

A-Residential District:

Purpose: To provide for a variety of dwelling types and in a density within this district to meet the present and future demand for quality residential opportunities in the Township. To preserve the character of the existing neighborhoods and the minimize any adverse impacts from new and infill development. To provide development standards which are necessary to ensure the compatibility of new development with the surrounding environment.

Minimum Lot Area	12,500 square feet
Allowable Building Coverage	20%
Allowable Impervious Coverage	35%
Front Yard Setback	40 Feet
Side Yard Setbacks	Minimum of 12 feet/ Aggregate of 55 Feet
Rear Yard Setback	25 feet
Maximum Building Height	40 feet
Minimum Frontage Required	75 feet
Minimum Lot Depth	100 feet

Permitted Uses:

H- Single Family Dwelling
C – Conservation/Recreational Preserve
C – Federal, State or Locally Owned Parks

Uses Permitted by Special Exception:

C- Places of Worship
C- Family Daycare
C-Community Parks
E- Municipal Complex
E – Emergency Services
E – Utility Facilities

Permitted Accessory Uses:

A-1 Residential Accessory Buildings
A-3 Recreational Vehicles
A-6 Fencing
A-7 Home Occupation
A-9 Swimming Pools
A-10 Sports Courts
A-12 Play Structures
A-7 Home Occupation
A-13 Chickens
A-14 Ground Mounted Solar Equipment

Special Development Regulations:

1. Corner properties may have two front yards and two side yards. One front yard may be reduced in depth to 25 feet. The two side yards are required to adhere to the minimum side yard requirements listed in the dimensional chart for this district.
2. Through lots *{Lot that have frontage on two streets but are not corner lots}* are required to have two front yards and two side yards. One front yard may be reduced in depth to 25 feet.
3. A front porch, either open or enclosed, may encroach into the front yard setback up to 8 feet. This is not permitted on a reduced front yard setback for either a corner property or a thorough lot.
4. Recreation vehicles greater than 30 feet in length are not permitted to be stored overnight within a residential district, unless stored within a permitted accessory building. The storage of a recreational vehicle may not reduce the required on-site parking for the principal use of the property.

Chapter 114. Zoning

Article V. A Residence District

§ 114-50. General.

In an A Residence District the regulations contained in this Article shall apply.

§ 114-51. Permitted uses.

[Amended 11-10-1993 by Ord. No. 798]

A building may be erected, altered or used and a lot or premises may be used for any one of the following purposes and for no other:

- A. Any use permitted in the AA Residence District.
- B. Motor vehicle parking lot, which such lot is contiguous to a B1, B2, Industrial or Shopping Center District, when authorized as a special exception.^[1]
 - [1] *Editor's Note: Former Subsection C, relative to hospitals, sanatoriums, nursing or convalescent homes, which immediately followed this subsection, was repealed 4-9-1980 by Ord. No. 694.*

§ 114-52. Lot and building area.

- A. Lot area. A lot area of not less than 12,500 square feet per family shall be provided for every building hereafter erected, altered or used in whole or in part as a dwelling.
[Amended 6-13-1979 by Ord. No. 684]
- B. Building area. The building area shall not exceed 20% of the lot area.

§ 114-53. Lot width.

[Added 3-11-1970 by Ord. No. 592]

Each lot shall have a minimum lot width of not less than 75 feet extending in depth from the street line to the building line. When a lot borders on more than one public highway or street, the owner may elect one of the streets to establish the minimum lot width for purposes of this section.

§ 114-54. Yards.

- A. Front yards.

- (1) General requirement. There shall be a front yard, the depth of which shall be at least 40 feet, provided that in the case of a lot extending through from one street to another, the street lines

of which are not more than 150 feet apart, the depth of the front yard on the rear street line of such lot may be decreased when authorized as a special exception.

[Amended 3-11-1970 by Ord. No. 591]

- (2) Corner lots. In the case of a corner lot, a front yard, as provided for in Subsection **A(1)** above, shall be required on each street on which the lot abuts, provided that if at the time this chapter becomes effective any corner lot is held in single and separate ownership with a width of less than 100 feet, the depth of the front yard on the long side of such lot may be decreased when authorized as a special exception.

B. Side yards.

- (1) Single-family dwellings. In the case of a single-family dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 35 feet, but neither side yard shall be less than 12 feet wide, provided that in the case of a lot held in single and separate ownership at the effective date of this chapter, of a width less than 85 feet, a single-family dwelling may be built thereon with side yards of less width, when authorized as a special exception; and provided further that in the case of a single-family dwelling constructed with its greater dimension parallel with the front street, a one-story open or enclosed porch may project into one of the side yards, provided that the width of such side yards is not thereby reduced to less than the required minimum of 12 feet.
- (2) Other buildings. In the case of any building other than a single-family dwelling or a building accessory thereto, there shall be two side yards, one on each side of the main building. If such building is not over 40 feet high, the width of each of the two side yards shall be at least 20 feet, and if such building is over 40 feet high, this width shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

- C. Rear yards. There shall be a rear yard, the depth of which shall be at least 25 feet, provided that in the case of any lot which, at the time this chapter becomes effective, is held in single and separate ownership and which has a depth of less than 100 feet, the depth of the rear yard shall be at least 15 feet. In the case of a building over 40 feet high, the depth shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

B-Residential District:

Purpose: To provide for a variety of dwelling types and in a density within this district to meet the present and future demand for quality residential opportunities in the Township. To preserve the character of the existing neighborhoods and the minimize any adverse impacts from new and infill development. To provide development standards which are necessary to ensure the compatibility of new development with the surrounding environment.

