

## **CHAPTER 1253**

### **R-4 SINGLE/TWO FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICT**

1251.01	PURPOSE
1251.02	PERMITTED USES
1251.03	ACCESSORY USES
1251.04	CONDITIONAL USES
1251.05	DEVELOPMENT STANDARDS

#### **1253.01 PURPOSE**

This district is established to provide single-family and two-family residential dwellings at a density similar to that which exist in the area. The objective is to discourage large concentrations of intensive development where it is desirable to maintain the character of the area.

#### **1253.02 PERMITTED USES**

- A. One-Family detached dwelling.
- B. Two-family dwellings.
- C. Public parks and playgrounds.
- D. Home occupations, as regulated by Section 1271.08
- E. Essential services.
- F. Churches, synagogues and other places of worship, provided the building is located on and has direct access to a through street.

#### **1253.03 ACCESSORY USES**

- A. Tool sheds and private greenhouses.
- B. Private detached garages and carports.
- C. Private swimming pools, for primary use by occupants of the property on which it is located.
- D. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- E. Dishes and other devices for reception of television signals, provided such device is for the sole use by the occupants of the property and such device is not located in a front or side yard.

#### **1253.04 CONDITIONAL USES**

- A. Private parks or playgrounds.
- B. Public and Private schools, located on a through street.
- C. Group residential facility Class 1.
- D. Boarding House

- E. Hotel and motel
- F. Day Care Facility.

### **1253.05 DEVELOPMENT STANDARDS**

In addition to the provisions of Chapter 1271, the following standards for arrangement and development of land and buildings are required in the R-4 Single-Family and Two-Family Residential District.

1249.05.01	Minimum Lot Area	6,000 square feet per dwelling unit.
1249.05.02	Minimum Lot Width	50 feet
1249.05.03	Minimum Front Yard Depth	25 feet
1249.05.04	Minimum Side Yard Width	6.0 feet
1249.05.06	Minimum Rear Yard Depth	10 feet
1249.05.07	Maximum Building Height	35 feet
1249.05.08	Minimum habitable gross square footage	1,000 sq. feet for single-family detached dwellings. 800 sq. feet per dwelling for two-family dwellings.