

DIVISION 6. R-4 MULTIPLE-FAMILY DWELLING DISTRICT

Sec. 10-200. Purpose.

The R-4 district is intended to provide for high-density residential development.

(Code 2015, § 10.16(1))

Sec. 10-201. Permitted uses.

Except as specifically limited herein, the following uses are permitted in the R-4 district:

- (1) Dwellings, one-family (attached or detached), two-family, and multiple-family.
- (2) Gardens, provided no retail sales.
- (3) Home occupations, as regulated in article X, division 2, of this chapter.
- (4) Parks, playgrounds, tennis courts, and swimming pools.
- (5) Schools, public and private elementary, middle, and secondary.

(Code 2015, § 10.16(2))

Sec. 10-202. Conditional uses.

Except as specifically limited herein, the following uses may be allowed in the R-4 district, subject to the regulations for conditional uses set forth in article XI, division 3, of this chapter:

- (1) Bed and breakfast residences, as regulated in article X, division 2, of this chapter.
- (2) Campgrounds within public parks.
- (3) Cemeteries, crematories, and mausoleums.
- (4) Child day care facilities, when not operated as a home occupation, and as regulated in article X, division 2, of this chapter.
- (5) Congregate housing.
- (6) Fraternities and sororities.
- (7) Golf and country clubs.
- (8) Government institutions, municipal buildings, museums, and libraries.
- (9) Grouped housing projects.
- (10) Hospitals and medical clinics.
- (11) Manufactured and manufactured home parks, as regulated in article IV, division 2, of this chapter.
- (12) Nursing homes and similar institutions.

(13) Other residential, institutional, or government service uses determined by the planning agency to be of the same general character as the permitted and conditional uses above and found not to be detrimental to the existing uses and the general public health, safety and welfare.

(14) Parking lots providing off-street parking for a use permitted in a residential zoning district, provided the parking lot is within 500 feet of the main building of the use.

~~(15) Public housing units, including multiple family dwelling units.~~

(16) Public utilities and essential service utility facilities and structures, as regulated in article X, division 2, of this chapter.

(17) Schools, public and private elementary, middle, and secondary.

(Code 2015, § 10.16(3))