

SECTION 14 R-MF RESIDENTIAL MULTI-FAMILY DISTRICT

(a) *Purpose and Intent.* This district is intended to provide suitable areas within the city for attached and detached residential development at densities from 6 to 36 units per acre in increments of one-half (1/2) units per acre. The zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half (1/2) units per acre. The letter “A” or “B” will follow unit density to designate rental or individual ownership with “A” being individual ownership and “B” being rental. The base density will be 6 units per acre. If more than 6 units per acre are requested the developer must submit a concept plan to the Rogers Planning Commission outlining certain amenities to offset the density. The district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. New single family dwellings are not permitted to ensure that vacant land set aside for multi-family development is not preempted by less intense development. The zero-lot-line concept, which permits construction with no side yard setback on one side, may be used within such districts. Horizontal property regimes shall be permitted in this district. This zoning district replaces the former R-3 and all former RMF 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 36 units per acre, smaller minor streets, and reduced setbacks.

(c) *Open Space Considerations*

% Open Space (Gross Land Area)	Density increase Units Per Acre
15%	3
20%	6
25%	8
30%	8.5
35%	10
40%	12
45%	20
50%	30

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 36 units per acre)

(d) *Schools and Public Facilities.* For developments providing areas of 5 acres or a minimum of 5% of the property to public schools and facilities, an increase of 3.5 units per acre will be permitted (not to exceed a total of 36 units per acre).

(e) *Permitted and Conditional Uses*

Permitted Uses:

Church
Convent or Monastery
Fire Station
Group Homes for Developmentally Disabled
Group Homes, Transient
Nursing or Convalescent Home
Park, Public
Reservoir, Wet or Dry Detention
Utility Facilities
Water Treatment/Storage Facility
Watershed Conservation or Flood Control

Conditional Uses:

Club or Lodge w/ or w/o Alcohol
College Housing
Country Club, Private w/ Alcohol
Day Care Center
Home Occupation
Golf Course
Orphanage
Real Estate Sales Office
School, Public

(f) *Bulk and Open Space Requirements*

A. Maximum structure height

1. Thirty-five (35) feet plus one (1) additional foot for each additional two (2) feet of setback provided on each side of the structure up to seventy-five (75) feet.
2. 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.
2. Interior side yard: Ten (10) feet. *
3. Exterior side yard: Thirty (30) feet.
4. Rear yard: Thirty (30) feet.

*Interior side setback along one side may be zero provided there is a minimum of twenty (20) feet of separation along the other interior side lot line.

(g) *Density and Lot Size Requirements*

- A. Minimum lot area: Forty-three Thousand Five Hundred Sixty (43,560) square feet.
- B. Minimum lot width: One Hundred (100) feet.
- C. The maximum building coverage (including accessory buildings): Forty (40) percent.
- D. Minimum open Space: Not less than ten (10) percent of the total lot area shall be devoted to open space including required yards and bufferyards. Open space shall not include areas covered by building structures, parking areas, driveways and internal streets. Open space shall contain living ground cover and other landscaping materials.
- E. 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.

(h) *Protective Covenants*

- A. Development with Common Property.

The developer shall submit protective covenants and restrictions, which shall be a means for financing the maintenance of any common areas and buildings, and which shall promote the aesthetic value of the development. Said covenants as reviewed by the Rogers Planning commission, shall be properly recorded prior to the issuance of any building permit for construction of the proposed development, and shall be applicable to the entire development.

The covenants shall expressly provide that the City of Rogers is a third party beneficiary to the covenants and shall provide that no encroachment on, reduction of, modification or termination of the covenants shall be made without prior approval of the Rogers City Council, irrespective of the vote of the other parties to the covenants.
- B. Development Without common Property.

If the proposed development does not encompass any common areas or buildings, no protective covenants are required to be submitted.

(i) *Off Street Parking*

RESIDENTIAL

Single Family Dwelling	2 spaces per dwelling unit
Multi-Family Dwelling	3 spaces for each two dwelling units
Rooming Houses, Dormitories, Fraternities, Sororities (and similar uses and establishments)	1 space per sleeping accommodation

OFFICE AND INSTITUTIONAL USES

Nursing or Convalescent Homes	1 space for each bed
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
College, University	1 space for each 300 sq. ft. of net floor area, or 1 space per four (4) students, whichever is greater
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*

- A. Name plate – one (1) per public street entrance not to exceed 4 square feet in area.
- B. Church Bulletin Board – 1 per public street entrance not to exceed 12 square feet and 6 feet in height.
- C. Freestanding – 1 per property not to exceed 12 square feet in area and 6 feet in height.
- D. 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.
- E. Public Property – 1 per Public Street entrance not to exceed 12 square feet in area and 6 feet in height.

(k) *Landscaping Requirement.* All development in the R-MF District shall be subject to the same requirements as large-scale developments.

(l) *Bufferyard Requirements*

Whenever any development in an R-MF district is located adjacent to another zoning district or a non-residential use in an R-MF district is located adjacent to a residential use in an R-MF district, screening and a bufferyard shall be provided.