

## Section 425.130 “SR-4” Single-Family Residential Districts

A. Every lot, tract, parcel or building site in this district type shall be subject to the following regulations and to all general provisions contained herein.

1. *Intent.* To provide suitable locations for single-family dwellings in a proportionally higher land-use density environment than the preceding districts to provide a higher-density area within the City's residential plan.
2. *Additional permitted uses and developments.*
  - a. None.
3. *Additional conditional land uses and developments, by permit.*
  - a. None.
4. *Height limitations.*
  - a. No dwelling structure shall exceed two and one-half (2 ½) stories or thirty (30) feet in height.
  - b. No structure shall exceed thirty (30) feet in height above the average finished ground elevation at the perimeter of such structure.
5. *Lot dimension, lot area and yard requirements.*
  - a. Dwellings shall be situated on tracts providing at least eight thousand four hundred (8,400) square feet of lot area for each dwelling unit.
  - b. Schools, churches and libraries shall be situated on tracts providing areas not less than set in the following table.

Type of Facility	Minimum Tract
Church	1 acre
Library	1 acre
Kindergarten (separate)	1 acre
Nursery or day nursery	8,400 square feet

- c. Except as otherwise provided, all other permitted and conditional land uses in this district shall be situated or conducted on tracts at least five (5) acres in area.
- d. No structure more than six (6) feet in height shall be erected within twenty-five (25) feet of any public roadway right of way line.
- e. No structure shall be erected within seven (7) feet of any side property line.
- f. No structure shall be erected within fifteen (15) feet of any rear property line.
- g. The minimum lot width in this district shall be seventy (70) feet.
- h. Any non-dwelling structure exceeding twenty-five (25) feet in height shall be set back at least one (1) additional foot from all property lines for every foot of height above twenty-five (25) feet.
- i. Main and accessory buildings shall not cover more than thirty percent (30%) of the lot area.