

Residential-4 (R-4) (§10-2017)

- Density: 4 dwelling units per acre (§10-2073)
- Minimum Lot Requirements: (§10-3032)
 - Area: 10,890 square feet
 - Lot width: 65 feet
 - Corner lot width: 80 feet
 - Lot depth: 100 feet
- Minimum Setback Requirements: (§10-2075)
 - Front Yard: 30 feet*
 - Side Yard: 10 feet
 - Corner Lot Side Yard: 20 feet
 - Rear Yard: 30 feet
 - * 20 feet for lots fronting on residential streets platted after 3/3/89.
- Maximum Height: 40 feet at the minimum setback line, plus one foot of additional height for every one foot of additional setback (§10-2076)
- Allowable ground sign (freestanding sign): Tract ID Sign (§10-2083)

- Common Uses: (§10-2071)
 - Single-family detached residences on individual lots
 - Residential institutions (church, school, day care, fire station)
 - Civic Clubs

- Other Allowable Uses: (§10-2071)
 - Cluster Unit Development (For tracts greater than 20 acres in size, minimum lot size may be reduced by 40%, multifamily housing is permitted and setbacks reduced in exchange for setting aside permanent open space elsewhere on the site. However, overall density may not be increased)
 - Governmental Park
 - Governmental Water and Sewage Treatment Plant
 - Utility Services and Substation
 - Cemetery
 - Supportive Housing Residence (Americans with Disabilities Act)

- Allowable Uses Requiring a Special Use Permit: (§§10-2144 & 10-2145)
 - Day care/Special care facility (child or adult), private schools, private golf course, outdoor theater w/ more than 250 seats, telecommunication tower.