

CHAPTER 1145  
R-4 Residence Districts

1145.01 PERMITTED USES.

In a single-family dwelling district designated as an R-4 District, no dwellings or land shall be used or changed in use and no building shall be hereinafter located, erected or structurally altered, unless provided in this Zoning Ordinance, except for the following use:

- (A) Detached one-family dwelling. (Ord. 4-58. Passed 4-29-58.)
- (B) **CUSTOMARY ACCESSORY USES AND BUILDINGS, PROVIDED SUCH USES AND BUILDINGS ARE INCIDENTAL TO THE PRINCIPAL USE AND DO NOT INCLUDE ANY ACTIVITY COMMONLY CONDUCTED AS A BUSINESS. ANY ACCESSORY BUILDING SHALL BE LOCATED ON THE SAME LOT WITH THE PRINCIPAL BUILDING AND SHALL MEET THE LOT REQUIREMENTS HEREINAFTER SET FORTH**

1145.02 CONDITIONAL USES.

(a) In a single-family dwelling district designated as an R-4 District, the following uses will be permitted only after approval of the Planning Commission:

- (1) ~~Churches or other similar places of worship, parish houses.~~
- ~~(2) Public parks, public playgrounds and recreation areas operated by membership organizations for the benefit of their membership and not for profit.~~
- ~~(3) Elementary and secondary schools.~~
- ~~(4) Other customary accessory uses and buildings, provided such uses and buildings are incidental to the principal use and do not include any activity commonly conducted as a business. Any accessory building shall be located on the same lot with the principal building and shall meet the lot requirements hereinafter set forth~~

(b) All other uses not specifically mentioned in this section and herein are prohibited.

(c) Variance to any of the compliance requirements for a conditional use shall require approval by Council with an affirmative recommendation from the Planning Commission. (Ord. 172-93. Passed 7-20-93.)

**EXHIBIT A**