

4-1 GENERAL PROVISIONS.**4-1.1 Statement of Intent.**

The Residential Districts are intended to provide a range of housing choices to meet the needs of Green Township's residents, and, to offer a balance of housing types and densities, while promoting harmonious development of residential communities in the Township and to help implement housing policies and other plans adopted by the Township.

4-1.2 Accessory Uses and Structures.

Accessory uses and structures shall be permitted in the "A", "B", "C" Districts subject to the provisions of Chapter 10.

4-1.3 Conditional Uses.

Conditional uses in Residential Districts are listed in Table 3-10. Further information on the criteria, standards, and procedures for conditional uses are contained in Chapter 17.

4-1.4 Signs.

Signs that are permitted in the "A", "B", and "C" Districts are subject to the provisions of Chapter 13.

4-1.5 Lot Area, Lot Width, Building Height and Yard Standards.

All uses and structures permitted in the "A", "B", and "C", Districts shall comply with the following provisions and the lot area, lot width, building height and yard requirements set forth in the Tables in Section 4-4 and 4-5 found at the end of this Chapter.

- a. Front Yard Setback Alignment with Adjacent Lots. Alignment setbacks and/or front yard depths are not required to exceed the average minimum depths of the existing front yards on the lots adjacent to them on each side, if the lots are within the same block and within one hundred (100) feet of each other.
- b. Front Yard Requirements on Corner Lots. Lots that have a double frontage are required to have a front yard on one (1) street side of the corner lot, and a side yard on the other street side not less than double the side yard requirement. No accessory building shall project beyond the front yard line on either street.

Additional height and yard requirements and exceptions are contained in Section 3-5.

4-1.6 Parking Standards.

All uses and structures permitted in the "A", "B", and "C", Districts shall comply with the parking requirements set forth in Chapter 12.

4-1.7 Buffer Yards and Resource Protection.

All uses and structures in the "A", "B", and "C", Districts shall comply with the provisions of Chapters 14, 15 and any other appropriate Chapter.

4-1.8 Redevelopment Standards.

Redevelopment approved in accordance with Section 1-7 of this Zoning Resolution is exempt from the provisions identified in Section 1-7.2 and any provision of Section 4-3 (Multi-family Residential District) that is inconsistent with the Standards for Redevelopment established in Chapter 9.

4-2 THE A, B AND C RESIDENTIAL DISTRICTS.

4-2.1 Purpose.

The purpose of the “A”, “B”, and “C” Districts established by Section 3-1 is to protect and support the development of single-family housing in conjunction with appropriate accessory uses and public and institutional uses. The standards of these districts are intended to maintain a suitable environment for family living at various densities and in various types of housing, including single-family detached and clustered housing under specified conditions which provides flexibility in the organization of site elements and building location.

4-2.2 Permitted Uses.

The uses specified as Permitted (“P”) Uses in the Table of Permissible Uses found in the Table in Section 3-2 are permitted as of right in the “A”, “B”, and “C” Districts with a Permitted Use Zoning Certificate provided they comply with all requirements of this Chapter and all other applicable requirements of this Resolution.

4-2.3 Planned Unit Developments.

In addition to the uses specified as Planned Unit Developments (“PUD”) in the Table of Permissible Uses found in the Table in Chapter 3, the following densities are permitted in the A, B, and C Districts as PUD’s provided they are approved as PUD-1’s by the Zoning Commission pursuant to the standards and procedures for planned unit developments set forth in Chapters 4 and 18 and comply with all applicable requirements of this Resolution. For calculation of density on preliminary plans where the actual location of rights-of-way or easements for public streets is not yet determined, the net density shall be based on 82% of the gross area.

- a. “A” District: single-family detached dwellings at a maximum net density of 3.00 units per acre.
- b. “B” District: single-family detached dwellings at a maximum net density of 4.25 units per acre.
- c. “C” District: single-family detached dwellings at a maximum net density of 5.8 units per acre.

4-2.4 Maximum Height and Minimum Lot Area, Bulk and Yard Requirements.

The maximum height and minimum lot area, bulk and yard, and accessory building requirements for low density residential uses in the “A”, “B”, and “C” Districts are set forth in the Table in Section 4-6 found at the end of this Chapter.

4-2.5 Single Family Planned Unit Development (PUD) Standards for Zero-Lot-Line or Duplex Dwellings and Single-Family Detached, Clustered Dwellings

Subject to the provisions of Section 4-2.3, as applicable, developments of patio dwellings, zero-lot-line dwellings, and duplex clustered dwellings shall comply with the density requirements for single-family detached dwellings for residential district in which they are located and the minimum lot size, bulk and other site development requirements set forth below. Minimum perimeter setbacks shall conform to district setback requirements.

