

Section 10-247. R-4 Urban Residential District.

The following applies to the R-4 Urban Residential District:

| 1. District Intent | PERMITTED USES | |
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| | 2. Principal Uses | 3. Accessory Uses |
| <p>The R-4 district is intended to be located in areas designated Urban Residential, Urban Residential 2 or Suburban on the Future Land Use Map of the Comprehensive Plan which contain or are anticipated to contain a wide range of single-family, two-family, and multi-family housing types. The maximum gross density allowed for new residential development in the R-4 district is 10 dwelling units per acre, with a minimum gross density of 4 dwelling units per acre when applied to the urban residential future land use category, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.</p> <p>R-4 districts are intended to achieve densities consistent with urban development and to promote infill development. Certain community and recreational facilities related to residential uses are also permitted. This district may serve as a transition between low density residential and higher density residential, office development, collector and arterial streets. The district is not intended to be applied within the interior of an existing development. Non-residential uses shall be compatible in scale and design with adjoining residential neighborhoods.</p> <p>Development standards for properties located within the MMTD are established within the Division 4 of this Code.</p> | <ol style="list-style-type: none"> (1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools. Libraries, vocational, and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-413. (2) Golf courses. (3) Multiple-family dwellings. (4) Nursing homes and other residential care facilities. (5) Passive and active recreational facilities. (6) Rooming houses. (7) Single-family attached dwellings. (8) Single-family detached dwellings. (9) Two-family dwellings. (10) Zero-lot line single-family detached dwellings. | <ol style="list-style-type: none"> (1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator. |

DEVELOPMENT STANDARDS

| Use Category | 4. Minimum Lot or Site Size | | | 5. Minimum Building Setbacks | | | | 6. Maximum Building Restrictions | |
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| | a. Lot or Site Area | b. Lot Width | c. Lot Depth | a. Front | b. Side-Interior Lot | c. Side-Corner Lot | d. Rear | a. Building Size (excluding gross building floor area used for parking) | b. Building Height (excluding stories used for parking) |
| Single-Family Detached Dwellings | * (Flag lots are prohibited) | | (Minimum building area of 35 ft. between front and rear setbacks.) | 15 feet | 3 feet each side and 6-foot separation between buildings | 15 feet | 25 feet | not applicable | 3 stories |
| Single-Family Attached Dwellings | * (Flag lots are prohibited) | | (Minimum building area of 35 ft. between front and rear setbacks.) | 20 feet | not applicable | 15 feet | 25 feet | maximum length: 8 units | 3 stories |
| Rooming Houses | 5,000 square feet | 50 feet | 100 feet | 20 feet | 7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet. | 15 feet | 25 feet | not applicable | 3 stories |
| Zero-Lot Line Single-Family Detached Dwellings | * (Flag lots are prohibited) | | (Minimum building area of 35 ft. between front and rear setbacks.) | 15 feet | 0 feet one side; 5 feet perimeter side | 15 feet | 25 feet | not applicable | 3 stories |
| Two-Family Dwellings | * (Flag lots are prohibited) | | (Minimum building area of 35 ft. between front and rear setbacks.) | Maximum: 20 feet Minimum: 0 feet | same as for single-family detached dwellings | 15 feet | 25 feet | not applicable | 3 stories |

| DEVELOPMENT STANDARDS | | | | | | | | | |
|--|------------------------------------|---------|----------|-------------------------------------|--|---------|---------|--|-----------|
| | 4. Minimum Lot or Site Size | | | 5. Minimum Building Setbacks | | | | 6. Maximum Building Restrictions | |
| Multiple-Family Dwellings | 10,890 square feet | 70 feet | 100 feet | Maximum: 20 feet Minimum: 0 feet | 15 feet on each side | 20 feet | 25 feet | not applicable | 3 stories |
| Any Permitted Principal Non-Residential Use | 12,000 square feet | 80 feet | 100 feet | Minimum: 15 feet | 7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet. | 15 feet | 25 feet | 10,000 square feet of gross building floor area per acre | 3 stories |
| <p>7. Off-Street Parking Requirements: To further promote the compatibility among permitted residential uses in the R-4 district, off-street parking facilities associated with the construction of new multiple-family dwellings or nursing homes or other residential care facilities shall not be located on the perimeter of the site between a street right-of-way and the proposed buildings. Instead, the off-street parking facilities shall be located on the interior of the site.</p> | | | | | | | | | |
| <p>8. Reserved</p> | | | | | | | | | |
| <p>9. Lighting Criteria for Non-Residential Uses: Lighting shall be directed toward the interior of the site and away from adjacent properties.</p> | | | | | | | | | |
| <p>10. Criteria for Non-Residential Buildings:</p> <ul style="list-style-type: none"> a. Roofs shall be designed with a minimum pitch of four in 12 (four feet rise per 12 feet of run). Flat roofs are prohibited. b. Non-residential buildings shall be in character with surrounding area. c. All exterior walls of new non-residential buildings shall be furnished with the same material. d. Exterior walls at street frontages shall be 50 percent transparent with clear or lightly tinted glass, or stained glass. Reflective glass is prohibited. e. Exterior window shading devices such as awnings or canopies are required. f. Solid waste facilities and mechanical equipment serving non-residential facilities shall be screened with a material consistent with the principle structure. | | | | | | | | | |
| <p>11. Street Vehicular Access Restrictions: Properties in the R-4 zoning district may have vehicular access to a local street if the density is eight or less dwelling units per acre. If the density is more than eight dwelling units per acre and 10 or less dwelling units per acre, the site must have vehicular access to a collector or arterial street. Passive recreational uses may front on any classification of street. Active recreation, community facilities (except elementary schools), nursing homes and other residential care facilities are required to have access to a collector or arterial street.</p> | | | | | | | | | |

GENERAL NOTES:

* Cannot exceed the maximum density of 10 units per acre.

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.

2. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.

3. Refer to chapter 4, concurrency management for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

4. For cluster development standards, refer to Section 10-426.