

ARTICLE XI

MULTIPLE FAMILY RESIDENTIAL DISTRICT: RM

SECTION 11.00 INTENT

The multiple family residential district is designed to permit a more intensive residential use of land with various types of attached single family houses, townhouses, condominiums, and garden apartments. These areas would be located near county primary roads for good accessibility and between single family residential areas and other non residential uses. Various sizes of residential accommodations, for ownership or rental, would thereby be provided to meet the needs of the different age and family groups in the Township.

SECTION 11.01 PERMITTED PRINCIPAL USES

The following provisions apply in multiple family residential districts. Any use not expressly permitted is prohibited:

1. All permitted principal uses in the R-1 and R-2 districts subject to the terms and conditions provided therein.
2. Two family dwelling units.
3. Multiple family dwelling units including townhouses (single family attached dwellings) condominiums, apartments and row or terrace dwellings.
4. Rooming houses and boarding houses.
5. Accessory use or structures.

SECTION 11.02 PERMITTED USES AFTER SPECIAL APPROVAL

The following uses shall be permitted subject to the conditions hereinafter imposed and subject to the review and approval of the Planning Commission:

1. Hospital, provided the following conditions are met:
 - A. All such hospitals shall be developed only on sites consisting of at least ten (10) acres in area.
 - B. The proposed site shall have at least one property line abutting a County Primary road. All ingress and egress to the off-street parking area, for guest, employees, staff as well as any other uses of the facilities, shall be directly onto the County Primary road.
 - C. In the event one or more boundaries of the proposed site lies opposite or contiguous to a residential district, the minimum distances between any hospital structure or accessory use and the residential district boundary

shall be at least one hundred (100) feet for buildings containing two (2) stories or less. For buildings above two (2) stories, the building shall be set back from the initial one hundred (100) feet setback an additional one(1) foot for each five feet of height above two (2) stories.

- D. The minimum distance from any street line shall not be less than forty (40) feet for buildings containing two (2) stories or less, while buildings above two (2) stories shall be set back an additional one (1) foot for each five (5) feet of height above two (2) stories.
 - E. The minimum distance from any non-residential lot line shall not be less than twenty-five (25) feet.
 - F. Ambulance and delivery areas shall be obscured from all residential view with a wall at least six (6) feet in height.
 - G. Development plan shall show any future construction and projected maximum patient census.
 - H. Noise producing activities such as ambulance and delivery areas shall be located not less than five hundred (500) feet from any residential area.
2. Convalescent and/or nursing homes or adult care facilities when the following conditions are met:
- A. The site shall be developed so as to create a land to building ratio on the parcel whereby for each one (1) bed in the facility there shall be provided not less than fifteen hundred (1,500) square feet of land area.
 - B. No building shall be closer than forty (40) feet from any property line.
3. Churches, subject to the requirements set forth in Section 4.17.
4. Home occupations in accordance with Section 4.20.

SECTION 11.03 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk, and placement requirements unless otherwise specified are as provided in Article XX.

SECTION 11.04 SITE PLAN REVIEW

For all permitted uses in multiple family residential district, a site plan shall be submitted to the Planning Commission or its designated appointee, for review and approval in accordance with Section 4.16.