

ZONING

27 Attachment 9

Township of Ferguson

[Amended by Ord. No. 11/16/2020]

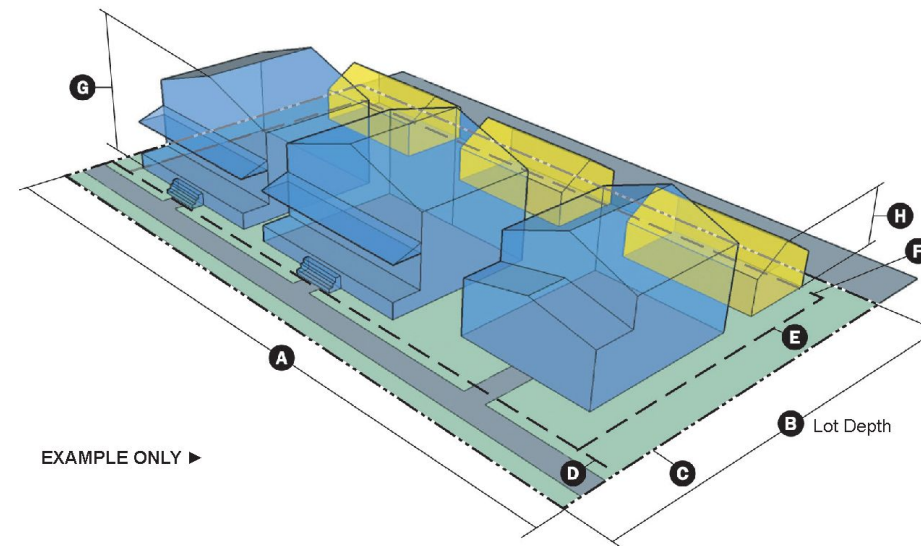
§ 27-205.9 – District – Multi-Family Residential (R4)

AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Single-Family Detached Dwellings	P
2	Single-Family Attached Dwellings	P
2	Single-Family Semi-Detached Dwellings	P
2	Two-Family Dwellings	P
3	Multi-Family Dwellings	P
4	Assisted Living Facilities	P
4	Nursing Homes and/or Other Convalescent Homes	P
4	Retirement Communities	P
4	Community Garden	P
4	Group Homes	P
4	Model Homes	C
4	Child/Day Care Centers	P
4	Emergency Services	P
4	Essential Services – Type 1	P
4	Forestry	P
4	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
4	Park and Outdoor Recreational Facilities, Community, Public	P
4	Schools, Public or Private	C

Use	Area and Bulk Categories				
	1	2	3	4	5
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P	P
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P	P
Commissary within Multi-Family Dwelling			P		
Community Garden	P	P	P	P	P
Family Child-Care Homes	P	C	C		
Home-Based Business, No-Impact	P	P	P		
Home Occupation – Type 1	P	P	P		
Short-Term Rentals	P	P			

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	Lot Width	C Lot Size	5,400 sf	4,250 sf per unit	2,500 sf per unit	1 ac	n/a
		at Building Setback Line	90 ft	90 ft	90 ft	75 ft	60 ft
	at Street Line	60 ft	60 ft	60 ft	75 ft	60 ft	
	Setback	D Front Yard, for Principal Use on Local/Collector Street	25 ft	25 ft	25 ft	50 ft	50 ft
		D Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft	50 ft
		E Side Yard, for Principal Use	15 ft	15 ft	20 ft	75 ft	75 ft
F Rear Yard, for Principal Use		30 ft	30 ft	40 ft	50 ft	50 ft	
Maximum	Height	G Principal Structure	40 ft	40 ft	40 ft	40 ft	40 ft
		H Accessory Structure	24 ft	24 ft	24 ft	24 ft	24 ft
	Coverage	Building	30%	30%	30%	30%	30%
Impervious Surface		65%	65%	65%	50%	50%	

- AREA AND BULK CATEGORIES:
- 1 – single-family detached dwellings
 - 2 – attached dwellings
 - 3 – multi-family dwellings
 - 4 – other residential uses
 - 5 – non-residential uses



P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception