

## **Sec. 202-13. RS-5-BTR Single-Family Residential-Build to Rent**

### **202-13.1. Purpose**

The district is intended to provide areas for high-quality small-lot single-family detached housing for rent in a walkable setting.

### **202-13.2. Use Provisions**

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

### **202-13.3. Site**

### **202-13.4. Building Types**

Building type requirements apply in the RS-5-BTR district and the following types are allowed:

**A.** Detached House

**B.** Civic Building

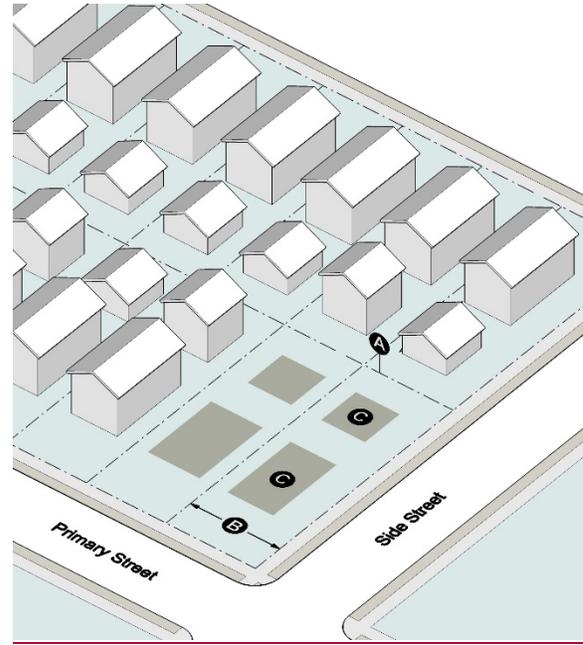
### **202-13.5. Architectural Standards**

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

### **202-13.6. Development Standards**

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

### **202-13.7. Dimensional Standards**



#### **Site Standards**

Open space requirement: 20% of site min.

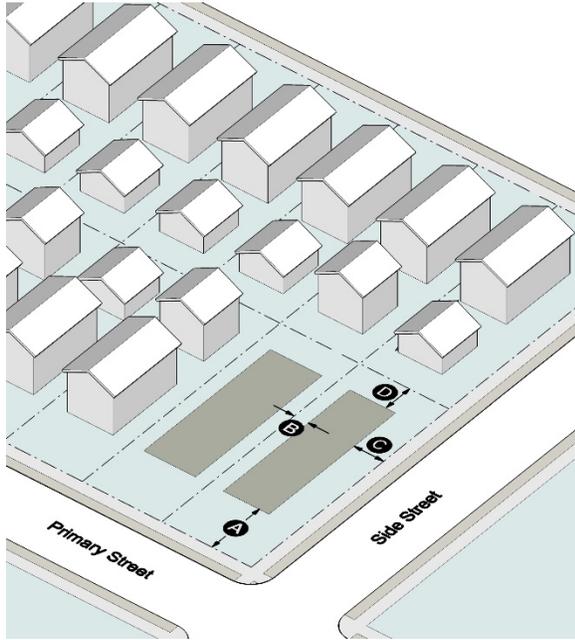
#### **Lot Standards**

	<u>(A) Area</u>	<u>(B) Width</u>
Detached house:	5,000 sf. min.	50 ft. min
All other building types:	5,000 sf. min.	50 ft. min.

#### **Lot Coverage**

(C) All building types: 60% max.

**202-13.8. Building Placement**



**Building Setbacks**

(A) Front: 20 ft. min.

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

(B) Side (interior): 5 ft. min.

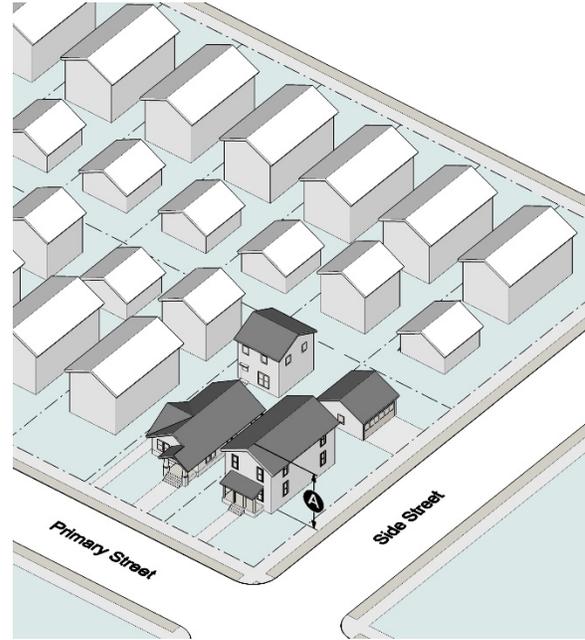
(C) Side (street): 15 ft. min.

(D) Rear: 15 ft. min.

**Building Separation**

Min. separation between principal buildings on the same site: 10 ft. min.

**202-13.9. Bulk and Mass**



**Building Height**

(A) Height: 35 ft. max.

**Building Size**

Unit floor area: 1,000 sf. min.

Garage size per dwelling unit: 2-car min. [1]

Table Note:  
 [1] See Sec. 207-1.2.B for required vehicular parking spaces.

**202-12.10. 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.