



Medium-High Density Multiple-Family Residential District

The R-4M District is a medium to high density residential district that encourages multi-family developments representing a broad variety of housing types. The regulations are designed to facilitate medium-density infill residential development, compatible with other nearby residential uses. Provisions are 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 support mass transportation.

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
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
8300.30	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
8150.9	Urban Farm

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.

R-4M District use units, continued.

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
- 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
- 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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