

Section 5.5 - R-1D District: One- and two-family high-density residential.

5.5.1 *Intent and purpose.* This district provides for a diverse residential environment whereby both single-family and two-family dwellings can be accommodated side by side. It provides for a mixture of these two (2) housing types and thereby offers a greater choice in living environments for township residents.

5.5.2 *Uses permitted by right.* All uses permitted by "right" in the R-1B District, subject to all restrictions specified therefor.

5.5.2.1 *Uses permitted under specified conditions.* All uses permitted under "special conditions", in the R-1B District, subject to all restrictions specified therefor.

5.5.2.2 *Uses permitted by special use permit.* All uses permitted under "special use permit", in the R-1B District, subject to all restrictions specified thereof.

5.5.3 *Dimensional requirements.* The following minimum dimensions for lot and area width: Front, side and rear yards, together with maximum dimensions for lot coverage and building heights, shall be required for every structure and land use in this district, except as noted:

- 1) *Minimum lot area.* Six thousand six hundred (6,600) square feet for single-family dwelling and ten thousand (10,000) square feet for a two-family dwelling. For permitted exceptions to lot area, refer to article VI, [section 6.3](#).
- 2) *Minimum interior lot width.* Sixty-six (66) feet for single-family and eighty (80) feet for two-family units along the street upon which the lot principally fronts, except as follows:
 - a) In the case where a curvilinear street pattern produces irregularly shaped lots with nonparallel side lot lines, a lesser frontage width at the street line may be permitted, provided that a lot width at the building line is no less than the above dimensions.
 - b) Any residential lot created and recorded prior to the effective date of this Ordinance may be used for any permitted use even though the lot area and/or dimensions are less than those required for the district in which the lot is located as provided in article VI, [section 6.3](#), for permitted exceptions to lot widths.
 - c) In any area not required to be serviced by a public sewer, the minimum width of any lot or building site shall be one hundred (100) feet, said minimum width to be determined at the front building line.
- 3) *Minimum corner lot width.* Eighty (80) feet for single-family and ninety (90) feet for two-family residences with exception to be allowed for lots or curvilinear streets producing nonparallel side lot lines, except that any minimum lot width shall be ten (10) feet more for corner lots.
- 4) *Maximum lot coverage.* All buildings, including accessory buildings, shall not cover more than thirty (30) percent of the total lot area for single-family units, not more than forty (40) percent of the total lot area for two-family units. Refer to article VI, [section 6.3](#).
- 5) *Minimum front yard.* Twenty-five (25) feet, except in the case where forty (40) percent or more of lots within a block are occupied with residential structures, no building hereafter erected or structurally altered shall project beyond the average front yard so established, provided this regulation shall not require a front yard of more than fifty (50) feet or allow a front yard of less than twenty (20) feet.
- 6) *Minimum side yards.* No building shall be closer than six (6) feet on properties used for

single-family residential purposes and eight (8) feet on properties used for multiple-family residential purposes, except in the case of a corner lot where the side yard on the street side shall not be less than twenty-five (25) feet.

- 7) *Minimum rear yard.* For lots up to one hundred fifty (150) feet in depth, the rear yard shall not be less than thirty (30) feet in depth for single-family units and forty (40) feet in depth for two-family units. For lots over one hundred fifty (150) feet in depth, the rear yard shall increase by one (1) foot for each ten (10) feet in excess of one hundred fifty (150) feet. Such rear yards shall not be required to exceed forty (40) feet for single-family and fifty (50) feet for two-family dwellings in any case.

Refer to article VI, [section 6.4](#) for permitted reductions in yard dimensions, permitted yard encroachments and placement of accessory buildings in yard area.

- 8) *Maximum building height.* For residential structures, two and one-half (2½) stories, but not exceeding thirty-five (35) feet. Refer to article VI, [section 6.5](#) for permitted exceptions to residential building heights.

Refer to article VI, [section 6.5](#) for building height limitations for nonresidential structures in residential districts.

- 9) *Minimum dwelling floor area:*

a) Single-family:

- 1) Seven hundred eighty-six (786) square feet for single-story residences.
- 2) One thousand four hundred fifty-two (1,452) square feet for two-story residences.
- 3) One thousand one hundred sixteen (1,116) square feet for multistory residences.

All of the above exclusive of any attached porch or breezeway.

b) In the event there is an attached garage, the minimum requirements in subsections 2) and 3) above, may be reduced as follows:

- 1) Not less than one thousand one hundred forty-two (1,142) square feet for two-story residences.
- 2) Not less than eight hundred sixteen (816) square feet for multistory residences.

c) Two-family residences: Seven hundred (700) square feet per dwelling unit, exclusive of any attached porch, garage or breezeway.

(Ord. No. 39.52, 12-7-93; Ord. No. 39.119, 2-7-06; Ord. No. 39.155, § V, 2-16-10)