

**ARTICLE IX
MULTIPLE USE DISTRICT (MU)**

SECTION 901. MULTIPLE USE DISTRICT (MU)

- A. In addition to the general goals listed in the Purposes (§102) and Community Development Objectives (§103) of this Ordinance, the purposes of this Section are:
1. To provide spaces in appropriate locations for certain uses permitted in both the R-M and C-2 districts, and
 2. To serve the goals specified in §601 and §801 hereof, where such uses are compatible with each other and do not adversely affect the use of the neighboring properties.

SECTION 902. USE REGULATIONS

A. Uses By Right

A building or group of buildings may be erected, altered, or used and a Lot or premises may be used by right for any of the following purposes and for no other.

1. Single Family detached Dwelling.
2. Two-Family Dwelling, when served by central water and sewer systems.
3. Multi-Family Dwelling, when served by central water and sewer systems.
4. Group Care Homes in accordance with provisions of Section 1814.
5. Lot Averaging for Single Family residential subdivisions in accordance with the provisions of Article XVI of this Ordinance.
6. Cluster Development for Single Family residential subdivisions in accordance with the provisions of Article XVI of this Ordinance, provided that the tract to be developed shall be fifteen (15) acres or more in Gross Area.
7. Retail store (including gift, antique and handicraft shops, food store, drug store, appliance, furniture, dry goods store or similar store) or personal service shop (including barber shop, hairdresser, shoe repairing or similar shop) provided that the total floor area of the building does not exceed 2,000 square feet.
8. Forestry, subject to the requirements of Section 1821. **(Added by Ord. No. 02-07)**

B. Uses by Special Exception

Any of the following uses shall be permitted as a Special Exception when authorized by the Zoning Hearing Board, subject to the standards of §2109 of this Ordinance.

1. Educational or religious uses, except for Hospital, Sanatorium, correctional or penal institutions, and half-way house.
2. Boarding, Lodging, or Rooming House.

C. Conditional Uses

Any of the following uses shall be permitted as a Conditional Use when authorized by the Board of Supervisors, subject to the standards and procedures set forth herein and in §2008.

1. Mobile Home park, when served by central water and sewer systems.
2. Retail store or personal service shop having in a building an excess of 2,000 square feet of floor area, or a group of two (2) or more retail stores and/or personal service shops on the same Lot.
3. Retail-oriented, speed-printing establishment.
4. Factory outlet or showroom-type retail outlet, such as furniture, appliance, or automobile sales.
5. Restaurant; Restaurant, Take Out; Tavern.
6. Hotels, Motels, and tourist reception areas, except that the minimum Lot Area is 3 acres, and the minimum Lot Width is 200 feet.
7. Laundry or dry-cleaning establishment.
8. Business, professional, governmental, financial and institutional offices including those with drive-in banking facilities, veterinary offices.
9. Museum, library, park, Church, community center or other educational, cultural or philanthropic use of a similar nature.
10. Municipal use, such as a library or municipal building, and post office.
11. Industries, such as blacksmith, tinsmith, plumber, carpenter, cabinet-maker and similar trades.
12. Living quarters in commercial buildings.
13. Child Day Care Center with a maximum of seventy-five (75) children, or as prescribed by state regulations, whichever is less, upon an Adjusted Lot Area of not less than two acres. **(Amended by Ord. No. 02-07)**
14. Bed and Breakfast operations in accordance with §1813 of this Ordinance.
15. Theater or other place of amusement.

16. Gasoline Service Station, public garage, automobile repair shop, or car wash, or automobile sales agency provided that no such use shall include salvaging, wrecking, or storing of abandoned or junked vehicles or equipment.
17. Billboards or off-premises Signs, subject to the requirements of Article XVII.
18. Kennels.
19. Indoor and outdoor commercial recreational uses such as health clubs, spas, gymnasiums, basketball, tennis and racquetball courts.
20. Nursing Homes, Convalescent Homes, rehabilitation clinics, and personal care facilities.
21. Hospitals, Sanatoriums, medical clinics, correctional or penal institutions (including halfway houses), educational or religious uses.
22. Nurseries and garden centers.
23. Cemeteries and mausoleums.
24. Funeral Home

D. Accessory Uses

The following Accessory Uses shall be permitted, provided that they shall be incidental to any of the preceding permitted uses.

