

Sec. 6-3-36. R-4 Two- Family Residential district.

- (a) **Purpose.** The purpose of this district is to permit the development of low-rise multifamily structures in harmony with single- and two-family dwellings. This district is applicable to land generally in outlying or suburban areas.
- (b) **Permitted uses.**
 - (1) All permitted uses in R-3 district.
 - (2) Day care facilities, including family care , group day care home, center as defined by this chapter. (Sec 6-3-120)
 - (3) Duplexes.
 - (4) Rooming House and Boarding House
 - (5) Accessory uses and structures customarily incidental to permitted uses.
- (c) **Sign regulations.** Same as the R-1 district.
- (d) **Offstreet parking and loading regulations.** See article H of this chapter.
- (e) **Bufferyard requirements.** Minimum bufferyard requirements for and between permitted uses in this district and adjacent uses are set forth in article E of this chapter, pertaining to bufferyards.
- (f) **Development standards.** Development standards for uses in the R-4 district are as follows:

	Residential Uses				Other
	Single Family Detached Residence	Zero Lot Line Residence	Patio and Atrium Homes	Duplex Residence	Other Permitted Uses
Minimum Lot Area per Dwelling	6,000 sq ft	4,000 sq ft	3,500 sq ft	8,000 sq ft	N/A
Minimum Lot Width	50 feet	45 feet	35 feet	50 feet	N/A
Minimum Yards, per Dwelling:					
Front	20 feet	20 feet	20 feet	20 feet	30 feet
Side	10 feet	0 feet / 8 feet*	8 feet*	10 feet	25 feet*
Rear	40 feet	15 feet*	8 feet*	40 feet	50 feet*
Open Space Ratio	N/A	20 %	20%	N/A	60%
Maximum Density (Units per Gross Acre)	7.3	8.7	10.0	11.0	N/A
Maximum Height of Buildings and Signs	35 feet	35 feet	35 feet	35 feet	35 feet

* Minimum side and rear yard setbacks for single-family detached residences shall be observed along the property line separating such uses.