

110 – R-5 MEDIUM HIGH DENSITY MULTIPLE DWELLING DISTRICT

The regulations set forth in this section, or set forth elsewhere in this Resolution when referred to in this section, are the regulations in the R-5 Medium High Density Multiple Dwelling District.

110.1 USE REGULATIONS: Any Development occurring in an existing or proposed R-5 district, shall be required to submit a site review plan to the Madison Township Zoning Commission for a recommendation to be forwarded to the Madison Township Trustees for final approval. (Cross reference Section 126). A building or premises shall be used only for the following purposes:

110.1.1 Multiple dwelling consisting of not less than four (4) and not more than eight (8) one (1) bedroom dwelling units per building.

110.1.2 Accessory building for service, storage, or other use customarily incidental to the above, see sections 125 and/or 130.

110.2 HEIGHT: No building shall exceed one story nor shall be more than fifteen (15) feet in height and no basement shall be permitted in any unit.

110.3 RESIDENTIAL FLOOR AREA REGULATIONS: Every dwelling unit shall have a minimum of floor space designed and used for living quarters of not less than six hundred (600) square feet. This shall not include hallways, entrance ways, laundry areas or any other space used jointly by the occupants of the multi-family building. Each dwelling unit shall have one (1) or more entrances directly to the outside of the building.

110.4 SITE REQUIREMENTS:

110.4.1 A site to be used for R-5 shall have a minimum of five (5) acres and shall be serviced by sanitary system and water.

110.4.2 The maximum allowable number of dwelling units per acre shall be fifteen (15), and there shall not be less than fifteen (15) feet of unobstructed area between all buildings.

110.4.3 Minimum lot area shall be two thousand nine hundred (2,900) square feet per family dwelling unit. A maximum of fifteen (15) family units shall be permitted per acre of useable land. Useable land shall be defined as land areas exclusive of conditions, covenants, restrictions, easements, drainage easements or wet retention ponds used for drainage, wetland areas as defined by the federal governing agencies and existing or proposed private or dedicated roadways including their right of way areas. A minimum of ten percent (10%) of the useable land shall be kept available and open as green space for recreation.

110.5 Each site shall have a minimum frontage of eighty-five (85) feet.

110.5.1 Property owners in this district should be aware that active farms producing livestock, nursery crops, and other agricultural crops might be present and adjacent to your property. It is logical to expect noise from these active, working industries that could be derived from the operation of farm machinery, equipment, farm marketing and/or labor forces. Odors, dust, any other agricultural activities from but not limited to animal stock, farming operations, chemical applications, including accessing the property and other typical farming activity should be expected as common occurrences.

110.6 SETBACKS shall be as follows:

Minimum depth of front yard - 40 feet

Minimum either side lines - 10 feet

Width of, sum of side yard - 25 feet

Minimum depth of rear yard - 30 feet

110.7 OFF-STREET PARKING REQUIREMENTS: In an R-5 District, two (2) off street parking spaces per unit within one hundred (100) feet of the designated unit entrance, and not less than two hundred (200) square feet in area exclusive of all access and walks, and not less than ten (10) feet in width, shall be required. Handicap parking areas must be provided as established by local, state or federal requirements/acts of legislation. Additional guest parking at a rate of one (1) space per two (2) units shall be included on the site plan. (Cross reference 127.1.22)