

## Residential Low-Rise Multifamily

# R-4



Low-rise Multifamily Residential (R-4) zoning allows for denser, residential development than in One-to-Three-Family and Town House Residential (R-3) zoning, permitting single-, two- and three-family homes and townhomes up to three stories high as well as low-rise multi-family housing up to four stories high. Other permitted uses include parks, community residences, garages, ground floor retail, office or services, and day care. Areas zoned R-4 encourage residential character and do not permit some forms of commercial uses. Neighborhood services such as assisted living facilities, nursing homes, child care centers, community centers, places of worship, and schools are permitted only with conditions.

R-4 zoning is generally applied in areas of neighborhoods with a mix of single-, two-, three-family homes and townhomes, but with a predominance of low-rise, multi-family homes, such as those found in large sections of Belmont, the residential sections of University Heights and portions of most Newark neighborhoods, including Upper and Lower Clinton Hill and the Ironbound. These areas are generally characterized by more densely packed homes and multifamily buildings that are four stories or less on very little yard space, giving them a more urban, residential feel.

Learn more about the specific uses that are permitted and prohibited in R-4 zones beginning on page 82.

Learn more about the size and design of buildings permitted in R-4 zones beginning on page 98.

