

Chapter 17.44

R-4 RESIDENTIAL ZONE

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17.44.010 Minimum lot size.*

The R-4 residential zone minimum lot size area is five thousand, one hundred square feet. (Prior code §17.44.010)

17.44.020 Objectives and characteristics of zone.

A. The R-4 residential zone covers the portion of the city which is primarily suited for residential development but in which office buildings and certain other uses of a semi-commercial nature may be located. In general, this zone serves as a transitional zone between the central commercial zone and the residential zones surrounding the central commercial zone. Since this zone is essentially residential in character, office buildings, rest homes, mortuaries, parking lots, and other transitional uses permitted in the zone must be developed and maintained in harmony with residential uses. While a greater amount of automobile traffic and automobile parking is characteristic of this zone, attractive lawns, shrubs, trees, both on the street and around buildings, are also characteristic of this zone.

B. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations in this chapter shall apply in the R-4 residential zone. (Prior code §17.44.020)

17.44.030 Use requirements.

The following buildings, structures, and uses of land shall be permitted upon compliance with the requirements set forth in this title:

- A. Any use permitted in the R-3 residential zone;
- B. Office buildings or a group of office buildings on one lot but not including office buildings that involve the exchange of goods or money on the premises;
- C. Hospitals, clinics, clubs;
- D. Parking lots for public use;
- E. Non-flashing signs advertising the services performed within the building and signs designating the name of the building, provided such signs shall be attached to and placed flat against the wall of the building and provided no part of such sign shall extend more than two feet above the building wall and provided that any lights used to illuminate such signs shall be shielded or diffused;
- F. Mortuaries, wedding chapels;
- G. Other uses ruled by the board of adjustment to be similar to the uses specifically permitted in the zone and which will harmonize with the objectives and characteristics of the R-4 residential zone. (Prior code §17.44.030)

17.44.040 Other requirements.

A. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the R-4 zone.

B. See also supplementary requirements and procedures applicable within zones. (Prior code §17.44.040).

*See also Section 17.84.010