

§ 130.12. **R5 Multifamily Residential District.**

130.12.1. Purpose. To reserve areas for MULTIFAMILY RESIDENTIAL BUILDINGS not exceeding seven (7) STORIES in height consistent with the overall pattern of development in the TOWNSHIP, permit a mix of housing types; and encourage attractive and innovative development by PLANNED RESIDENTIAL DEVELOPMENT procedures.

130.12.2. AUTHORIZED USES.

130.12.2.1. PERMITTED USES BY RIGHT: Same as R4 ZONING DISTRICT. See §130.11.2.1.

130.12.2.2. CONDITIONAL USES. The following USES are permitted subject to the express standards and criteria in §130.12.3. below. **[Amended 10-1-90 by Ord. No. 1453]**

130.12.2.2.1. PRINCIPAL USES.

130.12.2.2.1.1. GROUP HOMES. **[Added 10-1-90 by Ord. No. 1453]**

130.12.2.2.1.2. PERSONAL CARE HOMES. **[Added 10-1-90 by Ord. No. 1453]**

130.12.2.2.1.3. LONG-TERM CARE NURSING FACILITY. **[Amended 10-1-90 by Ord. No. 1453]**

130.12.2.2.1.4. OIL AND GAS DRILLING OPERATIONS **[Added 11-8-10 by Ord. No. 2042]**

130.12.2.2.1.5. DISTRIBUTED ANTENNA SYSTEMS (DAS) **[Added 6-1-15 by Ord. No. 2136]**

130.12.2.2.2. ACCESSORY USES. See §130.7.5.

130.12.2.3. USES BY SPECIAL EXCEPTION: Same as R4 ZONING DISTRICT. See §130.11.2.3.

130.12.2.4. USES BY PLANNED RESIDENTIAL DEVELOPMENT: Same as R4 ZONING DISTRICT. See §130.11.2.4.

130.12.3. Requirements for PERMITTED USES BY RIGHT, CONDITIONAL USES and USES BY SPECIAL EXCEPTION: Same as R4 ZONING DISTRICT. See §130.11.3.

130.12.4. Requirements for PLANNED RESIDENTIAL DEVELOPMENTS.

130.12.4.1. General requirements.

130.12.4.1.1. PLANNED RESIDENTIAL DEVELOPMENTS are subject to all procedural and general requirements specified in Article VI.

130.12.4.1.2. The total number of SINGLE-FAMILY, SINGLE-FAMILY ATTACHED and TWO-FAMILY DWELLING UNITS, and GROUP DWELLINGS, separately or in combination, may not exceed forty percent (40%) of the total number of DWELLING UNITS in any PLANNED RESIDENTIAL DEVELOPMENT. **[Amended 10-1-90 by Ord. No. 1453; 9-7-93 by Ord. No. 1599]**

130.12.4.1.3. Minimum SITE size: Ten (10) acres.

130.12.4.1.4. DWELLING UNIT DENSITY.

130.12.4.1.4.1. PLANNED RESIDENTIAL DEVELOPMENTS containing only HOUSING FOR THE ELDERLY: Sixteen (16) units per acre.

130.12.4.1.4.2. All other PLANNED RESIDENTIAL DEVELOPMENTS: Ten (10) units per acre.

130.12.4.1.5. Maximum length of RESIDENTIAL BUILDINGS and INSTITUTIONAL USES with a maximum height of three (3) STORIES, which may not exceed forty-five (45) feet in total height: One hundred fifty (150) feet. **[Amended 10-1-90 by Ord. No. 1453]**

130.12.4.1.6. Maximum HEIGHT OF STRUCTURE.

130.12.4.1.6.1. PRINCIPAL BUILDINGS. **[Amended 6-6-94 by Ord. No. 1631]**

130.12.4.1.6.1.1. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED and TWO-FAMILY DWELLINGS, GROUP DWELLINGS and MINOR PERSONAL CARE HOMES: Two and one-half (2½) STORIES which may not exceed thirty-five (35) feet in total height. **[Amended 10-1-90 by Ord. No. 1453; 9-7-93 by Ord. No. 1599]**

