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## **CHAPTER 1165**

### **R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT**

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#### **1165.01 PURPOSE.**

This district is established for the purpose of providing a multiple-family district, which includes zero lot-line dwellings commonly used in the construction of duplexes that will have two (2) separate owners with the property line being the party wall.

#### **1165.02 PERMITTED USES.**

Permitted uses in the R-4 Multiple Residential District include the following:

- (a) Single-family dwellings.
- (b) Two-family dwellings.
- (c) Two-family and multiple-family dwellings for three (3) or more families.
- (d) Dwellings for multiple residents, who utilize assisted living services.
- (e) Adult family homes.
- (f) Adult group homes.
- (g) Dormitories and student housing.
- (h) Boarding or rooming houses.
- (i) Child day care facilities (1-6 children) (Refer to **Section 1185.05**).
- (j) Child day care centers (Refer to **Section 1185.05**).
- (k) Institutions of higher learning, and of a religious, educational, charitable, or philanthropic nature.
- (l) Nursing or convalescent home.
- (m) Condominiums and cooperative apartments.
- (n) Country club or golf course, except miniature courses or private driving tees operated for commercial purposes.
- (o) Accessory buildings or uses customarily incidental to any of the above uses.

#### **1165.03 CONDITIONALLY PERMITTED USES.**

The following uses shall be approved in accordance with **Chapter 1148**:

- (a) The same conditionally permitted uses allowed in **Section 1164.03**, except for two-family dwellings.
- (b) Hospital or sanitarium, except a criminal, mental or animal hospital.
- (c) Funeral homes.
- (d) Business and professional offices of financial, insurance, real estate, civic, educational, religious, and philanthropic establishments or organizations.
- (e) Private clubs, fraternities, sororities or lodges, excluding those that are customarily conducted as a gainful business.
- (f) Zero lot-line development.

**1165.04 HEIGHT AND AREA REGULATIONS.**

Height and area regulations shall be in accordance with requirements set forth in **Chapter 1181**.

**1165.05 PARKING REGULATIONS.**

Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in **Chapter 1183**.