Minimum Lot Area	8,000 square feet
Allowable Building Coverage	30%
Allowable Impervious Coverage	40%
Front Yard Setback	30 Feet
Side Yard Setbacks	Minimum of 10 feet/ Aggregate of 25 Feet
Rear Yard Setback	25 feet
Maximum Building Height	35 feet
Minimum Frontage Required	60 feet
Minimum Lot Depth	100 feet

Permitted Uses:

H- Single Family Dwelling
H -Twin Dwelling Unit
H -Duplex Dwelling Unit
C – Conservation/Recreational Preserve
C – Federal, State or Locally Owned Parks

Uses Permitted by Special Exception:

C- Places of Worship
C- Family Daycare
E- Municipal Complex
E – Emergency Services
E – Utility Facilities

Permitted Accessory Uses:

A-1 Residential Accessory Buildings
A-3 Recreational Vehicles
A-6 Fencing
A-7 Home Occupation
A-9 Swimming Pools
A-10 Sports Courts
A-12 Play Structures
A-7 Home Occupation
A-13 Chickens
A-14 Ground Mounted Solar Equipment

Special Development Regulations:

1. Corner properties may have two front yards and two side yards. One front yard may be reduced in depth to 25 feet. The two side yards are required to adhere to the minimum side yard requirements listed in the dimensional chart for this district.
2. Through lots *{Lot that have frontage on two streets but are not corner lots}* are required to have two front yards and two side yards. One front yard may be reduced in depth to 25 feet.
3. A front porch, either open or enclosed, may encroach into the front yard setback up to 8 feet. This is not permitted on a reduced front yard setback for either a corner property or a thorough lot.
4. Recreation vehicles greater than 30 feet in length are not permitted to be stored overnight within a residential district, unless stored within a permitted accessory building. The storage of a recreational vehicle may not reduce the required on-site parking for the principal use of the property.
5. A minimum lot area of 5,000 square feet is required for each family dwelling unit.
6. Twin dwelling and duplex dwelling units are required to have two side yards that are a minimum of 15 feet each.

Chapter 114. Zoning

Article VI. B Residence District

§ 114-60. General.

In a B Residence District the regulations contained in this Article shall apply.

§ 114-61. Permitted uses.

[Amended 11-10-1993 by Ord. No. 798]

A building may be erected, altered or used and a lot or premises may be used for any one of the following purposes and for no other:

- A. Any use permitted in the A Residence District.
- B. Telephone central office, transportation passenger station, electric power substation or other similar public utility structure, when authorized as a special exception.

§ 114-62. Lot and building area.

- A. Lot area. A lot area of not less than 8,000 square feet per family shall be provided for every building hereafter erected, altered or used in whole or in part as a dwelling.

[Amended 6-13-1979 by Ord. No. 684]

- B. Building area. The building area shall not exceed 30% of the lot area.

§ 114-63. Lot width.

[Added 3-11-1970 by Ord. No. 592]

Each lot shall have a minimum lot width of not less than 60 feet extending in depth from the street line to the building line. When a lot borders on more than one public highway or street, the owner may elect one of the streets to establish the minimum lot width for purposes of this section.

§ 114-64. Yards.

- A. Front yards.

- (1) General requirement. There shall be a front yard, the depth of which shall be at least 30 feet, provided that in the case of a lot extending through from one street to another, the street lines of which are not more than 150 feet apart, the depth of the front yard on the rear street line of such lot may be decreased when authorized as a special exception.

[Amended 3-11-1970 by Ord. No. 591]

- (2) Corner lots. In the case of a corner lot, a front yard, as provided for in Subsection **A(1)** above, shall be required on each street on which the lot abuts, provided that, if at the time this chapter becomes effective any corner lot is held in single and separate ownership with a width of less than 85 feet, the depth of the front yard on the long side of such lot may be decreased when authorized as a special exception.

B. Side yards.

- (1) Single-family dwellings. In the case of a single-family dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 25 feet, but neither side yard shall be less than 10 feet wide, provided that in the case of a lot held in single and separate ownership at the effective date of this chapter, of a width less than 70 feet, a single-family dwelling may be built thereon with side yards of less width when authorized as a special exception, and provided further that in the case of a single-family dwelling, constructed with its greater dimension parallel with the front street, a one-story open or enclosed porch may project into one of the side yards, provided that the width of such side yard is not hereby reduced to less than the required 10 feet.
- (2) Other buildings. in the case of any building other than a single-family dwelling or a building accessory thereto, there shall be two side yards, one on each side of the main building. If such building is not over 40 feet high, the width of each of the two side yards shall be at least 20 feet, and if such building is over 40 feet high, this width shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

- C. Rear yards. There shall be a rear yard, the depth of which shall be at least 25 feet, provided that in the case of any lot which, at the time this chapter becomes effective, is held in single and separate ownership and which has a depth of less than 100 feet, the depth of the rear yard shall be at least 15 feet. In the case of a building over 40 feet high, the depth shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

C-Residential District:

Purpose: To provide for a variety of dwelling types and in a density within this district to meet the present and future demand for quality residential opportunities in the Township. To preserve the character of the existing neighborhoods and the minimize any adverse impacts from new and infill development. To provide development standards which are necessary to ensure the compatibility of new development with the surrounding environment.

