

## **SECTION 5- USE REQUIREMENTS FOR RESIDENTIAL DISTRICT R-4**

**5.1 Purpose and Intent.** The Residential District R-4 is hereby created in order that certain areas within the City of Philadelphia may be developed for multi-family residential purposes, and that older, existing structures be converted to multi-family residential uses.

**5.2 Permitted Uses.** Within a Residential R-4 District as shown on the "Official Zoning Map, City of Philadelphia, Mississippi," the following use provisions shall apply:

1. All residential uses permitted in the R-1 and R-2 Districts.
2. All conditional uses in R-1, R-2, and R-3 Districts.
3. All non-residential uses permitted in the R-1 and R-2 Districts, subject to the R-1 and R-2 Use Requirements.
4. Multi-family dwellings, townhouses, and apartment complexes.
5. Group childcare facilities, nursery schools and kindergartens.
6. Adult daycare facilities.

**5.3 Conditional Uses.** Within a Residential R-4 District as shown on the "Official Zoning Map, City of Philadelphia, Mississippi," the following conditional use provisions shall apply: (Permitted by ETC.)

1. Halfway houses, and group homes.
2. Assisted Living Facilities (Personal Care Homes).
3. Residential Group Homes.
4. Limited Residential Child Care Homes.

### **5.4 Area and Setback**

Same as R-1.

**Side:** Same as R1; However, an additional two (2) feet for each side yard shall be required for each story above the first story.

**Yards**

Front: Multi-Family-Same as R-1.  
Mobile Home-Same as R-1.

Rear: Multi-Family-Same as R-1.

Mobile Home-There shall be a rear yard of not less than ten (10) feet.

Side: Multi-Family-Same as R-1; however, an additional two (2) feet for each side yard shall be required for each story above the first story.

**Lot Width**

Multi-Family-A minimum of one hundred (100) feet at the building setback line.

**Lot Area**

Two-Family-Same as R-2.

Multi-Family-A minimum of 3,000 square feet per family.

Town House-A minimum of 2,400 square feet per family.

**Height Regulations**

Two-Family-Same as R-1.

Multi-Family-Three (3) stories or forty-five (45) feet.