

Chapter 8 - LDR - LOW DENSITY RESIDENTIAL

SEC. 8.1 PURPOSE

SEC. 8.2 PERMITTED USES

SEC. 8.3 USES REQUIRING SPECIAL LAND USE APPROVAL

SEC. 8.4 DISTRICT REGULATIONS

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SEC. 8.6 OFF-STREET PARKING

Sec. 8.1 *PURPOSE.*

The regulations of the LDR District are intended to provide for a stable and sound family residential environment with its appropriate neighborhood related urban utilities, facilities, and services. Through this District a relatively low density urban residential development will be permitted through the construction and occupancy of one-family dwellings on relatively large urban lots.

Sec. 8.2 *PERMITTED USES.*

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

- (A) Detached single-family dwellings.
- (B) Public parks, playgrounds, playfields and other public uses of an open space recreational character.
- (C) Family Day Care Homes.
- (D) Accessory buildings and uses as defined in Chapter II.
- (E) Customary Home Occupations as defined in Chapter II, Section 2.47.
- (F) Adult Foster Care Family Home. (revised 5-24-04)
- (G) Foster Family Home. (revised 5-24-04)
- (H) State Licensed Residential Family Facility. (revised 5-24-04)

Sec. 8.3 *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) Churches.
- (B) Municipal buildings not requiring outdoor storage of materials or vehicles.
- (C) Public utility or service buildings not requiring outdoor storage of materials.
- (D) Hospitals, clinics, convalescent homes, and housing for the elderly but not institutions for mentally retarded, epileptic, drug or alcoholic patients or correctional institutions of any type.
- (E) Group Day Care Homes.
- (F) Private non-commercial recreation.
- (G) Golf courses or country clubs.
- (H) K-12 schools, provided such schools are not operated as commercial enterprises.
- (I) Cemeteries.

- (J) The growing and harvesting of crops for resale, provided that this shall exclude the raising of animals and the retail sale of products on the premises, except for roadside stands, and subject to the following restrictions.
 - (1) No storage of manure or odor or dust producing materials or use shall be permitted within one hundred fifty (150) feet of any adjoining lot line.
 - (2) No accessory buildings shall be located closer than seventy-five (75) feet of any lot line.
- (K) (deleted June 1995)
- (L) Commercial soil removal.
- (M) Bed and breakfast establishments.
- (N) Day care centers. (Revised August 1996)
- (O) Commercial wireless communication towers. (Revised November 1997)
- (P) Foster Family Group Home (revised 5-24-04)
- (Q) Adult Foster Care Small Group Home (revised 5-24-04)
- (R) Adult Foster Care Large Group Home (revised 5-24-04)
- (S) Adult Foster Care Congregate Facility (revised 5-24-04)
- (T) State Licensed Residential Group Facility (revised 5-24-04)

Sec. 8.4 *DISTRICT REGULATIONS.*

As required in Chapter XXIV.

Sec. 8.5 *SIGNS.*

As provided in Chapter XXV.

Sec. 8.6 *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.

Chapter 8-A - LMR - LOW/MEDIUM DENSITY RESIDENTIAL

SEC. 8-A.1 PURPOSE

SEC. 8-A.2 PERMITTED USES

SEC. 8-A.3 USES REQUIRING SPECIAL LAND USE APPROVAL

SEC. 8-A.4 DISTRICT REGULATIONS

SEC. 8-A.5 SIGNS

SEC. 8-A.6 OFF-STREET PARKING

Sec. 8-A.1 *PURPOSE.*

This District is intended to respond to changing demands for more affordable single family housing in the Township by permitting reduced lot, yard, and dwelling sizes. It is not intended in any way to diminish the quality of residential environment currently enjoyed in the LDR District. This District shall only be established in areas where public water and sanitary sewer are available.

Sec. 8-A.2 *PERMITTED USES.*

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

- (A) Any Permitted Use in the LDR District.

Sec. 8-A.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 LDR District.

Sec. 8-A.4 *DISTRICT REGULATIONS.*

As required in Chapter XXIV.

Sec. 8-A.5 *SIGNS.*

As provided in Chapter XXV.

Sec. 8-A.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.