

Article 12

RHD RESIDENTIAL HIGH-DENSITY DISTRICT

Section 1201. PURPOSE.

The purpose of the RHD Residential High-Density District is to provide for the orderly expansion and use of the land designated as RHD; to provide for the public health and to prevent the overcrowding of land through the application of maximum housing densities; to exclude activities of a commercial or industrial nature and any activities not compatible with residential development; to provide for public convenience and avoid undue congestion on the roads; and to otherwise create conditions conducive to carrying out the purposes of this ordinance

Section 1202. PERMITTED USES.

A building may be erected or used and a lot may be used or occupied, for any of the following uses:

- A. Single-family detached dwellings.
- B. Single-family semi-detached dwellings.
- C. Single-family attached dwellings *
- D. Two-family detached dwellings.
- E. Two-family semi-detached dwellings.
- F. Conversion apartments *
- G. Multi-family dwellings.
- H. Apartment Hotels
- I. Boarding Houses *
- J. Family Child Day Care Homes *
- K. Churches, Places of Worship
- L. Convalescent/Nursing Homes. *
- M. Private Recreation Area *
- N. Municipal recreation areas and facilities.
- O. Municipal buildings and facilities
- P. No Impact, Home-based businesses.
- Q. Public Utility Facilities.
- R. Timber harvesting. *
- S. Accessory uses on the same lot with and customarily incidental to any of the

above permitted uses.

An * indicates that additional regulations found in Article 19 apply.

Section 1203. CONDITIONAL USES.

The following conditional uses and no other may be allowed by the Township Board of Commissioners after recommendations by the Planning Commission, pursuant to the express standards and criteria set forth in Article 23 and Article 24 of this Ordinance.

- A. Home occupations.
- B. Manufactured/Mobile Home Parks
- C. Adult Domiciliary Care Homes
- D. Group Homes
- E. Congregate Care Residences.
- F. Continuing Care Retirement Communities
- G. Group Child Day Care Homes
- H. Child Day Care Centers

Section 1204. BUILDING HEIGHT.

No building shall be erected to a height in excess of forty (40) feet; provided, however, that the height limit may be increased one (1) foot for each additional foot that each and every setback exceeds the minimum required.

Section 1205. ACCESSORY BUILDINGS.

- A. Accessory buildings shall be permitted to extend into side yards, but shall not be closer than five (5) feet to the side property line. Attached dwelling units (townhouses/duplexes) may have an accessory building setback of zero (0) feet on interior lot lines.

Section 1206. LOT AREA AND WIDTH REQUIREMENTS.

A lot area of not less than one (1) acre and a lot width of not less than two hundred (200) feet measured at the minimum required building setback line shall be provided for each single -family detached dwelling and for every other principal use or building permitted in this district; provided, however, that in cases where the lot abuts upon an ordained or accepted Township street or highway, the lot area and width may be reduced as follows:

- A. For residential lots the area and frontage per dwelling unit shall be not less than reflected on Table 12-1.
- B. For non-residential lots, the lot size shall be appropriate for proposed use of the lot and shall comply with all other requirements of this Ordinance.
- C. All lots shall be served by public water and sewer.

TABLE 12-1 Lot Area and Lot Width Requirements

Dwelling Type	Lot Area per Dwelling Unit - With Public Water and Public Sewer (Sq. Ft.)	Lot Width at the Minimum Required Building Setback Line (Feet)	Lot Frontage (Feet)
Single Family Detached	6,500	65	65
Single Family Semi-detached	4,000	40	40
Single Family Attached (Townhouses)	2,500	24	24
Two-family Detached	4,500	65	65
Two-family Semi-Detached	4,000	50	50
Multi-family	2,000	80'	80'

Section 1207. DENSITY

Dwelling unit density shall be not more than twenty two (22) units per acre.

Section 1208. LOT COVERAGE.

No more than fifty (50) percent of the area of the lot shall be covered by buildings, structures and other impervious surfaces.

Section 1209. MINIMUM SETBACKS.

- A. Front– twenty-five (25) feet.
- B. Side - eight (8) feet each.
- C. Rear - twenty-five (25) feet.

Section 1210. MULTI-FAMILY DWELLING UNITS.

Each building shall have front and rear setbacks of not less than twenty-five (25) feet and side setbacks of not less than ten (10) feet each. The spacing between buildings, when built in groups or in parallel rows, shall be increased five (5) feet for each additional story. Outer and inner courts shall be permitted when such courts are not less than fifty (50) feet in width or not less than the dimension of the full height of the highest building wall enclosing the court whichever is greater. Open and unobstructed passageways to inner courts shall be provided at grade level for the passage of fire fighting equipment to and from yard areas.

Section 1211. BUFFER YARDS AND SCREENING.

Buffer yards and screening shall be provided in accordance with the development standards outlined in Section 1901.B of this Ordinance.

Section 1212. OFF-STREET PARKING.

Parking shall be provided in accordance with Article 21 of this Ordinance.

Section 1213. SIGNS.

Signs shall conform to the requirements of Article 20 of this Ordinance.

Section 1214. PRINCIPAL USES.

No more than one principal use shall be permitted on a lot.