

R 4 Special Zone

**SECTION 11-351. R-4 Special Zone**

**351.01 Permitted Uses:**

- (A) Single-family, two-family, and Multiple family dwelling.
- (B) Lodging, rooming, and boarding houses
- (C) Colleges, schools, and libraries
- (D) Churches
- (E) Social agencies and other non-commercial public and semi-public uses
- (F) Dormitories
- (G) Commercial parking lots except that such uses shall require a special permit to be issued by the City Commission
- (H) Professional, medical or dental office, and clinics
- (I) Laboratories and research centers not objectionable because of odor, dust, noise, or vibration
- (J) Offices
- (K) Parks and playgrounds
- (L) Home occupations
- (M) Drug stores or restaurants in office buildings of four (4) or more stories
- (O) Fraternal, professional or hobby clubs, except that such uses shall require a special permit to be issued by the City Commission
- (P) Hospitals and nursing homes, except that such uses shall require a special permit to be issued by the City Commission
- (Q) Mortuaries, except that such uses shall require a special permit to be issued by the City Commission
- (R) Accessory uses and buildings
- (S) Day care homes
- (T) Kindergartens operated by governmental units or by religious organizations
- (U) Day care centers, except that such uses shall require a special

R-4 Special Zone

permit to be issued by the City Commission

- (V) Kindergartens, except for those operated by governmental units or by religious organizations, except that such uses shall require a special permit to be issued by the City Commission.  
(Ordinance No. 484, September 18, 1984)  
(Ordinance No. 532, September 16, 1986)

351.02 Height and Area Regulations:

- (A) No building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height, except that a building may exceed these requirements provided that for every foot of additional height over thirty-five (35) feet the building shall be set back one additional foot from all property lines.
- (B) The minimum building site area shall be 10,000 square feet, plus 2,000 square feet for each dwelling unit over one. Boarding houses, dormitories, fraternity, and sorority houses shall have a minimum of 10,000 square feet. The minimum frontage shall be 60 feet.
- (C) There shall be a front yard of not less than thirty-five (35) feet.
- (D) There shall be a side yard on each side of the building of not less than ten (10) feet; twenty-five (25) feet if at an intersection.
- (E) There shall be a rear yard of not less than twenty-five (25) feet.

351.03 Off-Street Parking Regulations:

Off-street parking shall be provided on the same lot as, or a lot adjacent to, the building and in accordance with the following requirements:

- (A) There shall be at least two (2) spaces per dwelling unit for duplexes and single-family dwellings.
- (B) There shall be at least one and one-half (1 1/2) spaces per dwelling unit for apartment houses.
- (C) For fraternity, society, or boarding houses, one space for every two (2) lodgers or fraction thereof.
- (D) For public uses or other uses with a chapel or auditorium, one space for every four (4) seats in the main auditorium.
- (E) For hospitals and nursing homes, one space for every three (3) beds.

R-4 Special Zone

- (F) **Off-street parking on lots in the R-4 Residential Zone shall be permitted with such lots are adjacent to a C-1, L-1, or M-1 Zone, provided plans for such off-street parking are approved by the City Engineer, and are issued a special permit by the City Commission. Such plans shall provide for the paving of all driveways and parking areas, and adequate drainage of the lots. In each case, it shall find that the use where proposed will be in harmony with general intent and purpose of the Zoning Ordinance and shall require such yard requirements, screening, landscaping, ingress and egress controls, sign controls, as may be needed to assure reasonable controls, so as to make the conditional property compatible with surrounding property uses.**
  
- (G) **For all other permitted uses, one space for every 200 square feet of usable floor area, excluding all service areas, such as halls and stairways.  
(Ordinance No. 524, July 1, 1986)**

**351.04 Access Control: As regulated in Section 204.08 of this ordinance.**