130.12.4.1.6.1.2. MULTIFAMILY DWELLINGS: Five (5) STORIES which may not exceed seventy-five (75) feet in total height. **[Amended 3-6-95 by Ord. No. 1657]**

130.12.4.1.6.1.3. All other PRINCIPAL BUILDINGS: Three and one-half (3½) STORIES which may not exceed forty-five (45) feet in total height. **[Amended 6-6-94 by Ord. No. 1631]**

130.12.4.1.6.1.4. The maximum HEIGHT OF BUILDING may be exceeded by chimneys, spires, towers, antennae, masts, smoke stacks, flagpoles, tanks, skylights, elevator shafts, or by a penthouse or STRUCTURE required for enclosure of stairs and equipment necessary to the operation of the BUILDING or any such projection provided that any such projections do not have an aggregate area greater than twenty-five percent (25%) of the total roof area and shall not exceed fifteen (15) feet above the maximum allowable HEIGHT OF BUILDING to which it is attached. **[Added 6-6-94 by Ord. No. 1631]**

130.12.4.1.6.2. ACCESSORY STRUCTURES and ACCESSORY BUILDINGS. **[Amended 10-6-97 by Ord. No. 1750]**

130.12.4.1.6.2.1. STRUCTURES and BUILDINGS accessory to RESIDENTIAL BUILDINGS containing MULTIFAMILY DWELLING UNITS and INSTITUTIONAL USES: Two (2) STORIES which may not exceed thirty (30) feet in total height. **[Amended 10-1-90 by Ord. No. 1453; 10-6-97 by Ord. No. 1750]**

130.12.4.1.6.2.2. All other ACCESSORY STRUCTURES and BUILDINGS: One (1) STORY which may not exceed fifteen (15) feet in total height. **[Amended 10-6-97 by Ord. No. 1750]**

130.12.4.1.7. Minimum LOT AREA.

130.12.4.1.7.1. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED and TWO-FAMILY DWELLINGS and GROUP DWELLINGS: Seven thousand five hundred (7,500) square feet. **[Amended 10-1-90 by Ord. No. 1453; 9-7-93 by Ord. No. 1599]**

130.12.4.1.7.2. MINOR PERSONAL CARE HOMES: Ten thousand (10,000) square feet. **[Added 10-1-90 by Ord. No. 1453]**

130.12.4.1.7.3. All other PRINCIPAL STRUCTURES: One (1) acre. **[Added 10-1-90 by Ord. No. 1453]**

130.12.4.1.8. Minimum LOT WIDTH.

130.12.4.1.8.1. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED and TWO-FAMILY DWELLINGS and GROUP DWELLINGS: Sixty (60) feet. **[Amended 10-1-90 by Ord. No. 1453; 9-7-93 by Ord. No. 1599]**

130.12.4.1.8.2. MINOR PERSONAL CARE HOMES: Seventy-five (75) feet. **[Added 10-1-90 by Ord. No. 1453]**

130.12.4.1.8.3. Other PRINCIPAL STRUCTURES: One hundred (100) feet. **[Added 10-1-90 by Ord. No. 1453]**

130.12.4.1.9. YARD Requirements: Same as R3 ZONING DISTRICT. See §130.10.4.1.8.

130.12.4.1.10. PERIMETER SETBACKS.

130.12.4.1.10.1. Along U.S. Route: One hundred five (105) feet from the center line of U.S. Route 19.

130.12.4.1.10.2. From any LOT LINE abutting any other STREET: Fifty (50) feet.

130.12.4.1.10.3. From any LOT LINE abutting SINGLE-FAMILY DWELLINGS, a SINGLE-FAMILY ZONING DISTRICT or LOTS which have been approved for SINGLE-FAMILY USE as part of a PLANNED RESIDENTIAL DEVELOPMENT: **[Amended 9-7-93 by Ord. No. 1599]**

130.12.4.1.10.3.1. Fifty (50) feet for SINGLE-FAMILY DWELLINGS, GROUP DWELLINGS and MINOR PERSONAL CARE HOMES. **[Amended 10-1-90 by Ord. No. 1453]**

