

## 23-4D-2190 Residential 4A (R4A) Zone

- (A) **Purpose.** Residential 4A (R4A) zone is meant to provide a transition between lower-intensity and higher-intensity residential zones in areas that are accessible to mixed use and main street zones by walking or biking.
- (B) **Overview.** This zone allows a variety of detached and attached housing in house-scale buildings with accessory dwelling units. It can be summarized as:
  - (1) eligible for affordable housing bonus programs; and
  - (2) the compatibility effects of this zone do not require height setbacks or additional setbacks.
- (C) **Requirements.** A lot zoned R4A shall comply with the requirements of this subsection, which are established in the following tables:
  - (1) Table (A) (Lot Size and Intensity);
  - (2) Table (B) (Building Placement);
  - (3) Table (C) (Building Form);
  - (4) Table (D) (Height);
  - (5) Table (E) (Encroachments);
  - (6) Table (F) (Frontages);
  - (7) Table (G) (Parking);
  - (8) Table (H) (Impervious Cover); and
  - (9) Table (I) (Open Space).



R4A

# Addendum Change

23-4D-2190  
Residential 4A (R4A) Zone

Residential House-Scale Zones

**Table 23-4D-2190(A) Lot Size and Intensity**

Allowed Use	Lot				Building	
	Principal Dwelling Units per Lot (max.)		Width (min.)	Area (min.)	Size (max.)	
	Base Standard	AHBP Bonus <sup>1</sup>			Base Standard The less restrictive shall apply between:	
Single-Family	1	+0	35'	3,500 sf	0.4 FAR or 2,300 sf	+0 FAR
Single-Family Attached	1	+0	25'	2,000 sf	0.4 FAR or 1,150 sf	+0 FAR
Duplex	2	+0	40'	4,000 sf	0.4 FAR or 2,300 sf	+0 FAR
Multi-Family	4	+4	45'	6,000 sf	0.6 FAR	+0.2 FAR
Cottage Court	3	+0	50'	5,000 sf	0.6 FAR	+0 FAR
Cottage Court	6	+0	100'	10,000 sf	0.6 FAR	+0 FAR
Other Allowed Uses	—	+0	35'	3,500 sf	0.4 FAR	+0 FAR
Accessory Allowed Use	Lot Size			Size (max.)		
Accessory Dwelling Unit	3,500 to 4,999 sf			750 sf		
Accessory Dwelling Unit	5,000 to 6,999 sf			975 sf		
Accessory Dwelling Unit	7,000 sf or greater			1,100 sf		

Only one Accessory Dwelling Unit may be built and the total dwelling units per lot shall not exceed 4.

Accessory Dwelling Unit size counts towards the principal use's FAR limit.

Preservation Incentive: Accessory Dwelling Unit does not count toward FAR limit when existing house (at least 10 years old) is preserved.

<sup>1</sup> To receive affordable housing bonus, a project must comply with Article 23-3E (Affordable Housing).