Minimum Lot Area	5,000 square feet
Allowable Building Coverage	30%
Allowable Impervious Coverage	45%
Front Yard Setback	30 Feet
Side Yard Setbacks	Minimum of 8 feet/ Aggregate of 20 Feet
Rear Yard Setback	25 feet
Maximum Building Height	35 feet
Minimum Frontage Required	50 feet
Minimum Lot Depth	100 feet

Permitted Uses:

H- Single Family Dwelling
H -Twin Dwelling Unit
H -Duplex Dwelling Unit
C – Conservation/Recreational Preserve
C – Federal, State or Locally Owned Parks

Uses Permitted by Special Exception:

C- Places of Worship
C- Family Daycare
E- Municipal Complex
E – Emergency Services
E – Utility Facilities

Permitted Accessory Uses:

A-1 Residential Accessory Buildings
A-3 Recreational Vehicles
A-6 Fencing
A-7 Home Occupation
A-9 Swimming Pools
A-10 Sports Courts
A-12 Play Structures
A-7 Home Occupation
A-13 Chickens
A-14 Ground Mounted Solar Equipment

Special Development Regulations:

1. Corner properties may have two front yards and two side yards. One front yard may be reduced in depth to 25 feet. The two side yards are required to adhere to the minimum side yard requirements listed in the dimensional chart for this district.
2. Through lots *{Lot that have frontage on two streets but are not corner lots}* are required to have two front yards and two side yards. One front yard may be reduced in depth to 25 feet.
3. A front porch, either open or enclosed, may encroach into the front yard setback up to 8 feet. This is not permitted on a reduced front yard setback for either a corner property or a thorough lot.
4. Recreation vehicles greater than 30 feet in length are not permitted to be stored overnight within a residential district, unless stored within a permitted accessory building. The storage of a recreational vehicle may not reduce the required on-site parking for the principal use of the property.
5. A minimum lot area of 5,000 square feet is required for each family dwelling unit.
6. Twin dwelling and duplex dwelling units are required to have two side yards that are a minimum of 15 feet each.

Chapter 114. Zoning

Article VII. C Residence District

§ 114-70. General.

In a C Residence District, the regulations contained in this Article shall apply.

§ 114-71. Permitted uses.

[Amended 10-8-1975 by Ord. No. 646; 7-14-1976 by Ord. No. 655; 7-8-1992 by Ord. No. 786; 11-10-1993 by Ord. No. 798]

A building may be erected, altered or used and a lot or premises may be used for any one of the following purposes and for no other:

- A. Any use permitted in the B Residence District.
- B. Two-family detached dwelling.
- C. Single-family and two-family semidetached dwelling.
- D. Multiple dwelling, when authorized as a special exception; provided, however, that the following requirements must be met:
 - (1) A lot area of not less than 5,000 square feet per family shall be provided.
 - (2) The building shall not exceed:
 - (a) Forty percent of the lot area for one-story buildings.
 - (b) Twenty-five percent of the lot area for two-story buildings.
 - (c) Seventeen percent of the lot area for three-story buildings.
 - (d) Twelve and one-half percent of the lot area for four-story buildings.
 - (e) Ten percent of the lot area for buildings of five stories.
 - (3) Buffers shall be provided along property boundaries, buffers or street trees shall be provided along all streets and all parking areas shall be landscaped in accordance with the requirements of § 95-111 of Chapter 95, Subdivision of Land. Existing landscape material may be used to meet these requirements.
- E. A minor garage, when authorized as a special exception, provided that a minor garage must be built at least 100 feet away from any street.

§ 114-72. Lot and building area.

- A. Lot area. A lot area of not less than 5,000 square feet per family shall be provided for every building hereafter erected, altered or used in whole or in part as a dwelling.
[Amended 6-13-1979 by Ord. No. 684]
- B. Building area. The building area shall not exceed 30% of the lot area.

§ 114-73. Lot width.

[Added 3-11-1970 by Ord. No. 592]

Each lot shall have a minimum lot width of not less than 50 feet extending in depth from the street line to the building line. When a lot borders on more than one public highway or street, the owner may elect one of the streets to establish the minimum lot width for purposes of this section.

§ 114-74. Yards.

A. Front yards.

- (1) General requirement. There shall be a front yard, the depth of which shall be at least 30 feet, provided that in the case of a lot extending through from one street to another, the street lines of which are not more than 150 feet apart, the depth of the front yard on the rear street line of such lot may be decreased when authorized as a special exception.

[Amended 3-11-1970 by Ord. No. 591]

- (2) Corner lots. In case of a corner lot, a front yard, as provided for in Subsection **A(1)** above, shall be required on each street on which the lot abuts, provided that, if at the time this chapter becomes effective any corner lot is held in single and separate ownership with a width of less than 80 feet, the depth of the front yard on the long side of such lot may be decreased, when authorized as a special exception.

B. Side yards.

- (1) Single- or two-family dwellings.

(a) In the case of a single-family or two-family detached dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 20 feet, but neither side yard shall be less than eight feet wide, provided that in the case of a lot held in single and separate ownership at the time this chapter becomes effective, of a width less than 60 feet, a single-family or two-family detached dwelling may be built thereon with side yards of less width, when authorized as a special exception; and provided, further, that in the case of a single-family or two-family detached dwelling constructed with its greater dimension parallel with the front street, a one-story open or enclosed porch may project into one of the side yards, provided that the width of such side yard is not thereby reduced to less than the required eight feet.

(b) In the case of a single-family or two-family semidetached dwelling, there shall be at least one side yard which shall be not less than 12 feet wide.

- (2) Other buildings. In the case of any building other than a single-family or two-family detached or semidetached dwelling, or a building accessory thereto, there shall be two side yards, one on each side of the main building. If such building is not over 40 feet high, the width of each of the two side yards shall be at least 20 feet; and if such building is over 40 feet high, this width shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

- C. Rear yards. There shall be a rear yard, the depth of which shall be at least 25 feet, provided that in the case of any lot which, at the time this chapter becomes effective, is held in single and separate ownership and which has a depth of less than 100 feet, the depth of the rear yard shall be at least

15 feet. In the case of a building over 40 feet high, the depth shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

D-Residential District

Purpose: To provide for a variety of dwelling types and in a density within this district to meet the present and future demand for quality residential opportunities in the Township. To preserve the character of the existing neighborhoods and the minimize any adverse impacts from new and infill development. To provide development standards which are necessary to ensure the compatibility of new development with the surrounding environment.

