



Section 21-03.06: UF Urban Neighborhood Flex

(a) Intent

The UF District is established to enhance and support a full range of housing types and small-scale commercial uses, found outside neighborhood centers in both core and outlying areas of the City.

The following are typical characteristics of the UF District:

- A mixture of residential development, including single unit, two unit, multi-unit, and ancillary dwelling units that maintains neighborhood stability.
- Integrates limited small-scale office, commercial, and institutional uses that are compatible with the scale and character of the neighborhood
- Buildings with smaller setbacks create a consistent block face along smaller city blocks
- Detached garages or shared parking areas accessed from an alley
- Pedestrian-oriented scale with sidewalks and regularly spaced street trees

(b) Building Types

The following building types are permitted in the UF District:

- | | |
|------------------|-------------------|
| ■ Carriage House | ■ Townhouse |
| ■ Detached House | ■ Apartment House |
| ■ Cottage Court | ■ Stacked Flats |
| ■ Duplex | ■ Shop |

The names of the building types are not intended to limit or expand uses allowed within the building. See [Section 21-08.02](#) for building type descriptions and regulations.

Limited public and institutional uses shall be incorporated at a scale and character compatible with the surrounding neighborhood.