

ARTICLE IV - DISTRICT REGULATIONS

CHAPTER 404 R-4 Multiple-Family Residence

SECTION 404.1 PURPOSE

The R-4 Residence District is established to accommodate multiple-family town house developments at a density of seven (7) dwelling units per acre. The following regulations are established in order to ensure that such developments occur in suitable locations; to regulate the bulk and spacing of buildings in order to assure proper light, air, privacy, usable open space, and adequate access for fire and other emergency vehicles; and to foster a variety of residential dwelling unit types available in the Village of Lakemore.

SECTION 404.2 PERMITTED USES

In an R-4 Residence District, land and structures may be used or occupied only for a principle use specified, a conditional use in accordance with Article V or an accessory use to a permitted principle or conditional use as regulated herein.

- a. The categories of principle uses permitted in the R-4 Multiple-Family Residence District are as follows:
 1. Single-family and two-family dwellings on individually subdivided lots; when complying with the regulations for the R-2 district, Chapter 403;
 2. Multiple-family developments limited to single-family dwellings, two-family dwellings and townhouses.

- b. The categories of conditional uses which may (together with their accessory uses) be permitted in the R-4 Multiple-Family Residence District are as follows:
 1. Churches and other places of worship, related school buildings and parish houses, and necessary accessory buildings;
 2. Public and private schools;
 3. Public parks, playgrounds, and conservation areas;

- c. Accessory uses clearly incidental to a permitted principle or conditional use are permitted in the R-4 Multiple-Family Residence District and may include, but are not limited to the following:
 1. Private garages and storage sheds;
 2. Signs as regulated in Chapter 602;
 3. Fences as regulated in Section 603.1;
 4. Swimming pools as regulated in Section 603.2;
 5. [Child day care homes as regulated in Section 603.14; \(1142-1991\)](#)
 6. Home occupations.

SECTION 404.3 PRINCIPLE BUILDING REGULATIONS FOR MULTIPLE-FAMILY DEVELOPMENTS

Principle uses and buildings permitted in the R-4 Multiple-Family Residence District shall be located only on a lot that complies with the following specified area and yard requirements and which comply with the specified height and floor area regulations.

- a. Each zoning lot shall maintain the following minimum area and width requirements:
 1. The minimum development size shall be 2 acres.
 2. The maximum density shall be 7 dwelling units per acre.
 3. The minimum lot width at building line shall be 200 feet.
- b. On each zoning lot, in order to maintain the required front, side and rear yards, principle buildings shall be located a minimum distance from:
 1. An existing public street right-of-way: 40 feet;
 2. An R-1A, R-1 or R-2 District line: 20 feet plus 1 foot for every foot of wall length over 20 feet, up to 50 feet;
 3. All other lot lines: 10 feet;
 4. Other principle buildings: at least 15 feet; subject to site plan review.
- c. The maximum building height shall be 35 feet.
- d. Each dwelling unit shall have a minimum of 2 bedrooms and, the minimum floor area per dwelling unit by number of bedrooms, exclusive of attached garage shall be:
 1. 800 square feet for a two-bedroom unit;
 2. 1,000 square feet for a three-bedroom unit;
 3. 1,200 square feet, plus 150 square feet for each unit with 4 or more bedrooms.

SECTION 404.4 ACCESSORY USE REGULATIONS FOR MULTIPLE-FAMILY DEVELOPMENTS

Accessory uses, buildings and structures permitted in this district shall conform to the following standards:

- a. Every part of a required yard shall be open to the sky unobstructed, except for accessory buildings and structures which shall be located a minimum distance from:
 1. The public street right-of-way: 40 feet;
 2. An R-1A, R-1 or R-2 District line: 10 feet;
 3. All other lot lines: 5 feet;
 4. Principle buildings: 10 feet.
- b. The maximum building height of 15 feet.

c. Parking areas, in compliance with Chapter 601, and private drives shall be located a minimum distance from:

1. The public street right-of-way: 20 feet;
2. An R-1A, R-1 or R-2 District line: 10 feet;
3. All other lot lines: 5 feet;
4. Principle buildings: 10 feet.

SECTION 404.5 SITE PLAN REVIEW

All multiple-family uses shall be permitted only after review and approval of the site plans by the Planning Commission according to the standards, criteria and regulations of Section 802.3.