

**ARTICLE VII            R4 - RESIDENTIAL DISTRICT****Section 700            PURPOSE**

The R4 Residential District is intended to provide medium density single and two-family dwelling units and to preserve the character of the traditional neighborhood pattern inclusive of the smaller lot sizes and dimensional standards that are found in this district.

**Section 701            USE REGULATIONS**

A building may be erected or used, and a lot may be used or occupied for any one (1) of the following principal uses, and no other:

- A.     **Uses By Right.** The following uses are permitted by right in this district:
1. Single-Family Detached Dwelling.
  2. Two-Family Semi-Detached Dwelling.
  3. Two-family Duplex.
  4. Forestry, as per Section 2204.
  5. Minor Home Occupation Residential Accessory Use, as per Section 2401.A.10.
  6. Residential Accessory Use, as per Section 2401.A, with the exception of Section 2401.A.9 and 2401.A.11.
  7. Temporary Structure, Building, or Use, as per Section 2401.C.
- B.     **Special Exception Uses.** The following uses shall be permitted only upon the grant of a special exception from the Zoning Hearing Board, subject to the terms of this Article and of Article XXVIII:
1. Religious Use, as per Section 2421.
  2. Residential Conversion, as per Section 2422.
  3. Major Home Occupation Residential Accessory Use, as per Section 2401.A.9.

**Section 702            AREA AND BULK REGULATIONS**

- A.     **Minimum Lot Area And Width.** Each dwelling unit or other use shall have a lot area, and lot width at the building line of not less than the requirements set forth below:

Type of Use	Minimum Lot Area	Minimum Lot Width*
Single-Family Detached Dwelling	7,000 sq. ft.	45 feet
Two-Family Semi-Detached Dwelling	7,000 sq. ft. per dwelling unit	25 feet per dwelling unit
Two-Family Duplex	7,000 sq. ft. per dwelling unit	45 feet
Residential Conversion	7,000 sq. ft.	45 feet
Other Uses	12,000 sq. ft.	65 feet

\*Each lot shall have a width at the street line of not less than sixty-five (65) percent of the required lot width at the building line.

- B. **Minimum Front Yard.** Shall be no less than the building(s) on the two (2) adjacent lots to either side on the same side of the street, and no greater than the average of the building(s) on the two (2) adjacent lots on either side on the same side of the street, in order to provide a variety of setbacks to preserve the character and visual interest of the streetscape.
  
- C. **Minimum Side Yards.** Side yards shall be provided on every lot, as follows:
  - 1. For every single-family dwelling unit or two-family duplex dwelling and its accessory buildings, there shall be two (2) side yards, each having a width of not less than five (5) feet.
  - 2. For every two-family semi-detached dwelling and its accessory buildings, there shall be one (1) side yard, which shall not be less than five (5) feet in width.
  - 3. For every other use, there shall be two (2) side yards, each having a width of no less than ten (10) feet.
  
- D. **Minimum Rear Yard.** Twenty-five (25) feet for residential uses, including Residential Conversion.  
Thirty-five (35) feet for all other uses.
  
- E. **Maximum Building Coverage.** Thirty (30) percent for residential uses, including Residential Conversion.  
Forty (40) percent for all other uses.
  
- F. **Maximum Lot Coverage.** Forty (40) percent for residential uses, including Residential Conversion.  
Fifty (50) percent for other uses for all other uses.
  
- G. **Maximum Building Height.** Three (3) stories, or thirty-five (35) feet, whichever is less.

**Section 703 DESIGN STANDARDS**

The following design standards shall apply to all uses, as applicable, in this zoning district:

- A. Lighting, Storage, Buffering and Screening shall be in accordance with Article XXIII.
- B. Signage regulations shall be in accordance with Article XXVI.

- C. Parking and Loading shall be in accordance with Article XXV.
- D. Nonconforming Uses shall be in accordance with Article XXVII.
- E. Natural Resource Protection Standards shall be in accordance with Article XXII.

