

Article 8. Residential, Limited, District R-4

Sec. 22-8-1. Statement of intent.

This district is composed of certain low to medium density concentrations of residential uses, together with certain complementary public, semi-public, institutional, commercial and recreational uses, all of which are intended to be at a scale appropriate to support the residential needs of the district. It is intended that this district be applied to the existing community of Lake Monticello and Community Planning Areas as defined by the Comprehensive Plan. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life and to permit certain related public, semi-public, institutional and recreational uses and certain commercial uses of a character compatible with such residential uses and which are unlikely to develop general concentrations of traffic, crowds of customers, and general outdoor advertising. To these ends, retail activity is sharply limited and this district is protected against encroachment of general commercial or industrial uses.

Sec. 22-8-2. Use regulations.

In Residential District R-4, only one main structure or use and its accessory uses shall be permitted on each minimum lot area. Structures to be erected or land to be used shall be for one or more of the following uses, together with ordinary and necessary accessory uses, and no others.

Sec. 22-8-2.1. Uses permitted by right.

The following uses shall be permitted by right:

Agricultural Uses

Conservation areas

Civic Uses

Public parks and recreational areas

Public uses

Commercial Uses

Home occupations

Miscellaneous Uses

Accessory uses

Cluster developments

- Greenhouses, non-commercial
- Kennels, private
- Marinas, private non-commercial
- Utilities, minor

Residential Uses

- Dwellings, accessory
- Dwellings, multi-family
- Dwellings, single-family attached
- Dwellings, single-family detached
- Dwellings, townhouse
- Dwellings, two-family
- Group homes

(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10)

Sec. 22-8-2.2. Uses permitted by special use permit only.

The following uses shall be permitted by special use permit only:

Agricultural Uses

- Equestrian facilities

Civic Uses

- Educational facilities
- Public assembly
- Public recreation assembly
- Religious assembly

Commercial Uses

- Adult retirement communities
- Assisted living facilities
- Campgrounds
- Daycare centers
- Family daycare homes
- Lodges
- Marinas, commercial
- Medical clinics
- Offices
- Outdoor recreation facilities
- Restaurants, general

Restaurants, small
Retail store, neighborhood convenience
Retail store, specialty

Miscellaneous Uses

Telecommunication facilities
Utilities, major

(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10)

Sec. 22-8-3. Area and residential density regulations.

- (a) The minimum lot area for permitted uses not utilizing central or public water and central or public sewerage systems shall be 87,120 square feet (2 acres). The maximum permitted residential density for such uses shall be one dwelling unit per two acres.
- (b) The minimum lot area for permitted uses utilizing both central or public water and central or public sewerage systems shall be fifteen thousand (15,000) square feet. The maximum permitted residential density for such uses shall be two and nine-tenths (2.9) dwelling units per acre.

Sec. 22-8-4. Setback regulations.

Structures shall be located twenty-five (25) feet or more from any street right-of-way. This shall be known as the "setback line."

Sec. 22-8-5. Frontage regulations.

- (a) The minimum frontage of lots for permitted uses not utilizing central or public water and central or public sewerage system shall be two hundred (200) feet.
- (b) The minimum frontage for permitted uses utilizing both central or public water and central or public sewerage systems shall be sixty (60) feet.

Sec. 22-8-6. Yard regulations.

- (a) Side. The minimum side yard for each accessory building and main structure, including a group of attached dwelling units, shall be ten (10) feet on each side.

- (b) Rear. Each main structure shall have a rear yard of twenty-five (25) feet or more, and no accessory building shall be placed within twenty five (25) feet of any rear line.

Sec. 22-8-7. Special provisions for corner lots.

Any lot or parcel fronting on two or more roads shall conform to the frontage, minimum lot width and setback requirements for all such roads.

Sec. 22-8-8. Cluster alternative development.

Cluster development shall be permitted in any R-4 Residential District, subject to the following regulations:

- (a) Gross residential density: 2.9 dwelling units per 1 acre.
- (b) Minimum lot size: Seven thousand five hundred square feet.
- (c) Minimum frontage required: 24 feet for each dwelling unit, exclusive of required setbacks and yards.
- (d) Minimum lot width at minimum required setback shall be equal to minimum required frontage.
- (e) Minimum setback required (as measured from edge of right-of-way): 30 feet.
- (f) Minimum side yard
 - (1) Single-family detached dwellings--10 feet.
 - (2) All other residential uses--20 feet between buildings and groups of attached units.
- (g) Minimum rear yard: 25 feet.
- (h) Open space required: Not less than 50% of gross site area, exclusive of road rights of way and other areas dedicated to public use, shall be set aside as open space.
- (i) All lots in any cluster subdivision shall be served by a lawfully approved public or central water and sewerage system.

Sec. 22-8-9. Height regulations.

Buildings and structures may be erected up to thirty-five (35) feet in height, except that:

- (a) The height limit for dwellings may be increased up to forty-five (45) feet provided one (1) foot or more per side yard is added for each additional foot of building height over thirty-five (35) feet.
- (b) A public or semi-public building such as a school, place of worship, or library or general hospital may be erected to a height of sixty (60) feet from grade provided that required front, side, and rear yards shall each be increased one (1) foot for every foot in height over thirty-five (feet).
- (c) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials may be erected to a height of sixty (60) feet from grade. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.
- (d) No accessory building which is within fifteen (15) feet of any property lot line shall be more than one (1) story high. All accessory buildings and structures, other than those permitted under subsection (c) above, shall be less than the main building or structure in height.

Sec. 22-8-10. Off street parking.

Off-street parking shall conform with Article 26 of this chapter.

Sec. 22-8-11. Sign regulations.

Sign regulations shall conform with Article 15 of this chapter.

Article 8.1. Reserved