

## ARTICLE IX

### R-4 HIGH DENSITY RESIDENTIAL DISTRICT

#### Section 900. PURPOSE

The purpose of the R-4, High Density Residential District, is to assure opportunities for a full range of housing types at relatively high densities within East Pikeland Township. The R-4 District is intended for single-family detached dwellings on relatively small lots, single-family attached dwellings and multi-family dwellings in locations within the Township where public facilities and services are available to serve higher density residential development. Development of areas zoned R-4 for these types of residential uses is deemed an important element of the overall mix of housing stock and housing opportunities in East Pikeland Township and thus most alternative residential and non-residential uses are discouraged within this District. Site and design suitability are addressed through the standards of this Article and related regulations, with flexibility afforded in the review procedures to address specific site conditions and design objectives.

#### Section 901. USE REGULATIONS

1. Permitted Uses. A building may be erected, altered or used, and a lot may be used or occupied, for any of the following purposes and no other:
  - A. Single-Family Detached Dwelling.
  - B. Bed and Breakfast Facility, in accordance with the provisions of Section 1807.
  - C. Cemetery.
  - D. Township Municipal Use.
  - E. No-Impact Home-Based Business, in accordance with the provisions of Section 1806.
  - F. Forestry in accordance with the provisions of Section 1823.
  - G. Accessory Use on the same lot with and customarily incidental to any of the foregoing permitted uses, including but not limited to those uses described in Section 1804.
2. Uses by Special Exception. Any of the following uses shall be permitted when approved as a Special Exception by the Zoning Hearing Board, in accordance with the provisions of this Article and the standards and criteria contained in Section 2208 of this Chapter.
  - A. Conversion of a Single-Family Detached Dwelling, subject to the provisions of Section 1808.
  - B. Place of Worship or Educational Use.
  - C. Major Home Occupation, in accordance with the provisions of Section 1806.
  - D. Accessory Dwelling Unit, in accordance with the provisions of Section 1803.

3. Conditional Uses. The following uses shall be permitted when approved as a Conditional Use by the Board of Supervisors, in accordance with the provisions of this Section and the standards and criteria in Section 2000.6 of this Ordinance.
  - A. Multi-Family Dwelling.
  - B. Mixed Single-Family/Multi-Family Dwelling.
4. In addition to the foregoing all development shall comply with the provisions of Section 1825 (Agricultural Override).

Section 902. AREA AND BULK REGULATIONS FOR USES PERMITTED BY RIGHT

Except as stipulated in Section 901.3, above, which refers to conditional uses only, the following regulations shall apply to all uses in the R-4 District:

1. All uses in the R-4 District shall be served by public sewage disposal and water supply systems. In the event that single-family detached uses are not served by a public sewage disposal system, the minimum lot size shall be one (1) acre.
2. Area and Bulk Regulations for Single-Family Detached Dwellings
  - A. Maximum Density – The maximum density for single-family detached dwellings shall not exceed two (2) dwellings units per acre of gross tract area.
  - B. Minimum Lot Area – A lot area of not less than fifteen thousand (15,000) square feet shall be provided.
  - C. Minimum Lot Width – Each lot shall have a width of not less than ninety (90) feet measured at the building setback line and sixty (60) feet measured at the front lot line.
  - D. Minimum Front Yard – No building shall be situated less than thirty-five (35) feet from the front lot line.
  - E. Minimum Side Yard – The minimum aggregate of the two (2) side yards shall be thirty-five (35) feet and neither side yard shall be less than fifteen (15) feet.
  - F. Minimum Rear Yard – The minimum rear yard shall be not less than forty (40) feet.
  - G. Maximum Impervious Surface – No more than thirty percent (30%) of the lot shall be covered by impervious surfaces.
  - H. Maximum Height – Except as provided in Section 1704, no building or other structure shall exceed a height of three (3) stories or thirty-five (35) feet whichever is less. Flagpoles shall be limited to thirty-five (35) feet in height.
  - I. Accessory Structures – Any accessory use structure may be located within a side or rear yard only in accordance with the provisions of Section 1805, or with respect to the sheltering of animals, in accordance with the provisions of Section 1818.

