

# UNIFIED DEVELOPMENT ORDINANCE FACT SHEET

## R-4 Multi-family

This district provides land for development of apartment and condominium units at low to medium densities. This district may serve as a transitional zone between lower density residential areas and other residential or non-residential areas.

The following supplemental standards shall apply to this district:

1. Duplex dwelling units shall conform to R-2, Duplex Residential standards.
2. Townhouse dwelling units shall conform to R-3, Townhouse standards.

The maximum allowable density is 20.0 dwelling units per acre

The UDO subjects this district to supplemental standards requiring duplex dwelling units shall conform to R-2 Duplex Residential standards and townhouse dwelling units shall conform to R-3 Townhouse standards.

### **Permitted Uses:**

- Boarding & Rooming House
- Extended Care Facility / Convalescent / Nursing Home
- Dormitory
- Duplex
- Fraternity / Sorority
- Multi-Family
- Multi-Family built prior to January 2002
- Townhouse
- Educational Facility, Primary & Secondary
- Parks
- Wireless Telecommunication Facilities -Unregulated

### **Permitted with Specific Use Standards:**

- Governmental Facilities
- Place of Worship
- Sexually Oriented Business
- Utilities

### **Permitted with a Conditional Use Permit:**

- Day Care, Commercial