1. Customary residential Accessory Uses, including a private garage or greenhouse.
2. Swimming Pool, tennis court, or paddle tennis court, provided that it is located behind the front facade of the house and Building Line and is set back at least fifty (50) feet from any side or rear property line, and further provided that lighting facilities shall not interfere with the use and enjoyment of any neighboring property.
3. Home Occupations, including the professional office or studio of a doctor, engineer, dentist, teacher, artist, architect, musician, lawyer, counselor, therapist, accountant, tutor, consultant, magistrate, or room for dressmaking, millinery, laundry, or similar occupations, or bed and breakfast operation, provided that:
 - a. Such Home Occupation shall be located in a Dwelling in which the practitioner resides, or in a building accessory thereto.
 - b. Such use shall not occupy more than fifty (50) percent of the floor area of the first floor and shall not be located above the first floor of the Dwelling. Such use may occupy up to one hundred (100) percent of an Accessory Building.

- c. There shall be no more than one (1) employee or associate at any one specific time who is not a member of the household.
 - d. In addition to the off-Street parking spaces required for the residential use of the property, one (1) off- Street parking space shall be provided for each employee, plus one (1) additional off-Street parking space for each four hundred (400) square feet of space occupied by the Home Occupation, providing however that a total of no more than six (6) off-Street parking spaces shall be permitted on one (1) Lot. Off-Street parking spaces are not permitted in Front Yards nor closer than fifty (50) feet to the Street right-of-way.
 - e. No goods shall be displayed so as to be visible from outside of the building.
 - f. The appearance of the residential Structure or Accessory Building shall not be altered nor the occupation within conducted in a manner which would cause the premises to differ from the residential character by the use of colors, materials, construction, lighting, show windows, advertising visible outside the premises to attract customers or clients, or any similar Alteration or display. Signs in accordance with §1703 of this Ordinance shall be permitted.
 - g. There shall be no discharge of potentially dangerous effluent or fumes.
 - h. There shall be no production or storage of any material designed for use as an explosive or any other hazardous material or chemical, excluding such quantity of materials as might normally be used on a property of a homeowner not engaged in a Home Occupation.
 - i. No equipment or process shall be used in the conduct of the Home Occupation which creates noise, vibration, glare, smoke, fumes, odors, dust, electrical interference, or other objectionable effects perceptible at or beyond the Lot boundaries, or, in the case of a Multi-Family or attached Dwelling Unit, off the premises of the Dwelling or unit. No equipment or process shall be used which creates visible or audible interference in any radio or television receiver of a neighboring property.
 - j. No business vehicle other than a pick-up truck or small van shall be parked on the property, and any Sign or lettering on such vehicle shall not indicate the location of the business.
 - k. There shall be no sale, or storage for sale, of chemicals or biological agents on the premises.
 - l. No more than one (1) business vehicle may be parked on the property on a regular basis. Any trucks, vans, or business vehicles shall have a loading capacity not in excess of two (2) tons. The business vehicle shall be parked in an enclosed Structure or in an area screened from view from neighboring properties and Streets.
4. Day Care Homes may be permitted as a Home Occupation only within a single-Family Dwelling in accordance with provisions of §1815.

5. Accessory Uses customarily associated with and incidental to uses designated in §802(A), §802(B), or §802(C).

SECTION 903. AREA AND BULK REGULATIONS

The following area and bulk regulations shall apply to uses permitted in 902(A)1-6, 902(B), and 902 (C)1:

A. Single Family Residences

1. Lot Area and bulk regulations.

Every Lot containing a Single Family residence shall have an Adjusted Lot Area of not less than 80,000 square feet if not served by both central water and sewer systems, or not less than 40,000 square feet if served by both central water and sewer systems; provided that if the Lot does not abut a Street or road, the Lot must be connected to a road or Street by a right-of-way or roadway at least 25 feet wide, which right-of-way or roadway shall be in addition to the minimum Adjusted Lot Area requirement. **(Amended by Ord. No. 02-07)**

2. Lots not serviced by central water and sewer systems.

A Lot not serviced by central water and sewer systems shall comply with the following area and bulk regulations.

