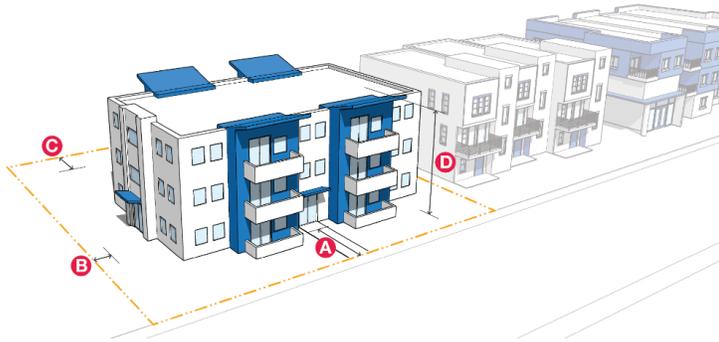


7.2.206 R-4: Multi-Family Low

A. Purpose

The R-4 zone district accommodates attached and detached single-family, two-family, and small multi-family dwelling structures. Land uses are as indicated in Table 7.3.2-A: Base and NNA-O District Use Table. Development is intended to be adjacent to collector or arterial streets, in transition areas at the edges of low-density neighborhoods, and in areas adjacent to R-Flex, Mixed-Use, or PDZ districts where similar densities or intensities of development are permitted.



B. Dimensional Standards

The following table is a summary of key district-specific dimensional standards. Complete dimensional standards, including standards for accessory structures, are included in Part 7.4.2 (Dimensional Standards) and Section 7.3.304 (Accessory Uses).

**Table 7.2.2-F**  
**R-4: Lot and Building Standards**

| Lot Standards      |   |                            |
|--------------------|---|----------------------------|
|                    | Residential density (maximum)   | 8 du/ac [3]                |
|                    | Lot area (minimum)  | Varies (see Table 7.4.2-A) |
|                    | Lot width (minimum)   | 50 ft                      |
|                    | Lot coverage (maximum)  | 45%                        |
| Setbacks (minimum) |   |                            |
| A                  | Front   |                            |
|                    | <i>House</i>  | 20 ft                      |
|                    | <i>Garage – General (from back of sidewalk) [1]</i>                           | 20 ft (see Table 7.4.2-A)  |
|                    | <i>House and Garage adjacent to collector parkway, or arterial street</i>     | 20 ft [2]                  |
| B                  | Side – Interior   | 5 ft                       |
|                    | Corner Lot – Side Street  | 15 ft                      |
| C                  | Rear  |                            |
|                    | <i>House and Attached Garage or Carport, General</i>                          | 15 ft                      |
|                    | <i>Detached Garage or Carport accessed from alley or rear access easement</i> | 5 ft                       |
| Height (maximum)   |   |                            |
| D                  | Building height   | 40 ft                      |

**Table 7.2.2-F  
R-4: Lot and Building Standards**

**Notes:**

- [1] Front Yard Carports shall comply with Subsection 7.3.304C (Carport or Garage, Accessory).
- [2] 10 ft if primary building existed prior to Effective Date.
- [3] Applies only to multi-family residential.

**C. Additional Standards**

1. Reference Part 7.3.3 for additional use-specific standards.