

## Chapter 19.40

### R-IV MULTIPLE-DWELLING RESIDENTIAL DISTRICT

#### Sections:

- 19.40.010 Generally.
- 19.40.020 Height.
- 19.40.030 Front yard.
- 19.40.040 Rear yard.
- 19.40.050 Side yard.
- 19.40.060 Lot area.
- 19.40.070 Permitted uses.

19.40.010 Generally. The provisions of this chapter shall be applicable in the R-IV multiple-dwelling residential district. (Ord. 2157 (part), 1980: Ord. 1880 (part), 1978: prior code §32-9.6(part)).

19.40.020 Height. No building shall exceed thirty feet or two stories in height. (Ord. 2157 (part), 1980: Ord. 1880(a), 1978: prior code §32-9.6(a)).

19.40.030 Front yard. There shall be a front yard having a depth of not less than twenty feet; provided, however, that where there are lots comprising forty percent or more of the frontage developed with buildings between cross streets, having an average front yard with a variation in depth of not more than six feet, no building hereafter erected or altered shall project beyond the front yard line so established; provided further, that this regulation shall not require a front yard of more than thirty feet in depth. (Ord. 2157 (part), 1980: Ord. 1880(b), 1978: prior code §32-9.6(b)).

19.40.040 Rear yard. There shall be a rear yard having a depth of not less than twenty feet. (Ord. 2157 (part), 1980: Ord. 1880(c), 1978: prior code §32-9.6(c)).

19.40.050 Side yard. A. There shall be a side yard on each side of the building, each yard having a width of not less than five feet, the width, however, shall be not less than one-third of the height of the building. However, no building fronting the street parallel to an alley on a corner lot shall have a side yard on the street side less than ten feet.

B. On corner lots, the side yard regulations shall be the same as for interior lots, except as noted above, but, in the case of reversed frontage, where the corner lot is developed so that the building faces an intersecting street, there shall be a side yard on the street side of the corner lot of not less than the front yard required on the lots in the rear of such corner lot, and no accessory building on such corner lot shall project beyond the front yard line of the lots in the rear. Where an accessory building, such as a garage, is attached to a building, it shall be not less than five feet from the side line of the lot.

C. Accessory buildings incidental to the above uses and located on the same lot including one private garage, shall be not less than five feet from the rear lot line. (Ord. 2157 (part), 1980: Ord. 1880(d), 1978: prior code §32-9.6(d)).