

3-5 **“R-4” DISTRICT (High Density Residential).**

3-5.1 **Intent.** The “R-4” DISTRICT is intended to accommodate residential development with high density. Usable outdoor open space shall be aggregated for each development and made available to all residents of the particular development. Each residential structure shall be generally accessible from public right-of-way unless it is a part of a planned development with a Perpetual Owner’s Association.

3-5.2 **Principal Permitted Uses.** The following are principal permitted uses in Section 3-5.2:

1. Single-family dwelling
2. Single-family attached dwelling
3. Zero-lot line single-family attached dwelling
4. Two-family residence
5. Apartment
6. Townhouse
7. Rooming and boarding houses
8. Fraternity or sorority houses
9. Nurses dormitory
10. College dormitory
11. Orphanage
12. Retirement home
13. Convent
14. Rectory
15. Convalescent home
16. Funeral parlor

3-5.3 **Accessory Uses.** The following are permitted accessory uses as provided in Section 4-2.

1. Detached garage
2. Fence
3. Home occupation
4. Non-commercial garden, greenhouse or nursery
5. Solar collector
6. Sport, recreation, or outdoor cooking equipment
7. Utility Shed
8. Tennis courts, swimming pool or similar permanent facility

3-5.4 Special Permit. The Zoning Board of Adjustment may by Special Permit, authorize the following special exception uses and structures in the "R-4" District, when authorized in accordance with the requirements of Section 6-3.

1. Single-family earth bermed and earth sheltered dwellings
2. Two-family earth bermed and earth sheltered dwellings
3. Multi-family earth bermed and earth sheltered dwellings
4. Church
5. Monastery
6. Primary and secondary schools meeting Iowa State Board of Education standards
7. Nursery school, preschool, and day care
8. Dancing school
9. Country club, including golf course
10. Golf course
11. Gas pressure control stations
12. Water distribution systems
13. Fire department

3-5.5 Planned Unit Development (PUD). The Planning and Zoning Commission may authorize the following planned unit developments in the "R-4" District, when authorized in accordance with the requirements of Section 3-13 (PUD District).

1. Single-family dwelling
2. Single-family attached dwelling
3. Zero-lot line single-family attached dwelling
4. Two-family residence
5. Apartment
6. Townhouse
7. Rooming and boarding house
8. Fraternity or sorority house
9. Nurses dormitory
10. College dormitory
11. Orphanage
12. Retirement home
13. Convent
14. Rectory
15. Convalescent home
16. Funeral parlor
17. Mobile home park
18. Nursing home
19. Hospital
20. Cemetery

3-5.6 Bulk and Yard Requirements (See Table "B").

R-4 Conventional Plan

Single-Family Detached Dwelling

Minimum Open Space per dwelling unit	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard Set Back	Minimum Side & Rear Yard Set Back	Maximum Height	Maximum Lot Coverage
1,000 square feet	7,000 square feet	70'	25'	6'	35'	30%

Single-Family Attached Dwelling

Minimum Open Space per dwelling unit	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard Set Back	Minimum Side & Rear Yard Set Back	Maximum Height	Maximum Lot Coverage
1,000 square feet	12,000 square feet	20' per unit	25'	6'	35'	40%

Zero-lot Line Single-Family Attached Dwelling

Minimum Open Space per dwelling unit	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard Set Back	Minimum Rear Yard Set Back	Minimum Side & Rear Yard Set Back	Maximum Height	Maximum Lot Coverage
1,000 square feet	11,200 square feet	40' (per unit)	25'	20'	6'	35'	40%

Two-Family Dwelling Unit

Minimum Open Space per dwelling unit	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard Set Back	Minimum Side & Rear Yard Set Back	Maximum Height	Maximum Lot Coverage
1,000 square feet	12,000 square feet	70'	25'	6'	35'	40%

R-4 Conventional Plan

Multi-Family Dwelling

Minimum Open Space per dwelling unit	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard Set Back	Minimum Side & Rear Yard Set Back	Maximum Height	Maximum Lot Coverage
1,000 square feet	10,000 square feet	70'	25'	6'	35'	40%

Townhouse

Minimum Open Space per dwelling unit	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard Set Back	Minimum Side & Rear Yard Set Back	Maximum Height	Maximum Lot Coverage
1,000 square feet	12,000 square feet	20' (per unit)	25'	6'	35'	40%

R-4 Cluster Development

Single-Family Detached Dwelling

Minimum Open Space per dwelling unit	Minimum Lot Area	Minimum Front Yard Set Back	Minimum Side & Rear Yard Set Back	Maximum Height	Maximum Lot Coverage
1,000 square feet	3 acres	20'	6'	35'	40%

Single-Family Attached Dwelling

Minimum Open Space per dwelling unit	Minimum Lot Area	Minimum Front Yard Set Back	Minimum Side & Rear Yard Set Back	Maximum Height	Maximum Lot Coverage
1,000 square feet	3 acres	20'	6'	35'	60%

R-4 Cluster Development

Two-Family Dwelling

Minimum Open Space per dwelling unit	Minimum Lot Area	Minimum Front Yard Set Back	Minimum Side & Rear Yard Set Back	Maximum Height	Maximum Lot Coverage
1,000 square feet	3 acres	20'	6'	35'	40%

Multi-Family Dwelling

Minimum Open Space per dwelling unit	Minimum Lot Area	Minimum Front Yard Set Back	Minimum Side & Rear Yard Set Back	Maximum Height	Maximum Lot Coverage
1,000 square feet	3 acres	20'	6'	35'	40%

3-5.7

Permitted Signs. The following signs shall be permitted in the "R-4" District as accessory uses, subject to the following regulations and those contained in Section 4-11, provided the principle use exists.

1. Ground Signs. Any sign placed upon or supported by the ground independent of any other structure.

2. Wall Signs. A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than 12 inches from such building or structure.

3. Nameplates. Nameplates shall be permitted provided that only one nameplate may be used for each separate occupant of any premises and not more than twelve nameplates may be displayed on any building or zoning lot.

4. Bulletin Board or Directory Board. A bulletin or directory board may be maintained provided that the gross area of such bulletin or directory board shall not exceed twelve (12) square feet, and only one such sign shall be permitted for any building or premises.

5. Commemorative Signs. A commemorative sign, cornerstone, or similar architectural feature is permitted and shall be considered a part of the building or premises.

6. Temporary Signs. Temporary signs are permitted subject to the regulations of Section 4-11.

7. Special Requirements placed on signs located in the "R-4" District:

A. Total Sign Area (excluding bulletin and directory boards, nameplates, commemorative, directional and temporary signs): the gross area of signs on any premises shall not exceed 32 square feet, however, if more than one sign is used, the gross area allowable on the premises shall be reduced by 10% for each sign in addition to the first. The gross area of signs identifying a residential development or building shall not exceed one square foot for each dwelling unit contained therein, but shall in no case exceed 32 square feet.

B. Height: wall signs shall conform to the height provisions for principal buildings in this district; all others maximum height shall be four feet.

C. Content: name of the residential development within which the sign is located, or other as permitted in Section 4-11.

D. Sign Location: sign, other than temporary signs or directional signs, shall conform to all yard requirements for principal building in this district.

E. Lighting: no direct lighting or exposed bulbs or tubing.

F. Motion: no mechanical motion or animation.