

Section 10-6.638. R-4 Urban Residential District.

| 1. District Intent | | PERMITTED USES | |
|---|--|---|--|
| | | 2. Principal Uses | 3. Accessory Uses |
| <p>The R-4 district is intended to be located in areas designated Bradfordville Mixed Use, 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. Certain community and recreational facilities related to residential uses are also permitted.</p> | | <p>(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 6.806 of these regulations. (2) Golf courses. (3) Multiple-family dwellings. (4) Nursing homes and other residential care facilities. (5) Passive and active recreational facilities. (6) Single-family attached dwellings. (7) Single-family detached dwellings. (8) Two-family dwellings. (9) Zero-lot line single-family detached dwellings.</p> | <p>(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 County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p> |

| DEVELOPMENT STANDARDS | | | | | | | | | |
|--|------------------------------------|---------------------|--|---|--|---------------------------|----------------|--|--|
| Use Category | 4. Minimum Lot or Site Size | | | 5. Minimum and Maximum Building Setbacks | | | | 6. Maximum Building Restrictions | |
| | 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 feet between front and rear setbacks) | 15 feet minimum | 3feet on 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 feet between front and rear setbacks) | minimum : 0 feet maximum: 20 feet | not applicable | 15 feet | 25 feet | maximum length: 8 units | 3 stories |
| Zero-Lot Line Single-Family Detached Dwellings | flag lots are prohibited | | (minimum building area of 35 feet between front and rear setbacks) | 15 feet minimum | 0 feet one side; 5 feet other side | 15 feet | 25 feet | not applicable | 3 stories |
| Two-Family Dwellings | flag lots are prohibited | | (minimum building area of 35 feet between front and rear setbacks) | minimum: 0 feet maximum: 20 feet | same as for single-family detached dwellings | 15 feet | 25 feet | not applicable | 3 stories |

| DEVELOPMENT STANDARDS (continued from page 1 of 2) | | | | | | | | | |
|--|-----------------------------|--------------|--------------|---|--|--------------------|---------|---|---|
| Use Category | 4. Minimum Lot or Site Size | | | 5. Minimum Building Setbacks | | | | 6. Maximum Building Restrictions | |
| | 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) |
| Multiple-Family Dwellings | 10,890 square feet | 70 feet | 100 feet | minimum: 0 feet Maximum: 20 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 | 15 feet | same as for single-family detached dwellings | 15 feet | 25 feet | 10,000 square feet of gross building floor are per acre | 3 stories |
| 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. | | | | | | | | | |
| 8. Reserved. | | | | | | | | | |
| 9. Lighting Criteria for Non-Residential Uses: Lighting shall be directed toward the interior of the site and away from adjacent properties. | | | | | | | | | |
| 10. Criteria for Non-Residential Buildings: <ol style="list-style-type: none"> Roofs shall be designed with a minimum pitch of four in 12 (four feet of rise per 12 feet of run). Flat roofs are prohibited. Non-residential buildings shall be in character with surrounding area. All exterior walls of new non-residential buildings shall be finished with the same material. Exterior walls at street frontages shall be 50 percent transparent with clear or lightly tinted glass, or stained glass. Reflective glass is prohibited. Exterior window shading devices such as awning or canopies are required. Solid waste facilities and mechanical equipment serving non-residential facilities shall be screened with a material consistent with the principle structure. | | | | | | | | | |
| 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 acres 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. | | | | | | | | | |

GENERAL NOTES:

- 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.
- Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
- Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).