

Chapter 11 - HDR - HIGH DENSITY RESIDENTIAL

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Sec. 11.1 *PURPOSE.*

This District is intended primarily for multiple family residential uses together with certain institutional or other compatible uses under specified conditions. There is no intent to promote by these regulations, a residential district of lower quality or livability than any other residential district within the Township. It is the express purpose of these regulations to provide sites for multiple family dwelling structures of a low rise, high density character where adequate public services and facilities are available to accommodate higher population concentrations.

Sec. 11.2 *PERMITTED USES.*

Land and/or buildings in this District may be used for the following purposes by right:

- (A) Two family dwellings.
- (B) Townhouses or rowhouses (single family attached dwellings).
- (C) Multiple family dwellings.
- (D) Accessory buildings and uses as defined in Chapter II.
- (E) Customary home occupations as defined in Chapter II, Section 2.47.
- (F) Family Day Care Homes.
- (G) Foster Family Group Home. (revised 5-24-04)
- (H) Adult Foster Care Family Home. (revised 5-24-04)
- (I) Foster Family Home (revised 5-24-04)
- (J) State Licensed Residential Family Facility (5-24-04)

Sec. 11.3 *USES REQUIRING SPECIAL LAND USE APPROVAL.*

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- (A) Any special land use permitted in the MDR District.
- (B) Housing for Fraternities & Sororities.

Sec. 11.4 *DISTRICT REGULATIONS.*

As required in Chapter XXIV.

Sec. 11.5 *SIGNS.*

As provided in Chapter XXV.

Sec. 11.6 *OFF-STREET PARKING.*

Requirements for an allowed use shall be determined from the "Table of Off-Street Parking Requirements" in Chapter XXVI, Section 26.8.