

Section 11 R-SF RESIDENTIAL SINGLE-FAMILY DISTRICT

(a) *Purpose and Intent.* This district is intended primarily for single-family-detached dwellings at low residential densities of approximately three (3) units per acre. If more than three (3) units per acre are requested the developer must submit a concept plan to the Rogers Planning Commission outlining certain amenities to offset the density. Certain other structures and uses necessary to serve governmental, educational, religious, recreational, and other needs of neighborhood areas are allowed as permitted or conditional uses subject to restrictions intended to preserve and protect the single-family residential character of the district. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and by consideration of proper functional relationship and arrangement of the different uses permitted in this district. This zoning district replaces the former R-1, R-1A and R-1B zoning districts.

(b) *Amenities considered for increased density.* Greenspace, preserving existing trees and natural areas, parks, trails, common areas, schools, boulevard streets, curvilinear streets, screening, public facilities, and other amenities decided by the Rogers Planning Commission. For the developer providing additional amenities the City of Rogers may allow increased density up to 8 units per acre, smaller minor streets, and reduced setbacks.

(c) *Open Space Considerations*

% Open Space (Gross Land Area)	Density increase Units Per Acre
15%	1.5
20%	2
25%	2.5
30%	3
35%	3.5
40%	4
45%	4.5
50%	5

Greenspace will be considered preserving existing old growth trees and natural areas, common areas and the open space in boulevard streets. The use of curvilinear streets throughout the development shall entitle the developer to an increase in density of one unit per acre (not to exceed a total of 8 units per acre).

(d) *Schools and Public Facilities.* For developments providing areas of 5 acres or a minimum of 5% of the property for public buildings, public parks, and schools an increase of 2 units per acre will be permitted not to exceed a total of 8 units per acre).

(e) *Permitted and Conditional Uses*

**PERMITTED USES**

Convent or Monastery  
Fire Station  
Group Homes for Developmentally Disabled  
Home Occupation  
Park, Public  
Reservoir, Wet or Dry Detention  
School, Private & Special Ed  
Utility Facilities  
Water Treatment/Storage Facility  
Watershed Conservation or Flood Control

**CONDITIONAL USES**

Animal Farm for Breeding/Training  
Bed & Breakfast  
Church  
Club or Lodge, w/ or w/o Alcohol  
Country Club, Private w/ Alcohol  
Day Care Center  
Golf Course  
Home Occupation  
Library, Museum, etc.  
Nursing or Convalescent Home  
Orphanage  
Real Estate Sales Office  
School, Public or Denominational

(f) *Bulk and Open Space Requirements*

A. Maximum structure height

1. When side yards are less than fifteen (15) feet in width: Thirty-five (35) feet or two-and one-half (2 ½) stories above the finished grade.
2. When side yards are fifteen (15) feet in width or greater: Forty-five (45) feet or three (3) stories above the finished grade.
3. Accessory Structures: Sixteen (16) feet, except storage buildings which shall not exceed ten (10) feet.

B. Minimum yard requirements

1. Front yard: Thirty (30) feet or as required by amenity agreement \*.
2. Side yard: ten (10) feet or as required by amenity agreement \*\*.
3. Rear yard: twenty (20) feet.

\*If the density 5 or greater the front setback will be reduced to twenty-five (25) feet.

\*\* If the density is 5 to 6.5 the side setback will be reduced to seven and one half (7 ½) feet.

\*\* If the density is 6.5 to 8 the side setback will be reduced to five (5) feet.

(g) *Maximum building coverage*

- A. The maximum building coverage (including accessory buildings): Forty (40) percent.
- B. Minimum open space: Not less than thirty (30) percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified by the amenity agreement. Open space shall not include areas covered by buildings, structures, parking areas, driveways and internal streets. Open space shall contain living ground cover and other landscaping materials.
- C. Maximum Impervious Area: The combined area occupied by all main and accessory buildings or structures, parking areas, driveways and any other surfaces which reduce and prevent absorption of storm water shall not exceed seventy (70) percent of the total lot area unless modified in accordance with the amenity agreement.

(h) *Density Requirements.* The minimum density shall be eight thousand (8000) square feet per dwelling unit or in accordance with the amenity agreement.

(i) *Off Street Parking*

RESIDENTIAL

Single Family Dwelling	2 spaces per dwelling unit
Rooming Houses, Dormitories, Fraternities, Sororities (and similar uses and establishments)	1 space per sleeping accommodation

OFFICE AND INSTITUTIONAL USES

Church Sanctuary	1 parking space for each four (4) seats based on maximum seating capacity in the principal assembly room; provided however, that churches may establish joint parking facilities not to exceed fifty percent (50%) of the required spaces, with businesses, institutions and agencies that do not have a time conflict in parking demand.
Lodge Halls, Clubs	1 space per 200 sq. ft. of net floor area
Day Nursery or Child Care Center	1 space per 500 sq. ft. of net floor area and one (1) space per employee. Loading and unloading spaces shall be required at a rate of one (1) for each ten (10) children accommodated.

Elementary (grades 1-6)	1 space per classroom. Stacking space for drop-off and pick-up shall be required on the site
Junior High School (grades 7-9)	4 spaces per classroom. Stacking spaces for buses and automobiles shall be required on the site
Senior High School (grades 10-12)	1 space for every five (5) full-time students plus 1.5 spaces per classroom
Real Estate Sales Office	1 space per two hundred fifty (250) square feet of net floor area up to ten thousand (10,000) square feet.

(j) *Permitted Signs*

1. Name plate – one (1) per public street entrance not to exceed 4 square feet in area.
2. Church Bulletin Board – 1 per public street entrance not to exceed 12 square feet and 6 feet in height.
3. Temporary Real Estate – 1 per lot or 1 per each 300 feet of street frontage not to exceed 18 square feet in area and 6 feet in height.
4. Public Property – 1 per public street entrance not to exceed 12 square feet in area and 6 feet in height.

(k) *Bufferyard Requirements.* Whenever any non-residential development in an R-SF district is located adjacent to a residential use in the R-SF district or a different zoning district, screening and a bufferyard shall be provided in accordance with the amenity agreement.