



R-4 (Recreational Residential) Fact Sheet

Purpose

To provide for low density single-family development related to Clarks Hill Lake. It is intended to permit only those residential and recreational uses of land and structures compatible with residential-recreational areas.



Lot Requirements

Minimum Lot Size:	40,000 square feet
Minimum Lot Frontage:	150 feet on an arterial street 120 feet on a collector road 75 feet on a local street
Minimum Front Setback: (measured from street centerline)	110 feet from an arterial street 75 feet from a collector road 55 feet from a local street 20 feet from a service drive (measured from property line)
Minimum Rear Setback:	10 feet
Minimum Side Setback:	10 feet

Allowed Uses

- Single family detached dwellings
- Manufactured home, double wide
- Group home
- Conservation area
- Park/recreation field
- **Check for covenants on your property that may further limit the permitted uses**

Limited Uses

- Agricultural uses
- Barn/pole barn/storage structure
- Small scale agriculture
- Tiny house on wheels
- Ancillary dwelling
- Home occupations
- Minor utilities
- Adult care or day care center (fewer than 7 individuals)

Conditional Uses

- Must contact the Planning Department for an application**
- Manufactured home, single wide