



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **April 25, 2023**
Project: **R-4 Zoning District**
Planner: Mark Latham-City of
Tontitown

PUBLIC HEARING AND PLANNING COMMISSION AGENDA ITEM

PH 6, PC 4

Amendment to R-4 Zoning District

§ 153.060 ZONING DISTRICTS ESTABLISHED.

The following zoning districts, which may be referred to by their abbreviations, are hereby established

(A) Base zoning districts:

- A Agriculture
- R-E Estate Single-Family Residential - two acre minimum lot size
- R-1 Single-Family Residential - one acre minimum lot size
- R-2 Single-Family Residential - one-half acre minimum lot size
- R-3 Single-Family Residential - 9,600 square foot minimum lot size; provided density shall not exceed three units/acres
- R-3L Single-Family Residential - 14,520 square foot minimum lot size one-third acre
- R-4 Single-Family Residential - 8,000 square foot minimum lot size; provided the density shall not exceed four units/acre ([*R-4 is not an available zoning district classification for assignment](#))
- R-MF-16 Multi-Family Residential - 16 units/acre maximum
- R-MH Residential-Mobile Homes
- N-C Neighborhood Commercial
- C-1 Light Commercial/Office
- C-2 General Commercial
- C-T Trades and Services
- L-I Light Industrial
- I Industrial
- EU-L Exclusive Use-Landfill

§ 153.080 AGRICULTURE AND RESIDENTIAL DISTRICTS; GENERAL DESCRIPTION.

(H) *R-4, Single-Family Residential.* This district is characterized by single-family or duplex residential development on medium sized lots of at least 8,000 square feet, with density not exceeding four units/acre. As with other residential zones, this district also serves as a buffer in providing for a step-down in intensity from higher to lower density residential and other types of development. It is the intent and desire of the city that R-4 zoned areas, which typically have smaller sized lots, be served by municipal water and sanitary sewer service. [The R-4, Single-Family Residential is not an available residential zoning district classification for assignment and is only available for current properties that are assigned to the R-4 zoning district.](#)