

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

R-4, High Density Residential

The R-4 District is established in order to provide high-density residential development. This area could exist in the older sections and newer developed areas of town. Such a district may be developed adjacent to, or in conjunction with neighborhood commercial or shopping center development. Adequate public utilities and services shall exist prior to or be provided in conjunction with development. Such a district may exist as a buffer zone between single-family and non-compatible use districts. Within this district, buildings, structures or uses having commercial characteristics and not planned as a main part of the total development shall be excluded.

Lot and Area Standards	Two-family	All others
Density	24 dwelling units per acre	
Street Frontage	35 ft. min.	
Min. Lot Depth	Min. 100 ft. depth at shallowest point with depth measured at right angles or radial to street right-of-way line.	
Corner Lots	Min. width 75 ft. at building line	
Min. Lot Area	7,000 sq. ft.	10,000 sq. ft.
Min. Lot Width	65 ft.	
Max. Lot Coverage, Interior Lot	50%	
Max. Lot Coverage, Exterior / Corner Lot	55%	
Max. Height Allowed	40 ft.	
Minimum Setback Standards		
Garage, Street Facing (attached & detached)	30 ft. from the property line the garage faces	
Garage, Side- or Rear-loading (attached & detached)	20 ft. from the front property line	
Front	20 ft.	
Side, Interior	10 ft.	
Side, Exterior	20 ft.	
Rear	25 ft.	
Easements	Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.	

Permitted, Conditional and Accessory Uses

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Permitted	Conditional	Accessory
Agriculture and Animals	Agriculture and Animals	Agriculture and Animals
Animal - domestic or household	Botanical garden	Chicken, hobby
Community garden	Residential	Residential
Residential	Home occupation - type b	Dwelling - accessory
Dwelling - condominium	Recreation, Education & Public Assembly	Transportation, Communication & Utilities
Dwelling - modular	Aquarium	Solar energy system
Dwelling - multi-family	Community center	Wind energy system, small
Dwelling - single family	County club	Other
Dwelling - townhouse or rowhouse	Educational facility	Building, accessory - nonresidential
Dwelling - two-family	Golf course	
Home occupation - type a	Museum	
Residential facility - assisted living	Religious facilities	
Residential facility - temporary shelter	Services	
Recreation, Education & Public Assembly	Adult day care	
Library	Cemetery or mausoleum	
Park - mini	Child care - commercial	
Retail	Child care - residential (5-10 children)	
Mobile food vendor	Lodging - bed & breakfast	
Services	Public safety services	
Child care - residential (4 children)	Transportation, Communication & Utilities	
	Utility facility	
	Wireless communication facility (cell towers)	
	Other	
	Temporary uses	