

Sec. 202-16. RO-BTR Residential for Older Persons-Build to Rent

202-16.1. Purpose

This district is intended to serve the housing needs of persons who are 55 years of age or older by allowing a mix of rentable age-restricted housing types and requiring community open spaces. The district must be in areas of the city that facilitate pedestrian access to nearby goods and services, and/or amenities/cultural facilities. A rezoning to RO will not serve as a precedent for medium density zoning in an otherwise low-density residential area.

202-16.2. Use Provisions

- A. See Sec. 206-2 (Allowed Use Table).
- B. All dwelling units must be occupied by at least one person who is 55 years of age or older.
- C. Accessory uses also mean any accessory use necessary for the operation of the facility or for the benefit or convenience of the residents and their guests including, but not limited to: cooking and eating facilities; restaurants; places of worship; indoor and outdoor recreation; retail sales; and banks; beauty, hair, or nail salons; classrooms; conference rooms; social rooms; common areas; guest rooms; medical uses; wellness center; craft and music rooms; various craft, health, exercise and vocational activities; classrooms; swimming pools; facilities related to the operation of the facility, such as but not limited to, administrative offices, food and record storage areas, property maintenance

facilities, adult care center, day care center for children of employees, and security operations. Any accessory uses must be for the primary benefit of the district.

202-16.3. Building Types

Building type requirements apply in the RO district and the following types are allowed:

- A. Detached House
- B. Cottage Court
- C. Semi-Detached House
- D. Townhouses
- E. Walk-up flat
- F. Stacked flat
- G. Civic buildings

202-16.4. Architectural & Design Stds.

- A. See Sec. 202-1.2 (Design Criteria)
- B. See Sec. 201-3 (General Architectural Standards).
- C. See Sec. 202-9.10 (RO Design Standards).
- D. See Sec. 202-9.11 (Accessibility Standards).

202-16.5. Site Development Standards

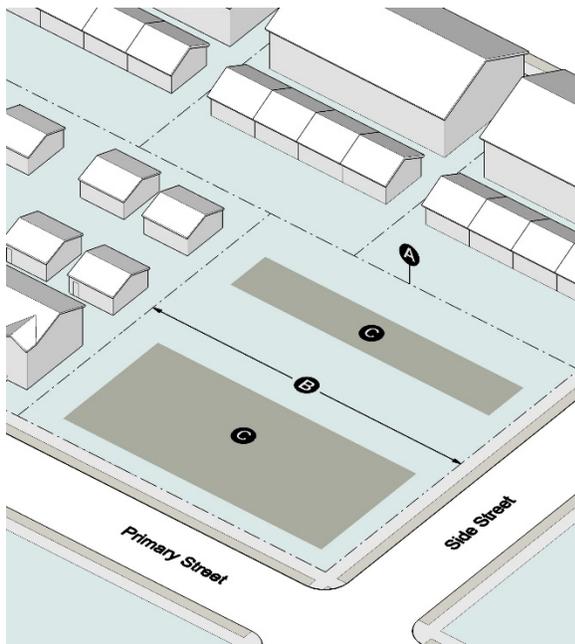
See Chapter 200 Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

202-16.6. Other Requirements

- A.** See Sec. 202-9.12 (Mandatory Homeowner Association).
- B.** See Sec. 202-9.13 (Covenants and Restrictions).
- C.** See Sec. 202-9.14 (Additional Requirement Authority).

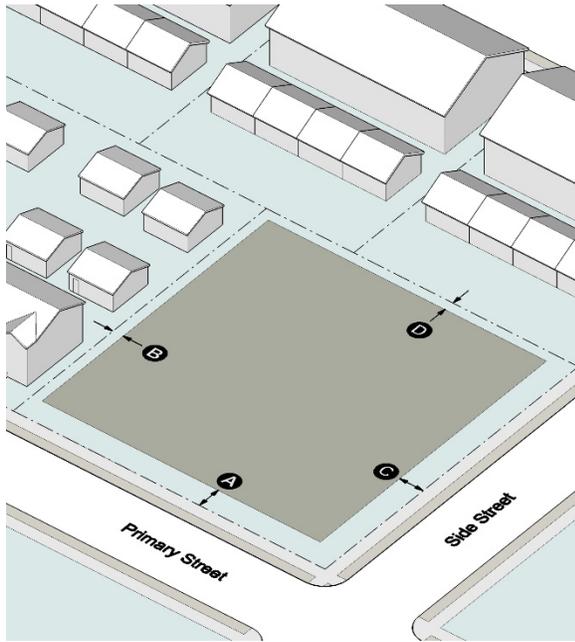
| | | |
|---|---------------------------|--------------------|
| <u>designation, excludes single-family detached dwellings):</u> | | |
| <u>Site setback (single-family detached dwellings abutting low density residential land use designation):</u> | | <u>15 ft. min.</u> |
| Lot Standards | (A) Area | (B) Width |
| <u>Detached house:</u> | <u>5,000 sf. min. sf.</u> | <u>50 ft. min.</u> |
| <u>All other building types:</u> | <u>No min.</u> | <u>No. min.</u> |
| Lot Coverage | | |
| <u>(C) Percent of total site:</u> | | <u>50%</u> |

202-16.7. Dimensional Standards



| | |
|--|---|
| Site Standards | |
| <u>Density (except retirement community, see Sec. 202-9.9)</u> | |
| <u>Site with one or more arterial or major collector access point:</u> | <u>8 u/a max.</u> |
| <u>Site with no arterial or major collector access point:</u> | <u>6 u/a max.</u> |
| <u>Open space requirement:</u> | <u>20% of site min.</u> |
| <u>External street frontage:</u> | <u>50 ft. min.</u> |
| <u>Landscape strip (all streets):</u> | <u>10 ft. min.</u> |
| <u>Site setback (abutting a low-density residential land use</u> | <u>15 ft. min. and planted per Sec. 207-3</u> |

202-16.8. Building Placement



Building Setbacks [1]

| | |
|----------------------|-------------|
| (A) Front: | 12 ft. min. |
| (B) Side (interior): | 5 ft. min. |
| (C) Side (street): | 12 ft. min. |
| (D) Rear: | 10 ft. min. |

Building Separation

Min. separation between principal buildings on the same site (retirement communities): 25 ft. min.

Min. separation between principal buildings on the same site (other uses): 15 ft. min.

Table Note:

[1] Greater site setbacks also apply per Sec. 202-9.6. and Sec. 202-16.10.

202-16.9. Bulk and Mass



Building Height

| | |
|--------------------------------------|--------------------|
| (A) Height (retirement communities): | 5 stories max. [1] |
| (A) Height (other uses): | 35 ft. max. |
| (A) Height (other uses): | 35 ft. max. |

Building Size

Unit floor area: Min. 600 sf

Note

[1] No building may exceed 3 stories when abutting a residential district unless a 100-foot buffer is provided and planted per Sec. 207-3.

202-16.10. Retirement Community Density

The number of retirement community (continuing care) independent living units may not exceed 35 units per acre.

202-16.11. 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.