

**SECTION 10. REGULATIONS FOR "R-4" SINGLE FAMILY
AND TWO FAMILY RESIDENTIAL DISTRICT.**

Subd. 1. Permitted Uses. The following are permitted uses in a "R-4" District:

- A. All permitted uses allowed in an "R-3" District.
- B. Two family dwelling units.

Subd. 2. Accessory Uses. The following are permitted accessory uses in a "R-4" District:

- A. All accessory uses as allowed in an "R-3" District.

Subd. 3. Conditional Uses. The following are conditional uses in a "R-4" District; requires a Conditional Use Permit based upon procedures set forth in this ordinance; and shall be reviewed on an annual basis. Such review shall occur prior to the second Council meeting in June.

- A. All conditional uses subject to the same conditions as allowed in the "R1" District and shall be reviewed on an annual basis except that "boarding or renting of rooms to not more than one person" and "accessory dwelling units" do not apply

Subd. 4. Lot Measurements and Setbacks. The following minimum requirements shall be observed in an "R-4" District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Lot area: 14,500 square feet
- B. Lot width: 85 feet at the front setback line
- C. Setbacks:
 - 1. Front Yards: Not less than 25 feet
 - 2. Side Yards:
 - a. Interior Lots: not less than 10 feet.
 - b. Corner Lots: Not less than 10 feet on the interior side, nor less than 35 feet on the side yard abutting a public right-of-way.
 - 3. Rear Yards: 25 feet

Subd.5. Building Regulations.

- A. Same as "R-3" Single Family Residential District.