

ARTICLE 6
RN, RESIDENTIAL NEIGHBORHOOD DISTRICT

Section 6.01 Purpose of this Zoning District

The focus of this district is to promote healthy family living by creating developments that are walk able, affordable, and desirable. This will be achieved by allowing for a variety of housing types, ranging from standard single-family homes to multifamily units and permitting, when designed at the pedestrian scale, neighborhood components such as a small restaurant or retail operation to be incorporated into developments. There is no standard minimum lot requirement, encouraging flexibility in design. Landscaping, infrastructure capabilities, and the site development standards will be the primary tools used in insuring that uses will not be obtrusive towards each other. Social interaction components such as parks, recreation facilities, and community-oriented buildings are encouraged to integrate into developments. All developments should be linked with pedestrian-oriented connections.

Section 6.02 Uses Allowed with Site Plan Approval by the Zoning Administrator

The following uses of land and buildings are allowed in the RN Residential Neighborhood District, provided the Zoning Administrator finds that the proposed use satisfies all of the requirements of this Zoning Ordinance:

1. Standard single-family detached dwelling units.
2. Home occupations.
3. State licensed residential facility. No facility shall be closer than 1,500 feet to another state licensed residential facility.
4. Family and group daycares.
6. Two-family dwelling unit.
7. Parks, trails, and greenways.
8. Farms of ten (10) acres or more.
9. Accessory dwellings.
10. Daycare centers and nursery schools.
11. Places of worship.
12. Accessory buildings and uses customarily incidental to any of the above permitted

uses.

13. Keeping of horses, as per section 16.06
14. Small Wind Energy System 35 feet in height or less.
15. Co-location of Wireless Communication Antenna(s).
16. Top Soil Extraction
17. *Farm Markets*

Section 6.03 Reserved

Section 6.04 Uses Allowed with Site Plan Approval by the Planning Commission

The following uses of land and buildings are allowed in the RN Neighborhood Residential District, provided the Planning Commission finds that the proposed use satisfies all of the requirements of this Zoning Ordinance:

1. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, or gas regulator stations (but not including service or storage yards) when operating requirements necessitate location of such facilities within the district. All buildings and structures shall meet the required setbacks.
2. Publicly owned and operated municipal buildings, libraries, and recreation facilities.
3. Public, parochial, and private elementary, intermediate and/or secondary schools offering courses in general education.
4. Cluster developments.
5. Communication Towers.

Section 6.05 Uses Allowed by Special Use Permit

The following uses of land and buildings are allowed by Special Use Permit in the RN Residential Neighborhood District, provided the Township Planning Commission finds that the proposed use complies with the special standards and satisfies all the requirements of the Zoning Ordinance:

1. Foster care group home.
2. Convalescent and nursing homes, congregate care facilities.

3. Standard restaurants.
4. Small retail operations.
5. Clubs and fraternal organizations not exceeding 11,999 square feet.
7. Planned unit development.
8. Multiple-family residential developments.
9. Elderly housing developments.
10. Small personal service establishments such as hair salons, tailor shops, photographic studios, and barber shops.
11. Health/athletic clubs not exceeding 11,999 square feet.
12. Medical clinics. Veterinary clinics, except clinics having outdoor runs.
13. Community center.
14. Consulting-type business related to executive, administrative, or professional occupations, including, but not limited to, offices of a lawyer, accountant, insurance/real estate agent, architect, engineer, and similar occupation not exceeding gross floor area of 2,500 square feet.
15. Business service establishment such photocopying services, quick-printing establishments, office supply stores, and similar establishments, not exceeding 2,500 square feet.
16. Bed and breakfast.
17. Riding stables and kennels.
18. Golf courses and golf driving ranges.
19. Cemetery.
20. Small Wind Energy System over 35 feet in height.
21. Large Wind Energy System.

Section 6.06 Area and Bulk Requirements

The following regulations shall apply to all uses within the RN Residential Neighborhood District.

1. **Minimum Lot Width.** The lot width for metes and bound lots shall be sixty (60) feet. There shall be no minimum lot width for lots in a platted subdivision or in a site condominium subdivision.
2. **Height.** The maximum building height for a structure shall be thirty-five (35) feet, except as otherwise provided in this Ordinance.
3. **Setback Requirements.** Except as otherwise specifically provided in this Ordinance, no structure shall be erected within the required setbacks areas as listed below:
 - a. The minimum front yard setback shall be twenty (20) feet.
 - b. The minimum interior side yard setback shall be *ten (10)* feet for residential uses and twenty-five feet (25) feet for commercial uses. (Amendment 104-05-11-01; Effective 12/13/05)
 - c. The minimum rear yard setback shall be twenty-five (25) feet.
 - d. The minimum street side yard setback shall be twenty (20) feet.
4. **Lot Coverage.** The maximum percentage of the lot that is permitted to be covered by impervious area is 66%.
5. **Minimum Principal Standard Dwelling Size for One and Two Unit.** The principal dwelling unit shall have a minimum of 600 square feet of livable area. The minimum dwelling dimensions for the principal dwelling unit shall be twenty (20) feet wide by twenty (20) feet long.