

**ARTICLE 8**  
**RH - RESIDENTIAL HIGH DENSITY (MULTIPLE FAMILY) DISTRICT**

**PREAMBLE**

The RH - Residential High Density Multiple District is designed to permit a more intensive residential use of land with a variety of multiple-family attached dwellings and related uses. Various types and sizes of residential units, for ownership or rental, are thereby provided to meet the needs of the different age and family groups in the Township. Buildings shall be designed to incorporate architectural details and features commonly associated with residential development such as arches, porches, awnings and the like. The development of detached single family residential homes in this district shall be limited in order to preserve the intended variety of choices for Township residents seeking multiple family and attached product alternatives. (See Section 1701.F).

**SECTION 800. PERMITTED USES**

- A. All permitted uses permitted and as regulated in the immediate abutting One Family District.
- B. Multiple Family dwellings.
- C. Two Family dwellings.
- D. Accessory buildings and uses customarily incidental to the above permitted uses when located on the same property. (See Section 323).
- E. Swimming Pools (SECTION 327).
- F. Family day care home
- G. Adult foster care family home

**SECTION 801. SPECIAL LAND USES**

- A. Convalescent or rest homes, home for the aged, indigent or physically handicapped, or orphanage. (SECTION 1805).
- B. General Hospital (SECTION 1810).
- C. Group day care home (SECTION 1813).
- D. Group Child Care Center (SECTION 1812).

The above special land uses shall be permitted only after proper notice has been given as required by State Law and after review and approval has been granted by the Planning Commission or

Township Board. Approval shall be subject to the requirements and standards of Article 18 of this Ordinance and the submission of a site plan conforming to the requirements of Section 305 of this Ordinance.

#### **SECTION 802. SITE PLAN APPROVAL**

A site plan shall be submitted for review and approval by the Planning Commission for any new use, addition to an existing use, structural alteration or substantial change in use. Site plan approval is required for all permitted uses and special land uses in this district. See Section 305.

#### **SECTION 803. DEVELOPMENT REGULATIONS**

See Article 17, Schedule of Regulations, for height, bulk, density, area, and setback requirements.

#### **SECTION 804. GREENBELT**

Multiple family developments shall construct greenbelts, in accordance with the standards of Section 300, in the following instances:

- A. Where the multiple family parking lot or service building is within 200 feet of a single family district or a single or two-family dwelling.
- B. Where the multiple family development abuts an existing, non-residential use.