

Article VII: RMHD- Residential Medium to High Density District

SECTION 240-700. PURPOSE

The purpose of this district is to provide for a wide variety of housing types. The district is designed to accommodate medium to high density development and retirement community development in those areas of the Township where such development is most appropriate in terms of infrastructure and surrounding land use patterns. In addition, it is the intent of this district to achieve the applicable purposes and community development objectives as stated in Article I.

SECTION 240-701. USE REGULATIONS

A. Uses permitted by right for any one (1) or two (2) of the following principal purposes:

1. Single-family detached dwelling.
2. Two-family dwelling (twin and/or duplex).
3. Agriculture, non-Intensive per § 240-402 and § 240-1903.
4. Wood lot, arboretum, or other conservation or passive recreation use.
5. Timber harvesting per § 240-1802.G.
6. Municipal use.
7. Retirement community per § 240-1931.
8. Adaptive reuse of a historic resource for a business or professional office, personal service establishment, studio, antique shop, or use meeting the purpose of this district and subject to § 240-1602.
9. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any principal by-right use permitted in this district shall be permitted by right, subject to applicable provisions for accessory uses in Article XIX.
10. The following specific accessory uses shall in addition be permitted by right, subject to applicable provisions:
 - a. Sale of agricultural products, secondary agricultural use, agritourism, and agricultural warehousing per § 240-1903.
 - b. No-impact home-based business per § 240-1915.
 - c. Keeping of animals per § 240-2020.
 - d. Bed-and-breakfast per § 240-1905.
 - e. Accessory dwelling unit per § 240-1901.
 - f. Renewable energy system per § 240-1929.

B. Uses permitted by special exception, when authorized by the Zoning Hearing Board.

1. Residential conversion per § 240-1930.
2. Library per § 240-1912.
3. Firehouse or other emergency service facilities.
4. Child or adult day-care center.
5. Public stable on a minimum lot size of ten (10) acres.

6. Public utility facility.
 7. Cemetery on a minimum lot size of ten (10) acres and per § 240-1907.
 8. Club or Lodge.
 9. Educational use on a minimum lot size of two (2) acres and per § 240-1911.
 10. Religious use on a minimum lot size of two (2) acres.
 11. Public use, excluding active recreation, sanitary landfill, junkyard, salvage yard, and penal institution.
 12. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any principal special exception use permitted in this district shall be permitted by special exception, subject to applicable provisions for accessory uses in Article XIX.
 13. The following specific accessory uses shall in addition be permitted by special exception, subject to applicable:
 - a. Family day-care home per § 240-1915.
 - b. Home-based business per § 240-1915.
 - c. Cottage brewery, winery, or distillery, and like industry per § 240-1910.
- C. Uses permitted as a conditional use when authorized by the Board of Supervisors.
1. Health care related uses per § 240-1914.
 2. Townhouse per § 240-1924.
 3. Multifamily dwelling per § 240-1924.
 4. Mobile or manufactured home park or tiny home park per § 240-1923.
 5. Congregate care community on a minimum lot size of five (5) acres and per § 240-1925.
 6. Single-family detached dwelling using flexible development provisions in § 240-702.E.
 7. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any principal conditional use permitted in this district shall be permitted by conditional, subject to applicable provisions for accessory uses in Article XIX.

SECTION 240-702. AREA AND BULK REGULATIONS

The following area and bulk regulations shall apply to lands within this district, except as otherwise indicated for a specific use.

- A. Single-family detached dwelling and other permitted uses, except as otherwise indicated:
1. Minimum lot size per dwelling unit or use.
 - a. When served by individual sewer and/or water: One (1) acre.
 - b. When served by community or public sewer and community or public water: Twenty-thousand (20,000) square feet.
 2. Minimum lot width per dwelling unit or use.
 - a. At building line.

- 1) When served by individual sewer and water: One-hundred twenty-five (125) feet.
 - 2) When served by community or public sewer and public water: One-hundred (100) feet.
- b. At street line: Fifty (50) feet.
3. Minimum front yard setback depth: Thirty-five (35) feet.
 4. Minimum side yard setback width: Twelve (12) feet.
 5. Minimum rear yard setback depth: Thirty (30) feet.
 6. Maximum building coverage: Twenty percent (20%).
 7. Maximum lot coverage: Twenty-five percent (25%).
 8. Minimum green space: Ten percent (10%) except for open space design development and other uses where open space, recreation, or green space are required.
 9. Maximum building height: Thirty-five (35) feet.
- B. Two-family dwelling (twin or duplex). Such use shall only be permitted if served by community or public sewer and public water:
1. Minimum lot size: Fifteen-thousand (15,000) square feet per dwelling unit; Thirty-thousand (30,000) square feet per building structure.
 2. Minimum lot width.
 - a. At building line: Sixty (60) feet per dwelling unit; One-hundred twenty (120) feet per building structure.
 - b. At street line: Fifty (50) feet per dwelling unit; One-hundred (100) feet per building structure.
 3. Minimum front yard setback depth: Thirty (30) feet
 4. Minimum yard side setback width: Twelve (12) feet.
 5. Minimum rear yard setback depth: Thirty (30) feet.
 6. Maximum building coverage: Twenty percent (20%).
 7. Maximum lot coverage: Twenty-five percent (25%).
 8. Minimum green space: Ten percent (10%) except for open space design development and other uses where open space, recreation, or green space are required.
 9. Maximum building height: Thirty-five (35) feet.
- C. Townhouse. Such use shall only be permitted if served by community or public sewer and public water.
1. Minimum tract size: Four (4) acres.
 2. Minimum tract width.
 - a. At building line: Two-hundred (200) feet.
 - b. At street line: One-hundred (100) feet.
 3. Maximum gross density: Six (6) dwelling units per acre.

