

## **R4C Background Information**

### **R4C History**

The R4C Multiple-Family Dwelling District, which originated in the 1963 zoning ordinance and map, allowed single-family dwellings, two-family dwellings, terrace-family dwellings (3 or more side-by-side townhouses), multi-family dwellings, dormitory/fraternity/sorority houses, rooming houses, nursing homes, hospitals by approval of the Zoning Board of Appeals, medical and dental offices, schools, churches, and cemeteries by approval of the Zoning Board of Appeals. The required minimum lot size was 4000 square feet. Density was variable depending on how many bedrooms were provided, ranging from 550 square feet of lot area per 0 bedroom dwelling (an efficiency apartment) to 1400 square feet of lot area per 3 bedroom dwelling, as well as how many stories in each building. Building heights could be up to 60 feet with 5 stories. The required minimum front setback was 15 feet, side setbacks were 5 feet, and the rear setback was 30.

Today, the R4C district still allows almost the same uses - single-family dwellings, two-family dwellings, multiple-family dwellings (including apartment buildings and townhouse buildings), group housing, hospitals and nursing care, religious assembly and schools – with a few notable changes. Medical and dental offices are no longer allowed. Fraternities and sororities now require special exception use approval. Group living options are expanded and clarified, now including adult foster care, emergency shelters, group housing, and guest houses. Child care centers are allowed with special exception use approval.

The minimum lot size required for multiple-family use in the R4C district is now 8,500 square feet and density is limited to a minimum of 2,175 square feet per dwelling unit. Dwelling units can have between 0 and 6 bedrooms. The required minimum front setback is 25 feet and the side setback is 12 feet, the rear setback is 30 feet. Buildings can be up to 30 feet in height.

### **Non-conforming parcels**

As of June 2011, there were 1,633 of the 1,978 parcels (83%) zoned R4C were non-conforming for the required minimum lot area. Based on aerial maps and study of the data available, the majority of these parcels are also non-conforming for lot width. Since that time the City has not rezoned many parcels to/from R4C, so the number is a good approximation of existing non-conforming parcels. This number will be updated as the new study progresses.

## **Site Plans in the R4C zoning districts 2017 & 2018**

### **2017**

SP17-001 – 143 Hill - A proposal to demolish two single-family residences (139 & 143 Hill Street) combine two lots, and build a four-unit apartment building. Seven parking spaces will be provided off Adams Street. Planned project modifications are requested for the front setbacks on Hill and Adams Streets. A parcel combination was required. Ward 4, Allen Creek Subwatershed.

SP17-012 – 904 S Main - The petitioner is proposing to construct 4 condominium units with 2 parking spaces per unit which will be provided in garages under each unit, on this 0.28 acre site. No storm water detention is required. The project is proposed to be constructed in 1 phase.

### **2018**

SP18-005 – 151 E Hoover - The petitioner proposes to construct a 4-story, 171 unit apartment complex (182 bedrooms) with 2,460 square feet of ground floor retail space, and a 179 space parking deck under the structure. The project also includes a separate petition to rezone the western portion of the site from R4C to C2B. Multiple parcel combinations are required.

SP18-014 – 132 Hill - A proposal to demolish the existing home and construct an 11,600 sq foot, 5 unit multiple-family dwelling unit.

SP18-022 – 140 Hill- A proposal to add a 4-bedroom, 1,343 sq foot rear unit onto the existing duplex. Access off Hill Street on a shared drive leading to 5 surface spaces.

SP18-040 – 830 Henry - Proposed 11-unit Townhome Development. 0.58-acre site. Multiple parcel combinations are required.

SP18-033 – 700 N Main - A proposed site plan for 16 townhomes on a 1.2 acre site, including a request for planned project modifications to reduce the front setback from 25 to 10 feet and the rear setback from 33 to 22 feet. Development of this project will involve removal of 5 landmark trees, mitigation proposed, and some fill of the floodplain, mitigation proposed. A separate petition to rezone the site from PUD (Planned Unit Development) to R4C (Multiple-Family Dwelling district) has also been submitted. Parcels were previously combined.