

PART 1 ZONING REGULATIONS
SECTION 1000 OBSOLETE ZONE DISTRICT R-4
RESIDENTIAL

1-1001 INTENT

- THIS DISTRICT IS AN OBSOLETE ZONING DISTRICT. SEE SECTION 1-106 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS.

1-1002 PRINCIPAL PERMITTED USES

- Single-family dwelling unit.
- Two-family dwelling unit.
- Multi-family dwelling unit.
- Type A Group Home.

1-1003 ACCESSORY USES

- Building and use customarily appurtenant to the permitted use.
- Home occupation.
- Structure, roof, or building face mounted microcell or repeater CMRS facility limited to quasi-public use areas, public use areas or placement on multi-family structures only. (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).
- There shall be a maximum combination of three dogs, cats, small animals, and reptiles over the age of six (6) months per household, except as otherwise set forth within the Land Development Code.

1-1004 USE BY SPECIAL REVIEW

- Type B Group home.
- Quasi-public use (church, etc.).

1-1005 MAXIMUM BUILDING HEIGHT

- Not to exceed thirty-five feet (35').

1-1006 MINIMUM AREA, LOT WIDTH AND YARD REQUIREMENTS

- Minimum lot width is 75'.
- Front yard is 25' (principal structure); front building line (accessory structure).
- Side yard is 10' (principal structure); 5' (accessory structure).
- Rear yard is 25' (principal structure); 10' (accessory structure).
- Minimum lot area is 9,000 square feet; provided, however, that there shall be at least 4,000 square feet of lot area for each dwelling unit.

1-1007 MAXIMUM DENSITY

- Not to exceed eleven (11.0) dwelling units per gross acre.

1-1008 MINIMUM UNOBSTRUCTED OPEN SPACE

- Twenty percent (20%) of the lot area for a one-story building, plus
- Five percent (5%) additional for each additional story to three (3) stories.

1-1009 AIRPORT INFLUENCE AREA REGULATIONS

- This zone district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

1-1010 SPECIAL AREA AND ACTIVITY REGULATIONS

- This zone district may be affected by special area and activity regulations as set forth in these Regulations.

1-1011 VOIDED/DE-ANNEXED/DISCONNECTED LAND
REGULATIONS

- This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.