

Chapter 17.33R-4 DISTRICTSections:

- 17.33.010 Purpose.
- 17.33.020 Permitted uses.
- 17.33.030 Accessory uses.
- 17.33.040 Home occupations.
- 17.33.050 Lot area.
- 17.33.060 Lot width.
- 17.33.070 Yards.
- 17.33.080 Yard encroachments.
- 17.33.090 Height limit.
- 17.33.100 Open space.
- 17.33.110 Fences and walls.

17.33.010 Purpose. The R-4 district is intended to allow for a compatible mixture of multifamily dwellings at a medium density and other uses of an institutional or semi-public nature while maintaining a general residential environment. (Ord. 68 §6(f)(1), 1980)

17.33.020 Permitted uses. The following uses may be operated as permitted uses in the R-4 district:

- A. Single-family dwelling;
- B. Multifamily dwelling;
- C. Boardinghouse and/or roominghouse;
- D. Church;
- E. Community center, which may be public or private but not operated for gain;
- F. Club or lodge, private and operated for the benefit of members and not for gain;
- G. Day care;
- H. Fire station;
- I. Foster care;
- J. Hospital;
- K. Institution of higher learning, including dormitory accommodations;
- L. Library;
- M. Museum;
- N. Nursing home or home for the elderly;
- O. Orphanage;
- P. Parking of vehicles must comply with all of the provisions of Article II of Chapter 17.48 relating to design, use and maintenance of off-street parking;
- O. Public park, playground and other public recreational facilities;
- R. Public or private school for elementary or secondary education;

S. Essential public utility or public service installation: Such uses shall not include business offices, repair, sales or storage facilities. (Ord. 68 §6(f)(2), 1980)

17.33.030 Accessory uses. Any use which complies with all of the following conditions may be operated as an accessory use to a permitted use in the R-4 district:

A. Is clearly incidental and customary to and commonly associated with the operation of the permitted use;

B. Is operated and maintained under the same ownership and on the same lot as the permitted use;

C. Does not include structures or structural features inconsistent with the permitted use;

D. Does not include residential occupancy;

E. If operated wholly or partially within the structure containing the permitted use, the gross floor area utilized by the accessory use shall not exceed thirty percent of the gross floor area of the permitted use;

F. If in a separate, detached structure from a permitted use, the gross floor area devoted to the accessory use shall not exceed the gross floor area of the permitted use. Separate, detached structures containing an accessory use shall be, at a minimum, ten feet from structures containing a permitted use. (Ord. 68 §6(f)(3), 1980)

17.33.040 Home occupations. Home occupations shall be allowed in the R-4 district provided all of the following conditions are met:

A. Such use shall be conducted entirely within a dwelling unit and carried on by the inhabitants living there and no others.

B. Such use shall be clearly incidental and secondary to the use of the dwelling unit for dwelling purposes and shall not change the residential character thereof.

C. The total area used for such purposes shall not exceed twenty percent of the gross floor area of a single-family dwelling, or twenty percent of the gross floor area of the user's dwelling unit in a multifamily dwelling.

D. There shall be no exterior storage on the premises of material or equipment used as a part of the home occupation.

E. There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

F. A home occupation shall provide additional off-street parking of one parking space for each two hundred square feet of gross floor area occupied by the home occupation. (Ord. 68 §6(f)(4), 1980)

17.33.050 Lot area. The minimum area of a zone lot in the R-4 district is six thousand square feet plus one

thousand five hundred square feet for each dwelling unit of a multifamily dwelling in excess of four dwelling units. Living units in boarding and/or roominghouses and dormitories shall not be construed to be "dwelling units" for the purposes of this requirement. (Ord. 68 §6(f)(5), 1980)

17.33.060 Lot width. The minimum width of a zoning lot in the R-4 district is fifty feet at the front setback line. (Ord. 68 §6(f)(6), 1980)

17.33.070 Yards. Minimum yards for structures in the R-4 district:

- A. Front yard, twenty feet. On corner lots the twenty-foot front yard shall apply to both streets;
- B. Side yard:
 - 1. For buildings thirty-five feet in height or less, five feet,
 - 2. For buildings thirty-six feet high or more, eight feet;
- C. Rear yard:
 - 1. Structures containing permitted uses, twenty feet or twenty percent of the depth of the zone lot, whichever is smaller,
 - 2. Structures containing accessory uses only, five feet. (Ord. 68 §6(f)(7), 1980)

17.33.080 Yard encroachments. In the R-4 district:

- A. Belt courses, sills, lintels, exterior columns, chimneys and building accessories may project twenty-four inches into front and rear yards.
- B. Open or unwallled porches, terraces, balconies and exterior stairways may project three and one-half feet into front and rear yards.
- C. Cornices, overhangs, eaves and gutters may project two feet into all yards.
- D. Carports shall be constructed leaving at least two sides open, and shall not project into minimum yards as listed in Section 17.33.070. (Ord. 68 §6(f)(8), 1980)

17.33.090 Height limit. The maximum height of structures in the R-4 district is forty-five feet. (Ord. 68 §6(f)(9), 1980)

17.33.100 Open space. Required open space in the R-4 district shall be as follows:

- A. Zone lots occupied by single-family dwellings shall maintain fifty percent of the zone lot as free and unobstructed open space.
- B. Zone lots occupied by multifamily dwellings shall maintain five hundred square feet of free and unobstructed open space for each dwelling unit.

C. Area devoted to off-street parking shall not be counted as free and unobstructed open space. (Ord. 68 §6(f)(10), 1980)

17.33.110 Fences and Walls. Any fence, wall or retaining wall in the R-4 District over three feet in height shall be erected only after application to and approval of a permit by the zoning administrator.

A. Fences, walls, and retaining walls may be erected to a height of forty-eight inches only in the front yard and to a height of six and one-half feet on any part of the zone lot not in the front yard, except that on corner lots, no fence, wall, retaining wall or obstructing foliage shall be allowed within twenty feet of the point of intersection of the two intersecting property lines or, on curved property lines, the projected point of intersection of the two property lines extended.

B. No barbed wire or electrically charged fences shall be allowed.

C. Open-mesh fences of any height may be erected on zone lots containing schools, public parks and playgrounds. (Ord. 68 §6(f)(11), 1980)