

§ 141-79. R-4 Residential Districts.

In R-4 Residential Districts, the following regulations shall apply:

- A. Use regulations. A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes, and no other: **[Amended 12-30-2002 by Ord. No. 02-32]**
 - (1) Single-family detached dwelling.
 - (2) Agriculture, including the raising and harvesting of crops and all forms of gardening and other forms of horticultural practices, but not including the keeping of farm animals or poultry.
 - (3) Any one or more of the following uses when authorized as a conditional use by the Board of Adjustment:
 - (a) Place of worship. **[Amended 12-30-2002 by Ord. No. 02-38]**
 - (b) (Reserved) *Editor's Note: Former Subsection A(3)(b), Municipal use, was repealed 12-30-2002 by Ord. No. 02-38. See now § 141-76.1.*
 - (c) Club or lodge, provided that the principal activity shall not be one which is customarily carried on as a business, and provided that all services shall be for members and their guests only.
 - (d) Passenger station for public transportation; telephone central office; and other public utility use.
 - (4) (Reserved) *Editor's Note: Former Subsection A(4), Community center, noncommercial park or recreational use, was repealed 12-30-2002 by Ord. No. 02-38. See now § 141-76.1.*
 - (5) Signs in accordance with the provisions of § 141-86 herein.
 - (6) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses.
 - (7) Home occupations.
 - (8) Single-family semidetached dwellings.
 - (9) Any of the following uses as are designated on a plan submitted to, and approved by, the Planning Board as prescribed in Article VII, § 141-89J, herein, when arranged on the land in conformity with such approved plan:
 - (a) Garden-type multifamily dwelling and groups thereof, not exceeding two stories in height and having a net density not exceeding 15 families per acre.
 - (b) Townhouse dwellings not less than 20 feet in width, in attached groups, not exceeding eight of such dwellings per group and having a gross density not exceeding 10 families per acre, in a development containing not less than two acres.
- B. Height regulations. For uses permitted in Subsection A(1) and (2) above, the maximum height of buildings and other structures erected and enlarged in this district shall be 35 feet, and for all other permitted uses the maximum height of buildings and other structures erected or enlarged in this district shall be two stories.
- C. Area, width, yard and coverage regulations. The following shall apply in this district:

Side Yards

Types of Use	Lot Area	Lot Width	Front Yard	Aggregate Width	Any One	Rear Yard	Maximum Coverage	Lot
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	(square feet)	(feet)	(feet)	(feet)	(feet)	(feet)	Building	
Uses permitted in R-3 Residential Districts	5,000	50	25	18	6	30	35%	75%
Single-family semidetached dwelling	4,500	45	20	—	15	35	35%	80%
Garden-type multifamily dwelling	2 acres	250	50	100	50	50	20%	50%
Townhouse dwelling (interior lot)	2,000	20	20	—	—	35	40%	80%
Townhouse dwelling (interior, end lot)	2,600	26	20	—	6	35	35%	75%
Townhouse dwelling (corner lot)	3,500	35	20	—	15	35	25%	75%

- D. Screen planting requirement. For garden-type multifamily dwellings, along any side or rear property line abutting an existing dwelling or residential district, there shall be installed a screen planting the ultimate width and height of which shall be not less than 10 feet.
- E. Recreation space requirement. For garden-type multifamily dwellings, there shall be provided not less than 200 square feet of recreation space per family, which space shall be covered in grass and shall be exclusive of parking space and driveways.
- F. Planning Board review. For any multifamily dwelling and townhouse dwelling, the Planning Board shall review the site plan and refer same to the Township Committee for recommendation before granting or denying approval.