

ARTICLE 7. RM - RESIDENTIAL MEDIUM DENSITY (ONE FAMILY) DISTRICT

PREAMBLE

The Residential Medium Density One-Family District is established with the same objectives as the RL Residential Low Density One Family District except that a greater density is permissible in this district and two family dwellings may be permitted subject to special conditions, in order to encourage additional variety in housing designs that meet the needs of different age and family groups in the Township.

SECTION 700. PERMITTED USES

- A. One-family detached dwellings.
- B. Public, parochial and private elementary, intermediate schools and/or high schools offering courses in general education.
- C. Publicly owned and operated libraries, parks, parkways, and recreation facilities.
- D. Township offices and accessory uses.
- E. The growing of vegetables, fruit, flowers, shrubs and trees, provided such use is not operated for commercial purposes.
- F. Home occupation (Section 329).
- G. Accessory buildings and uses customarily incidental to the above permitted uses when located on the same property. (See Section 323).
- H. Swimming Pools (SECTION 327).
- I. Family day care home
- J. Adult foster care family home

SECTION 701. SPECIAL LAND USES

- A. Churches (SECTION 1803).
- B. Cluster housing development (SECTION 1804).
- C. Private and public colleges and universities (SECTION 1814).
- D. Public utility buildings (without storage yard) (SECTION 1815).
- E. Two family residential dwellings (SECTION 1817).

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 702. 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. Individually single family homes are exempt from this requirement. See Section 305.

SECTION 703. DEVELOPMENT REGULATIONS

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