- a. Zero-Lot-Line or Duplex Dwellings. Each dwelling shall be located on an individual lot which is set on or within six (6) feet of the side lot line. No windows shall be located on the wall of the dwelling nearest to the side lot line. Either a six (6) foot maintenance easement shall be provided on the neighboring property or the dwelling may be set back six (6) feet from the line and a recreation, planting, and use easement may be granted to the adjacent lot owner. The minimum standards for a zero-lot-line dwelling are as follows:

Minimum Lot Area (sq. ft.):	5,000
Minimum Interior Yards	
Front (ft.):	20
Rear (ft.):	30
Side (ft.):	6 ^a
Minimum Building Spacing (ft.):	12 ^b
Minimum Lot Width (ft.):	45
Minimum Setback from Interior Right-of-Way or access easement (ft.):	20

^a Standard applicable when units are set back from the lot line and a use/maintenance easement is provided.

^b Standard applicable for two unit buildings when units are set back from the lot line and/or a use/maintenance easement is provided.

**EXAMPLE OF SITE PLAN
ZERO-LOT-LINE DWELLING**



- b. Clustered Dwellings. Each dwelling type consists of a single-family detached residence located on an individual lot, which has private yards on all sides of the house. The minimum standards for single-family detached clustered dwellings other than the types specified in Sections 4-2.5(a) and (b) are:

Minimum Lot area (sq. ft.):	6,000
Minimum Interior Yards	
Front (ft.):	25
Rear (ft.):	30
Side (ft.):	6
Minimum Lot Width (ft.):	60
Minimum Setback from Interior Right-of-way or access easement (ft.)	25

**EXAMPLE OF SITE PLAN
CLUSTERED DWELLINGS**



4-3 D MULTI-FAMILY RESIDENTIAL DISTRICT/O MULTI FAMILY DISTRICT.

4-3.1 Purpose.

The purpose of the “D” Multi-Family District is to provide opportunities for low to high-density residential development where sufficient infrastructure is available prior to development. This district permits a broad range of housing types including single-family and multi-family dwellings as well as low-intensity uses that retain a residential character.

4-3.2 Permitted Uses.

In addition to the uses specified as Permitted ("P") in the Table of Permissible Uses found in the Table in Chapter 3, low intensity residential uses are permitted as of right in the “D” District (at net densities of 9.6 dwelling units or less per acre) with a Permitted Use Zoning Certificate provided that they comply with all requirements of this Chapter and all other applicable requirements of this Resolution.

4-3.3 Planned Unit Developments.

In addition to the uses specified as Planned Unit Developments ("PUD") in the Table of Permissible Uses found in Chapter 3 the following types of residential developments are permitted in the “D” District at intensities listed in Chapter 3 as Planned Unit Developments provided they are approved as PUD-1's by the Township Zoning Commission, or as PUD-2's by the Board of Township Trustees if the proposed development exceeds any of the moderate land use intensity standards enabling PUD-1 approval. PUD's are subject to the standards and procedures set forth in Chapter 18 provided they comply with all other applicable requirements of this Resolution:

- a. Single-Family Detached Dwellings in PUD's.
- b. Multi-Family dwellings
 - 1. Apartment style
 - 2. Two Family
 - 3. Three Family

4. Townhouse

4-3.4 Minimum Lot Area, Lot Width and Yard Requirements.

The minimum lot area, lot width, bulk and yard requirements for low intensity residential and office uses in the “D” District are found in the Table in Section 4-5.

4-3.5 Maximum Building Height.

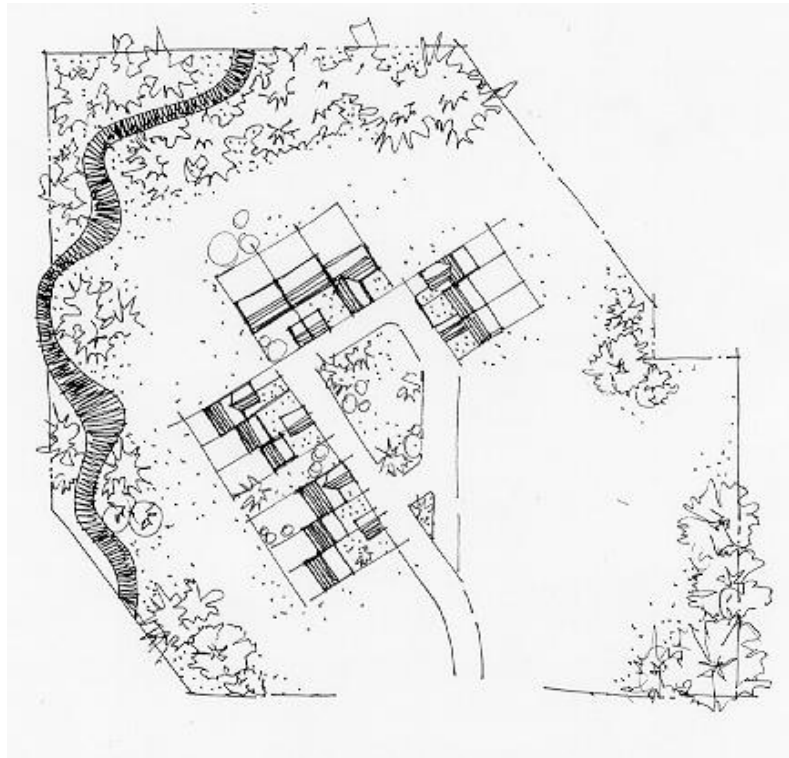
The maximum building height permitted in the “D” District, exclusive of developments approved through the PUD procedure, for principal buildings, is as per Section 4-6. Maximum height for accessory structures shall be one story or 15 feet, whichever is less.