Minimum Adjusted Lot Area:	80,000 square feet (Amended by Ord. No. 02-07)
Minimum Lot Width:	200 feet
Maximum Lot Coverage:	12%
Minimum Front Yard:	75 feet
Minimum Side Yard (aggregate):	75 feet
Minimum Rear Yard:	60 feet
Height	In accordance with Section 503 (H)

Accessory Structures shall be located not less than twenty feet from rear or side property lines.

3. A Lot served by both central water and sewer systems shall comply with the following area and bulk regulations.

Minimum Adjusted Lot Area:	40,000 square feet (Amended by Ord. No. 02-07)
Minimum Lot Width:	125 feet
Maximum Lot Coverage:	20 %
Minimum Front Yard:	40 feet
Minimum Side Yard (aggregate):	50 feet aggregate, 20 ft min
Minimum Rear Yard:	50 feet
Height	In accordance with Section 503 (H)

Accessory Structures shall be located not less than ten (10) feet from rear or side property lines.

4. Lots served by either central water or sewer systems.

A Lot served by either central water or sewer systems shall comply with the following area and bulk regulations.

Minimum Adjusted Lot Area:	60,000 square feet (Amended by Ord. No. 02-07)
Minimum Lot Width:	150 feet
Maximum Lot Coverage:	20 %
Minimum Front Yard:	60 feet
Minimum Side Yard (aggregate):	50 feet aggregate, 20 feet minimum
Minimum Rear Yard:	50 feet
Height	In accordance with Section 503 (H)

Accessory Structures shall be located not less than ten (10) feet from rear or side property lines.

B. Two-Family Dwellings (Duplex or Twin Dwellings)

1. Lot Area.

Every Lot containing Twin or Duplex residences shall have an Adjusted Lot Area of not less than ten thousand (10,000) square feet per Family, provided that, if the Lot does not abut a road or Street, the Lot must be connected to a road or Street by a right-of-way or roadway at least twenty-five (25) feet wide, which right-of-way or roadway shall be in addition to the minimum Adjusted Lot Area of ten thousand (10,000) square feet per Family. **[Amended 2-8-99 by Ord. No. 99-1] (Amended by Ord. No. 02-07)**

2. Lot Width.

Every Lot containing Twin or Duplex residences shall have a minimum aggregate Lot Width for two Dwelling Units of one hundred twenty (120) feet.

3. Lot Coverage.

Not more than thirty (30) percent of the area of each Lot may be occupied by buildings or other Impervious Cover. The remaining area shall be Green Area.

4. Front Yard.

There shall be a Front Yard of not less than forty (40) feet from the front Building Line to the Street Line or front Lot line, where it fronts on a local residential Street, or sixty (60) feet where it fronts on an arterial, collector, or rural road.

5. Side Yards.

For every principal building containing two (2) Dwelling Units there shall be two (2) Side Yards, each of which shall be not less than fifteen (15) feet in width.

6. Rear Yard.

For every principal building, there shall be a Rear Yard on each Lot which shall be not less than fifty (50) feet in depth, unless the Lot is a Reverse Frontage Lot, in which event the requirements of §1810(B)1 shall apply.

7. Accessory Structures.

No Accessory Structures shall be situated within the Front Yard, nor within ten (10) feet of any side or rear property line.

8. Height restrictions.

No building or Structure shall exceed three (3) stories or thirty-five (35) feet in height, except that no Accessory Building shall exceed twenty (20) feet in height.

C. Multi-Family Dwellings

1. Minimum Tract Size: The tract shall consist of not less than four (4) contiguous acres.

2. The maximum density shall be six (6) Dwelling Units per Adjusted Acre for Townhouses and eight (8) Dwelling Units per Adjusted Acre for Apartments.

3. Tract Setback: There shall be a minimum tract setback for buildings of 50 feet around the entire property. There shall be a minimum tract setback for driveways, roads, and parking areas of 25 feet around the entire property. This 25 foot setback is within the 50 foot tract setback.

