

## ARTICLE IX

### R-H RESIDENTIAL - HIGH DENSITY DISTRICT

900. Purpose

The purpose of the Residential - High Density District is to allow higher density residential development that encourages a diversity of housing types, is compatible with existing residential development, and is located in areas of the Township which are generally suitable for such development, based on accessibility to transportation systems and community facilities appropriate for such development.

901. Permitted Uses, Subject to Article XVI

- (1.) Single-Family Detached Dwellings.
- (2.) Single-Family Semi-Detached Dwellings.
- (3.) Two-Family Detached Dwellings.
- (4.) Greenways and trails.
- (5.) Municipal Buildings, Services and Recreational Facilities.
- (6.) Family Daycare
- (7.) No-Impact Home Based Business
- (8.) Accessory structures and uses customarily incidental to the permitted use.
- (9.) Replacement, collocations, or modifications of wireless telecommunication facilities or support structures where such facilities or structures do not create a substantial change or substantially change the physical dimensions of the wireless telecommunications support structure.
- (10.) Small Wireless Facilities.

902. Conditional Uses, Subject to Article XVI and Article XX

- (1.) Large Scale Residential Development – defined as development or subdivision of one or more parcels with residential dwellings totaling 25 or more dwellings, or exceed a cumulative total of 25 or more dwellings since January 1, 2007
- (2.) Receiving Area for Transfer of Development Rights
- (3.) Owners of property in the RH District may buy development rights credits to increase the allowable density of development on their property under the provisions of Section 1632 of this Ordinance.
- (4.) Single Family Attached Dwelling.
- (5.) Apartment Building.
- (6.) Short Term Lodging Accommodations
- (7.) Essential Services
- (8.) Churches or similar places of worship
- (9.) Schools

- (10.) Commercial Day Care Centers
- (11.) Hospitals, Nursing, or Convalescent Homes
- (12.) Social and Fraternal Organizations and Lodges
- (13.) Life Care Communities
- (14.) Group Homes
- (15.) ECHO Housing
- (16.) Manufactured Home Parks, subject to the requirements of Article VIII of the South Middleton Township Subdivision and Land Development Ordinance, and amendments thereto.
- (17.) Innovative Design Development
- (18.) Personal Stand-Alone Wind Turbines

903. Lot and Area Regulations

(1.) Minimum Lot Area and Dimensional Standards Without TDR Credits (See Section 1633)

(a.) Single-Family Detached Dwellings

- (i.) Lot Size 10,500 square feet
- (ii.) Lot Width 75 feet
- (iii.) Front Yard 30 feet
- (iv.) Rear Yard 20 feet
- (v.) Side Yard 10 feet

(See also Section 1602)

(b.) Single-Family Semi-Detached Dwellings

- (i.) Lot Size 9,000 square feet
- (ii.) Lot Width 60 feet
- (iii.) Front Yard 30 feet
- (iv.) Rear Yard 20 feet
- (v.) Side Yard 10 feet

(See also Section 1602)

(c.) Two-Family Detached Dwellings

- (i.) Lot Size 10,500 square feet
- (ii.) Lot Width 75 feet
- (iii.) Front Yard 30 feet
- (iv.) Rear Yard 20 feet
- (v.) Side Yard 10 feet

(See also Section 1602)

(d.) Single Family Attached Dwellings

- (i.) Minimum Lot Area: A single family attached dwelling project must contain a minimum area of one (1) acre of contiguous, undeveloped property in single ownership.
  - (ii.) Maximum Gross Density                      4 dwelling units per acre
  - (iii.) Interior Lot Width                              20 feet
  - (iv.) Front Yard Setback                            20 feet
  - (v.) Side Yard for End Units                        20 feet
- (See also Section 1602)
- (vi.) Rear Yard Minimum                            20 feet
  - (vii.) Along the perimeter boundary line of the project, screening shall be provided where no public road is located.
  - (viii.) No less than three (3) and no more than six (6) dwelling units shall be permitted in a group of single family attached dwellings.

