

Section 619. Residential R-4A District—Multifamily Residence—General.

The R-4A, Multi-Family Residence, General District, is a district of a limited number of family residences and other compatible uses designed to maintain, protect and preserve a character of development on lots with a minimum area of 6,000 feet and with not more than one dwelling unit and customary accessory buildings for each 1,000 square feet or not more than one efficiency apartment for each 500 square feet of lot area.

Separate dwellings with common party walls may be authorized on separate sublots when the same are specifically approved with appropriate safeguards to ensure development consistent with the purposes of this zone.

A. **Permitted Uses.** Primary uses and accessory uses are permitted as indicated in the Residential Districts Land Use Matrix, Section [608.D](#), plus the following:

1. Hospice, subject to a use permit.
2. Nursing home, subject to a use permit and the following conditions:
 - a. A maximum lot coverage of 25 percent.
 - b. A minimum of 50 square feet of usable outdoor open space per bed shall be provided.
3. Single-family infill developments, per the provisions of Section [608.F.6](#) and Table 617.B, R-4 Development Options, column D.

B. **Yard, Height and Area Requirements.** Except as required by Section [701](#), the following yard, height and area provisions shall be required for this district:

1. There shall be a lot area of not less than 1,000 square feet for each dwelling unit, 500 square feet for each efficiency apartment or rooming unit, and 250 square feet for each guestroom. No lot shall hereafter be subdivided to provide less than 6,000 square feet of lot area nor to have a width of less than 60 feet nor a depth of less than 94 feet.
2. There shall be a front yard having a depth of not less than 20 feet.
3. There shall be two side yards each having a width of not less than five feet except as provided in Section [701](#).
4. There shall be a rear yard having a depth of not less than 15 feet which depth may be measured from the centerline of any existing sixteen-foot or wider rear alley or from what would be the centerline of a full 16-foot or wider rear alley where only a one-half or partial alley exists.
5. The main building and all accessory buildings on a lot shall not occupy more than 50 percent of the total area of the lot.
6. No building shall exceed a height of 48 feet.

7. Yards for accessory dwelling units and other accessory structures shall be in accordance with the provisions of Section [706](#).
8. Single-family infill development must comply with all regulations applicable to SFI development in the R-4 district except for density, which shall be permitted per Section [619.B.1](#).
9. Off-site manufactured home developments, upon obtaining use permit approval, shall comply with the R-4 standards for planned residential developments (Table 617.B, column C) except for density, which shall be permitted per Section [619.B.1](#). (Ord. No. G-3498, 1992; Ord. No. G-3629, 1993; Ord. No. G-5050, 2007; Ord. No. G-5544, 2010; Ord. No. G-5582, 2011; Ord. No. G-5743, 2012; Ord. No. G-5874, 2013; Ord. No. G-6331, 2017; Ord. No. G-6451, 2018; Ord. No. G-7160, § 19, 2023)

The Phoenix Zoning Ordinance is current through Ordinance G-7284, passed July 1, 2024.

Disclaimer: The City Clerk's Office has the official version of the Phoenix Zoning Ordinance. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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