

SECTION 10.6 R-4 (RESIDENTIAL FOUR) ZONE**A. PERMITTED USES**

1. Multi-family residential dwellings

B. ACCESSORY USES

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII
3. Signs, as regulated by Article XIV
4. Uses, as listed below, included within and entered from within any use permitted in this zone, primarily as a convenience and for the service of the occupants thereof, providing such accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building, and no exterior advertising displays for any accessory uses shall be visible from outside the building:
 - a. barber or beauty shop
 - b. bookstore and/or newsstand
 - c. flower shop
 - d. hobby shop
 - e. pharmacy and/or drug store
 - f. professional offices
 - g. snack bar or coffee shop

C. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES

1. Minimum lot area - One (1) acre. In the case of this zone, more than one principal building, as defined herein, may be permitted on one lot
2. Maximum density - Fifty (50) dwelling units per net acre
3. Minimum lot width at building setback line - One hundred (100) feet
4. Minimum front yard depth - Thirty (30) feet
5. Minimum side yard width on each side of lot - Twenty-five (25) feet
6. Minimum rear yard depth - Twenty-five (25) feet
7. Maximum building height - Three (3) stories

D. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII. Off-street parking may be permitted to locate in the minimum required side, rear, and front yards, provided that said parking is five (5) feet from the front lot line.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.

3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. A development plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone.
5. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.