

**CHAPTER 12-10 RESIDENTIAL ZONE R-4**

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**12-10-101. Purpose.**

This zone is established to provide areas within the City of Woods Cross for multiple-family dwellings up to 4 units per structure or 6 units per structure in condominium developments. This zone is intended to provide an attractive setting for single family dwellings and multi-family dwellings which may be harmoniously blended with existing uses. The regulations of this zone are designed to promote, stabilize and protect an environment suitable for family life.

**12-10-102. Single-Family Dwellings.**

The following minimum standards shall apply to single-family dwellings:

- (a) Lot Standards – Setbacks. Not more than One Dwelling Unit per lot or parcel. All lots shall be developed with the following minimum standards:
  - (1) Lot Size: 8,000 square feet.
  - (2) Lot Frontage: 70 feet (70’).
  - (3) Front and Rear Setback: 25 feet (25’).
  - (4) Side Yard Setback: 8 feet (8’), one side and total of 18 feet (8’) for both sides, main buildings only; must have 15-foot (15’) set back on any side abutting a residential zone.
  - (5) Side Yard Corner: 20 feet (20’), on the side adjacent to the street.
  - (6) Accessory Buildings: Accessory Buildings shall be located at least 3 feet (3’) behind the rear line of the main building, at least 1 foot (1’) from all property lines, and at least 15 feet (15’) from dwellings on adjacent lots. Accessory buildings shall not be built over utility easements. In no case may accessory buildings or structures cover more than thirty percent (30%) of the rear yard.

- (7) Height Regulations: Main Buildings not to exceed two stories with a maximum height of 35 feet (35'). Accessory Buildings shall not exceed the height of the main building and in no event shall accessory buildings exceed the height of 25 feet (25'). No structure shall have a height of less than 8 feet 6 inches (8'6") above grade.
- (8) Parking Regulations: The number of parking stalls for a single-family dwelling unit shall be not less than 2 for each dwelling unit and shall otherwise be governed by the requirements of Chapter 12-24 and elsewhere in City ordinances, rules and regulations. Required parking within the development shall be designed and constructed to ensure that all parking needs are met within the boundaries of each lot.

**12-10-103. Two, Three and Four Family Dwellings (Duplex, Tri-plex or Four-plex).**

The following minimum standards shall apply to two, three and four family dwellings:

- (a) Lot Standards. Not more than four Dwelling units per lot or parcel. All lots shall be developed with the following minimum standards:
  - (1) Lot Size: 10,000 square feet for first two dwelling units, plus 4,000 square feet for each additional dwelling unit to a maximum of 4 dwellings per building lot.
  - (2) Lot Frontage: 100 feet (100').
  - (3) Front and Rear Setback: 25 feet (25').
  - (4) Side Yard Setback: 8 feet (8'), one side and total of 18 feet (18') for both sides, main buildings only; except must have 15-foot (15') setback on any side abutting a residential zone.
  - (5) Side Yard Corner: 20 feet (20'), on the side adjacent to the street.
  - (6) Accessory Buildings: Accessory Buildings shall be located at least 3 feet (3') behind the rear line of the main building, at least 1 foot (1') from all property lines, and at least 15 feet (15') from dwellings on adjacent lots. Accessory buildings shall not be built over utility easements. In no case may accessory

buildings or structures cover more than thirty percent (30%) of the rear yard.

- (7) Height Regulations: Main Buildings shall not exceed two stories with a maximum height of 35 feet (35'). Accessory Buildings shall not exceed the height of the main building and in no event shall accessory buildings exceed the height of 25 feet (25'). No structure shall have a height of less than 8 feet 6 inches (8'6") above grade.
- (8) Parking Regulations The number of parking stalls for a 2, 3 or 4 family dwelling unit shall be as follows: for a 1 or 2-bedroom unit, 2 parking spaces per unit; for a 3-bedroom unit, 2.5 parking spaces per unit; and for a unit with more than 3 bedrooms, 2.5+ parking spaces per unit as outlined in Chapter 12-24. All other parking regulations of Chapter 12-24 and parking regulations elsewhere in City ordinances, rules and regulations shall apply. Required parking within the development shall be designed and constructed to ensure that all parking needs are met within the boundaries of each lot.

