

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. Single-family dwellings shall conform to GS General Suburban standards.
2. Duplex dwelling units shall conform to D Duplex standards.
3. Townhouse dwelling units shall conform to T Townhome 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 D Duplex standards and townhouse dwelling units shall conform to T Townhome standards.

Permitted Uses:

- Boarding & Rooming House
- Extended Care Facility / Convalescent / Nursing Home
- Dormitory
- Fraternity / Sorority
- Mixed-Use Structure
- Multi-Family
- Multi-Family built prior to January 2002
- Single-Unit Dwelling
- Townhouse
- Two-Unit Dwelling
- Educational Facility, Indoor Instruction
- Educational Facility, Primary & Secondary
- Educational Facility, Tutoring
- Health Care, Medical Clinics
- Animal Care Facility, Indoor
- Art Studio / Gallery
- Commercial Amusements
- Conference / Convention Center
- Day Care, Commercial
- Dry Cleaners and Laundry
- Health Club / Sports Facility, Indoor
- Health Club / Sports Facility, Outdoor
- Hotel
- Offices
- Personal Service Shop
- Printing / Copy Shop
- Radio / TV Station / Studios
- Restaurants
- Retail Sales and Service
- Theater
- 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:

- Mobile Food Court
- Night Club, Bar or Tavern