

ARTICLE 7 - R-4, SUBURBAN RESIDENTIAL DISTRICT

SECTION 700 PURPOSE

The R-4 District is designed to provide for residential development on relatively small lots in areas which have access near a major highway and have the existing identity of a suburban residential neighborhood.

SECTION 701 USE REGULATIONS

A building may be erected, altered or used, and land may be used, subject to the provisions of Article 15 and Article 16, for any one (1) of the following uses and no other:

A. Permitted Principal Uses

1. One (1) single-family detached dwelling per lot on existing lot, or on lots in single and separate ownership.
2. Municipal use.

B. Permitted Accessory Uses

1. Accessory uses on the same lot and customarily incidental to the principal uses permitted in Section 701.A., subject to the provisions of Article 19, Section 1909.
2. Parking in accordance with Article 17.
3. Signs in accordance with Article 18.

C. Conditional Uses (Refer to Article 21, Section 2112)

1. The following uses and their related accessory uses, provided a satisfactory Environmental Impact Assessment Report is prepared, as set forth in Article 19, Section 1915.
 - a. Cemeteries.

b. Parks and recreational facilities.

D. Uses by Special Exception (Refer to Article 21 and 22)

1. Cultural or religious use.
2. Quarters for guests, employees of the occupant of the principal dwelling, and relatives by blood or marriage on lots of four (4) acres or greater, in accordance with Section 1909.B.2.

SECTION 702 HEIGHT REGULATIONS

The maximum height of dwellings and other structures erected, enlarged or used shall be thirty-five (35) feet, except as provided in Article 19, Section 1903.

SECTION 703 AREA AND BULK REGULATIONS

A. Residential Uses

1. Lot Area - A lot area not less than twenty thousand (20,000) square feet shall be provided for every single-family detached dwelling or other structure erected or used for any other permitted use.
2. Lot Width at the Building Line - A lot width of not less than one hundred (100) feet at the building line shall be provided for every building or dwelling.
3. Lot Width at the Street Line - A lot width of not less than fifty (50) feet at the street line shall be provided, except as set forth in Article 19, Section 1900.
4. Impervious Surface and Building Coverage - Not more than forty-five (45) percent of any lot shall be covered by impervious surfaces and not more than twenty (20) percent of any lot shall be occupied by buildings.

5. Depth of Front and Rear Yards - There shall be a front yard and a rear yard on each lot, neither having a depth of less than thirty (30) feet.
6. Width of Side Yards - On each lot there shall be two (2) side yards having a minimum aggregate width of forty (40) feet, except for corner lots as provided below; and, neither side yard shall have a width of less than fifteen (15) feet. On each corner lot there shall be two (2) front yards, both of which shall have a width of not less than thirty (30) feet.

B. Conditional Uses and Uses by Special Exception

1. The area and bulk regulations for such uses shall be follows:
 - a. All regulations of Section 403.A.1. to 6. shall apply to Quarters for guests and for employees.
 - b. For Cultural or Religious Uses, the following shall apply:
 - (1) Minimum Lot Area: 7 Acres
 - (2) Minimum Lot Width at Building Line: 300 feet
 - (3) Minimum Lot Width at Street Line: 100 feet
 - (4) Maximum Building Coverage: 20 percent
 - (5) Maximum Impervious Surface Coverage: 40 percent
 - (6) Minimum Front and Rear Yards: 150 feet
 - (7) Minimum Width of Side Yards: 75 feet