

## **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.

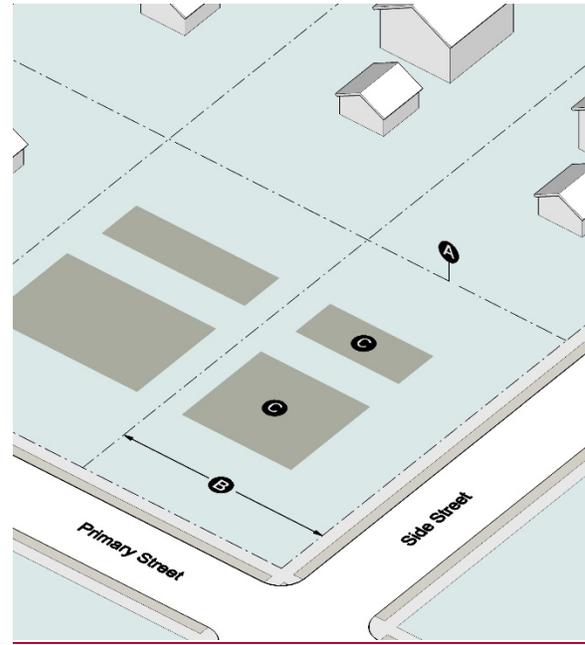
### **202-14.4. Architectural Standards**

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**

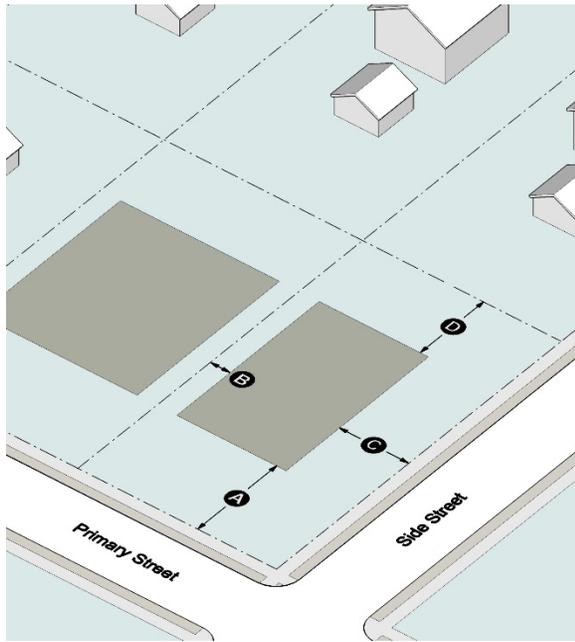
Open space requirement: See Sec. 401-2 (Open Space)

<b><u>Lot Standards</u></b>	<b><u>(A) Area</u></b>	<b><u>(B) Width</u></b>
<u>Single-family detached dwellings:</u>	<u>15,000 sf. min.</u>	<u>80 ft. min.</u>
<u>Two-family dwellings:</u>	<u>15,000 sf. min. (7,500 sf. min. per unit)</u>	<u>80 ft. min.</u>

#### **Lot Coverage**

(C) All lots: 45% max.

### 202-14.7. Building Placement



#### Building Setbacks

(A) Front: 40 ft. min.

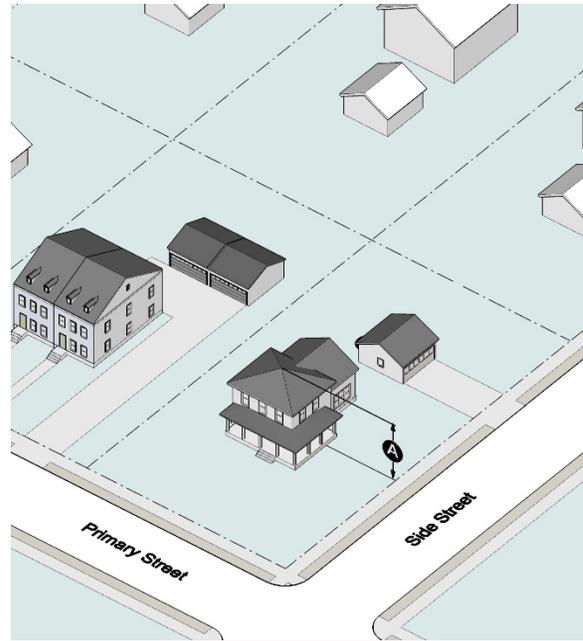
Garage door facing a street (from house side edge of sidewalk): 30 ft. min.

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

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

(D) Rear: 40 ft. min.

### 202-14.8. Bulk and Mass



#### Building Height

(A) Height: 40 ft. max.

#### 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.

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.