4-3.6 Standards for Townhouse Dwellings.

Rows of attached townhouses shall be no more than eight (8) units each. The minimum standards for a townhouse dwelling are as follows:

Minimum Lot Area: (sq. ft. per unit)	2,400
Minimum Lot Width (ft.):	18
Minimum Yards (per structure)	
Front (ft.):	20
Rear (ft.):	30
Minimum Setback from Interior Right-of-way or access easement (ft.)	20

**EXAMPLE OF SITE PLAN
TOWNHOUSE DWELLINGS**



**TABLE 4-4 LOT AREA STANDARDS
LOT AREA, LOT WIDTH, MAXIMUM HEIGHT AND YARD REQUIREMENTS FOR LOW DENSITY
USES PERMITTED AS OF RIGHT IN RESIDENTIAL DISTRICTS**

DIMENSIONS	DISTRICTS				
	A	B	C	D	O
MAXIMUM HEIGHT					
I. Principal Building					
A. Stories (<i>whichever is less</i>)	2.5	2.5	2.5	3.5	3.5
B. Feet (<i>whichever is less</i>)	35	35	35	45	45
LOT REQUIREMENTS					
I. Minimum Lot Size Per Unit					
A. Single-family detached (sq. ft.)	15,000@	8,000@	6,000@	6,000	6,000
B. Multi-Family					
1. Apartment style (sq. ft.)	NA	NA	NA	6,000	6,000
2. Two-Family (sq. ft.)	NA	NA	NA	6,000	6,000
3. Three-Family (sq. ft.)	NA	NA	NA	6,000	6,000
4. Townhouse (sq. ft.)	NA	NA	NA	6,000	6,000
II. Minimum Lot Width					
A. Single-family detached (ft.)	80	60	50	50	50
B. Multi-Family					
1. Apartment style (ft.)	NA	NA	NA	100	100
2. Two-Family (ft.)	NA	NA	NA	50	50
3. Three-Family (ft.)	NA	NA	NA	80	80
4. Townhouse (ft.)	NA	NA	NA	18	18
MINIMUM YARD REQUIREMENTS					
I. Front Yard					
A. Single-family detached (ft.)	40	40	35	35	35
B. Multi-Family*					
1. Apartment style (ft.)	NA	NA	NA	30	30
2. Two-Family (ft.)	NA	NA	NA	30	30
3. Three-Family (ft.)	NA	NA	NA	30	30
4. Townhouse (ft.)	NA	NA	NA	20	30
II. Side Yards (<i>each</i>)					
A. Single-family detached (ft.)	10a	8	6	6	6
1. Total	(30a)				
2. Minimum	(8a)				
B. Multi-Family*					
1. Apartment style (ft.)	NA	NA	NA	10	10
2. Two-Family (ft.)	NA	NA	NA	15	15
3. Three-Family (ft.)	NA	NA	NA	15	15
4. Townhouse (ft.)	NA	NA	NA	15	15
III. Rear Yard					
A. Single-family detached (ft.)	45	30	30	30	30
B. Multi-Family*					
1. Apartment style (ft.)	NA	NA	NA	40	40
2. Two-Family (ft.)	NA	NA	NA	30	30
3. Three-Family (ft.)	NA	NA	NA	30	30
4. Townhouse (ft.)	NA	NA	NA	25	25

NOTE: @ Minimum lot sizes in all residential districts require public sewer service at issuance of a Zoning Compliance Certificate, without sewer service, the minimum lot size shall be one-acre (43,560 Sq. Ft.)

* Subject to the standards contained in Chapter 4.

a 8' reduced side yard setback permitted with a combined total of 30'

TABLE 4-5
LOT AREA, LOT WIDTH, MAXIMUM HEIGHT AND YARD REQUIREMENTS FOR SINGLE FAMILY
DETACHED DWELLINGS IN PLANNED UNIT DEVELOPMENTS (PUD'S)

DIMENSIONS	DISTRICTS				
	A	B	C	D	O
MAXIMUM HEIGHT					
Principal Building					
Stories (<i>whichever is less</i>)	2.5	2.5	2.5	3.5	3.5
Feet (<i>whichever is less</i>)	35	35	35	45	45
Minimum Lot Size Per Unit					
Zero-lot-line (sq. ft.)	5,000	5,000	5,000	5,000	5,000
Duplex (sq. ft.)	5,000	5,000	5,000	5,000	5,000
Clustered (sq. ft.)	6,000	6,000	6,000	6,000	6,000
Minimum Lot Width					
Zero-lot-line (ft.)	45	45	45	45	45
Zero-lot-line (ft.)	38	38	38	38	38
Clustered (ft.)	50	50	50	50	50

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