

Part 8

Residential, High District (RH)

§27-801. Purpose and Development Options

1. Purpose. It is the purpose of this District to provide for higher density residential uses that are readily accessible to major highways and services. Densities above one dwelling unit per acre are conditioned upon public sewage system and public water supply.

2. *Residential Development Options.* In order to achieve these purposes, this Part provides for design flexibility in new residential subdivisions by allowing the following residential design options in the RH District.

A. Cluster subdivision providing for higher density development of single family detached, semi-detached and attached residential uses. A maximum base density of four (4) dwelling units per acre of net tract area for traditional non-age restricted development. For age restricted developments, a maximum density shall be a maximum of six (6) dwelling units per acre of net tract area. This by-right option requires 30% more open space.

B. Conventional subdivision allowing single-family detached, semi-detached and attached dwellings with no open space required. This is a by-right option.

C. *Nonresidential Development Options.* This Part also provides for the following nonresidential development options, in accordance with the requirements herein:

(1) Extensive agriculture, subject to the provisions the Agricultural Preservation (AP) District.

(2) Municipal use.

D. Age qualified communities, as a by-right option, subject to the applicable provisions found herein.

§27-802. Uses.

1. *Uses By-Right.* Within the RH District, a building may be erected, altered or used and land itself may be used by right for any of the following uses and no other:

A. *Cluster Subdivision.* Cluster subdivision shall be permitted by right contingent upon the requirements of “Open Space Provisions,” the design standards of the Subdivision and Land Development Ordinance [Chapter 22] and provided that the requirements of this Part are met. The following uses shall be permitted within this option:

(1) Any residential use including but not limited to single-family detached, single-family semi-detached, single-family attached and apartment dwellings.

(2) Municipal uses.

(3) Extensive agriculture.

(4) Open space, said uses complying with “Open Space Provisions; Use Regulations.”

(5) The following accessory uses shall be permitted:

(a) Any normal and incidental accessory use to the principal residential use.

(b) Home occupation in single-family detached dwellings.

B. *Conventional Subdivision.* Conventional subdivision shall be permitted by right. The following uses shall be permitted within this option.

(1) Single-family detached, semi-detached and attached dwellings and apartments.

- (2) The following accessory uses shall be permitted:
 - (a) Any normal and incidental accessory use to the principal residential uses.
 - (b) Home occupation in single-family detached dwellings.

C. *Age Qualified Communities.* Age qualified communities shall be permitted by right, subject to the requirement that age qualified communities shall be comprised of only age qualified units and subject to the compliance with the provisions of this Part. The following uses shall be permitted within this option:

- (1) Single-family detached dwellings.
- (2) Single-family semi-detached dwellings (twins).
- (3) Single-family attached dwellings (townhouses).
- (4) Apartment dwellings.
- (5) The following accessory uses shall be permitted:
 - (a) Any normal and incidental accessory use to the principal residential use.
 - (b) Home occupations in single-family detached dwellings.
 - (c) Community facilities.

§27-803. Density, Open Space and Dimensional Standards

1. *Cluster Subdivision*

A. *Maximum Density.* The maximum density permitted shall be four (4) dwellings per net tract area for traditional non age restricted developments and six (6) dwelling units per net tract area for age restricted developments.

B. *Minimum Required Open Space.* The minimum required Open Space shall be 30% of the gross tract area.

C. *Area and Bulk Regulations for Residential Uses.* The following standards shall apply to all residential uses:

	Area and Bulk Standards for Residential Uses	Single Family Detached	Single Family Semi Detached	Single Family Attached	Apartment Dwellings
(1)	Lot area (min)	5,000 sf	2,500 sf	2,500 sf sf/dwelling	1,250 sf/ sf/dwelling
(2)	Total impervious coverage (max)	55 percent	65 percent	65 percent	65 percent
(3)	Lot width at street line (min)	30 feet	30 feet	30 feet	80 feet
(4)	Lot width at building line (min)	40 feet	25 feet	20 feet	100 feet

