

SECTION 27 CU Condominium Unit District

(a) *Purpose and Intent.* The condominium unit district is established to allow multiple ownership of a building and or property utilizing the zero lot line and townhouse concepts. This district must be used in combination with another district to establish the land use limitations and the maximum density of development. These district combinations shall be located in those areas of the City where adequate facilities either exist prior to development or can be provided in conjunction with development and where the proposed development is compatible with the surrounding environment.

(b) *District Combinations.* The CU-District may be used in combinations with all districts.

(c) *Density and Use Limitations.* The density and land use shall be the same as the density and land use permitted in the district used in combinations with the CU-District.

(d) *Other Requirements.* All of the other requirements such as height, area, regulations, off street parking, and signs shall be the same as the district with which the CU District is being combined. The only exception is the minimum land area for use of the CU District shall be 1 acre.

(e) *Large Scale Development.* All CU District designated development whether new or modification shall be subject to the requirements of the Rogers Large Scale Development Code.

(f) *Protective Covenants.* At the time of application for a Large Scale Development Plan approval for a CU designated district, the developer shall submit protective covenants or restrictions which shall be applicable to the development and which shall provide for a means of financing the maintenance of any common areas and buildings. In addition, the protective covenants or restrictions shall limit the use of the property and improvements so as to prohibit extraordinary or unusual risks to persons or property in the development caused by the particular use of any unit of the development. Said covenants, as approved by the Commission, shall be properly recorded prior to issuance of any building permit.