Minimum Lot Area	4,500 square feet
Allowable Building Coverage	35%
Allowable Impervious Coverage	50%
Front Yard Setback	30 Feet
Side Yard Setbacks	Minimum of 8 feet/ Aggregate of 20 Feet
Rear Yard Setback	25 feet
Maximum Building Height	35 feet
Minimum Frontage Required	50 feet
Minimum Lot Depth	100 feet

Permitted Uses:

- H- Single Family Dwelling
- H -Twin Dwelling Unit
- H -Duplex Dwelling Unit
- H -Townhouse Dwelling Units
- C – Conservation/Recreational Preserve
- C – Federal, State or Locally Owned Parks

Uses Permitted by Special Exception:

- C- Places of Worship
- C- Family Daycare
- E- Municipal Complex
- E – Emergency Services
- E – Utility Facilities

Permitted Accessory Uses:

- A-1 Residential Accessory Buildings
- A-3 Recreational Vehicles
- A-6 Fencing
- A-7 Home Occupation
- A-9 Swimming Pools
- A-10 Sports Courts
- A-12 Play Structures
- A-7 Home Occupation
- A-13 Chickens

A-14 Ground Mounted Solar Equipment

Special Development Regulations:

1. Corner properties may have two front yards and two side yards. One front yard may be reduced in depth to 25 feet. The two side yards are required to adhere to the minimum side yard requirements listed in the dimensional chart for this district.
2. Through lots *{Lot that have frontage on two streets but are not corner lots}* are required to have two front yards and two side yards. One front yard may be reduced in depth to 25 feet.
3. A front porch, either open or enclosed, may encroach into the front yard setback up to 8 feet. This is not permitted on a reduced front yard setback for either a corner property or a thorough lot.
4. Recreation vehicles greater than 30 feet in length are not permitted to be stored overnight within a residential district, unless stored within a permitted accessory building. The storage of a recreational vehicle may not reduce the required on-site parking for the principal use of the property.
5. A minimum lot area of 4,500 square feet is required for each family dwelling unit.
6. Twin dwelling and duplex dwelling units are required to have two side yards that are a minimum of 15 feet each.
7. End units for a townhome development require a side yard of not less than 20 feet.

Chapter 114. Zoning

Article VIII. D Residence District

§ 114-80. Legislative intent.

[Added 11-13-1985 by Ord. No. 734^[1]]

The following is an expansion of the community development objectives in Article I, § 114-11, of this chapter. It is the intent of this Article to establish reasonable standards for single-family detached, two-family detached, single-family and two-family semidetached, multiple and townhouse dwellings, as well as mixing dwelling types in appropriate locations. In addition, it is the intent of this Article:

- A. To provide for an adequate variety of dwelling types and densities in the housing stock to meet present and future demand for quality residential opportunities in the Township.
- B. To preserve existing neighborhoods and to minimize any adverse impacts from new construction upon the surrounding residential areas or environment, and upon traffic flow and safety.
- C. To provide regulatory standards which are necessary to ensure the compatibility of new construction with the surrounding environment.

[1] *Editor's Note: This ordinance also repealed former § 114-80, General.*

§ 114-81. Permitted uses.

[Amended 5-12-1976 by Ord. No. 653; 11-10-1993 by Ord. No. 798]

A building may be erected, altered or used and a lot or premises may be used for any one of the following purposes and for no other:

- A. Any use permitted in the C Residence District.
- B. Townhouses which meet the special requirements of § 114-88.

§ 114-82. Lot and building area.

[Amended 9-8-1965 by Ord. No. 525; 6-13-1979 by Ord. No. 684; 11-13-1985 by Ord. No. 734]

- A. Lot area. A lot area of not less than 4,500 square feet shall be provided for a single-family detached dwelling, and, in the case of other expressly permitted dwelling types, there shall be a lot area of not less than 3,500 square feet per family for every building hereafter erected, altered or used in whole or in part as a dwelling.
- B. Building area. The building area shall not exceed 35% of the lot area. The maximum impervious surface coverage, including that of buildings, is 50%.
- C. Lot and building area requirements for multiple dwellings shall be regulated by § 114-71D. In the case of conflicting requirements, the most stringent requirements will apply.

§ 114-83. Lot width.

[Added 3-11-1970 by Ord. No. 592; amended 11-13-1985 by Ord. No. 734]

Each lot used for a single-family detached dwelling shall have a minimum lot width of not less than 45 feet extending in depth from the street line to the building line. In the case of other expressly permitted dwelling types, there shall be a minimum lot width of not less than 35 feet per family, up to a maximum requirement of 105 feet extending in depth from the street line to the building line. When a lot borders on more than one public highway or street, the owner may elect one of the streets to establish the minimum lot width for purposes of this section.

§ 114-84. Yards.

[Amended 3-11-1970 by Ord. No. 591; 11-13-1985 by Ord. No. 734]

A. Front yards.

- (1) General requirements. There shall be a front yard, the depth of which shall be at least 30 feet, provided that in the case of a lot extending through from one street to another, the street lines of which are not more than 150 feet apart, the depth of the front yard on the rear street line of such lot may be decreased when authorized as a special exception.
- (2) Corner lots. In the case of a corner lot, a front yard, as provided for in Subsection **A(1)** above, shall be required on each street on which the lot abuts, provided that if at the time this chapter becomes effective any corner lot is held in single and separate ownership with a width of less than 70 feet, the depth of the front yard on the long side of such lot may be decreased when authorized as a special exception.

