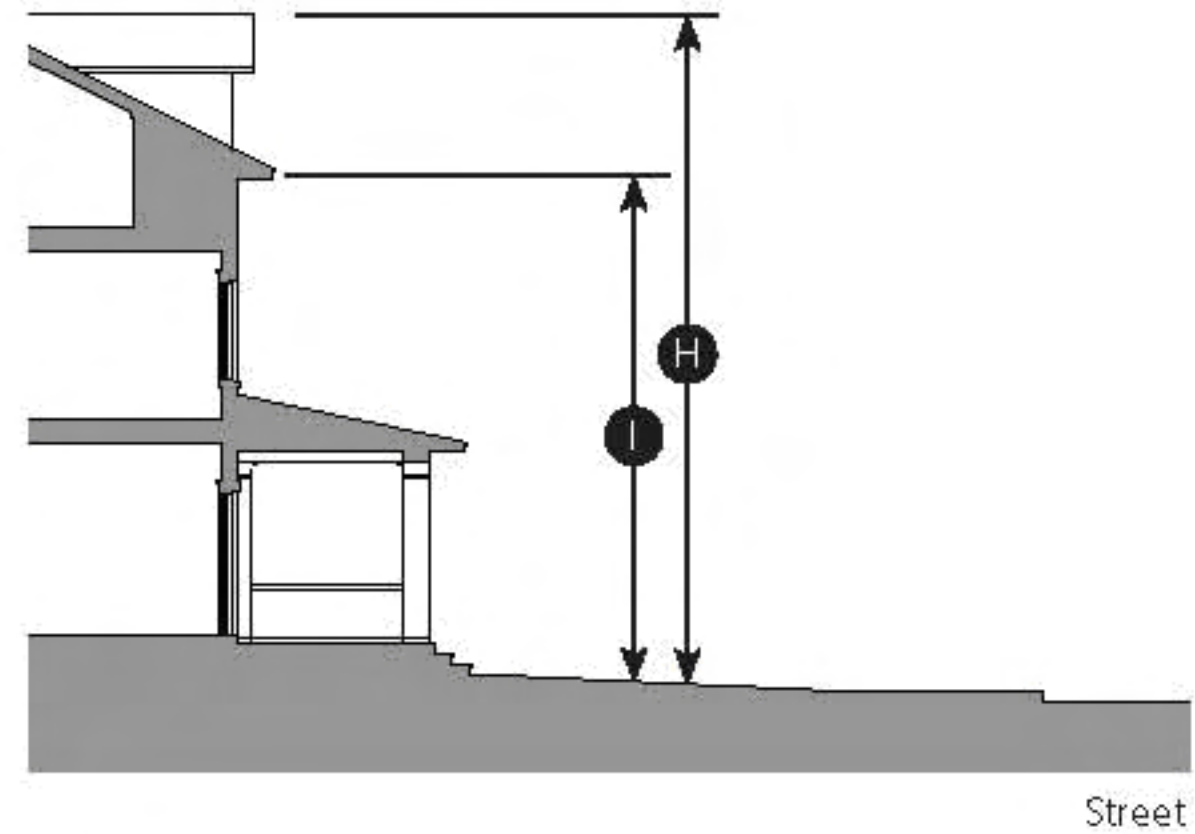
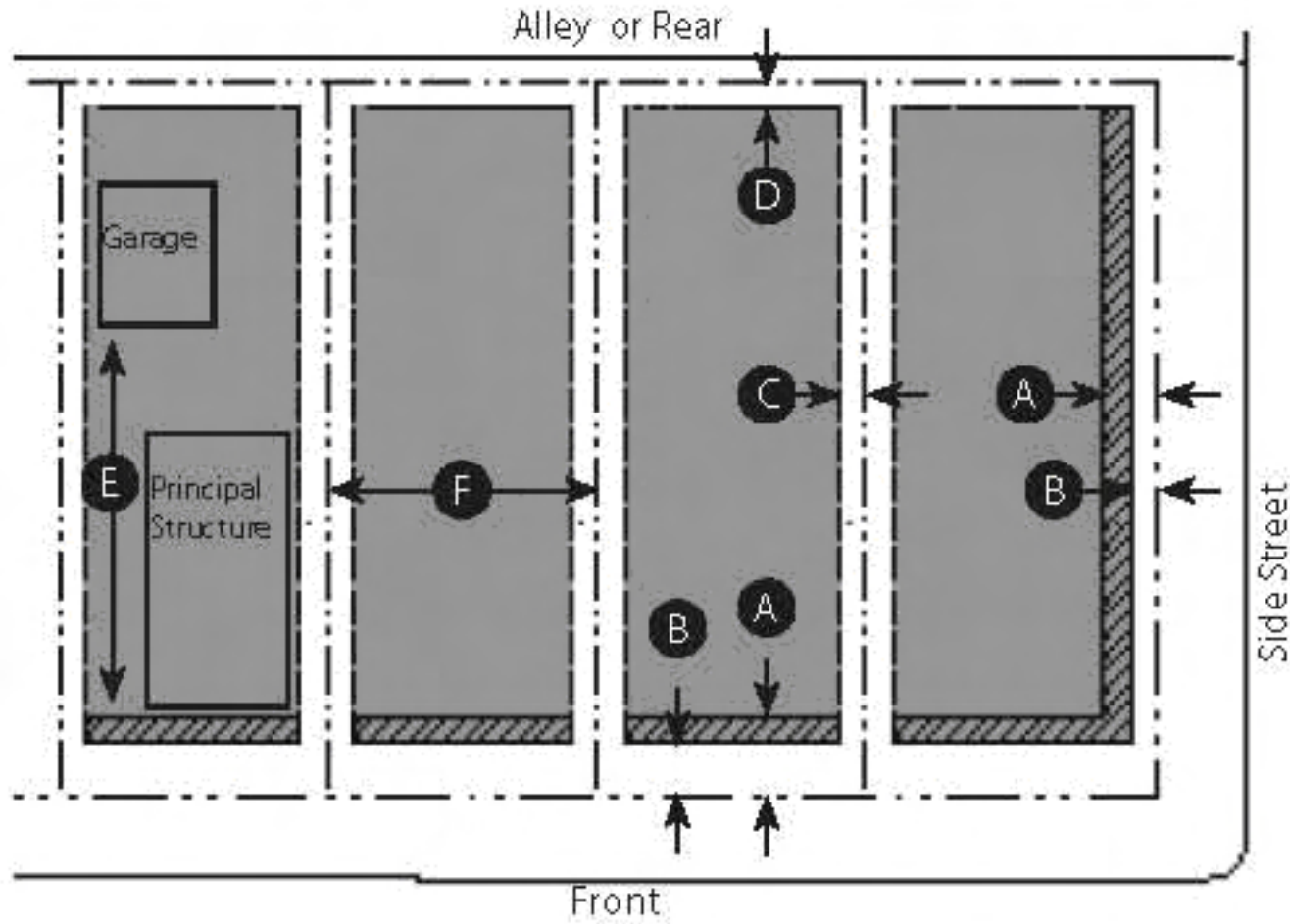


