

**Section 11 [120]. 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:

The following uses shall be permitted as 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 or driving range).
- (6) Any use permitted in the “R-2” Residential District as a principal use.

C. Accessory Use. 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 setback lines.

(Ordinance 106 adopted 6/15/87)

(e) In addition, no use of a business, commercial, retail, manufacturing, or industrial nature shall be permitted unless specifically permitted in this district. (Ordinance 254-97 adopted 5/12/97)

D. Special Exceptions. The following may be established only when authorized by the Board of Adjustment under the provisions of Article V. Any accessory use may be permitted without specific Board approval provided it complies with the provisions of Sub-Section C above. Other special exceptions shall be permitted as provided in Section 5.5.

- (1) Private stable or corral providing for not more than one horse for each 36,000 square feet of lot area.
- (2) Servants quarters.
- (3) Real estate development tract or field office.
- (4) Subdivision advertising sign.
- (5) Privately owned utility buildings and structures: power sub-station, water tank or reservoir, water or sewage treatment plant.
- (6) Community recreation or welfare center.
- (7) 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 [11.2] shall apply to all buildings, walls and uses established on all premises contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this Ordinance.

(Ordinance 106 adopted 6/15/87)