

**C-4                    MIXED USE RESIDENTIAL**

**DISTRICT INTENT:** To provide for a mixture of compatible commercial and residential uses in areas where such development already exists or has historically occurred or where public water and sewer are available.

**PERMITTED USES AND STRUCTURES**

- PRINCIPAL:**
1. Single family detached dwellings.
  2. All uses permitted in the C-2 Commercial District.
  3. Single family dwellings in the C-4 District of Lanark shall comply with the standards for the R-1 Single Family District.
  4. A combination of residence and business within a single structure, however, a combination of residence and business requiring two separate structures will not be allowed on one lot or parcel of land.

- ACCESSORY:**
1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
  2. Fire station.

**PROHIBITED USES AND STRUCTURES:**

1. All uses not specifically or provisionally permitted herein.

**SPECIAL EXCEPTIONS:** After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

**DEVELOPMENT STANDARDS**

**MINIMUM LOT SIZE:** One acre with a minimum depth and width of 100 feet or existing lot of record residential; dwelling units. No minimum lot size or lot area per unit, lot width, depth, or frontage; however, existing lots may not be subdivided.

**BUILDING SETBACK:** Residential dwelling units to conform with standards for residential housing R-1 and R-2. Business structures to conform to Standards for Commercial Business C-2.

**MAXIMUM BUILDING:** 35 feet in height.

**MAXIMUM IMPERVIOUS LOT COVERAGE:** 80%

**SIGNS:** See Section 450 of zoning ordinance.

**OFF STREET PARKING AND LOADING REQUIREMENTS:**

1. See Section 430 and 440 of zoning ordinance.

**NOTES:** C-4 MIXED USE COMMERCIAL RESIDENTIAL

1. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.