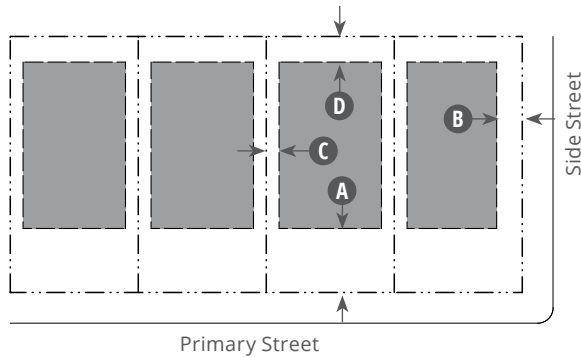
**Key for Tables**

A = Allowed

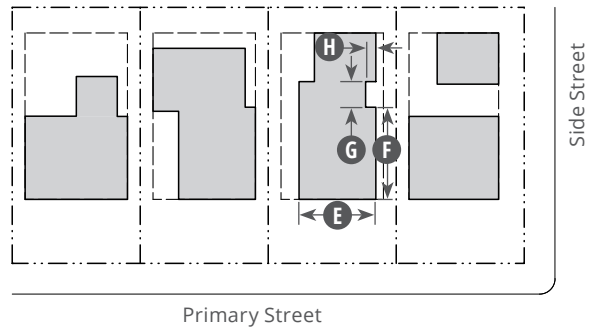
— = Not Allowed

N/R = No Requirement

**Building Placement Diagram**



**Building Form Diagram**



**Key for Diagrams**

--- ROW / Lot Line  
■ Buildable Area

--- Building Setback Line    ■ Building Footprint

**Table 23-4D-2190(B) Building Placement**

(1) Setback (Distance from ROW / Lot Line)	Front A	Side St. B	Side C	Rear D
Minimum	25' <sup>1</sup>	15' <sup>1</sup>	5'	10' <sup>2</sup>

<sup>1</sup> Front and side street setback exceptions are provided in Section 23-4E-7070 (Setback Exceptions).

<sup>2</sup> The rear setback is five feet for an accessory structure that is adjacent to an alley.

**(2) Additional Setbacks**

(a) Additional setback and/or easement may be required where street right-of-way, public easement, or utilities easement is required.

**Table 23-4D-2190(C) Building Form**

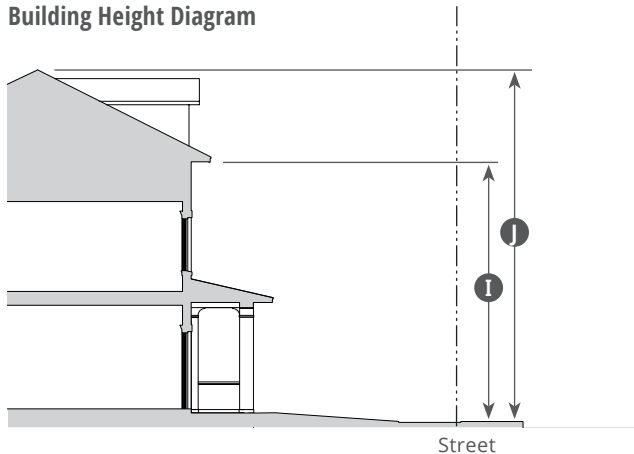
(1) Overall Building Envelope	
Width (max.)	60' E
(2) Building Articulation New Construction	
Articulation is required for side walls on additions or new construction that are 15 feet or taller and located within 9 feet of the side lot line.	
(3) Facade(s), All Stories	
Facade Length without Articulation (max.)	48' F
Articulation Length (min.)	10' G
Articulation Depth (min.)	4' H

# Addendum Change

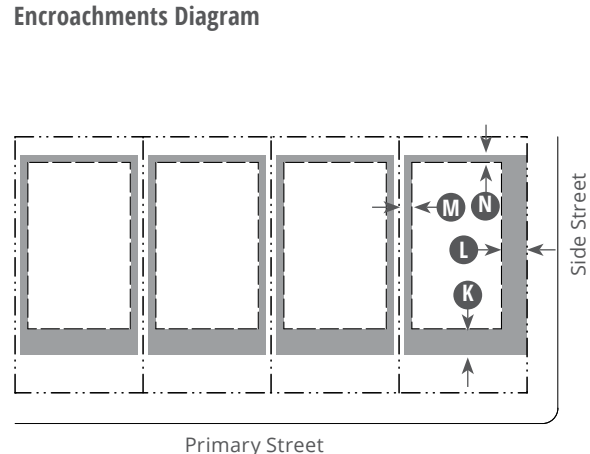
23-4D-2190  
Residential 4A (R4A) Zone

Residential House-Scale Zones

**Building Height Diagram**



**Encroachments Diagram**



**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line

■ Encroachment

**Table 23-4D-2190(D) Height**

**(1) Primary and Accessory Building**

To Top Plate (max.)	22'	I
Overall (max.)	32'	J

**(3) Accessory Structure**

Overall (max.)	12'
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**Table 23-4D-2190(E) Encroachments**

(1) Encroachment Type	Front (max.) K	Side St. (max.) L	Side (max.) M	Rear (max.) N
Private Frontage	10'	10'	—	—
Steps and/or ramps to Building Entrance	5'	5'	—	—
Architectural Features	3'	3'	3'	3'
Fountain	23'	13'	3'	8'
Pool	—	13'	3'	8'

Ramp. When a ramp encroaches into a setback, then the ramp shall comply with Section 23-4E-7080 (Standards for Ramps Located Within Encroachments).

