

3-4 MULTI-FAMILY RESIDENTIAL ZONE (R-4)

A. INTENT

This Zone is intended for high-density development of multi-family dwellings, located only where approved water supply is available and sewage treatment is permitted by the Hardin County Health Department.

B. USES FOR THE ZONE

The Permitted, Accessory and Conditional Uses for lots and structures are set forth in the Land Use Table (Table 1, Pg. 56).

C. DIMENSION AND AREA REGULATIONS

The regulations on the dimensions and area for lots and yards are set forth as follows:

1. Minimum Lot Size;
 - Sewer as Wastewater Treatment Alternatives (Special Provisions, Pg. 142);
 - Single Family - 40,000 square feet;
 - Duplex – 40,000 square feet;
 - Multi Family – 80,000 square feet;
2. Minimum Lot Frontage;
 - Single Family – 100 feet;
 - Duplex – 150 feet
 - Multi Family – 200 feet
3. Minimum Width to Length Ratio – 1:4 until 300’ of frontage;
4. Minimum Front Yard Setback – 40’
5. Minimum Side Yard Setback –20’; 100’ adjoining A-1, I-1, I-2 zones
Minimum Rear Yard Setback –20’; 100’ adjoining A-1, I-1, I-2 zones
6. Maximum Lot Coverage – 0.75;
7. Street Construction – New subdivision streets must intersect with government maintained roads with a minimum of 40 foot dedicated right-of-way and a minimum 18-foot paved road surface. To achieve street connectivity the Commission may approve secondary streets to intersect with other government maintained roads.

ADDITIONAL STANDARDS THAT MAY APPLY

Planned Unit Development, Pg. 45
Development Requirements, Pg. 73
Parking Standards, Pg. 89
Signage Standards, Pg. 97

Lighting Standards, Pg. 101
Building and Electric Permits, Pg. 117
Special Provisions, Pg. 143

- Open Space Subdivision Design, Pg. 146
- Sewer or Wastewater Treatment Alternatives, Pg. 149