

ARTICLE VIII

R-M RESIDENTIAL - MODERATE DENSITY DISTRICT

800. Purpose

The purpose of the Residential - Moderate Density District is to accommodate and encourage residential development which is compatible with surrounding residential development, in areas of the Township which are generally suitable for such development, and accessible to transportation systems and community facilities appropriate for such development:

801. Permitted Uses, Subject to Article XVI

- (1.) Single-Family Detached Dwellings.
- (2.) Single-Family Semi-Detached Dwellings.
- (3.) Greenways and Trails.
- (4.) Municipal Buildings, Services and Recreational Facilities.
- (5.) No-Impact Home Based Business
- (6.) Accessory structures and uses customarily incidental to the permitted use.
- (7.) 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.
- (8.) Small Wireless Facilities.

802. 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 (subject to Sections 1633 and 803(2))

Owners of property in the RM 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.
- (3.) Essential Services
- (4.) Churches or similar places of worship
- (5.) Schools
- (6.) Family and Commercial Day-Care
- (7.) Social and Fraternal Organizations and Lodges
- (8.) Group Homes
- (9.) Cemeteries

- (10.) ECHO Housing
- (11.) Innovative Design Development
- (12.) Personal Stand-Alone Wind Turbines

803. 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 15,000 square feet
- (ii.) Lot Width 90 feet
- (iii.) Front Yard 40 feet
- (iv.) Rear Yard 30 feet
- (v.) Side Yard 15 feet

(See also Section 1602)

(b.) Single-Family Semi-Detached Dwellings

- (i.) Lot Size 12,500 square feet
- (ii.) Lot Width 70 feet
- (iii.) Front Yard 40 feet
- (iv.) Rear Yard 30 feet
- (v.) Side Yard 15 feet

(See also Section 1602)

(c.) Uses other than those in (a.) and (b.) 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 =
$$\frac{37,000 \text{ square feet}}{[(\text{TDR Credits} / \text{Total Acres}) + 2.5]}$$

TDR Credits Applied cannot exceed Total Acres

- (ii.) Lot Width 75 feet

- (iii.) Front Yard 30 feet
- (iv.) Rear Yard 20 feet
- (v.) Side Yard 10 feet

(b.) Single-Family Semi-Detached Dwellings

(i.) Lot Size =
$$\frac{37,000 \text{ square feet}}{[(\text{TDR Credits} / \text{Total Acres}) + 3.0]}$$

TDR Credits Applied cannot exceed Total Acres

- (ii.) Lot Width 60 feet
- (iii.) Front Yard 30 feet
- (iv.) Rear Yard 20 feet
- (v.) Side Yard 10 feet

(c.) Two-Family Detached Dwellings

(i.) Lot Size =
$$\frac{37,000 \text{ square feet}}{[(\text{TDR Credits} / \text{Total Acres}) + 3.0]}$$

TDR Credits Applied cannot exceed Total Acres

- (ii.) Lot Width 75 feet
- (iii.) Front Yard 30 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 per acre, 1 TDR Credit required for every 4 single family attached dwellings
- (iii.) Interior Lot Width 20 feet
- (iv.) Front Yard Setback 30 feet
- (v.) Side Yard for End Units 20 feet
- (vi.) Rear Yard Minimum 30 feet
- (vii.) Active Play Area 125 square feet/dwelling unit
- (viii.) Along the perimeter boundary line of the project, screening shall be provided where no public road is located.
- (ix.) No less than three (3) and no more than six (6) dwelling units shall be permitted in a group of single family attached dwellings.

804. General Requirements for all Uses:

- (1.) All uses shall be served with central water and sewer.
- (2.) Building Height (maximum) 35 feet
- (3.) Building Coverage (maximum) 40 %
- (4.) Impervious Area (maximum including buildings) 50 %
- (5.) Off Street Parking in accordance with

Article XVIII

805. Special Exceptions

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