

ARTICLE VIII

R-4 MULTI-USE RESIDENTIAL DISTRICT

SECTION 800 PURPOSE

The purpose of the R-4, Multi-Use Residential District is to reserve areas for the development of a mix of housing types and higher density multifamily housing in the Township in appropriate locations which are served by public water and sewage and are located on arterial or collector roads close to shopping and community services and to provide for compatible public, semi-public and accessory uses as conditional uses or uses by special exception.

SECTION 801 AUTHORIZED USES

In the R-4, Multi-Use Residential District, only the following uses are authorized:

A. PERMITTED USES

1. Principal Uses

- a. Single Family Dwelling
- b. Zero Lot Line Single Family Dwelling
- c. Two Family Dwelling
- d. Triplex, Fourplex
- e. Townhouses
- f. Garden Apartments
- g. Essential Services

2. Accessory Uses

- a. Signs, subject to Article XVII
- b. Off-street Parking and Loading, subject to Article XVI
- c. Accessory Uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this District.
- d. Private Residential Swimming Pools or Tennis Courts, subject to Section 1503
- e. Private Garages and Storage Buildings, subject to Section 1503
- f. Fences, subject to Section 1503
- g. Home Gardening
- h. Home Office
- i. Temporary Construction Trailer, Model Home or Sales Office, subject to Section 1507
- j. Keeping of Domestic Pets

B. CONDITIONAL USES

1. Principal Uses

- a. Density Bonus for Multifamily Development, subject to §1403.37
- b. Group Care Facility, subject to §1403.17
- c. Noncommercial Recreation, subject to §1403.28
- d. Nursing Home, subject to §1403.19
- e. Personal Care Boarding Home, subject to §1403.17
- f. Planned Residential Development, subject to Article XIII
- g. Public Buildings, subject to §1403.9
- h. Public Recreation, subject to §1403.28
- i. Public Utility Building or Structure, subject to §1403.29
- j. Retirement Community, subject to §1403.30

2. Accessory Uses

- a. Home Occupation, subject to §1403.18

C. USES BY SPECIAL EXCEPTION

1. Principal Uses

- a. Day Care Center, subject to §1403.14
- b. Temporary Use or Structure, other than a Construction Trailer, Model Home or Sales Office, subject to §1403.32

SECTION 802 AREA AND BULK REGULATIONS

In the R-4, Multi-Use Residential District, all uses shall be subject to the following regulations, except as they may be modified by Article XIII governing Planned Residential Developments or by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XIV.

A. MINIMUM LOT AREA:

Single Family Dwelling:	8,400 sq. ft.
Zero Lot Line Single Family Dwelling:	6,000 sq. ft.
Two Family Dwelling:	10,000 sq. ft.
Triplexes, Fourplexes, Townhouses and Garden Apartments:	1 acre
All Other Principal Uses:	1 acre

B. MINIMUM LOT WIDTH:	
Single Family Dwelling:	60 feet
Zero Lot Line Single Family Dwelling:	50 feet
Two Family Dwelling:	75 feet
Triplexes, Fourplexes, Townhouses and Garden Apartments:	100 feet
All Other Principal Uses:	100 feet
C. MINIMUM DWELLING UNIT DENSITY:	6 units per acre
D. MAXIMUM LENGTH OF RESIDENTIAL BUILDING:	250 feet
E. MAXIMUM NUMBER OF DWELLING UNITS PER BUILDING:	
Townhouses:	6 units per building
Garden Apartments:	36 units per building
F. MINIMUM DISTANCE BETWEEN BUILDINGS:	20 feet
(Where two (2) or more buildings exist on the same lot)	
G. MAXIMUM LOT COVERAGE:	40%
H. MINIMUM FRONT YARD:	
Abutting a Public Street:	
Arterial or Collector Street	50 feet
Local Street	35 feet
Abutting a Private Street or Common Driveway:	25 feet
I. MINIMUM REAR YARD:	
Single Family or Two Family Dwelling:	25 feet
Triplex, Fourplex, Garden Apartment or Townhouse:	
Adjoining Any A-1, R-1, R-2 or R-3 District:	40 feet
All Other Rear Yards:	25 feet
All Other Principal Structures:	25 feet
Accessory Structures:	See §1503.3

J.	MINIMUM SIDE YARD:	
	Single Family Dwelling:	8 feet
	Zero Lot Line Single Family Dwelling:	0 feet, provided there is a minimum of 10 feet between dwellings on adjoining lots
	Two Family Dwelling:	10 feet
	Triplex, Fourplex, Garden Apartment or Townhouse:	
	Adjoining Any A-1, R-1, R-2 or R3 District:	40 feet
	All Other Side Yards:	20 feet
	All Other Principal Structures:	20 feet
	Accessory Structures:	See §1503.3
K.	SPECIAL YARD REQUIREMENTS:	See Section 1503
L.	PERMITTED PROJECTIONS INTO REQUIRED YARDS:	See Section 1504
M.	MAXIMUM HEIGHT:	
	All Principal Structures:	3 stories and no more than 45 feet
	All Accessory Structures:	1 story and no more than 15 feet
N.	HEIGHT EXCEPTIONS:	See Section 1505
SECTION 803	PARKING AND LOADING	See Article XVI
SECTION 804	SIGNS	See Article XVII
SECTION 805	SCREENING AND LANDSCAPING	See Section 1502
SECTION 806	STORAGE	See Section 1509