Landscaping may be located in a required setback.

Encroachments within a right-of-way, public easement, or utility easement require a license agreement or encroachment agreement.

**Table 23-4D-2190(E) Encroachments (continued)**

**(2) Height Encroachment**

The following height encroachment types may encroach above the top plate maximum up to the overall maximum.

(a) Height Encroachment Type	Encroachment Height above top plate (max.)	Encroachment Length (max.)
Gable End	11'	30', within 60' of Front Lot Line
Dormers	11'	15' combined on each building

See Section 23-4E-7050 (Encroachments Above Maximum Height) for additional standards.

**Table 23-4D-2190(F) Frontages**

(1) Private Frontage Type	Front	Side St.	Standards
Porch: Projecting	A	A	23-4E-1040
Porch: Engaged	A	A	23-4E-1050
Stoop	A	A	23-4E-1060

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and not be located on primary street facades.

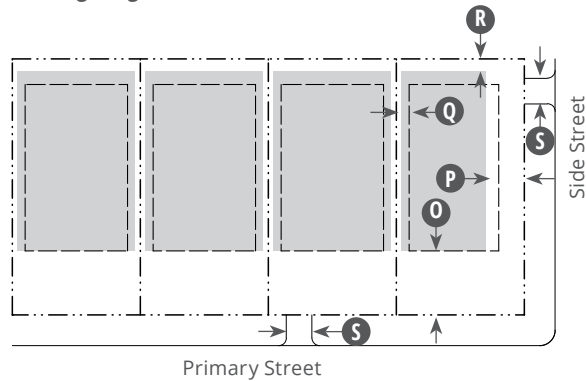
**(2) Pedestrian Access**

All units must have pedestrian access from the primary street, or for corner lots, from the primary street or side street.

**Key for Tables**

- A = Allowed
- = Not Allowed
- N/R = No Requirement

**Parking Diagram**



**Key for Diagrams**

- - - ROW / Lot Line
- - - Building Setback Line

■ Parking Area

**Table 23-4D-2190(G) Parking**

**(1) Parking Requirements**

See Section 23-4D-2040 (Parking Requirements).

(2) Setback	Front O	Side St. P	Side Q	Rear R
Minimum	25' <sup>1</sup>	15'	2'	5'

**(3) Parking Driveway**

Width 10' max. **S**

Driveways may be shared between adjacent parcels.

When lot has adjacent alley with a right-of-way width of 20' or greater, parking **must** be accessed only from the alley.

Garage doors along the front facade of the primary building **must** occupy no more than one-third the width of the front facade.

<sup>1</sup> Required parking space(s) **must** not be located in front of the front facade of the building.

**Table 23-4D-2190(H) Impervious Cover**

(1) Impervious Cover	% (max.)	Standards
Impervious Cover	45% <sup>2</sup>	23-3D-3
Building Cover	40%	

See Division 23-3D-3 (Impervious Cover) for additional standards.

<sup>2</sup> The maximum impervious cover may not be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project **must** reduce the impervious cover to comply with other requirements of this Title.

**Table 23-4D-2190(I) Open Space**

(1) Open Space Type	Area per Unit (min.)		
Personal <sup>3</sup>	100 sf		
(2) Area Requirements	Width (min.)	Depth (min.)	Area (min.)
Ground level	10'	10'	100 sf
Above ground	5'	5'	50 sf

Personal open space requirement may be met by ground floor personal open space, upper story balcony, or roof deck.

Personal open space requirements **must** not be met by open space provided in required front or side street setbacks.

<sup>3</sup> The Cottage Court Use has additional open space standards. See Section 23-4E-6160 (Cottage Court).