

Section 12 R-AH RESIDENTIAL AFFORDABLE HOUSING

(a) *Purpose and Intent.* This district is established to provide for locations of Affordable Housing on smaller lots that allow for both traditional stick built homes and manufactured homes at low residential densities of approximately eight (8) units per acre. The zoning is designed to provide a desirable residential environment and provide protection from potentially adverse neighboring influence. It should be located for principal access for vehicular traffic to collector or higher classification streets. This zoning district replaces the R-1B zoning district.

(b) *Permitted and Conditional Uses*

Permitted Uses:

Fire Station
Home Occupation
Park, Public
Reservoir, Wet or Dry Detention
Alcohol
Utility Facilities
Water Treatment/Storage Facilities
Watershed Conservation or Flood Control Facilities

Conditional Uses:

Church
Day Child Care Center
Club or Lodge Serving
School, Public

(c) *Bulk and Open Space Regulations on Individual Lots*

A. Maximum structure height

1. Thirty-five (35) feet or two and one-half (2-1/2) stories above the finished grade.
2. Accessory structure: Sixteen (16) feet except storage buildings which shall not exceed ten (10) feet.

B. Minimum yard requirements

1. Front Yard: Twenty-five (25) feet.
2. Interior Side Yard: Five (5) feet.
3. Exterior Side Yard: Twenty (20) feet.
4. Rear Yard: Twenty (20) feet.

(d) *Density and Lot Size Requirements on Individual Lots*

A. Minimum lot area: Five-thousand (5000) square feet.

B. Minimum lot width: Fifty (50) feet.

C. Minimum lot depth: One Hundred (100) feet.

D. Maximum building coverage: Forty (40) percent

E. Minimum open space: Not less than thirty (30) percent of the total lot area shall be devoted to open space. 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.

(e) *Manufactured Housing Appearance Standards.* No manufactured home shall be placed in the City of Rogers unless said home bears a Department of Housing and Urban Development label issued by the United States Department of Housing and Urban Development or its central agent.

A. Manufactured homes shall be compatible and similar in appearance with site-constructed residences.

B. Have more than nine hundred thirty-six (936) square feet of occupied space.

C. Have a minimum width of twenty-eight (28) feet and length of at least thirty-six (36) feet.

D. Be placed onto a permanent foundation system, (piers, bearing walls, etc.) in accordance with applicable building codes.

E. Be anchored to the permanent foundation system in accordance with the applicable building code and to the manufacturer's specifications.

F. Be set onto an excavated area with permanent perimeter walls constructed of block, brick or stone with foundations, footings or a crawl space or basement walls constructed in accordance with the applicable building codes. The space between the floor joist or the home and the excavated underfloor grade shall be completely enclosed with the permanent perimeter enclosure (except for required openings).

G. Have wheels, axles and hitch mechanisms removed.

H. Have utilities connected in accordance with applicable city codes or manufacturer's specifications, whichever is more restrictive.

I. Have siding material of a type customarily used on site-constructed residences, excluding smooth, ribbed, or corrugated metal or plastic panels.

J. Have pitched roofs and roofing material of a type customarily used on site constructed homes.

(f) *Off Street Parking*

RESIDENTIAL

Single Family Dwelling 2 spaces per dwelling unit

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

Schools and Institutions:

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.

(g) *Permitted Signs*

Name plate – one (1) per public street entrance not to exceed 4 square feet in area.

Church Bulletin Board – 1 per public street entrance not to exceed 12 square feet and 6 feet in height.

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.

Public Property – 1 per Public Street entrance not to exceed 12 square feet in area and 6 feet in height.