

## **Sec. 202-14. R-DU-BTR Duplex Residential-Build to Rent**

### **202-14.1. Purpose**

This district is intended for rentable two-family dwellings with utilities and a residential character. It is also intended for vacant lands where utilities and a residential character are likely to occur. Because these areas are served by public utilities and facilities, a moderate density of development can be supported.

### **202-14.2. Use Provisions**

See Sec. 206-2 (Allowed Use Table).

### **202-14.3. Building Types**

No building type requirements apply in R-DU-BTR.

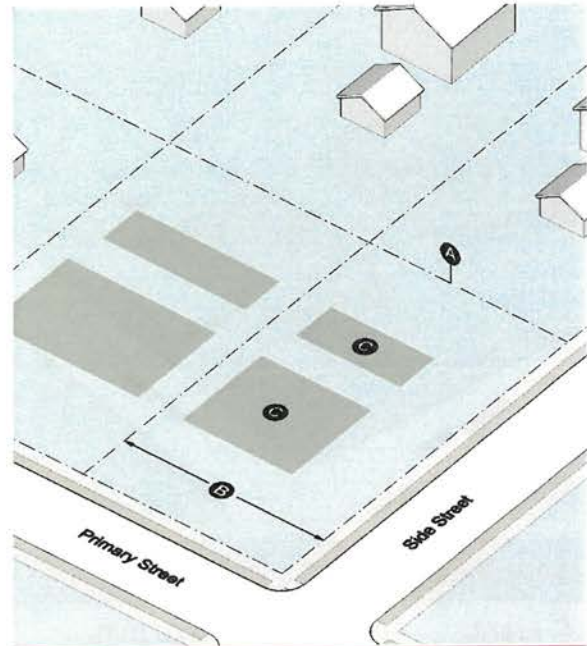
### **202-14.4. Architectural Standards**

See Sec. 202-1.2 (Design Criteria) and Sec. 201-3 (General Architectural Standards).

### **202-14.5. Site Development Standards**

See Chapter 200 Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

### **202-14.6. Dimensional Standards**



#### **Site Standards**

Open space requirement: See Sec. 401-2 (Open Space)

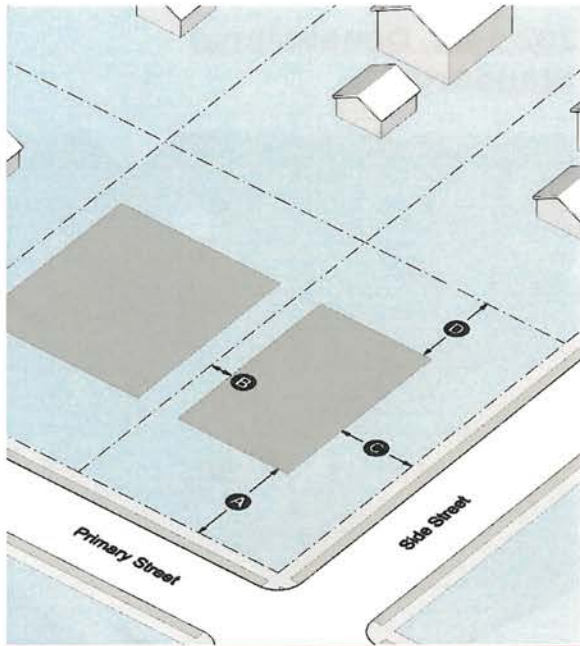
#### **Lot Standards**

	(A) Area	(B) Width
Single-family detached dwellings:	15,000 sf. min.	80 ft. min.
Two-family dwellings:	15,000 sf. min. (7,500 sf. min. per unit)	80 ft. min.

#### **Lot Coverage**

(C) All lots: 45% max.

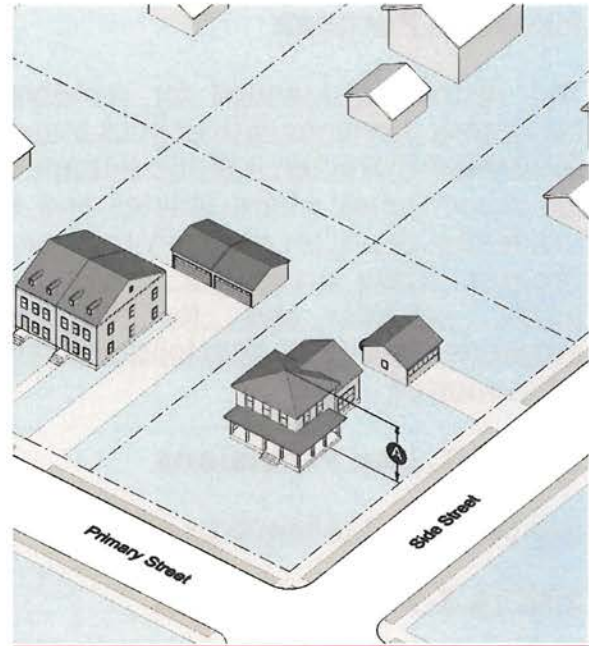
**202-14.7. Building Placement**



**Building Setbacks**

Ⓐ Front:	40 ft. min.
Garage door facing a street:	30 ft. min.
Ⓑ Side (interior):	10 ft. min.
Ⓒ Side (street):	35 ft. min.
Ⓓ Rear:	40 ft. min.

**202-14.8. Bulk and Mass**



**Building Height**

Ⓐ Height:	40 ft. max.
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**Building Size**

Unit floor area:	1,000 sf. min.
Garage size per dwelling unit:	2-car min.

**202-14.9. Additional Requirements**

- A.** The following standards are required in this zoning classification. In the event these requirements contradict another section of this Ordinance, the requirements listed here shall control.
- A property owners association shall be created and all parcels in the development shall be subject to mandatory membership in the association.
  - The property owner's association or its management company shall be responsible for all ground maintenance in the development.
  - The property owner's association or its management company shall be responsible for all maintenance of all building exteriors in the development.
  - All Interior Roadways in the development must be a minimum of 29 feet from edge of pavement to edge of pavement.

5. All driveways must be a minimum width of 24 feet and minimum length of 30 feet, measured from right of way to garage door.