B. Side yards.

- (1) In the case of a single-family detached dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 20 feet, but neither side yard shall be less than eight feet wide.
- (2) In the case of a two-family detached dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 35 feet, but neither side yard shall be less than 16 feet wide.
- (3) In the case of a single-family semidetached or two-family semidetached dwelling, there shall be one side yard having a minimum width of at least 12 feet per family.
- (4) In the case of a multiple dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 40 feet, but neither side yard shall be less than 16 feet wide.

- C. Rear yards. There shall be a rear yard, the depth of which shall be at least 25 feet, provided that in the case of any lot which, at the time this chapter becomes effective, is held in single and separate ownership and which has a depth of less than 100 feet, the depth of the rear yard shall be at least 15 feet.

§ 114-85. Additional standards.

[Added 11-13-1985 by Ord. No. 734]^[1]

- A. Height restrictions. No building shall exceed 35 feet in height.
- B. A lot held in single and separate ownership at the time this chapter becomes effective, which is not in compliance with the minimum dimensional standards for a permitted use, may, when authorized

as a special exception, reduce the dimensional standards by not more than 10%, provided that the requirements of this chapter are met to the maximum extent possible.

- [1] *Editor's Note: Former § 114-85, Townhouses, was redesignated as § 114-88, 11-13-1985 by Ord. No. 734.*

§ 114-86. Access and parking standards.

[Added 11-13-1985 by Ord. No. 734]

- A. Properties with frontages of 100 feet or less shall be limited to one curb cut. Lots with frontages of more than 100 feet shall be limited to one curb cut whenever practicable and shall be limited to two curb cuts in all other cases. The width of a curb cut shall not exceed 20 feet unless the Township Engineer recommends a greater width.
- B. All off-street parking areas for dwelling types, other than single-family detached dwellings, shall be located in the rear or side yard unless the Board of Commissioners approves the parking within the front yard setback.
- C. The Board of Commissioners may require that the access and internal circulation be designed in such a way that vehicles can avoid backing into public streets.

§ 114-87. Landscaping.

[Added 11-13-1985 by Ord. No. 734]

- A. In order to preserve or enhance the character of the district, at least one tree shall be planted within the first 15 feet of the required front yard area for each 30 feet of street frontage. Existing trees shall be retained to comply with this requirement whenever possible. Trees planted to conform to this section shall be a minimum caliper of 2 1/2 inches.
- B. Driveways and parking areas, other than those for single-family dwellings, shall be set back a minimum of four feet from all property lines to provide for a landscaping buffer. The landscaping buffer shall contain shade trees and other plant materials satisfactory to the Board of Commissioners.
- C. For lots developed for multiple dwellings, buffers shall be provided along property boundaries, buffers or street trees shall be provided along all streets and all parking areas shall be landscaped in accordance with the requirements of § 95-111 of Chapter 95, Subdivision of Land. Existing landscape material may be used to meet these requirements.

[Amended 7-8-1992 by Ord. No. 786]

§ 114-88. Townhouses.

[Added 5-12-1976 by Ord. No. 653]

Townhouses shall not be required to meet the other requirements of the D Residence District but shall be required to meet the following special regulations:

- A. General regulations.
 - (1) Tract area. Not less than one contiguous acre, exclusive of all legal rights-of-way for public streets, roads or walkways, shall be provided for every area proposed to be used in whole or in part as a townhouse development.
 - (2) Tract ownership. The tract of land to be developed shall be in one ownership or shall be the subject of a single application filed jointly by the owners of the entire tract, and it shall be agreed that the tract shall be developed under single direction and in accordance with the

Springfield Township Subdivision and Land Development Ordinance^[1] and § 114-85 of this chapter.

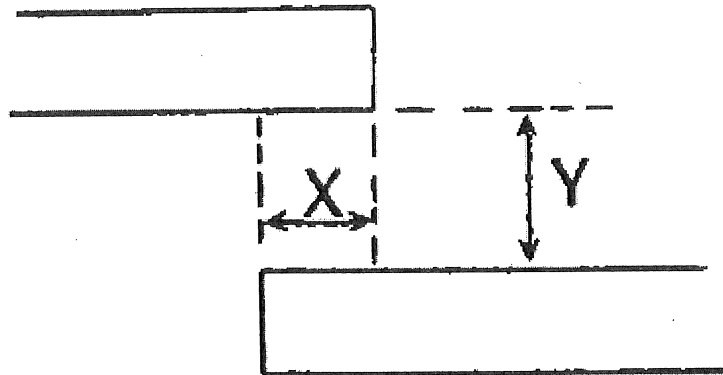
[1] *Editor's Note: See Ch. 95, Subdivision of Land.*

- (3) Development stages and permits. The development of a tract carried out in either a single phase or in stages shall be executed in accordance with a development agreement. The owner, developer and Township shall enter into said agreement embodying all details regarding compliance with this Article.
- (4) Where the townhouse units are to be sold, whether in fee or as condominiums, the maintenance of common land for common open space or recreational use shall be guaranteed by trust indenture, approved by the Township and filed with the Recorder of Deeds of Montgomery County or by compliance with the management and maintenance procedures of the Pennsylvania Unit Property Act,^[2] including the recording in the office of the Recorder of Deeds of a declaration plan and a code of regulations or such other equivalent procedures for the management and maintenance of the common elements as may be approved by the Board of Commissioners.

