

3.7 R4—Residential 4 District

3.7.1 Purpose

The R4 district is intended to preserve the established, historic residential neighborhoods throughout Central Franklin and ensure contextual compatibility of infill development.

3.7.2 Use Regulations

- A. Principal uses shall comply with Section 5.1, Principal Uses.
- B. Accessory uses and structures shall comply with Section 5.2, Accessory Uses and Structures.
- C. Temporary uses and structures shall comply with Section 5.3, Temporary Uses and Structures.

3.7.3 Building Types

The following principal building type is permitted:

- A. House

3.7.4 Frontage Types

The following frontage type is permitted:

- A. Yard Frontage

3.7.5 Dimensional Standards

The following dimensional standards are required:

Lot Standards	Minimum
Lot Size	75% of the average lot size of existing lots on the same block face, but in no case shall be less than 6,500 square feet
Lot Width	75% of the average lot width of existing lots on the same block face, but in no case shall be less than 60 feet
Front Lot Line	80% of minimum lot width
Number of Buildings	Maximum
Principal Building	1 per lot
Accessory Structure	1 per lot
Minor Accessory Structure	1 per lot
Principal Building Setbacks	Minimum
Front Yard	Average setback of existing buildings on the same block face, but no closer to the front lot line than the closest adjacent building, and in no case less than 10 feet
Side Yard	7 feet
Rear Yard	20 feet
Rear Yard Abutting an Alley	See building type for garage setbacks

Appurtenance Encroachments into Setbacks

Front Yard	6 feet max
Side Yard	5 feet max, but no closer than 5 feet from lot line
Rear Yard	15 feet max, but no closer than 20 feet from lot line

Steps may encroach up to the front lot line, but no closer than 5 feet from a side or rear lot line

Accessory Structure Setbacks

Location	At least 5 feet behind the principal building At least 5 feet from any lot line
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Building Height Maximum

Principal Building	Building height shall not exceed one-half story above the average height of existing buildings on the same block face, but in no case shall exceed 2 1/2 stories
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Accessory Structure	1 1/2 stories , but shall not exceed the height of the principal building
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Minor Accessory Structure	1 Story
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Landscape Minimum

Landscape Surface Area	40%
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Alternate Standards

Where there is not an existing house on a block face to establish the lot standards, principal building setbacks, or building height, then the house(s) on the opposite block face shall be used to determine the applicable requirements. For lots in recorded subdivisions, if there are different dimensional standards on the final plat, then those standards on the final plat shall govern

3.7.6 Additional Standards

Chapter References

Building Types	Chapter 6
Frontage Types	Chapter 7
Transitional Features	Chapter 8
Streetscape and Circulation	Chapter 9
Parking and Transit	Chapter 10
Open Space	Chapter 11
Landscape	Chapter 12
Fences, Walls, and Screening	Chapter 13
Lighting	Chapter 14
Signs	Chapter 15
Utilities	Chapter 16
Natural Resources	Chapter 17
Historic Resources	Chapter 18