(e.) Apartment Buildings

- (i.) Minimum Lot Area: An apartment building project must contain a minimum area of two (2) acres of contiguous, undeveloped property in single ownership.
  - (ii.) Maximum Gross Density                      10 dwelling units per acre
  - (iii.) Front Yard Setback                            20 feet
  - (iv.) Side Yard Setback                               15 feet
- (See also Section 1602)
- (v.) Rear Yard Minimum                            20 feet
  - (vi.) Along the perimeter boundary line of the project, screening shall be provided where no public road is located.

(f.) Uses other than those in (a.) through (g.) above

- (i.) Lot Size    25,000 square feet
- (ii.) Lot Width                                        100 feet
- (iii.) Front Yard                                      50 feet
- (iv.) Rear Yard                                        30 feet
- (v.) Side Yard                                         15 feet

(See also Section 1602)

(2.) Minimum Lot Area and Dimensional Standards With TDR Credits (See Section 1633)

(a.) Single-Family Detached Dwellings

- (i.) Lot Size =  $\frac{37,000 \text{ square feet}}{[(\text{TDR Credits} / \text{Total Acres}) + 3.5]}$
- (ii.) Lot Width 65 feet
- (iii.) Front Yard 20 feet
- (iv.) Rear Yard 20 feet
- (v.) Side Yard 10 feet

(b.) Single-Family Semi-Detached Dwellings

- (i.) Lot Size =  $\frac{31,500 \text{ square feet}}{[(\text{TDR Credits} / \text{Total Acres}) + 3.5]}$
- (ii.) Lot Width 55 feet
- (iii.) Front Yard 20 feet
- (iv.) Rear Yard 20 feet
- (v.) Side Yard 10 feet

(c.) Two-Family Detached Dwellings

- (i.) Lot Size =  $\frac{37,000 \text{ square feet}}{[(\text{TDR Credits} / \text{Total Acres}) + 3.5]}$
- (ii.) Lot Width 65 feet
- (iii.) Front Yard 20 feet
- (iv.) Rear Yard 20 feet
- (v.) Side Yard 10 feet

(d.) Single Family Attached Dwellings

(i.) Minimum Lot Area: A single family attached dwelling project must contain a minimum area of one (1) acre of contiguous, undeveloped property in single ownership.

(ii.) Maximum Gross Density  $4 + 2 * \frac{(\text{TDR Credits})}{\text{Total Acres}}$   
dwelling units per acre

In no case shall the Maximum Gross Density exceed 14 dwelling units per acre.

- (iii.) Interior Lot Width 20 feet
- (iv.) Front Yard Setback 10 feet
- (v.) Side Yard for End Units 20 feet
- (vi.) Rear Yard Minimum 20 feet
- (vii.) Along the perimeter boundary line of the project, screening shall be provided where no public road is located.

(viii.) No less than four (4) dwelling units and no more than eight (8) shall be permitted in a group of single family attached dwellings.

(e.) Apartment Building

(i.) Minimum Lot Area: An apartment building project must contain a minimum area of two (2) acres of contiguous, undeveloped property in single ownership.

(ii.) Maximum Gross Density  $10 + 4 * \frac{\text{(TDR Credits)}}{\text{Total Acres}}$   
dwelling units per acre

(iii.) Front Yard Setback 30 feet

(iv.) Side Yard Setback 15 feet

(v.) Rear Yard Minimum 30 feet

(vi.) Along the perimeter boundary line of the project, screening shall be provided where no public road is located.

(3.) Lot Area and Dimensional Standards for uses not otherwise specified in (1.) through (4.) above shall be in accordance with Article XVI.

904. General Requirements for all Uses:

(1.) All uses shall be served with central water and sewer.

(2.) Building Height (maximum) 40 feet

(3.) Building Coverage (maximum) 40 %

(4.) Impervious Area (maximum including buildings) 50 %

(5.) Off-Street Parking shall be in accordance with Article XVIII.

905. Special Exceptions

(1.) Customary Home Occupations in accordance with Section 1609 and Article XXIII.

(2.) Conversion Apartments subject to Article XVI.