[2] *Editor's Note: See 68 P.S. § 700.101 et seq.*

B. Building requirements.

- (1) Density. A maximum of eight dwelling units per acre shall be provided on a gross area basis. For purposes of this subsection, "gross area" shall be defined as all the area within the boundary lines of an approved lot.
- (2) Distance between buildings.
 - (a) The minimum horizontal distance between any two buildings shall be 25 feet, except that this distance shall be 50 feet where one or more facing walls contain a window(s) and/or door(s).
 - (b) Where building facades exceed four units and are parallel (two sides may be considered parallel if, when extended, the sides would meet at a point and form an angle of less than 45°), "Y" must be at least as great as "X" (see sketch); however, in no case may "Y" be closer than 50 feet.



- (3) Setbacks. The minimum building setbacks shall be 40 feet from any property line, including the buffer area required in § 114-88C, and 30 feet from the right-of-way line, including the buffer area.
- (4) Maximum building coverage. The maximum building coverage shall be 25% of the site area.
- (5) Maximum structure dimensions. The greatest dimension in length or depth shall not exceed 160 feet. No building shall exceed 35 feet in height measured from the lowest outside finished grade. No more than two contiguous dwelling units shall have a uniform (less than a three-foot variation) front setback from a right-of-way line or parking area, and the structure shall encompass a maximum of eight dwelling units.

- C. ^[3]Buffers. For any townhouse development, buffers shall be provided along property boundaries and street trees or buffers shall be provided along all streets as specified in § 95-111 of Chapter 95, Subdivision of Land. Existing landscape material may be used to meet these requirements.

[Amended 7-8-1992 by Ord. No. 786]

[3] *Editor's Note: Former Subsection C, concerning off-street parking, was repealed 4-8-1981 by Ord. No. 702, which ordinance also relettered former Subsections D, E and F as C, D and E.*

- D. Open space. A minimum twenty-percent portion of the total site area, exclusive of the required public improvements and private streets and parking areas, shall be provided for open space and recreation. Private yards associated with individual dwelling units are not considered a portion of open space, but buffers may be included. Private yards may extend beyond the building envelope.
- E. Land development plans and design standards. Except as modified by this section, the procedures and standards specified in the Subdivision and Land Development Regulations under Chapter 95 of the Code shall apply to all proposed townhouse developments.

Legal Status of Uses:

A. The following terminology is assigned to uses, based upon how they were established and zoning requirements and/or limitation in place at the time.

1. **A Conforming Use:** A use that meets all applicable standards and regulations as established by the current Zoning Ordinance.
2. **Non-Conforming Use:** A use that does not meet all applicable standards and regulations established in the current Zoning Ordinance.
3. **Legal Non-Conforming Use:** A use that does not meet all applicable standards and regulations of the current Zoning Ordinance but was established and approved by the Township prior to the adoption current Zoning Ordinance, was approved by way of a variance, predates the current Zoning Ordinance or was illegally created but legally grandfather over statutory time periods.
4. **Illegal Use:** A use which may or may not conform to zoning but never received the required approvals from the Township.
5. Federal and State controlled properties are subject to the provisions of this Ordinance only insofar as permitted by the Constitution and laws of the United States and the Commonwealth of Pennsylvania.

B. A use created by conditional use approval, special exception approval or variance approval may only undergo an addition, expansion or intensification of the use by reapplication and re-approval of the Body granting the original approval.

Accessory Uses:

Use A-1: Residential Accessory Structure: A building or structure erected for the private use of the owner or occupant of a residential dwelling, which is located on the same lot as the residence, and used for common household purposes, storage or vehicular parking.

- a. The building is limited to one story and a maximum of 12 feet in height for a sloped roof structure or 9 feet in height for a flat roof structure on properties 1/2 acre in size or less. On properties greater than 1/2 acre in size, the building height is limited to no greater than 1 story and 17 feet in height.
- b. On parcels less than 1/2 of an acre in lot size, the total building area of all detached accessory structures on the property are limited to no greater than 625 square feet. The accessory building must be a minimum of 7 feet from the side and rear property lines and at least 10 feet from the principal structure.
- c. On lots greater than 1/2 of an acre in lot size, the total building area of all detached accessory structures on the property are limited to no greater than 850 square feet. The accessory building must be a minimum of 10 feet from the side and rear property lines and at least 10 feet from the principal structure.
- d. Detached Accessory buildings are not permitted within front yard setback area, public right-of-ways, easements, or stormwater management swales.
- e. Structures for domesticated household pets may not be located closer 10 feet from any property line and are not permitted within a front yard setback area. This does not limit the placement of fencing on a property line.
- f. Stables for livestock must be a minimum 25 feet from all property lines and may only be erected on property 3 acres in size or greater. Stables are limited to one story in height but may be no higher than 17 feet in height.

Use A-1 Non-Residential Accessory Structures: This use shall include a detached accessory building or structure that is used in support of the principal use of the property within non-residentially zoned districts.

- a. The non-residential accessory building may not establish a new use on the property and is limited to vehicle, equipment and product storage related to the principal use of the site.

- b. A trailer, freezer or shipping container, whether removed from its wheels, may not be used as a non-residential accessory building.
- c. Non-residential accessory buildings are limited in size to 35% of the principal building to which they serve and are required to be a minimum of 15 feet from side and rear property lines. Non-residential accessory buildings are not permitted within a front yard setback area.
- d. Prior to the storage of hazardous or flammable materials, prior approval must be obtained from the Springfield Township Fire Marshal.
- e. Trash Enclosures are not considered non-residential accessory structures however they must be a minimum of 10 feet from side and rear property lines. Trash enclosures are not permitted within a front yard setback area. Trash enclosures are required to be constructed with masonry material and screened in accordance with the landscape requirements of this ordinance.

Use A-3 Recreational Vehicles: The temporary or seasonal outdoor storage of boats, campers and other vehicles use for recreational purposes within residential zoning districts.

