

Section 300 RT-1 RESIDENTIAL TOWNHOUSE DISTRICT

300 Statement of Intent

It is the intent of this section to provide regulations for the development of Single-Family Townhouses (also called rowhouses and "attached" homes) in a manner which is attractive, efficient, and compatible with surrounding Development. It is also the intent of these regulations that the underlying real estate may be divided into small Lots so that each unit can be individually sold and owned on a "fee simple" basis. It is further intended as a policy that any Townhouse Development of more than eight (8) units should be located within five hundred (500) feet of a major arterial or collector as shown on the General Plan most recently adopted by the Planning Commission.

301 Permitted Uses

- A. Single-Family Townhouse Dwellings, excluding Manufactured Homes.
- B. Parks, playgrounds, Schools, churches and community Buildings which are complimentary to the immediate neighborhood.
- C. Accessory uses and Buildings.
- D. Home Occupations as defined in ARTICLE II.
- E. Child Care Homes as defined in ARTICLE II.
- F. Utility substations and transformers.
- G. On-Premise Signs as regulated in ARTICLE VI, Section 111.

302 Uses Permitted on Review

The following uses shall be permitted only after being reviewed and approved by the East Ridge City Council as provided for in ARTICLE IV, Section 105 of this Ordinance.

- A. Child Care Centers as defined in ARTICLE II.
- B. Public Buildings and Structures.

303 Height and Area Regulations

- A. No Building shall exceed thirty-five (35) feet in height, except that a Building may exceed those height regulations provided that for every one (1) foot of additional height over thirty-five (35) feet, the Building shall be set back one (1) additional foot from all non-Zero Lot Line property lines.
- B. A Minimum Building Site area for Townhouse Dwellings shall be thirteen hundred and fifty (1,350) square feet when built on sewers.
- C. The minimum Lot width shall be eighteen (18) feet.
- D. All Buildings must be set back at least twenty-five (25) feet from any dedicated public Street.

- E. There shall be a Rear Yard of not less than twenty-five (25) feet.
- F. Townhouse Buildings (a continuous row of Townhouse units) shall be separated by not less than forty (40) feet except fifteen (15) feet from end-to-end.
- G. No Building shall be located less than twenty-five (25) feet from any boundary of the RT-1 Residential Townhouse District, except on Side Yards where an RT-1 district abuts the RZ-1, R-3, R-5 or any commercial district, the minimum Side Yard requirement is fifteen (15) feet.
- H. Except as provided above, there are no minimum Front, Side, or Rear Yard Setback requirements.
- I. Any Townhouse Development of more than eight (8) units must be located within five hundred (500) feet of a major arterial or collector Street, road or highway as shown on the General Plan most recently adopted by the Planning Commission.

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Off-Street Parking Regulations

- A. Off-Street Parking shall be provided on the same Lot or on a Lot adjacent to the Structure it serves at a rate of two (2) Spaces per Dwelling Unit. Units with four (4) bedrooms or more shall be required to have three (3) Parking Spaces per Unit.
- B. There shall be one (1) Space for every three (3) seats in the main auditorium of churches and other public Buildings.
- C. There shall be one (1) Space per three hundred (300) square feet of indoor space, exclusive of halls, stairs and similar service areas, for Child Care Centers. Child Care Centers shall also provide adequate turning and waiting areas.

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Provision for Special Access and Utility Easements

Due to the special nature of residential Townhouses and other types of "attached" housing allowed by these regulations, the Planning Commission may insist on special access easements and other arrangements to provide for adequate servicing of the Structures even though such easements and provisions might not normally be specified in the East Ridge Subdivision Regulations. In addition, deed restrictions or other provisions may be required to assure that any remodeling or reconstruction of destroyed units will be accomplished in a fashion which will be compatible with the remaining units of the existing Development, or for Off-Street Parking of vehicles, and for any other reasonable design criteria deemed appropriate by the Planning Commission or the East Ridge City Council.