

CHAPTER 02-35 SPECIAL RESIDENTIAL ZONE

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02-35-001 OBJECTIVES AND CHARACTERISTICS

The Special Residential Zone (R-S) is intended to create a specific location in the city for assisted living elderly housing. Development in the R-S zone will typically be higher density than other residential areas in the city, and therefore should be built in a way that is friendly to neighboring residences by being architecturally consistent. Assisted living elderly housing, should be a healthy part of the steady growth of Naples City.

02-35-002 PERMITTED USES

The following use is allowed in the R-S zone:

1. Assisted living elderly housing consisting of no more than 16 dwelling units.

02-35-003 OTHER REQUIREMENTS

Minimum frontage: 100 feet

Minimum lot area: 20,000 square feet.

Minimum front setback for any structure: 30 feet

Minimum side setback for any structure: 10 feet

Minimum rear setback for any structure: 20 feet

Maximum height for any structure: 25 feet

The lot area around the buildings and structures shall be kept free from refuse and debris.

All dwellings shall be supplied with potable water, and plumbed in accordance with the current edition of International Building Codes, the National Electric Code, and the Americans with Disabilities Act.

The design for curb and gutter shall be either high back or modified high back according to UDOT standards.

Sidewalk along the frontage is required.

Architectural renderings and the site plan are required for review by the Planning Commission to recommend to the City Council for required approval.

A minimum of 1 off-street parking space is required for every 2 dwelling units (round up if necessary), plus 2 additional parking spaces. For example, a structure containing 16 dwelling units would require a total of 10 off-street parking spaces.

Trash containers shall be located within a trash container enclosure and must be screened 100% from public roads, parks, and adjacent residential uses.

Lighting shall be directed away from adjacent residential uses.

A plat design including meaningful landscaping and its maintenance is required. Meaningful landscaping is grass, trees, shrubs, xeriscape, etc., in an appealing layout and size arrangement approved by the Planning Commission. Landscaping shall be maintained by the property owner. At least eighty percent of the lot area not covered by buildings or parking shall be maintained as open space and landscaped. A minimum of 1 tree per 3,000 square feet of the landscape area is required.

A guarantee bond or other financial guarantee shall be required, guaranteeing landscaping and other improvements within a year of occupancy, at the Building Official's option. See 02-31 Subdivisions for the procedures of bonds.