4. Tract Width: The minimum tract width for Multi-Family Dwelling development shall be 300 feet at the Building Line.

5. Unit Width: Townhouse units shall not be less than 24 feet in width.

6. Building to Building Setbacks shall be no less than the following:

Front to Front: 60 feet
 Front to Rear: 60 feet
 Side to Side: 30 feet
 Rear to Rear: 50 feet

7. Maximum number of units in one Townhouse building: six (6) .

8. Maximum linear dimension of any Structure: 150 feet.

9. Building Setbacks from all Streets, internal roadways, driveways and parking Lots: 25 feet.

10. Common Open Space: A minimum of 30% Common Open Space shall be provided. Common Open Space shall comply with the Standards for Location and Management of Open Space as contained in Section 1504(D).

D. Mobile Home Parks

1. Minimum Tract Size.

Every tract to be subdivided or developed as a Mobile Home park shall have an area of not less than four (4) acres.

2. Density of Development.

A Mobile Home park shall have a maximum density of five (5) Dwelling Units per Adjusted Acre. **[Amended 2-8-99 by Ord. No. 99-1]**

3. Tract width.

Every tract to be developed as a Mobile Home park shall have a minimum width of two-hundred and fifty (250) feet.

4. Front Yard.

No Mobile Home unit shall be located within sixty (60) feet of a perimeter Street nor within twenty (20) feet of an internal roadway, driveway, or parking Lot.

5. Side and Rear Yards.

No Mobile Home unit shall be located within sixty (60) feet of a side or rear boundary of the tract to be subdivided or developed, and no parking Lot shall be located within thirty (30) feet thereof.

6. Spacing requirements.

a. Each Mobile Home unit shall be situated on a Lot containing not less than six thousand (6,000) square feet in area nor fifty-five (55) feet in width.

b. Mobile Home units shall be sited on individual Lots so as to provide a useable Yard space in either the rear or one side of the Lot.

c. No unit shall be sited closer than twenty-five (25) feet to another unit nor five (5) feet from a side or rear Lot boundary of an individual Mobile Home Lot.

e. Not less than twenty (20) percent of the tract, exclusive of required Yard setbacks, shall be Common Open Space useable for active or passive recreation by the residents of the Mobile Home park.

7. Accessory Structures.

No Accessory Structures shall be situated within the Front Yard nor within five (5) feet of a side or rear Lot boundary of an individual Mobile Home Lot. Tool or storage sheds may be placed at a Lot boundary if placed contiguous to another such building on the adjacent Lot.

8. Lot Coverage.

Not more than forty (40) percent of a tract or individual Mobile Home Lot may be occupied by Mobile Home units, common driveways and parking areas, internal roads, Accessory Buildings, or other Impervious Cover. The remaining area shall be Green Area.

E. The following area and bulk regulations shall apply to all other uses in this district:

1. Lot Area.

Every Lot shall have an Adjusted Acreage of not less than 30,000 square feet.

2. Lot Width.

Every Lot shall have a width at the Building Line and at the Street Line of not less than one hundred (100) feet.

3. Floor-area ratio.

The total floor area shall not exceed .20 of the Adjusted Acreage of the Lot for a one Story building, and .30 of the Adjusted Acreage of the Lot for a building of more than one Story. In no event shall a one Story building exceed 50,000 square feet in gross floor area, and 100,000 square feet for a building of more than one Story. However, the Board of Supervisors may authorize an increase in the maximum size of the building, if the proposed development meets the following additional standards:

- a. The Board of Supervisors have determined that the proposed building is consistent with the architectural nature of the Township; that the exterior architectural features of the building or Structure that are seen from a public Street or way are shielded from surrounding residential uses; and that the general design, arrangement, height, texture, material, and color of the building or Structure and the relation of such factors to similar features of buildings or Structure in the area is consistent.
- b. At least 40% of the required and provided parking is placed to the rear of the building, so that the view from the Street frontage, or in the case of multiple Street frontages, the principal frontage, is shielded by the building and landscaped areas.
- c. A fire lane at least twenty (20) feet in width shall be provided around the entire building to be constructed, or either an approved all-weather surface or grass pavers, or a combination thereof.

