

CHAPTER 17.28. R-4: MULTIPLE-FAMILY LAKE RESIDENTIAL DISTRICT

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17.28.1 Purpose. The purpose of this district is to provide for single-family attached residential dwellings having lake frontage.

17.28.2 Permitted Uses. Lots within the R-4 District may be used for one (1) of the following principal purposes only:

- A. Community garden.
- B. Public park, playground, trails, and/or swimming pool.
- C. Public service facility.
- D. Single-family detached dwelling.
- E. Townhouse (2 units only).
- F. Two family dwelling.
- G. Undeveloped land.

17.28.3 Conditional Uses. One (1) of the following principal land uses may be allowed after review and approval of a conditional use permit by the Board of Adjustment:

- A. Assisted living facility or nursing home.
- B. Day care center.
- C. Elementary school; middle or high school; or a combination thereof.

- D. Group home.
 - E. House of worship.
 - F. Library, museum, and/or site of historic/cultural significance.
 - G. Public utility facility.
 - H. Vacation rental by owner (VRBO) in conformance with Chapter 17.68.13.
- 17.28.4 Prohibited Principal Land Uses.** Unless authorized pursuant to Chapter 17.08.01(A)(1)(a), all other principal land uses which are not specifically listed above as either a Permitted or Conditional Use shall be prohibited in the R-4 District.
- 17.28.5 Accessory Buildings, Structures, and Land Uses.** Accessory buildings, structures, and land uses within the R-4 District shall be regulated in conformance with the provisions of Chapter 17.68.01.
- 17.28.6 Home Occupations.** Home occupations within the R-4 District shall be regulated in conformance with the provisions of Chapter 17.68.03.
- 17.28.7 Fence Regulations.** Fences within the R-4 District shall be regulated in conformance with the provisions of Chapter 17.68.02.
- 17.28.8 Off-Street Parking Regulations.** Off-Street parking within the R-4 District shall be regulated in conformance with the provisions of Chapter 17.68.09.
- 17.28.9 Sign Regulations.** Signs within the R-4 District shall be regulated in conformance with the provisions of Chapter 17.68.08.
- 17.28.10 Lot Area, Yard, and Structure Height Regulations.** The maximum height and minimum lot area, width, and setback requirements within the R-4 District shall be as follows:

	Minimum Lot Area	Minimum Lot Width	Front Yard Setback*	Side Yard Setback	Rear Yard Setback	Maximum Structure Height
Two Family Dwelling	10,000 sq. ft./ 5,000 sq. ft. per unit	90 ft./ 45 ft. per unit	30 ft. see #3	7 ft. see #3, #4	25 ft.	35 ft.
Townhouse	5,000 sq. ft.	45 ft.	30 ft. see #3	7 ft. see #4	25 ft.	35 ft.
Single-family detached dwelling	6,500 sq. ft.	50 ft. see #2	30 ft. see #3	7 ft.	25 ft.	35 ft.
All other uses	NA see #1	NA see #1	30 ft. see #1	7 ft. see #1	25 ft. see #1	35 ft. see #1

* For purposes of this Chapter, the front lot line shall be the line bounding the “ordinary high-water line” for littoral lots and the line on the lakeside of the lot for non-littoral lots. In addition to the prescribed front yard setback, any new or reconstructed building located on the lot shall respect and observe a line-of-sight view corridor of forty-five (45) degrees from each corresponding corner of the principal building located on its neighboring properties. The angle of this view corridor may be reduced to no less than thirty (30) degrees on one (1) or more sides by written agreement between the lot owner and the relevant neighbor(s). This agreement shall be filed with the City and the Union County Register of Deeds. It shall be binding upon the heirs, successors, and assigns of the title holder and shall pass with the land. (See Figure #2)



Figure #2

Exceptions

- #1 Unless an alternative lot size, lot width, setbacks, and/or structure heights are required by the granting of a conditional use permit.
- #2 A single-family detached dwelling may be constructed on a lot-of-record which has a lot width of less than eighty (50) feet, subject to applicable setback requirements.
- #3 There shall be a required front yard on each street side of a corner lot. Similarly, there shall be a required front yard on each street side of a multiple-frontage lot. In

both situations, the addressed required front yard shall be thirty (30) feet; however, the other required front yard(s) may be reduced to fifteen (15) feet.

- #4 The side yard is zero (0) feet on the party wall side of the structure.
- #5 See also Adjustments to Yard Regulations (Chapter 17.72) and Non-Conforming Uses and Non-Standard Lots (Chapter 17.76) for other specific exceptions.

17.28.11 Maximum Ground Coverage (Impervious Surfaces). The sum total of the ground area covered by all structures including, but not limited to, buildings, patios, driveways, sidewalks, parking lots, or other water impermeable structures shall not exceed seventy-five percent (75%) of the lot on which the structures are located within the R-2 District.