

ARTICLE X
R-4 Residential Zone (R-4)

§ 150-59. Purpose.

This zone seeks to accommodate the higher-density housing needs of the Township. A wide range of housing types are encouraged, with densities exceeding those permitted elsewhere in the township. These zones are located around existing multifamily developments and major transportation routes. Both public sewer and water facilities are readily available to these areas. In addition, limited neighborhood commercial uses are permitted to serve the immediate residents of the neighborhood and promote pedestrian movement between the residential and commercial uses.

§ 150-60. Permitted uses.

Permitted uses shall be as follows:

- A. Duplex dwellings.
- B. Townhouses.
- C. Multiple-family dwellings.
- D. Public and/or nonprofit parks.
- E. Neighborhood convenience stores. (See §150-340.) [Added 6-28-2001 by Ord. No. 01-03]
- F. Churches and related uses. (See §150-319.) [Added 6-28-2001 by Ord. No. 01-03]
- G. Public buildings, including firehouses. (See §150-345.) [Added 6-28-2001 by Ord. No. 01-03]
- H. Nursing, rest and retirement homes. (See §150-343.) [Added 6-28-2001 by Ord. No. 01-03]
- I. Mobile home parks, subject to the Township Mobile Home Park Ordinance.⁷ [Added 6-28-2001 by Ord. No. 01-03]
- J. Medical residential campuses. (See §150-339.) [Added 6-28-2001 by Ord. No. 01-03]
- K. Hospitals. (See § 50-333.) [Added 6-28-2001 by Ord. No. 01-03]
- L. Forestry. [Added 6-28-2001 by Ord. No. 01-03]

⁷ Editor's Note: For current provisions dealing with mobile home parks, See Ch. 121, Subdivision and Land Development Art VII.

§ 150-61. Special exception uses.

Subject to the general criteria listed in §150-302D, special exception uses shall be as follows:

- A. Public Utilities. (See §150-346.)

§ 150-62. (Reserved) ⁸

§ 150-63. Duplex dwellings.

Design standards for duplex dwellings shall be as follows:

- A. Minimum lot area: seven thousand two hundred sixty (7,260) square feet per dwelling unit [six (6) dwelling units per acre].
- B. Minimum lot width:
 - (1) Fifty-five (55) feet at the minimum front yard setback line.
 - (2) Fifty (50) feet at the lot frontage.
- C. Minimum lot depth: one hundred twenty (120) feet
- D. Minimum setback requirements (per dwelling unit):
 - (1) Front yard setback: thirty-five (35) feet
 - (2) Side yard setbacks: twenty-five (25) feet.
 - (3) Rear yard setback: thirty-five (35) feet
- E. Maximum permitted height: thirty-five (35) feet.
- F. Maximum lot coverage: forty percent (40%).

§ 150-64. Townhouses.

Design standards for townhouses shall be as follows:

- A. Minimum lot area: three thousand (3,000) square feet per dwelling unit; provided, however, that the minimum area devoted to a townhouse development shall be two (2) acres, and the maximum density shall be ten (10) units to the acre.
- B. Minimum width: twenty-four (24) feet per dwelling; provided, however, that the minimum width of an area devoted to townhouse development shall be one hundred fifty (150) feet.

⁸ Editor's Note: Former § 150-62, Conditional uses, was repealed 6-28-2001 by Ord. No. 01-03.

C. Minimum lot depth: one hundred twenty (120) feet

D. Minimum setback requirements:

(1) Front yard setback: thirty-five (35) feet; provided, however, that within each townhouse grouping containing four (4) or more units, no more than sixty percent (60%) of such units can have the same front yard setback. Furthermore, no more than two (2) contiguous units can have the same front yard setback. The minimum difference of staggered setbacks must be two (2) feet.

(2) Side yard setbacks. Each end unit shall provide a twenty-foot side yard.

(3) Rear yard setback: thirty-five (35) feet.

