

ARTICLE 10
R-4 MEDIUM DENSITY MULTIPLE
FAMILY RESIDENTIAL/OFFICE DISTRICT
UPDATED 8/2/06

Sec. 10.01 DESCRIPTION AND PURPOSE.

This zone is intended to serve as a buffer or transitional zone between the various low-density residential and non-residential zones.

It is intended to accommodate medium density multi-family residential uses and those non-residential uses of an administrative or professional nature, which are necessary to the normal conduct of a community's activities. It is specifically designed, however, to prohibit the introduction of commercial establishments of a retail nature.

Sec. 10.02 PERMITTED USES.

Land in the R-4 zone may be used by right for the following purposes only:

- A. Any use permitted without special approval in the R-3 Low Density Multiple-Family Residential District, except single family dwellings.
- B. Nursing homes, rest or convalescent homes.
- C. Adult foster care homes, including those with more than six (6) residents.
- D. State college or university campus.

Sec. 10.03 USES REQUIRING SPECIAL APPROVAL.

The following uses may be authorized by the Planning Commission, subject to compliance with the procedures and standards established for special use permits in Article 20 of this Ordinance.

- A. Any use permitted by special use permit in the R-3 zoning district.
- B. Offices for generally recognized professions such as doctors, dentists, optometrists, psychologists, attorneys, architects, engineers, surveyors, and urban planners.
- C. Medical clinics, mental health clinics.
- D. Offices, galleries, or studios of artists and those employed in the graphic arts.
- E. Offices for one or more of the following fields: executive, administrative, clerical, stenographic, accounting, insurance, real estate, stockbrokers, banks, and similar enterprises.
- F. Research laboratories provided that no heavy mechanical equipment is used in the normal operation of the laboratories, and provided that the character of its research would not make it objectionable

because of sights, sounds, odors, and traffic congestion produced.

G. Hospitals.

H. Group housing, if within the group housing overlay zone as defined in Section 3.15, including: dormitory, fraternity or sorority house, boarding or rooming house, student cooperative, and emergency shelter.

I. Funeral Homes.

Sec. 10.04 HEIGHT REGULATIONS.

No building shall exceed thirty (30) feet or two and one half (2-1/2) stories in height.

Sec. 10.05 AREA REGULATIONS.

All buildings, structures, or additions thereto shall comply with the following requirements:

A. **FRONT YARD.** The uniform setback provisions of Section 3.03 B shall apply to all residential buildings, structures, and additions. If a uniform setback does not exist, the front yard setback shall be not less than forty (40) feet, except that when adjacent to a primary street, the front yard setback shall be not less than fifty (50) feet, and when adjacent to a major arterial street, the front yard setback shall be not less than sixty (60) feet. Notwithstanding the provisions of the immediately preceding sentence, (i) a lot (see definition in Section 32.13) which is of record as of July 28, 1998, or (ii) any lot included in a proposed

plat, building envelope or site in a proposed site condominium, or building site located in any other type of development which is on file with the Township as of July 28, 1998, shall only be required to have a front yard setback of forty (40) feet; and shall not be required to have a front yard setback of fifty (50) feet if on a primary street or sixty (60) feet if on a major arterial street.

B. **SIDE YARD.** The side yard regulations are as follows:

1. **TWO-FAMILY.** On interior two-family lots, total side yards of twenty (20) feet are required; no yard shall be less than seven (7) feet. On corner lots, a side yard of forty (40) feet is required along the street side of the lot; a side yard of seven (7) feet is required on the opposite side of the lot.

2. **OTHER USES.** On interior lots used for any use other than single or two-family homes a minimum side yard of twenty feet is required. On corner lots, a side yard of forty (40) feet is required along the street side of the lot; a side yard of twenty (20) feet is required on the opposite side of the lot.

C. **REAR YARD.** There shall be a rear yard of not less than thirty-five (35) feet.

D. **LOT AREA AND WIDTH.** The lot area and width regulations are as follows:

1. **TWO-FAMILY.** The minimum lot area for a two-family dwelling in this zone shall be twelve thousand (12,000) square feet and a minimum width of one hundred (100) feet at the front setback line, provided, however that the minimum lot area for lots not served with public sewer shall be thirty thousand (30,000) square feet, and a minimum width of two hundred (200) feet at the front setback line.
2. **MULTIPLE-FAMILY.** The minimum lot area for multiple family dwellings shall be three thousand six hundred and thirty (3,630) square feet per dwelling unit with a minimum lot area of fifteen thousand (15,000) square feet and a minimum width of one hundred (100) feet at the front setback line.
3. **OFFICES AND ALL OTHER USES.** The minimum lot area and width for all other uses shall be fifteen thousand (15,000) square feet with a minimum lot width of one hundred (100) feet at the front setback line.

Sec. 10.06 MINIMUM FLOOR AREA.

Each dwelling unit in this zone shall have a minimum floor area as required below.

- A. **ONE BEDROOM UNIT.** A minimum of nine hundred (900) square feet per unit.
- B. **TWO BEDROOM UNIT.** A minimum of one thousand (1000) square feet per

unit.

- C. **THREE BEDROOM UNIT.** A minimum of eleven hundred (1100) square feet per unit.
- D. **ADDITIONAL BEDROOMS** will require an additional one hundred (100) square feet per bedroom per unit.

Sec. 10.07 ADDITIONAL REGULATIONS.

- A. Land and/or buildings in the R-4 zone may be used for purposes listed above provided that public water and public sanitary sewer utilities are installed and provided that all uses are conducted wholly in a permanent, fully enclosed building.
- B. Keeping and raising animals - see Sec. 23.02.
- C. Parking Requirements - see Article 21.
- D. Signs - see Article 22.
- E. Standards for single-family or two family dwellings - see Sec. 23.14.
- F. Foster and child care facilities - see Sec 23.11.
- G. Standards for major residential development - see Sec. 23.06.