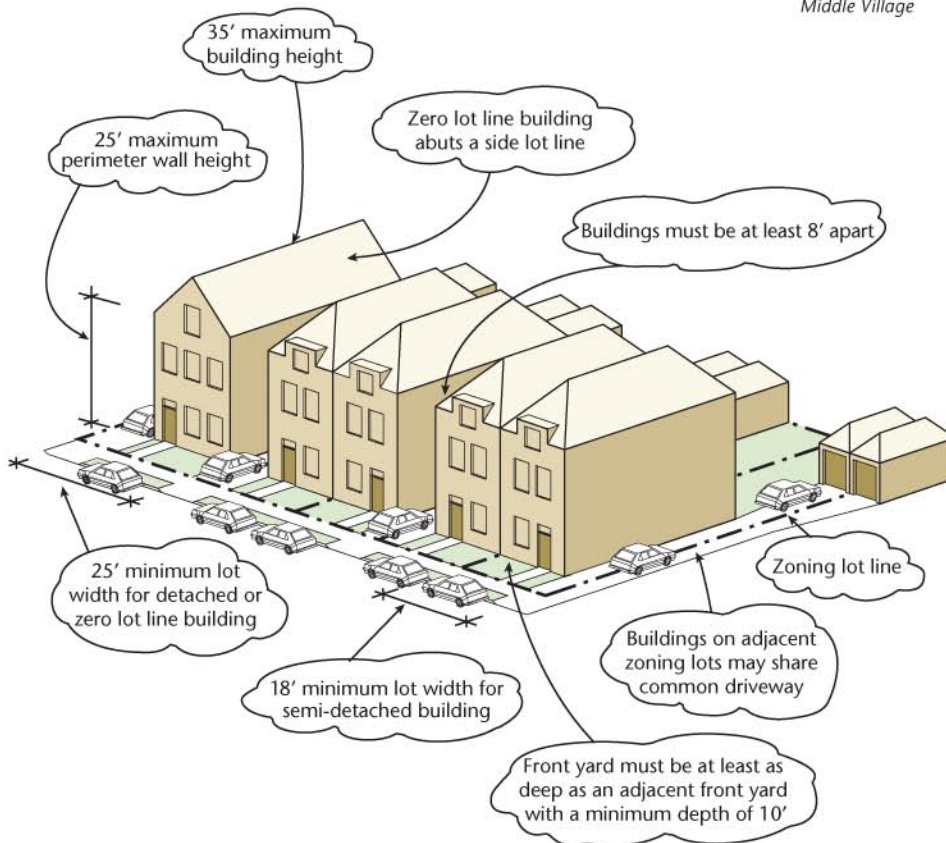


R4-1



Middle Village



Bay Ridge

R4-1 districts, like R3-1 districts, permit only one- and two-family detached and semi-detached residences. Despite a narrower lot requirement of 25 feet for detached homes, houses in R4-1 districts tend to be larger than those in R3-1 districts because of the higher **floor area ratio (FAR)** of 0.75 plus an **attic allowance**. The **perimeter wall** may rise to 25 feet, compared to 21 feet in R3-1 districts, before sloping or being set back to a maximum building height of 35 feet. Sections of Baychester in the Bronx and Bay Ridge in Brooklyn are examples of R4-1 districts.

The amount of required open space on R4-1 **zoning lots** is governed by yard requirements. Two side yards for a detached residence. Although there is no minimum width for each side yard, there must always be eight feet between buildings on adjacent zoning lots. One four-foot side yard is required for each semi-detached residence, which must be on a lot at least 18 feet wide. **Zero lot line residences** are permitted in R4-1 districts, and require only one eight-foot side yard. Front yards must be at least 10 feet deep and at least as deep as an adjacent front yard, up to a depth of 20 feet. One off-street parking space is required for each dwelling unit. On lots less than 35 feet wide, parking must be located in a driveway along a **side lot ribbon**.

Single- and Two-Family Detached and Semi-Detached Residences

R4-1 ¹	Lot Width (min)	Lot Area (min)	FAR (max)	Front Yard (min)	Rear Yard (min)	Side Yards ⁴ (min)			Building Height/ Perimeter Wall (max)	Required Parking (min)
						#	Total	Each		
Detached ¹	25 ft	2,375 sf	0.75 ²	10 ft ³	30 ft	2	8 ft	na	35 ft/25 ft	1 per dwelling unit
Semi-Detached	18 ft	1,700 sf				1	4 ft	na		

¹ Regulations may differ in Lower Density Growth Management Areas

² FAR may be increased up to 20% for attic allowance

³ Front yard must be at least as deep as an adjacent front yard with a minimum depth of 10 feet

⁴ Zero lot line buildings require only one side yard at least 8 feet wide; minimum of 8 feet required between buildings on adjacent zoning lots