Area and Bulk Standards for Residential Uses	Single Family Detached	Single Family Semi Detached	Single Family Attached	Apartment Dwellings
(5) Principal dwelling setbacks				
front yard	20 feet (min)	20 feet (min)	20 feet (min)	20 feet (min)
front yard with front loading garage	15 feet (max)	15 feet (max)	15 feet (max)	n/a
rear yard	35 feet (min)	35 feet (min)	35 feet (min)	50 feet
side yard	10 min/ 25 agg.	None	None	None
side to side building separation*	25 feet (min)	20 feet (min) for structure	20 feet (min) for structure	20 feet (min) for structure
(6) Building setbacks from perimeter property lines (min)	50 feet	55 feet	55 feet	75 feet
(7) Garage and accessory building				
Setbacks	35 feet (min)	35 feet (min)	35 feet (min)	n/a
Front loading garages	13 feet from alley center	13 feet from alley center	13 feet from alley center	n/a
(8) Building Height	35 feet or 3 stories	35 feet or 3 stories	35 feet or 3 stories	35 feet or 3 stories
(9) Single-family attached units shall comply with the standards found in the RM District.				
(10) A maximum of 15 percent of the dwelling units may front directly onto a green provided that an access easement is provided to the satisfaction of the Township Board of Supervisors.				

(11) Compliance with the following shall be achieved except that no public water or sewer shall be permitted north of Route 1:

(a) in the absence of public sewage system and public water supply the Rural Residential District area and bulk regulations shall apply and,

(b) for extensive agricultural uses the Agricultural Preservation District area and bulk regulations shall apply.

(12) No surface retention/detention or other stormwater management structure shall be permitted on any deeded lot, or in the case of a common area closer than 50' from the property line of any residential building.

(13) Single-family attached and apartment dwelling units may be permitted without individual lots, such as by conveyance by building footprint deed. Buildings without lots shall meet the building separation requirements in clause (5), and the requirements of clause (6), (7) and (8). In addition, the total minimum impervious coverage for units not provided with individual lots shall be limited to 65 percent of the gross land area devoted to such building as follows:

(a) the gross land area used to satisfy this requirement shall be indicated on submitted plans and shall constitute a single contiguous land area including buildings, parking access and yard areas clearly associated with and in the immediate vicinity of the subject residential development and,

(b) the gross land indicated on the plans shall not include any land area that is counted toward meeting minimum open space requirements, nor yard area requirements for any other dwelling units or other permitted uses.

*Does not apply to common party wall.

2. *Conventional Subdivision.*

A. *Area and Bulk Regulations for Residential Uses.* The following standards shall apply to all residential uses:

Area and Bulk Standards for Residential Uses		Single-Family Detached	Single Family Semi-detached	Single-Family Attached
(1)	Lot area (min)	12,500 sf	10,000 sf	5,000 sf / dwelling
(2)	Total impervious coverage (max)	45 percent	40 percent	50 percent
(3)	Lot width at street line (min)	100 feet	24 feet	24 feet
(4)	Lot width at building line (min)	80 feet	35 feet	24 feet
(5)	Principal dwelling Setbacks:			
	front yard	35 feet (min)	25 feet (min)	25 feet (min)
	front yard w/front loading garage	25 feet (max)	25 feet (max)	25 feet (max)
	rear yard	40 feet (min)	35 feet (min)	35 feet (min)
	side yard	None	None	None
	side to side building separation	20 feet (min)	20 feet (min) for structure	20 feet (min) for structure
(6)	Building setbacks from perimeter property lines (min)	55 feet	55 feet	55 feet
(7)	Garage and accessory building Setbacks:			
	Front loading garages	45 feet (min)	45 feet (min)	45 feet (min)
	Alley access garages	13 feet from alley center line (min)	13 feet from alley center line (min)	13 feet from alley center line (min)
Area and Bulk Standards for Residential Uses		Single-Family Detached	Single Family Semi-detached	Single-Family Attached

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|------|---|----------------------|----------------------|--------------------|
| (8) | Building height | 35 feet or 3 stories | 35 feet or 3 stories | 35 feet or stories |
| (9) | In the absence of public sewage system and public water supply the Rural Residential District area and bulk regulations shall apply for each dwelling unit.No public water or sewer shall be permitted north of Route 1. | | | |
| (10) | No surface retention/detention or other stormwater management or pump station structure shall be permitted on any deeded lot or in the case of a common area, closer than 50' from the property line of any residential building. | | | |
| (11) | For extensive agricultural uses the Agricultural Preservation Residential District area and bulk regulations shall apply. | | | |
| (12) | Single-family attached units shall comply with the standards in the RM District. | | | |

3. For extensive agricultural uses the Agricultural Preservation (AP) District area and bulk regulations in of this Chapter apply.

