

Article 8

MFR Multiple Family Residential District

Section 8.01 - Purpose

The purpose of this district is to provide a relatively small and less expensive type of housing, as well as a broader range of choice of housing types to people who desire to live in the Township in condominium, owner, or rental units, and their normal accessory uses which are compatible, supportive, or convenient to the residents living within such a district. The buildings containing the dwelling units may be in single or group building arrangements having group use facilities held in common to which all residents have equal access and share equally in the financing or operation and maintenance. These developments will only be allowed to develop if they can be connected to a public or common water supply system or wastewater sanitary sewer system or both if available.

Section 8.02 - Permitted Principal Uses

- A. Multiple family dwelling structures, including duplexes, triplexes, quadruplexes, garden apartments, townhouses, and other similar types of multi-family dwelling unit buildings.
- B. Existing single family dwellings.

Section 8.03 - Permitted Principal Special Uses with Conditions

The following special uses of land, buildings, and structures are permitted subject to the provisions of Article 13, "Special Uses":

A. Permitted Uses:

- 1. Public buildings
- 2. Public recreational playgrounds
- 3. Non-profit recreation areas
- 4. Religious institutions
- 5. Educational and social institutions
- 6. Golf courses and country clubs
- 7. Child care centers

B. Above permitted uses subject to the following conditions:

- 1. The proposed site for any of the uses permitted herein shall have at least one (1) property line abutting an impervious hard surface paved road, and the site shall be so planned as to provide all access directly to said road.
- 2. Front, side, and rear yards shall be set back at least seventy-five (75) feet and shall be landscaped in trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those walls used to screen the use from abutting residential lots and parcels.
- 3. Shall meet all other applicable requirements of this Zoning Ordinance.

Section 8.04 - Permitted Accessory Uses

- A. Normal accessory uses to multiple family dwelling units.

- B. Customary home occupations in existing single family homes, as conditioned by Section 16.21.

Section 8.05 - Permitted Accessory Uses with Conditions

- A. Private swimming pools as a part of the multiple family housing development for use in common by all residents who will finance the operation and maintenance of such facilities in conformance with the provisions of Section 16.20.
- B. Common open space and recreation areas and facilities as a part of the multiple family housing development for use in common by all residents who will be required to finance the operation and maintenance of such facilities.
- C. Drives and off-street parking areas in accordance with Section 8.07C. and D.
- D. Recreation, meeting, and other group activity facilities located in buildings or as a part of a structure developed as a part of the multiple family housing project for the common use and enjoyment by all residents who will be required to operate and maintain such facilities and financed through a non-profit association representing the owners and renters.

Section 8.06 - Dimensional Requirements except as otherwise specified in the Ordinance

- A. **Lot Area:** The first multiple family dwelling unit in a residential structure shall occupy a lot or parcel comprising not less than one-half (1/2) acre, and meet the requirements of Section 8.07B. Each additional multiple family dwelling unit shall require the following additional lot or parcel area:
 - 1. Efficiency.....2,000 square feet
 - 2. One bedroom.....2,500 square feet
 - 3. Two bedroom.....3,500 square feet
 - 4. Tree bedroom.....5,000 square feet
 - 5. Four bedroom.....6,500 square feet
 - 6. Extra bedrooms over four.....1,500 square feet
- B. **Lot Width:** minimum of 200 feet
- C. **Lot Coverage:** maximum of 30 percent
- D. **Number of Dwelling Units per Gross Acre:** eight (8) dwelling units
- E. **Yard and Setback Requirements:**
 - 1. **Front Yard:** minimum of fifty (50) feet from the road right-of-way line, except as otherwise required in Section 8.03B.2.
 - 2. **Side Yards:** minimum distance equal to the maximum height of the structures, except where a side yard abuts a road right-of-way line, the minimum shall be fifty (50) feet.
 - 3. **Rear Yard:** minimum of fifty (50) feet.
- F. **Height Limitations:** maximum of three (3) stories of thirty five (35) feet, except that detached accessory structures shall not exceed twenty (20) feet.
- G. **Spacing Between Buildings:** shall be at least the height of the highest of the abutting buildings;
- H. **Floor Area Requirements:** minimum standards for total floor area for each type of multiple family dwelling unit shall be as follows:
 - 1. Efficiency 450 square feet
 - 2. One bedroom 600 square feet

- 3. Two bedroom 750 square feet
 - 4. Three bedroom 900 square feet
 - 5. Each additional bedroom 150 square feet
- I. **Number of Multiple Family Dwelling Units per Building:** To promote the safety of residents of multiple family residences, in terms of fire protection, no multiple family residential structure shall contain more than twelve (12) dwelling units.

Section 8.07 - Other Requirements

- A. All multiple family dwelling units shall be connected to the available common or public water supply system and wastewater sanitary sewer system on a permanent basis.
- B. Open spaces comprising at least 10% of the total gross area of the project and planned and built as a common facility to be used, operated, and maintained by the developer or a non-profit association representing the property owners and financed by means of a monthly or annual assessment.
- C. Ingress and egress shall be provided from an impervious hard surface paved road. Drives shall be located at least twenty (20) feet from any building.
- D. Off-street parking shall be provided in accordance with Article 20, "Off-Street Parking" with parking spaces located within 200 feet of an entrance to the building for which the parking is designated. Each dwelling unit shall be provided with at least one (1) parking space.
- E. When a Multiple Family Residential lot or parcel abuts parcels other than those located in an MFR "Multiple Family Residential district", a twenty-five (25) foot wide buffer shall be provided within the MFR lot or parcel yard. The buffer area shall be bermed and landscaped with trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or other structures permitted in buffer areas, except required entrance drives and those walls, fences, or plantings necessary to screen the MFR use from abutting single family residential lots and parcels.
- F. The outdoor storage of goods, materials, trash, or garbage is not permitted, except as provided in Section 16.23.