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**23-3C-3140 Residential 4 (R4) Zone**

- (A) **Purpose.** Residential 4 (R4) zone is intended for up to 4 units in areas with good street network connectivity to provide a transition between low- to medium-intensity residential zones and higher-intensity zones. To maintain a house-scale aesthetic, private frontages are required.
- (B) **Requirements.** A lot zoned Residential 4 zone shall comply with the requirements 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) (Private Frontages);
  - (7) Table (G) (Parking); and
  - (8) Table (H) (Impervious Cover).
- (C) **Number of Units Permitted.** When utilizing a Residential Use, a lot zoned R4 allows:
- (1) A minimum of two units per lot; and
    - (a) **Exception.** A minimum of one unit per lot is permitted for complying uses per Section 23-2H3020 (Compliant Residential Use).
  - (2) A maximum of eight units per lot.
    - (a) **Exception.** If utilizing the Preservation Incentive, per Section 23-3C-3060 (House-Scale Preservation Incentive), a lot zoned R4 is allowed one additional unit beyond the base, plus any applicable bonus.



R4

Table 23-3C-3140(A) Lot Size and Intensity						
(1) Allowed Use	Lot				Building	
	Dwelling Units per Lot		Width (min.)	Area (min.)	FAR Maximum	
	Base Standard	Bonus <sup>1</sup>			Base Standard	Bonus <sup>1</sup>
Duplex, Cottage Court, Multi-Family	2	+0	45'	5,000 sf	0.4 FAR	+0 FAR
	3 to 4	+4	45'	5,000 sf	0.6 FAR	+0.2 FAR
Townhouse	1	+0	18'	1,800 sf	0.6 FAR	+0 FAR
Other Allowed Uses	—	+0	35'	5,000 sf	0.4 FAR	+0 FAR

<sup>1</sup> To receive affordable housing bonus, a project must comply with Article 23-4E (Affordable Housing).

Table 23-3C-3140(B) Building Placement				
(1) Setback (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear

Minimum	15'	10'	5'	5'
(a) Setback exceptions are provided in Section 23-3D-10070 (Setback Exceptions).				

Table 23-3C-3140(C) Building Form	
(1) Overall Building Envelope	
Width (maximum)	90'

Table 23-3C-3140(D) Height		
(1) All Buildings	Base Standard	Bonus <sup>1</sup>
To Top Plate (maximum)	25'	+10
Overall (maximum)	35'	+10

<sup>1</sup>To receive affordable housing bonus, a project must comply with Article 23-4E (Affordable Housing).

Table 23-3C-3140(E) Encroachments				
(1) Encroachment Type	Front (max.)	Side St. (max.)	Side (max.)	Rear (max.)

Private Frontage <sup>1,2,3</sup>	8'	8'	—	—
Architectural Features	2'	2'	2'	2'
Porch, Stoop, or Uncovered Steps <sup>1,2,3</sup>	—	—	3'	3'

<sup>1</sup> The maximum height of a porch, stoop, or uncovered step is 3 feet.

<sup>2</sup> A porch encroaching into a required setback is limited to 1-story.

<sup>3</sup> An engaged porch is not permitted to project into a required setback.

(2) Height Encroachments	
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(a) See Section 23-3D-10050 (Encroachments Above Maximum Height) for additional standards

**Table 23-3C-3140(F) Private Frontages**

(1) Private Frontage Type	Front	Side St.	Standards
Porch: Projecting	A	A	23-4D-5040
Porch: Engaged	A	A	23-4D-5050
Dooryard	A	A	23-4D-5060
Forecourt	A	—	23-4D-5070

- (a) One Private Frontage is required for each street-facing façade with an entryway, and at least one entryway must face the street.

**Table 23-3C-3140(G) Parking**

**(1) Parking Requirements**

- (a) See Section 23-3C-3040 (Parking Requirements) for standards.

**Table 23-3C-3140(H) Impervious Cover**

(1) Impervious Cover	% (max.)
2 units	45%
3 units	50%
4 units or more	55%

- (a) See Division 23-4D-3 (Impervious Cover) for additional standards.