

ARTICLE VI

MLDR MEDIUM LOW DENSITY RESIDENTIAL DISTRICT

601. PURPOSE. To provide for the orderly expansion of areas that offer residential neighborhoods at a medium low density. To carefully control the types of housing to ensure compatibility with existing houses. To carefully protect these areas from uses that may not be fully compatible.

To strongly encourage these lands to be developed only after such time as both public sewer and public water service is available.

602. PERMITTED BY RIGHT USES. Only the following uses are permitted by right in the MLDR District, provided that the requirements for specific uses in Article XV are met:

A. The following principal uses:

1. Single Family Detached Dwelling (including Mobile/manufactured home*)
2. Crop Farming
3. Swimming Pool, Public or Semi-Public*
4. Publicly-owned Recreation
5. Wildlife Sanctuary
6. Place of Worship*
7. Township-owned Use
8. The following use if both public water and public sewer service is provided:
 - a. Single Family Semi-Detached Dwelling
9. Commercial Forestry*

*See additional requirements in Section 1502.

B. The following accessory uses, within the requirements of Section 1503:

1. Home Office**
2. Accessory Use or Structure clearly customary and incidental to a permitted by right, approved special exception or conditional use.
3. Swimming Pool, Private**
4. Recreational Facilities limited to use by residents of a development and their occasional guests.
5. Essential Services**
6. Accessory Apartment within an existing single family detached dwelling**
7. Accessory Use or Structure permitted under Section 1503.C.**

**See additional requirements in Section 1503.

603. SPECIAL EXCEPTION USES. Only the following uses are permitted by special exception in the MLDR District, provided that the requirements for specific uses in Article XV are met:

A. Home Occupation**

**See additional requirements in Section 1503.

604. CONDITIONAL USES. Only the following uses are permitted conditional uses in the MLDR District, provided that the requirements for specific uses in Article XV are met:

A. Public or Private Primary or Secondary School* (with an expansion of an existing school permitted by right)

B. Emergency Service Station*

C. Nursing Home *

D. Personal Care Center *

E. Day care Center *

*See additional requirements in Section 1502.

605. LOT AND SETBACK REGULATIONS. Lot and setback regulations for uses in the MLDR District shall be as follows; unless a more restrictive requirement is stated in Article XV for a particular use or elsewhere in this Ordinance. See definitions of these terms in Article II.

A. Minimum Lot Area

Residential with both public water & sewer – 15,000 square feet

Non-residential with both public water & public sewer – 65,340 square feet

Any use with public water & no public sewer – 43,560 square feet

Any use with public sewer & no public water – 43,560 square feet

Residential/ use with neither public water nor public sewer – 65,340 square feet

Non-residential use with neither public water nor public sewer – 87,120 square feet

	Residential Use with both public water and public sewer	Any Use without both public water and public sewer
B. <u>Minimum Lot Depth</u>	120 feet	180 feet
C. <u>Minimum Lot Width</u>		
1. at minimum front yard setback line except 50 ft. for a single family semi-detached dwelling	80 feet	150 feet
2. at future street right-of-way line	40 feet	40 feet
3. except: for any newly created lot with a new driveway entering directly onto an arterial street	150 feet	300 feet

D. Maximum Building Coverage 40%

E. Maximum Impervious Coverage 50%

F. Minimum Front Yard Building Setbacks 30 feet for both principal and accessory structures

G. Minimum Side Yard Setback
(for each of two, except for one for single family semi-detached dwellings)

1. Principal structure 10 feet
2. Accessory structure or use 10 feet
3. Corner lots - See Section 1404.B.

H. Minimum Rear Yard Setback

1. Principal structure 40 feet
2. Accessory structure or use 10 feet

I. Maximum Height 2-1/2 stories or 35 feet, whichever is less.

J. Minimum Setback from an Industrial District Boundary 100 feet for any new principal residential building

K. Setback from Arterial Streets 40 feet minimum from the future right-of-way line for any building.

606. ADDITIONAL REQUIREMENTS.

A. Parking. See Article XVII.

B. Signs. See Article XVIII.