

§ 27-801. PURPOSE

The purpose of this district is to enhance the Route 50 corridor as a gateway into the Township, to provide opportunities for limited commercial and office use along Route 50, to provide less intense use as a transition between the existing community shopping centers on the East and West boundaries of the Township, to provide for compatible public, semi-public, and accessory uses, and to protect established single-family neighborhoods that are located adjacent to the nonresidential properties along Route 50.

§ 27-802. AUTHORIZED USES

In the R-4 Residential/Office District, only the following uses are authorized:

P = Permitted by right

CU = Permitted by conditional use

SE = Permitted by special exception

N = Not permitted

PRINCIPAL USES		
Residential Uses	Existing	Proposed
Single-family dwelling	P	P
Multi-family dwellings	CU	P
Multi-family dwellings, Triplex	N	P
Multi-family dwellings, Fourplex	N	P
Multi-family dwellings, Townhouse	CU	CU
Multi-family dwelling, Garden apartment	CU	N
Group care facility	CU	SE
Transitional dwelling	CU	CU
Public/Semi-Public & Institutional Uses		
Church	CU	CU
Day care center	SE	SE
Essential services	P	P
Personal care boarding home	CU	N
Public buildings	CU	CU
Public recreation	CU	CU
Public utility building or structure	CU	N
Schools (public or private)	CU	CU
Commercial Uses		
Bed and breakfast	CU	CU
Business or professional offices	N	P
Business services	N	P
Convenience store (gas station)	N	CU
Conversion of dwelling to office use	CU	N
Funeral home	SE	SE

Hotel/motel	N	CU
Inn	N	CU
PRINCIPAL USES		
Commercial Uses	Existing	Proposed
Major office (>10,000 sq ft)	CU	CU
Medical offices (may include clinic)	N	P
Minor office (<10,000 sq ft)	N	P
Minor Retail Business	N	CU
Mixed Use Development	N	CU
Neighborhood commercial	N	P
Personal services	N	P
Planned shopping center	N	CU
Restaurant, sit-down	N	CU
Temporary use or structure	SE	SE
Vehicle accessory sales and installation	N	SE

ACCESSORY USES		
Family day care home	SE	SE
Fences	P	P
Home occupation	SE	SE
Home office	P	P
Off-street parking and loading	P	P
Private residential swimming pools or sports courts	P	P
Signs	P	P
Temporary construction trailer	P	P
Uses accessory to conditional use (other than fences or signs)	CU	CU
Uses accessory to special exception (other than fences or signs)	SE	SE

§ 27-803. AREA AND BULK REGULATIONS

<i>A. Minimum Lot Area</i>	Existing	Proposed
Single-family dwelling	8,400 sq ft.	8,400 sq ft
Multi-family dwellings, Two-family dwelling		10,000 sq ft
Multi-family dwellings, Triplex		5,000 sq ft/unit
Multi-family dwellings, Fourplex		5,000 sq ft/unit
Neighborhood commercial building/office		20,000 sq ft
All other principal uses	1 acre	1 ac
<i>B. Minimum lot width</i>		
Single-family dwelling	60 ft	60 ft
Multi-family dwellings, Two-family dwelling	N	60 ft
All other principal uses	100 ft	100 ft
<i>C. Maximum impervious surface coverage</i>	40%	40%
<i>D. Minimum front yard</i>		
Single-family dwelling	20 ft	20 ft
All other Principal and Accessory Structures	40 ft	20 ft
<i>E. Minimum rear yard</i>		
Single-family dwelling	10 ft	10 ft
Multi-family dwellings		25 ft
Uses adjoining and property zoned SC, R1, R2, R3, R4, R5	50 ft	30 ft
All other uses	25 ft	25 ft
Accessory structures		See §27-1804 C
<i>F. Minimum side yard</i>		
Single-family dwelling	8	8 ft
Multi-family dwellings		20 ft
Uses adjoining and property zoned SC, R1, R2, R3, R4, R5	50 ft	30 ft
All other uses	20	20 ft
Accessory structures		See §27-1804 C
<i>G. Special yard requirements</i>		See §27-1804
<i>H. Permitted projections into required yards</i>		See §27-1805
<i>I. Maximum height</i>		
Single-family dwelling	2 ½ stories or 35'	2½ stories or 35 ft
Multi-family dwellings	3 stories, 45'	3 stories or 45 ft
All other principal structures	3 stories, 45'	3 stories or 45 ft

Ordinance Highlights:

Buffers:

In addition to complying with the Buffer Area requirements of §27-1803, all permitted non-residential uses in the R-4 District, whether permitted by right, special exception, or conditional use, shall be subject to the following:

- (a) The side and rear lot lines shall be landscaped with an earthen mound that is a minimum of three feet in height and twelve feet in width, planted with a mix of landscaping materials from the List of Suggested Plant Materials in Appendix 27-D, including ground cover, trees and shrubs to provide a vegetative screen effective year round.
- (b) The location of these landscaping materials shall not obstruct visibility for traffic entering or leaving the site and shall comply with the clear sight triangle requirements of Section 27-1804D.

Storage:

In addition to complying with the Storage requirements of §27-1810, all permitted non-residential uses in the R-4, whether permitted by right, special exception, or conditional use, shall be subject to the following:

- (a) No outdoor unenclosed storage of palettes or other items offered for sale is permitted.
- (b) Dumpsters and all trash areas shall be totally screened from the public view.
- (c) All loading areas shall be at the rear of the building.

Design Standards:

- 1. All permitted nonresidential uses shall be located on lots that have frontage and access to an arterial or collector street.
- 2. Sidewalks shall be installed along the full frontage of lots along an arterial or collector street.

The intent of the following design standards is to encourage architecture that is responsive to local and regional context and contributes to the aesthetic identity of the community:

- (a) Building design should take into consideration the unique qualities and character of the surrounding area (example, Collier Towne Square).
- (b) Building elements that speak to the traditional architecture, such as, brick walls or stone, and they should conform to the dominant existing or planned character of the surrounding neighborhood. This can be accomplished through the use of similar forms, materials and colors.
- (c) Buildings that derive their image solely from applied treatments that express corporate identity are discouraged.
- (d) All sides of a building should express consistent architectural detail and character. All site walls, screen walls and other outdoor covered areas should be architecturally integrated with the buildings by using similar material, color and detailing.