

15.1200 CHAPTER 12
R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

15.1201 SECTION 12.01 STATEMENT OF PURPOSE

R-4 Multiple-Family Residential Districts are designed to permit the greatest density of residential uses allowed within the Township, together with other residentially related facilities designed to serve the inhabitants of the area. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water, and sanitary sewer.

15.1202 SECTION 12.02 PERMITTED USES

Except as provided in Section 12.03, below, in an R-4 District, no building or land shall be used and no building or structure shall be erected, except for the following uses:

1. Multiple-family dwellings
2. Nursing and convalescent homes.
3. Medical clinics and doctor's offices for the treatment of human beings.
4. Accessory buildings, structures, and uses customarily incidental to any of the foregoing uses when located on the same lot or parcel of land.
5. Small Tower-Mounted Wind Energy Turbines and Small **STRUCTURE-** Mounted Wind Energy Turbines. (ord. no. 467 eff. May 8, 2009)

15.1203 SECTION 12.03 SPECIAL LAND USES

The following uses are permitted in the R-4 District when approved as special land uses pursuant to the procedures provided in Chapter 19 (Special Land Uses):

1. Golf courses and other recreational uses such as parks and athletic fields, winter sports areas and similar uses, but excluding campgrounds; whether such recreational use is operated for profit or not, provided, however, that no courses for motorized vehicles other than golf carts shall be allowed.
2. Group day care homes.
3. Group foster care facilities.
4. Public or Parochial schools, libraries, and other municipal structures and uses.
5. Churches.
6. Public parks, public playgrounds, and other municipally owned and operated recreational facilities.
7. Hotels, motels, and other transient-type residential buildings.
8. Private clubs, fraternities and lodges, excepting those of which a chief activity is the rendering to the general public of a service customarily carried on as a business.
9. Two-family dwellings.

15.1204 SECTION 12.04 DESIGN REQUIREMENTS

1. Standards for height, bulk, density, and area

Minimum lot area	3,000 square feet, or 3,000 square feet per Dwelling Unit, whichever is greater (amend. by ord. no. 532 eff. April 26, 2015)
Minimum lot width	100 feet
Maximum height of structures	2½ stories, or 35 feet
Front yard setback	50 feet
Rear yard setback	30 feet
Side yard setback	Each side yard setback shall be at least ten (10) feet; both side yard setbacks combined shall be at least thirty (30) feet (ord. no. 309 eff. 2/22/99; amend. by ord. no. 376 eff. 6/21/03)
Minimum floor area per dwelling unit	884 square feet
See also footnotes 2; 3; 5; 6; 7; 8; and 13 in Chapter 21 (Schedule of District Regulations).	

2. Site Plan Review is required in accordance with Chapter 23 (Site Plan Review).
3. Off-street Parking is permitted in accordance with the requirements in Chapter 24 (Parking, Loading Spaces, and Signs).
4. Signs are permitted in accordance with the requirements of Chapter 24 (Parking, Loading Spaces, and Signs).