

# R4 – R6

## GENERAL RESIDENTIAL DISTRICTS

(Zoning Ordinance §6-8-5; 6-8-6; 6-8-7; 6-8-8) updated 1-27-09



### PURPOSE

#### R4 General Residential District

The R4 general residential district is intended to provide for a mix of residential types at a moderate density including multiple-family dwellings, two-family dwellings, townhouses, and single-family attached and detached dwellings.

#### R4a General Residential District

The R4a general residential district is intended to protect the residential character of this district by providing for a mix of residential types at a medium density in terms of number of dwellings and mass of structures compatible with the single- and two-family detached structures which predominate in this district.

#### R5 General Residential District

The R5 general residential district is intended to provide for infill development of a mix of multi-family residential structures at a medium density, including townhouses, two-family dwellings, three-story walk-ups and courtyard apartment buildings that characterize the traditional multiple-family housing development found in this district.

#### R6 General Residential District

The R6 general residential district is intended to provide for high density residential development of primarily multiple-family dwellings particularly in and around the downtown area.

### LOT SIZE

The minimum lot sizes in districts R4-R6 are as follows:

|                                     | R4         | R4a   | R5 | R6   |
|-------------------------------------|------------|---|----|--|
| Single-family detached <sup>1</sup> | 5,000      |   |    | 4,000  |
| Single-family attached <sup>1</sup> | 2,500/d.u. | 2,000/first three d.u.,<br>1,200/each additional unit |    | 4,000  |
| Two-family                          | 2,500/d.u. | 2,500/d.u.  |    | 2,000/first two d.u.,<br>1,000/each additional unit  |
| Multi-family                        | 2,500/d.u. | 1,500 / first four d.u.,<br>800/each additional unit  |    | 5,000 / first four d.u.,<br>400/each additional unit |
| Nonresidential                      | 10,000     |   |    |  |

d.u. = dwelling unit

### LOT WIDTH

| R4 - R6                                      |                                   |
|--|-----------------------------------|
| Single-family detached:                      | 35 feet                           |
| Two-family dwellings:                        | 35 feet                           |
| Single-family attached:<br>(3 or more units) | 60 feet, street frontage required |
| Other uses:                                  | 50 feet                           |

### BUILDING LOT COVERAGE

Maximum lot coverages in districts R4-R6 are as follows:

|                      | R4  | R4a | R5  | R6  |
|----------------------|-----|-----|-----|-----|
| Maximum Lot Coverage | 40% |     | 45% | 50% |

Building lot coverage shall include 200 square feet for each required parking space located outdoors. <sup>2</sup>

### BUILDING HEIGHT

The maximum mean building heights in districts R4-R6 are as follows:

|         | R4               | R4a | R5 | R6 |
|---------|------------------|-----|----|----|
| Feet    | 35               |     | 50 | 85 |
| Stories | 2.5 <sup>3</sup> |     | 5  | 8  |

**Note:** If multiple standards are specified, all standards must be met.

Building height requirements shall be modified for qualified lots with substandard area by the table below:

| Lot Size<br>(% of minimum required lot area) | Reduction in Max.<br>Building Height |
|--|--------------------------------------|
| <100% to 80%                                 | 15%                                  |
| 80% to 60%                                   | 20%                                  |
| 60% to 50%                                   | 25%                                  |

### IMPERVIOUS SURFACE COVERAGE

A. The maximum impervious surface coverage ratios for districts R4-R6 are as follows:

|                             | R4  | R4a | R5  | R6  |
|-----------------------------|-----|-----|-----|-----|
| Maximum Impervious Coverage | 55% |     | 60% | 65% |

B. The impervious surface ratio is calculated by dividing the impervious surfaces on the zoning lot by the area of the lot. The total impervious surfaces on the lot are all areas included in building lot coverage plus any hard surfaced area that does not readily absorb water, including, but not limited to, any paved, asphalt, graveled or concrete areas, parking/driveway areas, pools and sidewalks.

