

CHAPTER 1314
(R-4) MULTI-FAMILY RESIDENTIAL DISTRICT

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1314.01 PERMITTED USES

No building or premise shall be used, in whole or in part, for any adult uses as defined in Chapter 1332 of this Zoning Ordinance or for any purpose except those listed below:

One-family dwellings, not to exceed one dwelling on any one lot.

Two-family dwellings, but not to exceed one two-family dwelling on any one lot.

Multi-family dwellings subject to the requirements of Section 1326.10 of this Zoning Ordinance.

Elementary, middle school, and high schools, but not including dancing academies, trade, or vocational schools conducted for gain.

Colleges and universities.

Churches and other places of worship, including parish house, rectories, convents in connection with schools, religious schools, meeting rooms, and recreational facilities customarily accessory thereto.

Bed and breakfast, rooming, boarding, and lodging houses and tourist homes.

Dormitories, fraternity, and sorority houses.

Home occupations subject to the requirements of this Zoning Ordinance and professional offices, subject to the requirements of Section 1326.06 of this Zoning Ordinance.

Satellite earth stations subject to the requirements of Section 1326.10 of this Zoning Ordinance.

Signs subject to the requirements of the Niagara Falls Sign Ordinance.

1314.02 PERMITTED USES BY SPECIAL PERMIT

The following uses are permitted subject to the obtaining of a special permit in accordance with the requirements of Chapters 1325 and 1326 of this Zoning Ordinance:

- Nursery or pre-school educational establishments or day care center.
- Hospitals and nursing homes.
- Family care and group homes.

1314.03 MINIMUM SIZE OF LOT

- Minimum Required Lot Area: 750 Square Feet Per Dwelling Unit
- Minimum Required Lot Width: 40 Feet

1314.04 MINIMUM YARD DIMENSIONS

- Front: 20 Feet
- Side: One-Sixth of the Width of the Lot Up to a Maximum of 15 Feet or One-Half the Height of the Building
- Rear: 20 Feet.

1314.05 MAXIMUM HEIGHT OF BUILDING

Maximum Height: Twenty Stories or 200 Feet

1314.06 MAXIMUM COVERAGE OF LOT BY ALL BUILDINGS

Maximum Lot Coverage: 50%

1314.07 OFF-STREET PARKING AND LOADING REQUIREMENTS

Off-street parking and loading spaces shall be provided in accordance with the requirements of Chapter 1330 of this Zoning Ordinance.

1314.08 LANDSCAPING AND SCREENING REQUIREMENTS

Landscaping and screening shall be provided subject to the requirements of Chapter 1331 of this Zoning Ordinance.

1314.09 SITE PLAN AND REVIEW REQUIREMENTS

Site plan and review shall be provided subject to the requirements of Chapter 1324 of this Zoning Ordinance.