

ZONING ORDINANCE DISTRICT DESCRIPTIONS

SECTION 11- R-4 RESIDENTIAL DISTRICT

A. Purpose of District

The R-4 Residential District is characterized by moderately intensive detached single-family homesites. Subdivision plats ordinarily will create lots of ample frontage but shallow depth. All urban-type improvements are required in order to serve residents of this district.

B. Principal Uses

In this district no building or land shall be used and no building shall be hereafter erected, reconstructed or structurally altered or enlarged except for one or more of the following principal uses.

1. Single-family dwelling.
2. Public kindergarten, elementary or secondary school.
3. Museum, library, fine arts center, park, playground or community center, when owned or operated by the City.
4. Public safety facility, when owned and operated by the City.
5. Golf course (except commercially operated miniature golf course of driving range).

C. Accessory Uses

Any use may be established as an accessory use to any permitted principal use provided that such accessory use:

- (a) Is customarily incident to and is maintained and operated as a part of the principal use; and
- (b) Is not hazardous to and does not impair the use or enjoyment of nearby property in greater degree than the principal use with which it is associated; and
- (c) Does not create levels of noise, odors, vibration and lighting, or degrees of traffic congestion, dust or other pollutants, in a greater amount than that customarily created by the principal use; and
- (d) Is located behind the minimum front and side street building set-back lines.

D. Special Exceptions

The following may be established only when authorized by the Council under the provisions of Article V. Any accessory use may be permitted without specific Council approval provided it complies with the provisions of Sub-Section C, above. Other special exceptions shall be permitted as provided in Section 5-1.

1. Church, subject only to approval of a site development plan.
2. Private stable or corral providing for not more than one horse for each 36,000 square feet of lot area.
3. Servants quarters.
4. Real estate development tract or field office.
5. Subdivision advertising sign.
6. Privately owned utility buildings and structures: power sub-station, water tank or reservoir, water or sewage treatment plant.
7. Community recreation or welfare center.
8. Private kindergartens, elementary and secondary schools whose curricula satisfy the requirements of the State Public School Laws and the regulations of the State Department of Education.

E. Uniform Height and Area Regulations

The uniform height and area regulations set forth in Section 11-2 shall apply to all buildings, walls and uses established on all properties contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this ordinance.

F. Sign Controls

The following signs shall be permitted by right in conjunction with any permitted principal use or authorized special exception subject to the conditions listed.

1. Facility Identification Signs:
 - (a) A sign or combination of signs shall have a maximum allowable area or exposure along each dedicated street frontage of not more than one (1) square foot of sign area for each ten (10) linear feet of frontage along said street; provided however, a minimum of at least one (1) sign shall be allowed having an area of twelve (12) square feet.

- (b) Signs may be illuminated but the source of light shall not be visible and shall not be intermittent or flashing; revolving signs shall not be permitted.
- (c) Not more than fifty (50) percent of the total allowable sign area may be located in the required yard space along a dedicated street. However, no individual sign in such required yard space shall exceed twenty (20) square feet in sign area.

2. Subdivision Identification Sign:

Shall be subject to the above limitation for Facility Identification Signs.

3. Directional Signs:

- (a) May be illuminated but the source of light shall not be visible and shall not be intermittent or flashing; revolving signs shall not be permitted.
- (b) Shall not exceed six (6) square feet in area.
- (c) May be located in any yard space.