

ARTICLE X R7 - RESIDENTIAL DISTRICT

Section 1000 PURPOSE

The R7 Residential District is intended to provide for a variety of dwelling types with site intensity regulations to allow for higher density dwellings.

Section 1001 USE REGULATIONS

A building may be erected or used, and a lot may be used or occupied for any one (1) of the following principal uses, and no other:

- A. **Uses By Right.** The following uses are permitted by right in this district:
 - 1. Single-Family Detached Dwelling.
 - 2. Two-Family Semi-Detached Dwelling.
 - 3. Two-Family Duplex.
 - 4. Forestry, as per Section 2204.
 - 5. Minor Home Occupation Residential Accessory Use, as per Section 2401.A.10.
 - 6. Residential Accessory Use, as per Section 2401.A with the exception of Section 2401.A.9 and 2401.A.11.
 - 7. Temporary Structure, Building, or Use, as per Section 2401.C.

- B. **Special Exception Uses.** The following uses shall be permitted only upon the grant of a special exception from the Zoning Hearing Board, subject to the terms of this Article and of Article XXVIII:
 - 1. Multi-Family Dwelling, as per Section 2416.

Section 1002 AREA AND BULK REGULATIONS

- A. **Minimum Lot Area And Width.** Each dwelling unit or other use shall have a lot area, and lot width at the building line of not less than the requirements set forth below:

Type of Use	Minimum Lot Area	Minimum Lot Width*
Single-Family Dwelling	5,000 sq. ft.	35 feet
Two-Family Semi-Detached Dwelling	5,000 sq. ft.	20 feet per dwelling unit
Two-Family Duplex	5,000 sq. ft. per dwelling unit	35 feet
Multi-Family Dwelling**	4,000 sq. ft. per dwelling unit	35 feet

*Each lot shall have a width at the street line of not less than sixty-five (65) percent of the required lot width at the building line.

**Minimum tract size for multiple-family dwellings shall be one (1) acre.

- B. **Minimum Front Yard.** Thirty-five (35) feet.
- C. **Minimum Side Yards.** Side yards shall be provided on every lot, as follows:
1. For every single-family dwelling, two-family duplex, residential conversion and accessory buildings, there shall be two (2) side yards, neither of which shall be less than five (5) feet.
 2. For every two-family, semi-detached dwelling and its accessory buildings, there shall be one (1) side yard, which shall be not less than five (5) feet.
 3. Multi-family dwellings, as per Section 2416.
- D. **Minimum Rear Yard.** Thirty-five (35) feet.
- E. **Maximum Building Coverage.** Thirty (30) percent.
- F. **Maximum Lot Coverage.** Forty-five (45) percent for all uses except multi-family which is seventy-five (75) percent.
- G. **Maximum Building Height.** Three (3) stories, or thirty-five (35) feet, whichever is less.

Section 1003 DESIGN STANDARDS

The following design standards shall apply to all uses, as applicable, in this zoning district:

- A. Lighting, Storage, Buffering and Screening shall be in accordance with Article XXIII.
- B. Signage regulations shall be in accordance with Article XXVI.
- C. Parking and Loading shall be in accordance with Article XXV.
- D. Nonconforming Uses shall be in accordance with Article XXVII.
- E. Natural Resource Protection Standards shall be in accordance with Article XXII.