- a. A recreational vehicle may only be stored on the premises of the owner of the recreational vehicle.
- b. The storage of a recreational vehicle may not reduce the required on-site parking. A recreational vehicle may not be parked on a non-paved surface within a front yard setback area.
- c. The storage of recreational vehicles within residential districts is limited to vehicles under 30 feet in length.

Use A-4 Commercial Vehicles: The parking of tractor trailers, panel trucks, state body trucks, and other similar vehicles, whether they contain advertisement or not.

- a. The vehicle must be used by the business on whose property the commercial vehicle is parked or parked under lease to another commercial business.
- b. Commercial vehicles may not be parked in a required buffer, right-of-way, easements or reduce the required on-site parking.

- c. Commercial vehicles greater than 25 feet in length may not be parked in a residential or community service zoning district.

Use A-5 Antenna Systems: A system of wires, poles, towers or similar devices used for the reception or transmission of electromagnetic waves external to or attached to the exterior of a building, including the supporting structures for this use.

- a. Standard non-satellite, home reception antennas and telecommunication antennas are exempt from the requirements of this section. Transmitting antennas requiring FCC approval are included in this section.
- b. Antennas are not permitted to be installed within a front yard setback area and must meet the requirements of the Springfield Township Building Code.
- c. In non-residential zoning districts ground mounted commercially utilizes antennas exceeding 35 feet in height must be erected at a distance of 1/2 the height of the antenna tower. If the equipment adjoins a residential district, the tower must be 100 feet from the property line or 1/2 the height of the tower, whichever is greater.
- d. Telecommunication equipment, towers and small cell installations are covered by Section _____.
- e. Satellite dish antennas are limited to no greater 24 inches in diameter and are not permitted to be ground mounted within a front yard setback area. The dish, if ground mounted must be at least 7 feet from the side and rear property lines.

Use A-6 Fences & Walls: Any artificially constructed barrier or structure of any materials or combination of materials erected to enclose or screen any portion of a property.

- a. Fencing that is 4 feet or less may be erected along a property line adjoining a street or public right-of-way. Corner properties have two front yards, and this requirement applies to both.
- b. Fencing that is 5 feet in height must be set back a minimum of 10 feet from any property line adjoining a street or public right-of-way.
- c. Fencing that is 6 feet in height must be setback a minimum of 15 feet from any property line adjoining a street or public right-of-way. No fencing within Springfield Township may exceed 6 feet in height.

- d. Fencing may not cause a sight obstructions at an intersection or to an adjoining property when existing a driveway.
- e. Fencing may not be installed within a defined flood plain, easement, swale or water course. Solid fencing may not impede the flow of stormwater runoff.
- f. Fencing may be installed on a property line providing the survey stakes are visible or the property line has been established. If the property line is in question the Building Code Official may require a field survey to be completed by the property owner installing the fence.
- g. If the fencing is off set from the property line, the property owner is required to maintain the area between the fencing and the property line.

Use A-7 Home Occupation: An occupation that is conducted from the home that is limited to professional, office oriented in nature and clearly incidental and accessory to the use of the property as a residential dwelling unit; and which does not alter the exterior of the property or affect the residential character of the neighborhood.

- a. A home occupation must be conducted completely within the dwelling. There is no outside storage of goods, material or equipment.
- b. Signage is limited to a professional plaque that can not exceed 1 square foot and is not permitted to be illuminated. Signage on vehicles, window displays are not permitted.
- c. The home occupation must be conducted completely by the occupants of the home. Employees that do not reside on the property are not permitted.
- d. A home occupation is not permitted any retail, wholesale activity, or other similar activities. Trade businesses are limited to office use only. The operation of Home Daycare requires a special exception to be obtained from the Springfield Township Zoning Hearing Board.
- e. Delivery to the property is limited to parcel drop-off only. There shall be no service by commercial vehicles.

- f. The floor area devoted to the home occupation is limited to 25% of the ground floor area of the principal building. No group sessions are permitted.
- g. Visitation by clients must be by appointment only. A home occupation requires a minimum of 4 off-street parking stalls. Garage parking may be counted as 1/2 of total number of garage stalls.

Use A-8 Outdoor Storage: The outdoor storage or keeping of materials, merchandise, vehicles or any other goods in an open, roofed or unroofed area for more than 24 hours.

- a. No part of the public right-of-way, buffer area, required front yard setback area, stormwater management system, fire lane or required parking stall may be used for outdoor storage.
- b. Outdoor storage and the display of goods offered for sale on the property are limited to products sold within the store, garden materials, seasonal items and products approved by Springfield Township.
- c. Outside storage areas are required to be screened from a public view with either fencing, landscaping or a combination of the two. The outdoor storage area must be located a minimum of 15 feet from all side and rear property lines. These areas are also required to be secured.
- d. The storage or parking of tractor trailers, vans and/or company vehicles must be located within the rear yard area and vehicles with advertisement or company logos are not permitted to be parked overnight within a front yard setback area.

Use A-9 Swimming Pool: A man-made container or body of water capable of being filled to a depth of greater than 12 inches at the lowest point. Wading pools are exempt from the provisions of this ordinance and are considered temporary pools if made of plastic or other light duty materials which do not exceed a depth of 12 inches. Wading pools are required to be emptied when not in use.

- a. Swimming pools, whether above or below ground are required to meet the zoning district requirements with respect to lot coverage, and the surface of the pool water is not considered impervious coverage.
- b. As an accessory structure, they are permitted to be located no closer than 10 feet from the side and rear property lines and must be a minimum of 10 feet any addition accessory structures or the principal structure on the property.