4. *Age Qualified Communities.*

A. *Area and Bulk Regulations for Age Qualified Communities.* A maximum density of six (6) dwelling units per acre shall be permitted. A minimum required open space of 30% of the gross tract area shall be provided. The following standards shall apply to all residential uses:

Area and Bulk Standards For Residential Uses	Single-Family Detached	Single-Family Semi-detached	Single Family Attached	Apartment Dwellings
(1) Lot area (min)	5,500 sf	2,000 sf	2,000 sf	1,250 sf/dwelling
(2) Total impervious coverage (max)	65 percent	85 percent	85 percent	85 percent

Area and Bulk Standards for Residential Uses		Single-Family Detached	Single-Family Semi-detached	Single Family Attached	Apartment Dwellings
(3)	Lot width at street line (min)	30 feet	24 feet	24 feet	100 feet
(4)	Lot width at building line (min)	60 feet	35 feet	24 feet	100 feet
(5)	Principal dwelling setbacks:				
	front yard	15 feet (min)	15 feet (min)	15 feet (min)	15 feet (min)
	front yard with front loading garage (excluding attached garage to front loading attached garage rear yard	20 feet (min)	20 feet (min)	20 feet (min)	n/a
	side yard (side to side building separation does not apply to common party wall	10 feet (min)	20 feet (min)	20 feet (min)	20 feet (min)
		25 feet agg.	for structure	for structure	for structure
(6)	Building setbacks from tract boundary (min)	20 feet	20 feet	20 feet	20 feet

Area and Bulk Standards For Residential Uses	Single-Family Detached	Single-Family Semi-detached	Single Family Attached	Apartment Dwellings
(7) Detached garage and accessory building setbacks:				
Front loading Garages	20 feet (min) from street right-of-way	20 feet (min) from street right-of-way	20 feet (min) from street right-of-way	n/a
Alley access Garages	13 feet from alley center line	13 feet from alley center line	13 feet from alley center line	13 feet from alley center line
(8) Building height	35 feet or 3 stories	35 feet or 3 stories	35 feet or 3 stories	35 feet or 3 stories
(9) Open space which may include regulated environmental areas, stormwater management facilities and community facilities.	20 percent of gross tract area	20 percent of gross tract area	20 percent of gross tract area, however, single-family attached units without individual lots shall be subject to subsection j below	subject to subsection j below
(10) No surface retention/detention or other stormwater management structure or pump station shall be permitted on any deeded lot or in the case of a common area, closer than 50' from the property line of any residential building.				
(11) Single-family attached and apartment dwelling units may be permitted without individual lots, such as by conveyance by building footprint deed. Buildings without lots shall meet the building separation requirements in (5) and the requirements of (6), (7) and (8). In addition, the total maximum impervious coverage for units not provided with individual lots shall be limited to 65 percent of the gross land area devoted to such building as follows:				

(a) The gross land area used to satisfy this requirement shall be indicated on submitted plans and shall constitute a single contiguous land area including buildings, parking, access, and yard areas clearly associated with and in the immediate vicinity of the subject residential development.

(b) The gross land area indicated on the plans shall not include any land area that is counted toward meeting minimum open space requirements, nor yard area requirements for any other dwelling units or other permitted uses.

- (12) In the absence of public or community sewer and water, age qualified communities shall not be permitted.
- (13) “Open Space Provisions,” and the design standards of the Subdivision and Land Development Ordinance [Chapter 22] shall not apply to the age qualified communities.

§27-804. Other Applicable Regulations.

The following standards shall apply to all permitted uses within this district:

A. A complete site analysis in accordance with the Subdivision and Land Development Ordinance [Chapter 22], and an environmental assessment report in accordance with the General Design & Performance Standards with mitigation measures, shall be required.

B. *Natural Features/Resource Protection.* Shall conform to all provisions relating to Natural Features and Resource Protection of this Chapter.

C. *Parking.* Shall conform to the provisions on Access, Parking, Loading and Internal Circulation of this Chapter.

D. *Signs.* Shall conform to the provisions of this Chapter.

E. *Access and Circulation.* Shall conform to provisions Access, Parking, Loading and Internal Circulation of this Chapter.

F. *Landscaping*. Shall conform to provisions of Part 18, of this Chapter.

G. *Screening*. Shall conform to provisions regarding General Design and Performance Standards of this Chapter.

H. *Single-Family Detached Uses*. Shall conform the “Ground Water Protection” provisions of this Chapter.

I. *Utilities*. All utility service shall be placed underground.

J. *Open Space*. Shall conform to “Open Space Provisions,” and the design standards of the Subdivision and Land Development Ordinance [Chapter 22].