

SECTION 416. "R-4" ZONE, SINGLE FAMILY/MULTIPLE FAMILY/MANUFACTURED HOME.

A. PURPOSE.

This district is intended to accommodate certain areas of the City in which a great deal of mixed single-family residences and manufactured homes existed at the time of adoption of this Ordinance. In order to permit reasonable development potential for the property within these areas, this district will allow single-family residences, multiple-family residences and manufactured homes on individual lots. Since it is also the intent of this Ordinance to prevent the expansion of these mixed-use areas and to promote their elimination, it shall be the policy of the City Council to accept no applications for "R-4" rezoning within the City of Cottonwood after the adoption of this Ordinance.

B. PERMITTED USES.

1. One (1) single-family dwelling.
2. Multiple-family dwellings.
3. One (1) manufactured home per lot or space within a manufactured home park.
4. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
5. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
6. Publicly owned and operated parks and recreation areas and centers.
7. Home occupations.
8. Manufactured home parks and manufactured home subdivisions.
9. Churches or similar places of worship.
10. Schools: Public and private elementary and high.
11. Colleges, universities and professional schools having a regular curriculum.
12. Nursery Schools and Day Care Centers.
13. Nursing Homes and Convalescent Homes.
14. Boarding or Rooming House.
15. The keeping of fowl, subject to the standards set out under Section 404. O.

C. CONDITIONAL USES.

1. Hospitals, clinics, medical and dental offices, professional offices such as lawyer, architect, accountant, etc.
2. Temporary home and land sales offices and model homes, provided they are located within the same subdivision as that land or homes which are offered for sale.
3. Public utility buildings, structures or appurtenances thereto for public service use. Extension of public service lines in public or private right-of-way is exempt from this requirement.
4. Cemeteries.
5. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

D. PROPERTY DEVELOPMENT STANDARDS.

1. Manufactured Home Parks and Manufactured Home Subdivisions are subject to the property development standards of the MH Zone.

2. Minimum Lot Area: 7,500 Sq. Ft.

3. Minimum Lot Area per Dwelling Unit:

AREA OF LOT	MINIMUM LOT AREA PER DWELLING UNIT
Up to 10,000 Sq. Ft.	3,000 Sq. Ft.
10,001 Sq. Ft. to 14,000 Sq. Ft.	2,500 Sq. Ft.
14,001 Sq. Ft. to 24,000 Sq. Ft.	2,000 Sq. Ft.
24,001 Sq. Ft. and over	1,500 Sq. Ft.

4. Usable Open Space:

For all uses other than single-family residences and manufactured homes, 30% of the total lot area shall be provided as "Usable Open Space" as defined in this Ordinance. No less than 30% of the "Usable Open Space" shall be located between the front of the structure and the front lot line.

5. Minimum Average Lot Width: 60 Ft.

6. Minimum Lot Frontage: 30 Ft.

7. Maximum Lot Coverage: 40%

8. Minimum Front Yard: 10 Ft., including covered entry, porch or deck.

- 9. Minimum Side Yard:
 - a. 5 Ft.
 - b. Where a side lot line abuts a street, there shall be a side yard of not less than 10 Ft.

- 10. Minimum Rear Yard:
 - a. 15 Ft.
 - b. Where the rear lot line abuts an alley, the required rear yard shall be measured from the center of the alley.

11. Minimum Dwelling Size:

TYPE OF DWELLING UNIT	MINIMUM FLOOR AREA
Efficiency or Studio	300 Sq. Ft.
One Bedroom	500 Sq. Ft.
Two Bedroom	650 Sq. Ft.
Over Two Bedroom	750 Sq. Ft. plus 150 Sq. Ft. per additional bedroom over two

- 12. Maximum Building Height: 2 ½ stories, but not to exceed 35 Ft., except under Conditional Use Permit.

E. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

F. SIGNS.

The provisions of Section 405 shall apply.

G. PARKING AND LOADING.

The provisions of Section 406 shall apply.

H. PLAN REVIEW.

The provisions of Section 303 shall apply to all single-family residences.

I. DEVELOPMENT REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences.

J. CODE REVIEW.

The provisions of Section 305 shall apply to all uses other than single family residences.

K. LANDSCAPING REQUIREMENTS.

The provisions of Section 407 shall apply to all uses other than single family residences.