E. **[Amended 3-24-1988 by Ord. No. 88-02]** Maximum length of townhouse grouping. No grouping may contain more than six (6) townhouse units nor exceed an overall length of one hundred sixty (160) feet, except that individual groupings may contain up to eight (8) townhouse units and have a maximum length of two hundred (200) feet if the grouping complies with any one (1) of the following:

(1) No more than eight percent (8%) of the grouping shall be visible from adjoining lands zoned for single-family detached dwellings and/or adjoining public streets. Such determination shall be made at the subject property's common property line with the adjoining zone and/or public street.

(2) No portion of the grouping shall be located within three hundred (300) feet of any adjoining land zoned for single-family detached dwellings and/or adjoining public streets.

(3) The grouping is arranged in a manner that is substantially perpendicular to any adjoining land zoned for single-family detached dwellings and/or adjoining public streets and also complies with one (1) of the following:

(a) The grouping is comprised of townhouse units that, in addition to the front yard setback staggering required in Subsection D(1), have varying roof lines of at least twenty-four (24) inches. No more than two (2) contiguous units shall have identical roof lines that generally parallel the ground along the same horizontal plane.

(b) The grouping contains multiple-story townhouse units that are connected by one-story garages. End units can also have attached one-story garages that are only connected to the end unit.

F. Maximum permitted height: thirty-five (35) feet.

- G. Maximum lot coverage: sixty percent (60%).
- H. Minimum separation between buildings. In those townhouse developments constructed upon common lands, the following separation distances shall be provided between each townhouse building/grouping:
- (1) Front-to-front, rear-to-rear or front-to-rear parallel buildings shall have seventy (70) feet between faces of the buildings. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as ten (10) feet at one end if increased by similar or greater distance at the other end.
 - (2) A yard space of thirty (30) feet is required between end walls of buildings for each two-story building, plus five (5) feet for each additional story. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of twenty (20) feet.
 - (3) A yard space of thirty (30) feet is required between end walls and front or rear faces of buildings for each two story building, plus five (5) feet for each additional story.

§ 150-65. Multiple-family dwellings.

Design standards for multiple-family dwellings shall be as follows:

- A. Minimum lot area. The minimum lot area for a multiple-family dwelling unit development shall be two (2) acres. Multiple-family dwellings are permitted at a density of up to eight (8) units per acre.
- B. Minimum lot width: one hundred fifty (150) feet.
- C. Minimum lot depth: one hundred fifty (150) feet.
- D. Minimum setback requirements:
 - (1) Front yard setback: fifty (50) feet.
 - (2) Side yard setbacks: thirty (30) feet
 - (3) Rear yard setback: fifty (50) feet.
- E. Maximum length of building: two hundred (200) feet.
- F. Maximum permitted height: thirty-five (35) feet.

G. Maximum lot coverage: sixty percent (60%).

H. Minimum separation between buildings. In those instances where several multiple-family dwelling buildings are located on the same lot, the following separation distances will be provided between each building:

- (1) Front-to-front, rear-to-rear or front-to-rear parallel buildings shall have eighty (80) feet between faces of the building for two (2) stories in height, plus five (5) feet for each additional story. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as ten (10) feet at one end if increased by similar or greater distance at the other end.
- (2) A yard space of thirty (30) feet is required between end walls of buildings for each two-story building, plus five (5) feet for each additional story. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of fifteen (15) feet.
- (3) A yard space of thirty (30) feet is required between end walls and front or rear faces of building for each two- story building, plus five (5) feet for each additional story.

§ 150-66. Accessory uses.

Within each dwelling unit type development, accessory use setbacks shall be the same as those imposed on principal uses; provided however, that no accessory use, except permitted signs, shall be located within any front yard. Maximum permitted height for accessory uses is fifteen (15) feet.

§ 150-67. (Reserved)⁹

⁹ Editor's Note: Former § 150-67, Access drives, was repealed 3-1-1996 by Ord. No. 96-08. See now Ch. 42, Access Drives.