

CHAPTER 17.40. R4 HIGH DENSITY RESIDENTIAL ZONE

17.40.010. Principal permitted uses.

Permitted uses in the R4 zone are as follows:

- (1) Multiple-family dwelling units.
- (2) Single-family dwellings and accessory use.

(Code 1973, § 17.32.010; Ord. No. 5-1999, §§ 2, 7, 1999; Ord. No. 6-1999, § 7, 1999)

17.40.020. Conditional uses.

The following conditional uses may be permitted as specified:

- (1) Professional offices as defined.
- (2) Rest homes, clinics, nurseries, hospitals, provided that there is 50 feet between the neighboring lot line, that the design is in keeping with the residential character of the neighborhood, and that appropriate screening will be provided.
- (3) All conditional uses permitted in an R3 zone, including foster homes, subject to the home being licensed by the state and subject to receipt by the town of notification in writing by the licensing authority that the occupant of the home is licensed and for how many children.

(Code 1973, § 17.32.020; Ord. No. 15-1973, § III:9:b, 1973; Ord. No. 15-1978; Ord. No. 1-1986, § 20, 1986)

17.40.030. Lot sizes and dimensions.

The sizes and dimensions for a lot in an R4 zone are as follows:

- (1) Minimum lot size: 15,000 square feet.
- (2) Minimum lot width: 100-foot street frontage.
- (3) Minimum front yard setback from property line: 25 feet.
- (4) Minimum side yard setback from property line: ten feet.
- (5) Minimum rear yard setback from property line.

(Code 1973, § 17.32.030; Ord. No. 15-1973, § III:9:b, 1973; Ord. No. 15-1978)

17.40.040. Structure height, area and density.

The structure height, area and density requirements in an R4 zone are as follows:

- (1) Maximum building height: 30 feet.
- (2) Maximum area covered by structure: 35 percent of lot.

(3) Maximum density: not to exceed 12 units per net residential acre.

(Code 1973, § 17.32.040; Ord. No. 15-1973, § III:9:d, 1973)

17.40.050. Required off-street parking.

For required off-street parking for an R4 zone, see chapter 17.84.

(Code 1973, § 17.32.050; Ord. No. 15-1973, § III:9:e, 1973)

17.40.060. Signs.

Signs in the R4 zone are permitted provided they comply with chapter 17.76.

(Code 1973, § 17.32.060; Ord. No. 15-1973, § III:9:f, 1973; Ord. No. 18-2000, § 10, 2000)

17.40.070. Sewerage.

Septic tanks are not permitted.

(Code 1973, § 17.32.070)