

Zone District: R-4 (Mixed Residential District)

Purpose. The standards of this district (R-4) are designed to retain and provide areas with commingling or single-family dwelling units and limited multifamily dwelling unit structures.

Setbacks: Front 25' Side 5' Rear 15'
 Coverage: 50%
 Max. Height 35'
 Minimum Lot Width: 50'
 Minimum Lot Size: 3,000 Square Feet (*1)

(*1) Three (3) to five (5) family dwelling unit structures shall have one thousand five hundred (1,500) square feet of lot area per dwelling unit.

(*1) Six (6) or more family dwelling unit structures shall have a minimum of eight thousand (8,000) square feet of lot area or one thousand (1,000) square feet per dwelling unit, whichever is greater, and shall provide at least twenty percent (20%) of the parcel in landscaped open space.

Single Family Homes: § 17-4-11 Single family home placement standards

Performance standards: § 17-4-4(a)

Outdoor Lighting § 17-4-52 Outdoor Lighting Performance Standards.

Off Street Parking § 17-4-43 Off-street parking non-residential.

Landscape: Required. § 17-4-7

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

Uses by right.

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| 1. Accessory community garden | 5. Home, elderly | 10. Residence, one-family |
| 2. Accessory dwelling unit, established | 6. Manufactured home, one-family | 11. Residence, townhouse |
| 3. Home, Children | 7. Museum | 12. Residence, two-family (duplex) |
| 4. Home, Disabled | 8. Residence, accessory dwelling unit (ADU) | |
| | 9. Residence, multifamily | |

Uses by review.

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| 1. Accessory pigeon and dove keeping | 7. Child care center | 13. Parks, trails, and open space |
| 2. Adult day service center | 8. Commercial, established | 14. Public utilities |
| 3. Assisted living facility | 9. Community center | 15. Recreation facilities, indoor |
| 4. Bed and breakfast home | 10. Funeral home | 16. Religious institution |
| 5. Bed and breakfast inn | 11. Hospice care facility | 17. Residence, condominium |
| 6. Charitable institution | 12. Parking lot | 18. Wedding facility |

Conditional uses:

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| 1. Accessory antenna | 4. Child care home | 8. Legal non-conforming uses |
| 2. Accessory medical marijuana home cultivation | 5. Community garden | 9. Temporary construction yard |
| 3. Accessory solar array | 6. Development in floodplain | 10. Temporary model home (sales office) |
| | 7. Home based business | |