
5.6 R-4 Multiple Family and Office District

No building or use shall hereafter be established or enlarged within the R-4 Multiple Family and Office District unless it conforms to the following regulations:

- a. Permitted Uses. Any use permitted in R-3 General Residence District (except single family dwellings). *(See attached)*
- b. Conditional Uses.
 - (1) On-site sewage disposal systems:
 - (a) Minimum lot area:
 - (i) Multiple family dwellings: 30,000 square feet for two-family dwellings and 5,000 square feet of unoccupied land for each additional dwelling unit, except where the Department of Natural Resources regulations require more.
 - (ii) All other permitted uses: 20,000 square feet, except where the Department of Natural Resources regulations require more.
 - (b) Minimum lot width: two-family dwellings - 100 feet.
 - (2) With municipal sewers:
 - (a) Minimum lot area - multiple family:
Multiple family dwellings: 15,000 square feet for two-family dwellings and 3,000 square feet of unoccupied land for each additional dwelling unit.
 - (b) Minimum lot width: Eighty feet (80').
- c. Building Bulk Limitations.
 - (1) A front yard not less than twenty-five feet (25').
 - (2) A side yard on each side of the lot not less than ten feet (10').
 - (3) A rear yard not less than fifty feet (50').
 - (4) Maximum building height: sixty feet (60').
- d. Standards.
 - (1) Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residence building or residential property.
 - (2) All office, hotel, and motel buildings and structures shall be located on sites that are planted and landscaped, except for parking areas and hard-surface walks, and shall be screened from contiguous property in any other residential district by decorative planting or fencing.
 - (3) Off-street parking spaces shall be designed so that no parking, loading, or unloading of motor vehicles will take place adjacent to or within twenty-five feet (25') of any residential building or any other residential district.