**12-10-104. Planned Dwelling Groups.**

The following provisions shall apply to the development of Planned Dwelling Groups in the city:

- (a) Ownership: The property to be developed as a planned dwelling group shall be owned by one person, partnership or legal entity during all phases of design and construction; the purpose of which shall be to enable full supervision and control of the development and to ensure conformance with these provisions and all conditions required throughout the approval and development process.
- (b) Minimum Area – Density Limitations: The development of a planned dwelling group shall require a minimum area of one acre. Densities shall not exceed sixteen (16) dwelling units per acre.
- (c) Setbacks:
  - (1) Except as modified herein, the planned dwelling group shall maintain minimum setbacks from adjacent developments as specified in Subsection 12-17-107 of this Chapter.
  - (2) Within a planned dwelling group development, and subject to the separation and distances provisions from adjacent developments and as provided elsewhere in this Chapter, minimum setbacks shall be as follows:

- (A) front and back yards – ten feet (10’);
  - (B) side yard – fifteen feet (15’);
  - (C) corner units – fifteen feet (15’) on sides facing streets or other rights of way.
- (3) The Planning Commission may require increased setback distances where required to ensure the health, safety and welfare of owners, residents and others, including without limitation, safe pedestrian or vehicular travel.
- (d) **Common Open Space:** Common open space shall be provided in all planned dwelling groups. This open space shall comprise not less than fifteen percent (15%) of the gross square footage of the site, shall be accessible to all units, and shall be of such dimensions as to provide adequate space for general recreational activities, such as playgrounds, picnicking, volleyball, etc. Streets, sidewalks, driveways, parking areas, front, side and rear setbacks, and areas with slopes greater than thirty percent (30%) shall not be included in the computation of common open space. Open space and common areas shall be held in common by an owner’s association with a permanent open space easement. The open space shall be designed to accommodate the needs and use of all residents of the project. Such spaces shall include improvements such as playgrounds, pathways, pavilions, play courts, ball fields, as well as informal spaces which encourage the use and enjoyment of the open space. Such areas may include lawn or similar maintained areas designed to accommodate the storm water retention needs of the project; provided, however that storm water retention areas shall comprise not more than thirty percent (30%) of open space.
- (e) **Parking – Enclosed Garage Required.**
- (1) **Number of Stalls.** For a 1 or 2-bedroom unit, 2 parking spaces per unit; for a 3-bedroom unit, 2.5 parking spaces per unit; and for a unit with more than 3 bedrooms, 2.5+ parking spaces per unit as outlined in Chapter 12-24. Except as expressly modified herein, the parking requirements within the development shall be consistent with or exceed the requirements of Chapter 12-24, Off Street Parking and Loading. Required parking shall be designed and constructed to ensure that all parking needs will be met within the boundaries of the development.
  - (2) Each residential unit shall have an enclosed garage, designed to accommodate not less than two (2) vehicles. Enclosed garages should be designed as provided in Chapter 8, SFRT Zone.
  - (3) Other parking areas shall be comprised of covered or uncovered stalls in locations that will provide not less than the minimum number of parking stalls required for the development and that will provide safe and efficient access to dwelling units throughout the development.
- (f) **Facing Rear of Another Building Prohibited:** No residential building shall face the rear of another building on the development site.