**PERMITTED AND SPECIAL USES**

|  | R4 | R4a            | R5 | R6 |
|--|----|----------------|----|----|
| Dwellings – Single (attached or detached), Two & Multiple-family | P  | P <sup>4</sup> | P  | P  |
| Additional dwellings <sup>5</sup>                                |    | S              |    |    |
| Apartment hotel  |    |                |    | S  |
| Assisted or Independent living facility                          | S  | S              | S  | S  |
| Bed and breakfast establishments <sup>6</sup>                    | S  | S              | S  | S  |
| Cemetery   | S  | S              |    |    |
| Child residential care home                                      | S  | S              | S  | S  |
| Community center – public  | S  | S              | S  | S  |
| Congregate housing   | S  | S              | S  | S  |
| Cultural facility  | S  | S              | S  | S  |
| Daycare home – adult <sup>7</sup> or child <sup>8</sup>          | P  | P              | P  | P  |
| Daycare center – adult <sup>7</sup> or child <sup>8</sup>        | S  | S              | S  | S  |
| Education institution - private                                  | S  | S              | S  | S  |
| Educational institution - public                                 | P  | P              | P  | P  |
| Home occupation <sup>9</sup>                                     | P  | P              | P  | P  |
| Long-term care facility  | S  | S              | S  | S  |
| Membership organization  | S  | S              | S  | S  |
| Office <sup>10</sup>   | S  | S              | S  | S  |
| Park or Playground   | P  | P              | P  | P  |
| Planned development <sup>11</sup>                                | S  | S              | S  | S  |
| Public utility   | S  | S              | S  | S  |
| Recreation center – public                                       | S  | S              | S  | S  |
| Religious institution  | S  | S              | S  | S  |
| Residential care home – Category I & II <sup>12</sup>            | P  | P              | P  | P  |
| Retirement community / home / hotel                              | S  | S              | S  | S  |
| Rooming house  | S  | S              | S  | S  |
| Shelter for abused persons                                       | P  | P              | P  | P  |
| Shelter care home  | S  | S              | S  | S  |
| Transitional shelter <sup>13</sup>                               | S  | S              | S  | S  |
| Transitional treatment facility - Category I & II <sup>14</sup>  | S  | S              | S  | S  |

P=Permitted Use; S=Special Use; \_=Not Permitted

**PORCH EXEMPTION**

Excluded from the calculation of maximum building lot coverage and maximum impervious surface for all residential districts are fifty percent (50%) of the surface area of porches with the following characteristics:

- Facing a street, open to the air, not all weather;
- Roofed or not roofed; screened or not screened;
- Not a rear or back porch or portion of porch between the rear wall of the house and the rear lot line; not separated from the street by a fence exceeding 60% opacity and a height exceeding 48 inches.

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**YARD REQUIREMENTS**

Minimum yard requirements for districts R4-R6 are as follows:

| Principal Structures |  | R4      | R4a | R5     | R6 |
|----------------------|--|---------|-----|--------|----|
| Front                | Residential                                  | 27 feet |     |        |    |
|                      | Nonresidential                               | 27 feet |     |        |    |
|                      | Accessory uses and structures (garages only) | 27 feet |     |        |    |
| Street Side          | Residential                                  | 15 feet |     |        |    |
|                      | Nonresidential                               | 15 feet |     |        |    |
|                      | Accessory uses and structures (garages only) | 15 feet |     |        |    |
| Interior Side        | Residential                                  | 5 feet  |     | 3 feet |    |
|                      | Nonresidential                               | 10 feet |     |        |    |
|                      | Accessory uses and structures                | 5 feet  |     |        |    |
| Rear                 | Residential                                  | 25 feet |     |        |    |
|                      | Nonresidential                               | 25 feet |     |        |    |
|                      | Accessory uses and structures <sup>15</sup>  | 3 feet  |     |        |    |

| Parking Setbacks |                | R4                 | R4a | R5 | R6 |
|------------------|----------------|--------------------|-----|----|----|
| Front            | All            | parking prohibited |     |    |    |
| Street Side      | All            | parking prohibited |     |    |    |
| Interior Side    | Residential    | no requirement     |     |    |    |
|                  | Nonresidential | parking prohibited |     |    |    |
| Rear             | Residential    | no requirement     |     |    |    |
|                  | Nonresidential | 5 feet             |     |    |    |

<sup>1</sup> Except as expressly allowed in subsection 6-4-1-7(B) of this title  
<sup>2</sup> A lot having legally nonconforming building lot coverage shall be allowed to continue the legal nonconforming building lot coverage when a land user seeks to replace an existing detached garage with a garage having identical ground floor area as the existing garage  
<sup>3</sup> Half-story: The top story of a building under a sloping roof, provided the sum of all areas of the top story where the vertical clearance is 7.5 feet or more does not exceed 60% of the area of the story immediately below it (as measured within the outer face of all exterior walls)  
<sup>4</sup> Single-family attached, two-family and multi-family permitted when said use was legally established on the effective date hereof  
<sup>5</sup> Increase in the number of dwellings on a lot above the number legally existing on the effective date hereof, or any dwelling other than a single-family dwelling on a lot created after the effective date hereof  
<sup>6</sup> Subject to section 6-4-7, "Bed And Breakfast Establishments"  
<sup>7</sup> Subject to the requirements of section 6-4-3 "Adult Daycare Homes"  
<sup>8</sup> Subject to the requirements of section 6-4-2, "Child Daycare Homes"  
<sup>9</sup> Subject to the requirements of Chapter 5, "Home Occupations"  
<sup>10</sup> Subject to the requirements of section 6-4-9, "Office"  
<sup>11</sup> Subject to sections 6-3-6 and 6-8-1-10, "Planned Developments"  
<sup>12</sup> Subject to section 6-4-4, "Residential Care Homes", of this title  
<sup>13</sup> Subject to the requirements of section 6-3-5-11, "Additional Standards for a Special Use for Transitional Shelters"  
<sup>14</sup> Subject to the requirements of section 6-4-5, "Transitional Treatment Facilities", of this title  
<sup>15</sup> Detached garages must maintain a minimum setback of 3 feet from all property lines when located in the rear yard.