

ARTICLE VII

MULTIPLE FAMILY RESIDENCE MR-1

701 PURPOSE

The MR-1 District is created to provide for a variety of housing types to include garden apartments, townhouses, condominiums or other housing facilities of a similar character and density and in those areas suitable for such developments within the Township. This District may be used only when public sewer and water services are available or when adequate treatment plants are provided in conjunction with public water.

702 PERMITTED USES

Two Family Dwelling

Multiple Family Dwelling

Accessory uses clearly incidental and customary to the operation of the above
uses

Churches

703 CONDITIONALLY PERMITTED USES

Day Care Center (see section 405)

Funeral Home (see section 407)

Golf Courses (see section 408)

Parks and Playgrounds (see section 411)

Nursing Home (see section 423)

704 LOT AND YARD REQUIREMENTS

704.01 Lot Development Area - A minimum lot area of five (5) acres shall be required.

704.02 Multiple Family

A. Four or more

Minimum Lot Area – 3,600 square feet per unit

Minimum Lot Width and Frontage - 100 feet plus 2.5 additional per unit

Minimum Front Yard- 40 feet

Minimum Side Yard- Equal to one half (1/2) the height of the building but
not less than ten (10) feet

Minimum Rear Yard –40 feet

B. Two Family – 30,000 square feet minimum

705 MAXIMUM BUILDING HEIGHT

No building hereafter erected or structurally altered shall exceed a height of thirty five (35) feet

706 MINIMUM GROSS FLOOR AREA PER DWELLING UNIT

Within the MR-1 District, no building shall be erected, reconstructed, or converted for use as a dwelling unless the following minimum gross floor area per dwelling unit is provided:

- Efficiency Suites – 600 square feet
- One Bedroom Dwelling Unit – 750 square feet
- Two Bedroom Dwelling Unit – 900 square feet
- Three Bedroom Dwelling Unit – 1,200 square feet
- Four or More Bedroom Dwelling Unit – 1,500 square feet

707 ACCESORY STRUCTURES

All accessory structures not attached to the principal structures shall be set back twenty (20) feet from the principal building and not less than five (5) feet from the side and/or rear lot lines..

708 PERCENTAGE OF LOT COVERAGE

All buildings including accessory buildings shall not cover more than thirty (30) per cent of the area of the lot..

709 MINIMUM LIVABLE OPEN SPACE

A minimum of forty five (45) percent of the gross land area shall be livable open space for the use and enjoyment of the residents of the project. Livable open space is the minimum required non-vehicular open space unobstructed to the sky, generally in lawn area (including required yard areas that are left as lawn areas) or paved areas for recreation. The minimum recreation space performance standard listed for this district shall be included as a part of the livable open space. No parking areas, loading areas, or access drives can be included as part of the livable open space to be provided on the lot.

710 MINIMUM RECREATION SPACE

A minimum of ten (10) percent of the gross land area shall be usable recreation space. The recreation space shall be counted as a part of the required livable open space. Recreation areas shall be located a minimum distance of twenty (20) feet from all principal buildings. The recreation space can include open space for both passive and active recreation. Passive recreation facilities might include common sitting areas in the form of sun decks or garden areas. Active recreation areas may include swimming pools, tennis courts, shuffle board courts, playgrounds and playfields, or tot lots.

711 DISTANCE BETWEEN BUILDINGS ON THE SAME LOT

No principal building shall be closer to any other principal building than the average of the heights of said buildings.

712 REQUIRED COURT DIMENSIONS

712.01 INNER COURTS

The least dimensions of an inner court shall be not less than forty (40) feet. An open and unobstructed passageway shall be provided at the grade level of each inner court. Such passageway shall have a cross section area and sufficient headroom to permit the passage of firefighting equipment and shall be continuous from the inner court to a yard or an unobstructed open area between buildings.

712.02 OUTER COURTS

The width of any outer court shall be not less than the average height of the walls forming said court. The depth of an outer court formed by walls on three (3) sides, shall not be greater than one and one-half (1 ½) times the width.

713 BUFFER YARDS

No building shall be located closer than the height of the principal building from each side or rear property line which adjoins any other district line.

714 SUBMISSION OF PLANS

The provision of Section 309 shall apply in this District.

715 OFF-STREET PARKING AND UNLOADING

The provisions of Article XV shall apply in this District.

716 PERMITTED SIGNS

The provisions of Article XIV shall apply in this District.

717 GENERAL REGULATIONS

The provisions of Article III shall apply in this District.