

**ARTICLE VIII**  
**MULTI-FAMILY RESIDENTIAL DISTRICT - (R-4)**  
*(Revised 12-13-2016)*

The multi-family dwelling district is intended to permit single family, two family, and multi-family dwelling units in an area developed and reserved for medium to high density residential purposes providing suitable areas of protected residential character and the physical and social amenities of a stable, healthy living environment, open space, recreational area, compatibility with other residential land uses, and to prevent the use or encroachment of land uses and structures which would tend to adversely affect the residential character of the district.

**Sec. 8.1 Permitted Principal Use**

- A. Single family dwelling;
- B. Two family dwelling;
- C. Multi-family dwelling;
- D. Rooming houses;

**Sec. 8.2 Permitted Accessory Uses**

- A. Those Accessory Uses permitted in the R-1, R-2, and R-3 Districts;
- B. The serving of meals from a common dining room or kitchen;
- C. Private garage or community garage for the storage of non-commercial vehicles;
- D. Maintenance and management buildings incidental to the multi-family units;
- E. Social clubs and community recreation facilities, and common gardens.
- F. Antennas & Satellite Dishes (Sec. 15.8)

**Sec. 8.3 Permitted Special Land Uses**

- A. Institutional Structures (Sec. 16.12)
  - 1. Educational And Social Institutions
  - 2. Human Care Institutions
- B. Swimming Pools (Sec. 15.3)
- C. Model Homes (Sec. 15.4)
- D. PRD (Sec. 16.19)

**Sec. 8.4 Lot And Building Requirements**

All buildings and structures in this district shall be located on a building lot or parcel of land containing no less than twenty thousand (20,000) square feet and having a width of not less than one hundred (100) feet at the building line and contain not less than

ten thousand (10,000) square feet of area per dwelling unit unbroken by any public road, street, or thoroughfare.

Any structure or part thereof shall have a minimum front yard setback of forty (40) feet from the front property line, or seventy-three (73) feet from the centerline of the traveled surface of the roadway, or forty (40) feet from the edge of the traveled portion of a private road or access, except for State or Federal highways, in which case the minimum setback shall be fifty (50) feet from the Highway right-of-way, whether it be for a front, side or rear yard.

Minimum rear yard setback shall be twenty-five (25) feet from the rear property line or the ordinary high water mark when the property abuts a lake or stream. Minimum side yard setback shall be fifteen (15) feet from the side property lines.

No building or structure in this district shall be erected or altered or used so as to occupy more than fifty (50) percent of the lot area, and maximum allowable height is twenty-eight (28) feet.