



## General Residential District

The R-4 District is a higher density residential district which encourages multiple-family and group residential developments, and represents a broad variety of housing types and densities. The regulations are designed to facilitate infill residential development and development close to non-residential uses. Provision is made for conditional approval of those uses that support and service the development in a manner that will not have a harmful effect on the character of existing neighborhoods, and will reduce dependence upon automobile transportation by encouraging population densities that will support mass transportation.

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### **Permitted Uses:**

These uses are allowed by right, subject to permit approval.

8250.3	Community Recreation: Property Owners Association
8300.40	Family Day Care Homes
8200.3	Group Residential
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.12	Multiple-Family Residential
8200.13	Senior Independent Living
8200.14	Single-Family Residential
8200.15	Three- and Four-Family Residential
8200.16	Two-Family Residential

### **Conditional Uses:**

These uses necessitate the application of special standards in order to coexist with adjacent and nearby uses, and the neighborhood or land use areas in which they are to be placed. Special standards for these uses are found in Chapter 59, Article IX, Section 9350, "Standards for Specific Uses" of the Oklahoma City Municipal Code 2020, as amended.

8150.2	Agricultural Processing: Limited
8150.2.1	Animal Raising: Chickens and Quail
8150.3	Animal Raising: Commercial
8150.5	Animal Raising: Personal
8300.27	Communications Services: Antennas
8300.28	Communications Services: Broadcast Towers
8300.3	Communications Services: Telecommunication Towers
8150.6.1	Community Garden
8250.4	Community Recreation: Restricted
8150.6.2	Composting
8200.1	Congregate Care Housing and Convalescent Homes
8150.6.3	Greenhouse
8150.6.4	Home Garden
8150.6.5	Hoop House
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8300.51.1	Lodging Accommodations: Home Sharing
8300.49	Lodging: Accommodations Bed and Breakfast
8250.14	Low Impact Institutional: Neighborhood-Related
8250.16	Murals
8150.7.1	Rainwater Harvesting
8150.7.2	Roof Garden

Descriptions of listed use units, and specific regulations for development in this district can be found in Chapter 59 of the Oklahoma City Municipal Code 2020, as amended, or by navigating the world wide web to [https://library.municode.com/ok/oklahoma\\_city/codes](https://library.municode.com/ok/oklahoma_city/codes).

R-4 District use units, continued.

8150.9 Urban Farm

**Special Exception Uses:**

The Board of Adjustment may grant a special exception for uses specifically authorized in each zoning district. In addition to the use standards specified in Chapter 59, Article IX, Section 9350, "Standards for Specific Uses" all said uses shall also conform to other applicable standards before approval may be granted.

8350.2 Aboveground Flammable Liquid Storage: Restricted  
8300.2 Adult Day Care Facilities  
8300.25 Child Care Centers  
8200.11 Manufactured (Mobile) Home Residential: Medical Hardship  
8450.4 Underground Injection Wells: Enhanced Recovery Wells

**Special Permit Uses:**

The Planning Commission may recommend, and City Council may grant, special permit uses for uses specifically authorized in each zoning district. In addition to the use standards specified in Chapter 59, Article IX, Section 9350, "Standards for Specific Uses" all said uses shall also conform to other applicable standards before approval may be granted.

8250.2 Community Recreation: General  
8250.6 Domestic Violence Shelters  
8250.7 Emergency Shelters and Feeding Sites  
8250.8 Forced Detention or Correction Facilities  
8300.43 Funeral and Interment Services: Interring  
8250.9 Heavy Public Protection and Utility  
8250.10 High Impact Institutional  
8250.15 Moderate Impact Institutional  
8300.60 Personal Storage  
8250.17 Residential Facilities for Dependent and Neglected Children  
8250.18 Residential Facilities for Drug or Alcohol Treatment Centers  
8250.19 Transitional Mental Health Residential Facility

**Variance Uses:**

Variances from the provisions of the Oklahoma City Municipal Code 2020, as amended, may be granted by the Board of Adjustment pursuant to review and may be subject to other applicable standards before approval may be granted.

8450.2 Mining and Processing: Oil and Gas

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