

## Current Uses Allowed – R-4 District

### Permitted Uses in the R-4 Office and Professional District are:

- Single-family dwelling
- Church and incidental facilities with frontage on an arterial or collector level street
- Country club or golf course, excluding miniature golf, practice tees or similar uses
- Publicly owned or operated park, play ground or community building
- Public elementary and high school, or private school
- Installation for sewer, water, gas, electric and telephone mains and incidental appurtenances excluding electrical substations
- Temporary building, the use of which is incidental to construction operations or sale of lots during development being conducted on the same or adjoining tract or subdivision
- Home occupation
- Family day care home, when conducted as a use secondary to a principal residential use
- Two-family dwellings
- Multiple-family dwellings
- Boardinghouse, roominghouse, and lodginghouse
- Private club, fraternity, sorority, and lodge
- Nonprofit, religious, educational and philanthropic institution
- Nursing or convalescent homes
- Tourist home
- Library
- Apartment hotel
- Funeral home
- Hospital or sanitarium, except a mental or animal hospital – must have a minimum lot size of 5 acres
- Publicly owned or operated building, except sewage treatment plants, garbage incinerators, public warehouses, public garages, public shops and storage yards, and penal or correctional institutions of asylums.
- Institutions of higher education
- Office buildings designed for or uses as the offices of professional, commercial, industrial, religious, institutional, public or semipublic persons or organizations.
- Clinics
- Accessory building or uses, included one illuminated, nonflashing identification sign, not extending above the roof, with sign area not exceeding 15 square feet, indicating only the name or address of the building or management thereof.

### Uses Requiring a Special Use Permit are:

- Location of a mobile home
- Carwash
- Cemetery, mausoleum, or crematoria
- Circus/Carnival
- Commercial swimming pool
- Day care center
- Oil or gas extraction
- Family care unit
- Keeping or raising of animals/fowl
- Miniwarehouse or self-storage facility
- Small local retail establishment
- Storage yard or storage area
- Communications tower
- Group care homes/Group care facilities