- (g) Separation Between Buildings: A separation of at least fifteen feet (15') shall be maintained between buildings which are located adjacent to each other.
- (h) Distance Between Building Fronts: The minimum distance between the fronts of buildings which face one another shall be thirty feet (30').
- (i) Surfacing: All parking spaces, walkways and driveways shall be hard surfaced.
- (j) Sewer, Water Supply: All buildings shall be served by public sewer and public water supply.
- (k) Recreational Vehicles: All recreational vehicles shall be stored within a completely enclosed building, or within the confines of a secure storage hard surfaced area designed for storage of such vehicles, surrounded by a 100% opaque wall or fence not less than 6 feet (6') high.
- (l) Height Regulations: Height requirements shall be based on proximity to other uses.
  - (1) Where located within one hundred seventy-five feet (175') of another residential zone allowing single or 2-family dwellings (R-1-8, R-1-15/20, SFRT, R-2 and R-4), buildings within a planned dwelling group development shall not exceed two (2) stories with a maximum height of 35 feet (35').
  - (2) Where located more than one hundred seventy-five feet (175') of another residential zone allowing single or 2-family dwellings, buildings within a planned dwelling group development shall not exceed three (3) stories with a maximum height of 42 feet (42').
  - (3) Accessory Buildings shall not exceed the lesser of one-half (1/2) the height of residential structures or 15 feet (15').
  - (4) No residential structure shall have a height of less than 8 feet 6 inches (8'6") above grade.
- (m) Lot sizes. The Planning Commission may consider and recommend reduced lot sizes as are deemed appropriate for a development in light of other considerations described for this zone, including without limitation reduced size lots for townhomes, green court or patio homes, and shared open and green space.
- (n) Other Reasonable Conditions: The planning commission may impose other reasonable conditions as may be necessary to accomplish the purpose of this title, to otherwise meet the health safety and welfare needs of the development, adjacent uses and the community, to mitigate adverse effects of development, and to meet the goals and objectives of this Chapter and the General Plan.
- (o) The initial application for approval of a planned dwelling group shall be accompanied by a set of preliminary plans to include the following:

- (1) A complete and accurate legal description of the property which is the subject of the planned dwelling group development. A preliminary title search showing ownership of the property and any encumbrances thereon. If the developer is not the property owner, written proof demonstrating to the satisfaction of the City that the developer has sufficient legal claim on the property, and each parcel therein, or authority to represent its owners, must be provided to proceed with development plans;
- (2) Topographic maps of the entire site, including contour intervals no greater than two feet (2');
- (3) A tabulation of the total acreage of the site and the percentages thereof to be designated for various uses, i.e., parking, residential units, open space, streets, building densities, etc.;
- (4) Proposed circulation pattern including private driveways, public and private streets, and pedestrian and bicycle paths;
- (5) Parks, common open spaces, playgrounds, school sites, and other public or private recreation facilities and improvements proposed within the project;
- (6) General locations of all dwellings and other structures in the project, and an indication of proposed building densities (units per acre), including tables or graphs showing the percentages of each dwelling type proposed;
- (7) Proposed location of parking, ingress, and egress;
- (8) A general landscaping plan, meeting the requirements of this Chapter and of Chapters 25 (Landscape Standards) and 26 (Water Efficient Landscape and Irrigation), showing what areas are to be landscaped and the types of plants and materials that are contemplated;
- (9) A general storm water drainage and grading plan meeting the requirements of Title and other City ordinances;
- (10) Preliminary elevations or perspectives of all building types proposed within the development;
- (11) Preliminary subdivision plat, if the site is being divided, showing a general layout of all proposed lots;
- (12) A preliminary utility plan showing how and where sewage disposal, storm drainage, and water services are to be provided, including the point from which said services are to be extended or connected;
- (13) A geotechnical report; and
- (14) Other information and drawings deemed appropriate by the developer.

**12-10-105. Coverage Regulations.**

For developments under Sections 12-10-106 (Two, Three and Four Family Dwellings (Duplex, Tri-plex or Four-plex)) and 12-10-107 (Planned Dwelling Groups), no building, structure or group of buildings, including accessory buildings, shall cover more than 60 percent of the area of the development.

**12-10-106. Off-Street Parking, Loading, and Access.**

The requirements of Chapter 24 of this Title shall apply to this zone.

**12-10-107. Signs.**

The requirements of Chapter 27 (Sign Ordinance) shall apply to this zone.

**12-10-108. Site Plan Review.**

The requirements of Chapter 23 of this Title shall be enforced for any uses requiring site plan review.

**12-10-109. Fencing.**

The requirements of Chapter 28 of this Title shall apply to all fences in this zone.