RN-4: Residential Neighborhood Four, High Density-Small Lot



Key		
--- ROW / Property Line		Building Area
--- Setback Line		Porch Area

Building Placement	
Setback (Distance from ROW / Property Line)	
Front/Side Street (A)	
Principal Structure	15' min. - 20' max.
Accessory Structure	15' min.
Porch	7' min. (B)
Garage (attached or detached)	20' min. (from front of principal structure) (E)
Side (C)	
All Structures	5' min.
Driveway*	5' min.
Rear (D)	
All Structures	5' min.
Garage accessed off alley	5' or 20' **
Lot Size	
Width (F)	
Lots with alley access	25' min.
Lots without alley access	50' min.
Minimum Lot Area	
Single Family with Secondary Unit	2,500 sq. ft. w/ alley
Duplex	5,000 sq. ft. w/o alley
	5,000 sq. ft. w/ alley
	9,000 sq. ft. w/o alley

Building Form	
Height***	
Principal Structure	
Overall Height	40' max. (H)
Average Plate Height	28' max. (I)
Accessory Structure	
Overall Height	28' max.
Average Plate Height	16' max.
Other Standards	
Building Intensity	
Lot Coverage	45% max.
Floor Area Ratio (Accessory Structure)	20% max.
Secondary Unit Size	650 sq. ft. max.****
Density	
Units per lot	2 max.

* Not applicable to shared driveways.

** Garages accessed off an alleys are not permitted between 5 and 20 feet from the rear property line to minimize parking conflicts.

*** The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

**** See Section 26-402 for additional secondary unit criteria.