

Sec. 202-11. RS-30-BTR, Single-Family Residential-Build to Rent

202-11.1. Purpose

This district is intended to provide stable residential areas of high-quality single-family houses that can be rented to residents; to protect the residential character of the district; and to encourage a suitable residential environment on lots which are of moderate width but greater depth than other single-family districts.

202-11.2. Use Provisions

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

202-11.3. Building Types

No building type requirements apply in RS-30-BTR.

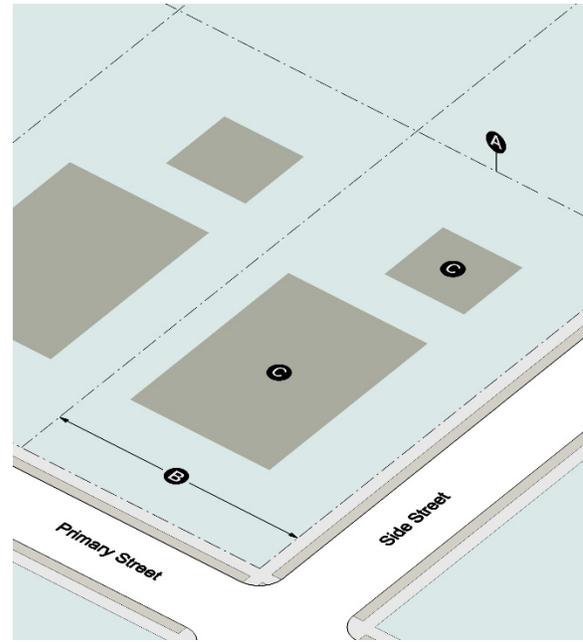
202-11.4. Architectural Standards

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

202-11.5. Site Development Stds.

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

202-11.6. Dimensional Standards



Site Standards

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

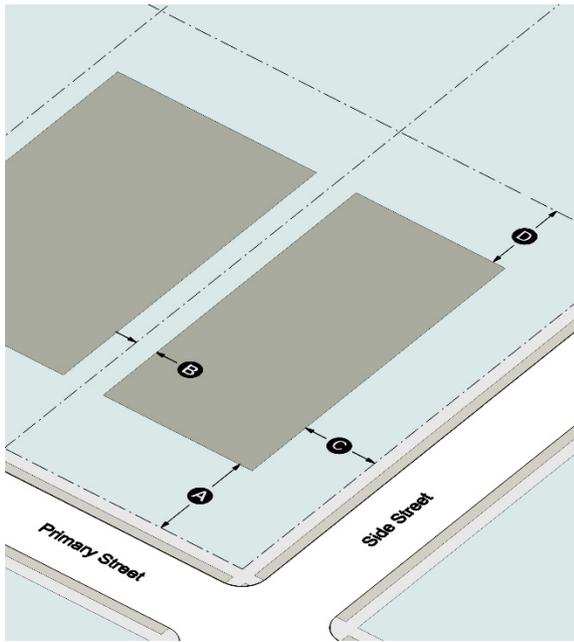
Lot Standards

	<u>Ⓐ Area</u>	<u>Ⓑ Width</u>
<u>All lots:</u>	<u>30,000 sf. min.</u>	<u>100 ft. min.</u>

Lot Coverage

Ⓒ All lots: 35% max.

202-11.7. Building Placement



Building Setbacks

(A) Front: 50 ft. min.

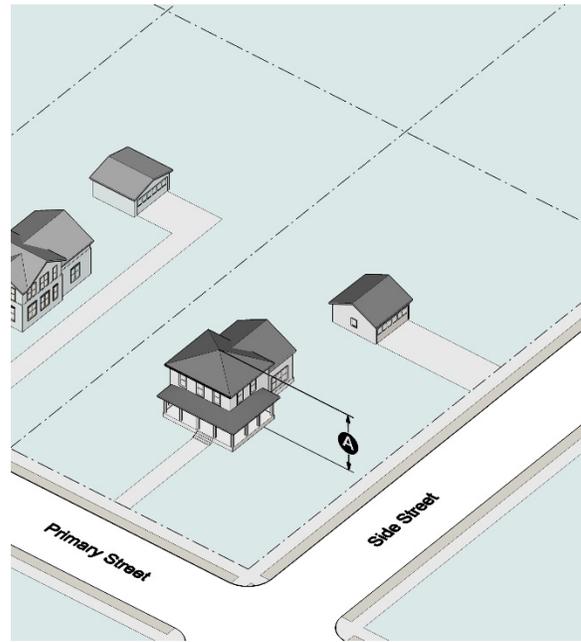
Garage door facing a street (from house side edge of sidewalk): 30 ft. min.

(B) Side (interior): 10 ft. min.

(C) Side (street): 35 ft. min.

(D) Rear: 40 ft. min.

202-11.8. Bulk and Mass



Building Height

(A) Height: 35 ft. max.

Building Size

Unit floor area: 1,700 sf. min.

Garage size per dwelling unit: 2-car min.

202-11.9. 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.

1. A property owners association shall be created and all parcels in the development shall be subject to mandatory membership in the association.
2. The property owner's association or its management company shall be responsible for all ground maintenance in the development.
3. The property owner's association or its management company shall be responsible for all maintenance of all building exteriors in the development.

4. 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 inside edge (house side) of sidewalk to garage door.