

## 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 single-family dwelling.
2. Multiple-family dwellings.
3. One manufactured home, or one tiny house that is built off-site on a chassis where the suspension/axel components have been removed and the chassis is permanently attached to a permanent foundation, per lot, or per space within a manufactured home park. Such manufactured home or tiny house is not permitted on the same lot as single-family or multiple family dwellings.
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. Unoccupied public utility buildings, structures or appurtenances for public service use. Development standards in subsection D may be modified through Conditional Use Permit approval. 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: 5,000 sq. ft.

3. Minimum Lot Area per Dwelling Unit:

AREA OF LOT	MINIMUM PER DWELLING UNIT
Up 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 multi-family uses, no less than 20% of the total lot area shall be provided as "Usable Open Space" as defined in this Ordinance. The Planning and

Zoning Commission may reduce the required open space percentage with Design Review approval.

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| 5. Minimum Average Lot Width: | 60 ft.   |
| 6. Minimum Lot Frontage:      | 30 ft.   |
| 7. Minimum Front Yard:        | 10 ft., including covered entry, porch, or deck.   |
| 8. Minimum Side Yard:         | 5 ft.; where a side lot line abuts a street, there shall be a side yard of not less than 10 ft.  |
| 9. Minimum Rear Yard:         | 5 ft.  |
| 10. Maximum Building Height:  | 2.5 stories, but not to exceed 35 ft., except under Conditional Use Permit; where abutting a single-family zone, the height of any part of a multi-family dwelling shall be no greater than 15 ft. or twice the distance to any lot line shared with a lot in an R-1 or AR zoning district, whichever is greater, 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. ZONING CLEARANCE.

The provisions of Section 303 shall apply.

#### 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.

Effective July 16, 2024. Ordinance Number 747.