

R-4 ZONE

25-13.3 Permitted Uses

The following uses shall be permitted:

- a. Those uses permitted in the B-1 Business Zone
- b. Those permitted in the R-3 Residential Zone
- c. Condominium
- d. Townhouse
- e. Professional offices

25-13.4 Prohibited Uses

All other uses shall be prohibited.

25-13.5 Lot Areas, Building Coverage, Lot Coverage and Height Limits

- a. Principal structure - Commercial 1.

As established in **25-30.8**

- b. Principal structure - Two Family Residential

1. As established in **25-30.6**

- c. Townhouse

1. Minimum lot area 22,500 square feet

(a) Minimum bulk requirement for individual lots:

1. Lot area: 1,800 square feet
2. Lot width: 20 feet
3. Lot depth: 90 feet

2. Maximum building height:

- (a) principle 35 feet
 - (b) accessory 15 feet
- 3. Maximum density 12 units per 40,000 square feet
 - (a) no more than 25% three-bedroom units
- 4. Minimum front setback 20 feet
- 5. Minimum side setback:
 - (a) building end: 10 feet
 - (b) common side: 3 feet
- 6. Minimum rear setback:
 - (a) principle 20 feet
 - (b) accessory 10 feet
- 7. Minimum gross habitable floor area:
 - (a) one-bedroom unit: 750 square feet
 - (b) two-bedroom unit: 800 square feet
 - (c) three-bedroom unit: 1,000 square feet
- 8. Maximum floor area ratio: 1
- 9. Maximum lot coverage:
 - (a) principle 40%
 - (b) total 60%
- 10. Buildings shall have no more than two dwelling units in a line without setbacks and/or breaks in building elevation of at least five feet.

d. Condominium

- 1. Minimum lot area 22,500 square feet
- 2. Maximum building height:
 - (a) principle 35 feet
 - (b) accessory 15 feet
- 3. Maximum density 15 units per 40,000 square feet
 - (a) no more than 25% three-bedroom units
- 4. Minimum front setback 20 feet
- 5. Minimum side setback 10 feet
- 6. Minimum rear setback:
 - (a) principle 20 feet
 - (b) accessory 10 feet
- 7. Minimum gross habitable floor area:
 - (a) one-bedroom unit: 750 square feet
 - (b) two-bedroom unit: 800 square feet
 - (c) three-bedroom unit: 1,000 square feet
- 8. Maximum floor area ratio: 1
- 9. Maximum lot coverage:
 - (a) principle 40%
 - (b) total 60%
- 10. Buildings shall have no more than two dwelling units in a line without setbacks and/or breaks in building elevation of at least five feet.