Section 903. AREA AND BULK REGULATIONS FOR CONDITIONAL USES

1. Multi-family Dwellings

- A. Maximum Density - The maximum density for multi-family dwellings in the R-4 District shall not exceed four (4) dwelling units per acre of gross tract area.
- B. Minimum Open Space - The minimum amount of open space to be provided shall be forty percent (40%) of the gross tract area.
- C. Maximum Impervious Surface - No more than forty percent (40%) of the gross tract area shall be covered by impervious surfaces.
- D. Minimum Tract Area - The minimum tract area of a multi-family development shall be ten (10) acres.
- E. Minimum Area and Dimensional Requirements - The following area and dimensions requirements shall apply to multi-family dwellings in the R-4 District:

(1) Two-family (twin or duplex):

- a. Minimum lot area: 6,000 sq. ft. per DU
- b. Minimum lot width: 100 feet per structure
- c. Minimum front yard: 30 feet
- d. Minimum side yard: 15 feet, 30 feet aggregate
- e. Minimum rear yard: 30 feet
- f. Minimum tract perimeter setback: All structures shall be setback a minimum of sixty-five (65) feet from all tract boundaries, such setback area to be landscaped in accordance with the landscaping, screening and buffering standards of Section 1709.

(2) Townhouse:

- a. Minimum lot area: 2,000 sq. ft. per DU
- b. Minimum lot width: 20 feet
- c. Minimum front yard: 30 feet
- d. Minimum side yard: 20 feet, each end DU
- e. Minimum rear yard: 35 feet

- f. Maximum number of dwelling units per dwelling: 6DU
- g. Minimum tract perimeter setback: All structures shall be setback a minimum of eighty (80) feet from all tract boundaries, such setback area to be landscaped in accordance with the landscaping, screening and buffering standards of Section 1709.

(3) Apartment:

- a. Minimum separation distance between all buildings:
  - i. Three (3) times the height of the taller of two structures where any part of either structure faces upon another structure, but in no case less than seventy-five (75) feet.
  - ii. One and one-half (1½) times the height of the taller of two structures where any part of either structure backs upon another structure (including the space between or corner of one structure and a wall of another), but in no case less than fifty (50) feet.
  - iii. The height of the taller structure, when two structures abut end to end, but in no case less than twenty-five (25) feet.
- b. The overall dimension of all buildings, in a single direction, shall not exceed one hundred and eighty (180) feet, which dimension shall be articulated by a minimum four (4) foot offset at a minimum distance of each forty (40) feet.
- c. Minimum tract perimeter setback: All structures shall be setback a minimum of one hundred and twenty-five (125) feet from all tract boundaries, such setback area to be landscaped in accordance with the landscaping, screening and buffering standards of Section 1709.

2. Mixed Single-Family/Multi-Family Development

- A. Maximum Density - The maximum density for mixed single-family/multi-family dwellings in the R-4 District shall not exceed three and one half (3½) dwelling units per acre of gross tract area.
- B. Minimum Open Space - The minimum amount of open space to be provided shall be forty percent (40%) of the gross tract area.
- C. Maximum Impervious Surface - No more than forty percent (40%) of the gross tract area shall be covered by impervious surfaces.
- D. Minimum Tract Area - The minimum tract area of a mixed single-family/multi-family development shall be ten (10) acres.

- E. Mix of Dwelling Types - As a component of multi-family development utilizing one (1) or more multi-family dwelling unit types, a maximum of thirty percent (30%) of the total number of permitted dwelling units may be single-family detached dwellings.
  
- F. Minimum Area and Dimensional Requirements - The area and dimensions requirements of Section 803 shall apply to multi-family dwellings and the following minimum area and dimensional requirements shall apply to single-family detached dwellings:
  - (1) Minimum lot area: 10,000 sq. ft.
  - (2) Minimum lot width: 75 feet
  - (3) Minimum front yard: 35 feet
  - (4) Minimum side yard: 15 feet
  - (5) Minimum rear yard: 35 feet

#### Section 904. DESIGN STANDARDS

The following Design Standards of this Ordinance shall, as applicable, govern the uses in the R-4 District:

1. Access, Highway Frontage and Interior Circulation as required by Section 1706.
2. Parking as required by Section 1707.
3. Off-Street Loading as required by Section 1708.
4. Landscaping, Screening and Buffering as required by Section 1709.
5. Lighting as required by Section 1711.
6. Open Space Recreation, Greenways and Trails as required by Section 1714.
7. Storage, as required by Section 1815.
8. Signs, as required by Article XIX.

#### Section 905. ENVIRONMENTAL IMPACT ASSESSMENT

Any preliminary and final plan application for a proposed subdivision or land development in the R-4 District shall include an environmental impact assessment report which shall be approved by the Board of Supervisors. Such environmental impact assessment report shall be prepared in accordance with the requirements for an environmental impact assessment provided in Section 1826.

**THIS PAGE IS INTENTIONALLY BLANK**