) acres.

130.11.4.1.4. DWELLING UNIT DENSITY:

130.11.4.1.4.1. PLANNED RESIDENTIAL DEVELOPMENTS containing only HOUSING FOR THE ELDERLY: Sixteen (16) UNITS per acre.

130.11.4.1.4.2. All other PLANNED RESIDENTIAL DEVELOPMENTS: Ten (10) UNITS per acre.

130.11.4.1.5. Maximum length of RESIDENTIAL BUILDINGS and INSTITUTIONAL USES: One hundred fifty (150) feet.

130.11.4.1.6. Maximum HEIGHT OF STRUCTURE:

130.11.4.1.6.1. PRINCIPAL STRUCTURES:

130.11.4.1.6.1.1. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED and TWO-FAMILY DWELLINGS, GROUP DWELLINGS, and MINOR PERSONAL CARE HOMES: Two and one half (2½) STORIES which may not exceed thirty-five (35) feet in total height. **[Added 10-1-90 by Ord. No. 1453; Amended 9-7-93 by Ord. No. 1599]**

130.11.4.1.6.1.2. MULTIFAMILY DWELLINGS and other INSTITUTIONAL USES: Three (3) STORIES which may not exceed thirty-five (35) feet in total height. **[Amended 10-1-90 by Ord. No. 1453]**

130.11.4.1.6.1.3. All other PRINCIPAL STRUCTURES: Three and one-half (3½) STORIES which may not exceed forty-five (45) feet in total height.

130.11.4.1.6.2. ACCESSORY STRUCTURES and ACCESSORY BUILDINGS. **[Amended 10-6-97 by Ord. No. 1750]**

130.11.4.1.6.2.1. STRUCTURES and BUILDINGS accessory to RESIDENTIAL BUILDINGS containing MULTIFAMILY DWELLING UNITS and INSTITUTIONAL USES: Two (2) STORIES which may not exceed thirty (30) feet in total height. **[Amended 10-1-90 by Ord. No. 1453; 10-6-97 by Ord. No. 1750]**

130.11.4.1.6.2.2. All other ACCESSORY STRUCTURES and BUILDINGS: One (1) STORY which may not exceed fifteen (15) feet in total height. **[Amended 10-6-97 by Ord. No. 1750]**

130.11.4.1.7. Minimum LOT AREA.

130.11.4.1.7.1. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED and TWO-FAMILY DWELLINGS and GROUP DWELLINGS: Seven thousand five hundred (7,500) square feet. **[Amended 10-1-90 by Ord. No. 1453; 9-7-93 by Ord. No. 1599]**

130.11.4.1.7.2. MINOR PERSONAL CARE HOMES: Ten thousand (10,000) square feet. **[Added 10-1-90 by Ord. No. 1453]**

130.11.4.1.7.3. All other PRINCIPAL STRUCTURES: One (1) acre. **[Added 10-1-90 by Ord. No. 1453]**

130.11.4.1.8. Minimum LOT WIDTH.

130.11.4.1.8.1. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, and TWO-FAMILY DWELLINGS and GROUP DWELLINGS: Sixty (60) feet. **[Amended 10-1-90 by Ord. No. 1453; Amended 9-7-93 by Ord. No. 1599]**