- c. Swimming pools are not permitted within any front yard setback area, drainage swales, stormwater management system, flood plain or other restricted ground.
- d. The installation of a swimming pool must meet the building, electrical, mechanical and safety codes of Springfield Township. Building, electrical and mechanical permits are required to be obtained. This includes the minimum separation distance from overhead electrical lines.
- e. Swimming pools must be discharged in accordance with the requirements of the Department of Environmental Protection. In no event may a treated pool water be discharged to a public street or stormwater management system, nor shall it be discharged or directed to adjoining property.
- f. Pool lighting must comply with the lighting standards of this ordinance. All pools must be equipped with a filtration system, kept healthy and sanitary at all times, and shall not emit offensive odors that create a nuisance or unhealthy condition.
- g. Building permits for an inground pool must include a survey and a sealed grading plan, to include the proposed soil erosion controls to be installed and detailed stormwater management design.
- h. Spas or hot tubs shall meet the same requirements as a swimming pool, except that they are not required to be located a minimum of 10 feet from the principal structure.
- i. Cabana or pool houses shall be permitted provided they are separate from the pool water edge and adjoining property lines and other structures by a minimum of 10 feet. They are limited to a single story and may not exceed the height limitations imposed for residential accessory buildings.

Use A-10 Sports Courts: A recreational playing court or surface accessory to the residential use of the property. The court will consist of the playing surface, equipment required for the playing of the game and protective fencing.

- a. The outer edge of the playing surface, including any fencing installed to contain the playing area, may not be located closer than 10 feet from any property line and may not be located within a front yard setback area.

- b. Fencing used to contain the playing area may not exceed 12 feet in height and must be a minimum of 10 feet from all property lines.
- c. Lighting may be installed. All light fixtures must have a completely enclosed light source, and the light source cannot be visible from off-site. Lighting is not permitted to be cast over a property line.
- d. Unless installed in a pervious material, sports courts are included in the impervious coverage calculations for the property. On-site stormwater management regulations will be applied.

Use A-12 Play Structures: Any device, structure or combination of materials erected on the property that is intended for climbing, swinging, or other forms of recreational activities. Such uses include but are not limited to swing sets, playhouse, forts, basketball poles, climbing structures and the like. This does not include lawn furniture, landscaping designs, picnic tables or games not attached to the ground.

- a. Play structures must be located at least 7 feet from all property lines and may not be located within a front yard setback area.
- b. Play structures must adhere to the same height limitations as residential accessory structures.

Use A-13 Chickens: The keeping of chickens/hens is limited to domestic birds.

- a. Roosters are not permitted on residential properties that are under 3 acres in total lot area.
- b. Chicken coups and pens must be a minimum of 7 feet from all property lines.
- c. Chickens/hens are only permitted to be kept in the rear yard of a residential property and the rear yard or pen must be fenced. Free range chickens are not permitted.
- d. Properties under 12,500 square feet in total lot area are limited to more than 8 hens.

Use A-14 Ground Mounted Solar Equipment: This includes solar panels, mounted brackets, transfer switches and all other hardware required for a ground mounted system.

- a. The installation of ground mounted solar equipment is limited to the rear yard only within residential districts.
- b. The equipment must be installed a minimum of 7 feet from all property lines and is limited to no greater than 12 feet in height.

Parking Lot & Public Access Areas Lighting Standards

Section: _____ Lighting Standards

Intent: To limit the potential negative effect of parking lot illumination and signage on adjoining properties and the public right-of-way; to provide adequate light levels to create a safe, secure environment; to minimize light pollution and energy consumption; and to incorporate lighting fixtures that are consistent in style to the overall development.

1. All onsite public parking areas, aisles and access ways for any non-residential use shall be provided with a minimum of one half { $.5$ } foot candles of light at any point on the ground. Carry over illumination off-site shall not be greater than one { 1 } foot candle of light measured at a distance of ten { 10 } feet from any property line.
2. All Land Development applications shall provide a lighting & illumination plan reflecting compliance with the standard of this section.
3. Light standards {poles} within a parking area shall not be located more than 200 feet apart and are limited in height to no greater than 25 feet in height. Lighting standards less than 25 feet in height should be considered for site adjoining residential zoned properties.
4. All exterior lighting shall be installed in such a manner so as to not create direct glare onto adjoining properties.
5. All lighting shall be arranged so as to protect streets or highways from direct glare or create a hazard or interference of any kind within the right-of-way.
6. All light fixtures must have recessed bulbs and/or be equipped with a glare shielding device so that the point of light {bulb} is not visible from any location off the site. In addition, all lighting fixtures must be completely enclosed and the light source must be white lighting only.
7. Lighting permitted in connection with signage shall be equipped with shielding devices and/or hoods to concentrate the illumination upon the area of the sign and to prevent glare or illumination onto a street, highway or adjoining properties.
8. Signage that no longer represents a business in operation from the site must be removed. Free standing signage shall have the panels replaced with blank panels and must not be illuminated. This is the responsibility of the property owner and/or tenant and must be completed within 60 days of the closure of the business.
9. Non-Residential Developments greater than two { 2 } acres in total lot area shall have their parking lot lighting installed in a minimum of three circuits so that two-thirds { $2/3$ } of the lighting can be turned off within one half { $1/2$ } hour of closing. The lighting fixtures on these circuits will be divided evenly throughout the development.

10. Non-Residential Developments less than two {2} acres in total lot area shall have their parking lot lighting installed in a minimum of two circuits so that a minimum of one/half {1/2} of the lighting can be turned off within one half {1/2} hour of closing. The lighting fixtures on these circuits will be divided evenly throughout the development.

11. Exterior lighting installed for the purpose of security or safety must not have a light source {bulb} that is visible from any off-site location.

Draft 3: Revised 3/22/2025