4. Front Yard.

There shall be a Front Yard of not less than fifty (50) feet from the front Building Line to the Street Line, within which no building, gasoline pumps, or outdoor displays shall be situated. In the case of Lots fronting on Route 1, a Front Yard of not less than sixty (60) feet from the front Building Line to the Street shall be provided.

5. Side Yards.

There shall be Side Yards of not less than twenty (20) feet each within which no buildings, gasoline pumps, or outdoor displays shall be situated. For buildings in excess of one Story, each Side Yard setback shall increase by five (5) feet per Story. Where a C-2 use abuts an RB Residential District, each Side Yard setback shall comply with the increased Buffer requirements of Section 1812 (D)2.

6. Rear Yard.

There shall be a Rear Yard of not less than twenty (20) feet within which no buildings, gasoline pumps, or outdoor displays shall be situated. For buildings in excess of one Story, the Rear Yard setback shall increase by five (5) feet per Story. Where a C-2 use abuts an RB Residential District, the Rear Yard setback shall comply with the increased Buffer requirements of Section 1812 (D)2.

7. Accessory Structures.

All Accessory Structures shall be located in conformance with the Yard requirements herein specified.

8. Height restrictions.

No building or Structure shall exceed three (3) stories or thirty-five (35) feet in height, except that no Accessory Building or Structure shall exceed twenty (20) feet in height. **[Amended 2-8-99 by Ord. No. 99-1]**

9. Lot Coverage.

Not more than fifty-five (55) percent of the Adjusted Acreage of any Lot, may be occupied by buildings, the paved portion of parking areas, driveways, and other Impervious Cover. The remainder of any Lot shall be Green Area.

SECTION 904. DESIGN STANDARDS

A. Single Family and Two-Family Dwellings

1. Parking.

As required by §1812(A)2 of this Ordinance.

2. Access and highway frontage.

As required by §1812(B)1 of this Ordinance.

B. Multi-Family Dwellings and Mobile Home Parks

1. Parking.

As required by §1812(A)2 of this Ordinance.

2. Access and highway frontage.

As required by §1812(B) of this Ordinance.

3. Landscaping.

As required by §1812(C) of this Ordinance.

4. Screening.

As required by §1812(D) of this Ordinance.

5. Storage.

As required by §1812(E) of this Ordinance.

6. Interior circulation.

As required by §1812(F) of this Ordinance.

7. Lighting.

As required by §1812(G) of this Ordinance.

C. Uses by Special Exception

1. Parking.

As required by §1812(A)1 of this Ordinance.

2. Access and highway frontage.

As required by §1812(B) of this Ordinance.

3. Landscaping.

As required by §1812(C) of this Ordinance.

D. Conditional Uses, Except Mobile Home Parks

1. Parking.

As required by §1812(A)1 of this Ordinance.

2. Access and Highway frontage.

- As required by §1812(B) of this Ordinance.
3. Landscaping.
As required by §1812(C) of this Ordinance.
 4. Screening.
As required by §1812(D) of this Ordinance.
 5. Storage.
As required by §1812(E) of this Ordinance.
 6. Interior Circulation.
As required by §1812(F) of this Ordinance.
 7. Lighting.
As required by §1812(G) of this Ordinance.
 8. Loading.
As required by §1812(H) of this Ordinance.
 9. Additional requirements for Drive-In Restaurants
 - a. The use must have direct access to a principal arterial (Route 1). Common driveway entry points with surrounding land uses are to be utilized whenever possible.
 - b. There shall be only one point of ingress and one point of egress to the principal arterial.
 - c. When a drive-in window is proposed, a stacking lane shall be provided to serve a minimum of ten cars. The stacking lane shall not be used for parking Lot circulation aisles, nor shall it in any way conflict with through circulation or parking.
 - d. All such Restaurants shall provide a trash storage area which is designed and constructed to be screened from the Street and adjacent properties, to prevent trash from blowing from the area, and to permit safe and easy removal.
 - e. In no event shall a proposed Drive-In Restaurant be located within one-thousand five hundred (1,500) feet of another Drive-In Restaurant