130.11.4.1.8.2. MINOR PERSONAL CARE HOMES: Seventy-five (75) feet. **[Added 10-1-90 by Ord. No. 1453]**

130.11.4.1.8.3. Other PRINCIPAL STRUCTURES: One hundred ten (110) feet. **[Added 10-1-90 by Ord. No. 1453]**

130.11.4.1.9. YARD requirements: Same as R3 ZONING DISTRICT. See §130.10.4.1.8.

130.11.4.1.10. PERIMETER SETBACKS: Same as R3 ZONING DISTRICT. See §130.10.4.1.9.

130.11.4.1.11. GROUND COVERAGE: Same as R3 ZONING DISTRICT. See §130.10.4.1.10.

130.11.4.1.12. Special requirements for AUTHORIZED MIXED USES.

130.11.4.1.12.1. AUTHORIZED MIXED USES are permitted only in PLANNED RESIDENTIAL DEVELOPMENTS which contain two hundred (200) or more MULTIFAMILY DWELLING UNITS or in PLANNED RESIDENTIAL DEVELOPMENTS comprised of any number or type of DWELLING UNITS but which include RESIDENTIAL BUILDINGS in which the only USE is HOUSING FOR THE ELDERLY. **[Amended 10-1-90 by Ord. No. 1453]**

130.11.4.1.12.2. AUTHORIZED MIXED USES must be approved by the BOARD OF COMMISSIONERS at the time of FINAL APPROVAL of the PLANNED RESIDENTIAL DEVELOPMENT subject to the following:

130.11.4.1.12.2.1. The AUTHORIZED MIXED USES do not exceed ten percent (10%) of the total gross FLOOR AREA OF RESIDENTIAL BUILDINGS in the PLANNED RESIDENTIAL DEVELOPMENT.

130.11.4.1.12.2.2. The AUTHORIZED MIXED USES are restricted to the ground or first floors of a PRINCIPAL BUILDING or may be located in an ACCESSORY BUILDING.

130.11.4.1.13. Parking requirements: Same as R3 ZONING DISTRICT. See §130.10.4.1.12.

130.11.4.1.14. Screening and landscaping: Same as R3 ZONING DISTRICT. See §130.10.3.1.12. **[Added 10-1-90 by Ord. No. 1453]**

130.11.4.1.15. LOADING BERTH requirements. **[Amended 11-5-84 by Ord. No. 1104]**

130.11.4.1.15.1. For LONG-TERM CARE NURSING FACILITIES and MAJOR PERSONAL CARE HOMES: Same as SEMIPUBLIC USES in the R1 ZONING DISTRICT. See §130.8.3.1.8. **[Amended 10-1-90 by Ord. No. 1453; 4-6-98 by Ord. No. 1761]**

130.11.4.1.15.2. All other USES: Same as R3 ZONING DISTRICT. See §130.10.4.1.13.

130.11.4.1.16. SIGNS: See Article V.

130.11.4.1.17. FENCES and PRIVACY FENCES: Same as R3 ZONING DISTRICT. See §130.10.4.1.15.

130.11.4.1.18. Minimum FRONT LOT LINE: Same as R3 ZONING DISTRICT. See §130.10.4.1.16. **[Added 12-3-84 by Ord. No. 1110]**

130.11.4.1.19. Screening and landscaping: Same as R3 ZONING DISTRICT. See §130.10.3.1.12.

130.11.4.1.20. STORAGE STRUCTURES: Same as R1 ZONING DISTRICT. See §130.8.3.1.12. [**Added 10-1-90 by Ord. No. 1453**]

130.11.4.2. Requirements for USES permitted by CONDITIONAL USE or USE BY SPECIAL EXCEPTION which are included in a PLANNED RESIDENTIAL DEVELOPMENT.

130.11.4.2.1. Any PRINCIPAL USE or ACCESSORY USE otherwise permitted as a CONDITIONAL USE or USE BY SPECIAL EXCEPTION in the ZONING DISTRICT in which a PLANNED RESIDENTIAL DEVELOPMENT is proposed, may be included in an APPLICATION FOR DEVELOPMENT of a PLANNED RESIDENTIAL DEVELOPMENT. The separate application and procedures provided for under §§130.54.4. and 130.55. are not required.

130.11.4.2.2. All CONDITIONAL USES are subject to the applicable express standards and criteria for the R3 ZONING DISTRICT, specified in §130.10.3.2.

130.11.4.2.3. All USES BY SPECIAL EXCEPTION are subject to the applicable express standards and criteria for the R3 ZONING DISTRICT specified in §130.10.3.3.

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