4. Minimum common open space: Thirty-five percent (35%). Configuration, ownership, and management of common open space shall be consistent with the applicable standards of Article XVII.
 5. Minimum lot size per dwelling unit: Three-thousand (3,000) square feet.
 6. Minimum lot width per dwelling unit: At building and street line: Twenty-four (24) feet.
 7. Minimum building setbacks.
 - a. From tract boundary: Sixty (60) feet.
 - b. From a street: Fifty (50) feet.
 - c. From refuse collection center: Twenty (20) feet.
 - d. From nearest parking facility: Twenty (20) feet.
 8. Minimum yard setback depths for individual dwelling unit lots.
 - a. Front yard: Twenty (20) feet.
 - b. Side yard (for end units): Fifteen (15) feet.
 - c. Rear yard: Thirty (30) feet.
 9. Minimum distance between townhouse buildings on the same tract.
 - a. Facing front or rear walls (long wall): Fifty (50) feet.
 - b. Facing end walls (short wall): Thirty-five (35) feet.
 - c. End walls facing any other wall: Fifty (50) feet.
 10. Maximum number of dwelling units per building: Six (6) units.
 11. Maximum impervious coverage per tract area.
 - a. Building coverage: Thirty-five percent (35%).
 - b. Lot coverage: Forty percent (40%).
 12. Maximum building height: Thirty-five (35) feet.
- D. Multifamily dwelling, not including townhouses. Such use shall only be permitted if served by community or public sewer and public water.
1. Minimum tract size: Four (4) acres.
 2. Minimum tract width.
 - a. At building line: Two-hundred (200) feet.
 - b. At street line: One-hundred (100) feet.
 3. Maximum gross density: Twelve (12) dwelling units per acre.
 4. Minimum common open space: Thirty-five percent (35%). Configuration, ownership, and management of common open space shall be consistent with the applicable standards of Article XVII.
 5. Minimum building setbacks.

- a. From tract boundary: Sixty (60) feet.
 - b. From a street: Fifty (50) feet.
 - c. From refuse collection center: Twenty (20) feet.
 - d. From nearest parking facility: Twenty (20) feet.
6. Minimum distance between multifamily buildings on the same tract.
- a. Facing front or rear walls (long wall): Fifty (50) feet.
 - b. Facing end walls (short wall): Thirty-five (35) feet.
 - c. End walls facing any other wall: Fifty (50) feet.
7. Maximum impervious coverage per tract area.
- a. Building coverage: Thirty percent (30%).
 - b. Lot coverage: Forty percent (40%).
8. Maximum building height: Thirty-five (35) feet.
- E. Flexible development provisions for single-family detached dwellings.
- 1. In consideration of conditional use approval, the Board of Supervisors shall determine that proposed development plans utilizing flexible provisions, herein, better serve the interests of the community, than plans utilizing conventional development of single-family detached dwellings permitted by right per § 240-702.A.
 - a. Conservation of scenic and historic views and landscapes.
 - b. Preservation of historic resources.
 - c. Conservation of natural resources, including naturalized stormwater management.
 - d. Provision for appropriate and compatible character and neighborhood design.
 - e. Mitigation of negative impacts to existing neighboring residences and uses.
 - 2. Community or public sewer and water shall be required.
 - 3. Maximum number of dwelling units or lots shall not exceed that feasible under § 240-702.A.
 - 4. Area and bulk regulations. The following area and bulk regulations shall apply to each single-family residential lot, in lieu of those set forth in § 240-702.A:
 - a. Minimum lot size: Twelve-thousand (12,000) square feet.
 - b. Minimum lot width.
 - 1) At building line: Ninety (90) feet.
 - 2) At street line: Fifty (50) feet where street frontage is provided. Access alternatively may be provided to lots without direct street frontage by common private driveway(s) subject to adequate provision for permanent right(s)-of-way and where approved by the Board of Supervisors as a condition of conditional use approval.

- c. Maximum front yard setback depth: Twenty-five (25) feet.
 - d. Minimum side yard setback width: Ten (10) feet.
 - e. Minimum rear yard setback depth: Thirty (30) feet.
 - f. Maximum building coverage: Thirty percent (30%) however not to exceed five-thousand (5,000) square feet.
 - g. Maximum lot coverage: Forty-five percent (45%) however not to exceed Seven-thousand five-hundred (7,500) square feet.
 - h. Maximum building height: Thirty-five (35) feet.
5. Required open space: Thirty-five (35%). Configuration, ownership, and management of common open space shall be consistent with the applicable standards of Article XVII.

SECTION 240-703. DESIGN STANDARDS

The following design standards as applicable for permitted uses in this district shall include:

- A. Supplemental use standards, per Article XIX.
- B. General standards, including Outdoor Storage, Screening, Outdoor Lighting, Off-Street Parking, and Vehicular Access and Traffic Control, per Article XX.
- C. Sign Standards, per Article XXI.
- D. Natural Resources Standards, per Article XVIII.
- E. Historic Resources Standards, per Article XVI.