

(4)

Front Yard Setback Table						
Rural Street (feet)	State Highway (feet)	Arterial Street (feet)	Collector Street		Residential Street (feet)	30 th Avenue Corridor (feet)
			Non-Residential (feet)	Residential (feet)		
30 ¹	30	25	25	25	25	25

¹ The minimum setback shall be 25 feet from the property line.

Sec. 27-411 R-4 Residential Neighborhood Conservation District.

A. Intent.

The intent of the R-4 Residential Neighborhood Conservation District is to provide for an array of residential uses including single family attached and detached, two family and multiple family dwelling developments. This district allows for residential infill development and affordable housing in older residential districts while protecting the character of the surrounding neighborhood.

In the R-4 District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the use types permitted in the R-4 District by right, permitted pursuant to meeting design standards, permitted by conditional use permit or by special use permit, according to Sec. 27-406 of these regulations, and all uses shall be subject to the development and performance standards set forth in these regulations.

B. Height and Lot Requirements.

The height and lot requirements shall be as follows:

Use/Structures	Min. Lot Area (Sq. Ft)	Minimum Frontage (feet)	Minimum Lot Depth (feet)	Minimum Setbacks			Max. Height (feet)	Max. Lot Coverage (%)
				Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
Single family detached dwelling	9,000	60	100	(1)	15	5	35	45
Single family attached dwelling, per DU	5,000	30	100	(1)	15	5(3)	35	45
Two family dwelling/duplex	10,000	80	100	(1)	15	5(3)	35	45
Multiple family dwellings	10,000	100	100	(1)	15	10	35	50
Other principal uses	10,000	100	100	(1)	15	10	35	40
Accessory uses	-	-	-	(2)	5	5	35	-

(1) Refer to the Front Yard Setback Table below. Front yard setbacks are based upon the zoning of the lot and the classification of the street or road adjacent to the lot.

(2) Accessory uses are not permitted in the front yard.

(3) No side yard setback shall be required along the common party wall.

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