130.12.4.1.10.3.2. Seventy-five (75) feet for SINGLE-FAMILY ATTACHED and TWO-FAMILY DWELLINGS. **[Amended 9-7-93 by Ord. No. 1599]**

130.12.4.1.10.3.3. One hundred fifty (150) feet for MULTIFAMILY DWELLINGS and INSTITUTIONAL USES having a maximum of three (3) STORIES which

may not exceed forty-five (45) feet in total HEIGHT OF BUILDING. **[Amended 10-1-90 by Ord. No. 1453]**

130.12.4.1.10.3.4. Two-hundred (200) feet for MULTIFAMILY DWELLINGS having a minimum of four (4) STORIES which must be a minimum of sixty (60) feet in total HEIGHT OF BUILDING.

130.12.4.1.10.3.5. Permitted projections into required PERIMETER SETBACKS: Same as R1 ZONING DISTRICT. See §130.8.3.1.6.5. **[Added 10-1-90 by Ord. No. 1453]**

130.12.4.1.11. GROUND COVERAGE.

130.12.4.1.11.1. PLANNED RESIDENTIAL DEVELOPMENTS comprised totally of SINGLE-FAMILY, SINGLE-FAMILY ATTACHED and TWO-FAMILY DWELLING UNITS, and GROUP DWELLINGS: Thirty-five percent (35%). **[Amended 10-1-90 by Ord. No. 1453; 9-7-93 by Ord. No. 1599]**

130.12.4.1.11.2. PLANNED RESIDENTIAL DEVELOPMENTS comprised totally of MULTI-FAMILY DWELLING UNITS and INSTITUTIONAL USES having a maximum of three (3) STORIES which may not exceed forty-five (45) feet in total HEIGHT OF BUILDING: Thirty percent (30%). **[Amended 10-1-90 by Ord. No. 1453]**

130.12.4.1.11.3. PLANNED RESIDENTIAL DEVELOPMENTS comprised totally of MULTIFAMILY DWELLING UNITS having a minimum of four (4) STORIES which must be a minimum of sixty (60) feet in total HEIGHT OF BUILDING: Twenty-five percent (25%).

130.12.4.1.11.4. PLANNED RESIDENTIAL DEVELOPMENTS and INSTITUTIONAL USES comprised of a combination of types of DWELLING UNITS a percentage between twenty-five percent (25%) and thirty-five percent (35%), to be determined in an equitable manner by the BOARD OF COMMISSIONERS. **[Amended 10-1-90 by Ord. No. 1453]**

130.12.4.1.12. Special requirements for AUTHORIZED MIXED USES: Same as R4 ZONING DISTRICT. See §130.11.4.1.12.

130.12.4.1.13. Parking Requirements. Same as R3 ZONING DISTRICT. See §130.10.4.1.12.

130.12.4.1.14. LOADING BERTH requirements. **[Added 11-5-84 by Ord. No. 1104]**

130.12.4.1.14.1. For LONG-TERM CARE NURSING FACILITIES and MAJOR PERSONAL CARE HOMES: Same as SEMI-PUBLIC USES in the R1 ZONING DISTRICT. See §130.8.3.1.8. **[Amended 10-1-90 by Ord. No. 1453; 4-6-98 by Ord. No. 1761]**

130.12.4.1.15. SIGNS: See Article V.

130.12.4.1.16. FENCES: Same as R4 ZONING DISTRICT. See §130.11.4.1.17.

130.12.4.1.17. Minimum FRONT LOT LINE: Same as R3 ZONING DISTRICT. See §130.10.4.1.16. **[Added 12-3-84 by Ord. No. 1110]**

130.12.4.1.18. Screening and landscaping: Same as R3 ZONING DISTRICT. See §130.10.3.1.12.

130.12.4.1.19. STORAGE STRUCTURES: Same as R1 ZONING DISTRICT. See §130.8.3.1.12.

130.12.4.2. Requirements for USES Permitted by CONDITIONAL USE or USES BY SPECIAL EXCEPTION which are included in a PLANNED RESIDENTIAL DEVELOPMENT: Same as R4 ZONING DISTRICT. See §130.11.4.2.

PAGES 217-220 RESERVED FOR FUTURE USE.