

- (m) Recreational vehicles may be stored on the grounds in a designated storage area, screened by a "high intensity buffer screen" from view of abutting properties and public roads in accordance with § 27-517, entitled "Landscaping Regulations," of Chapter 27, entitled "Subdivision and Land Development," of the Township of Amity Code of Ordinances. The buffer yard shall meet all pertinent standards specified under § 27-517, generally, and Subsection (g)(3)(viii), specifically, of Chapter 27, entitled "Subdivision and Land Development," of the Township of Amity Code of Ordinances.
- (n) No part of any campground area shall be used for nonresidential purposes, except those purposes required for serving the well-being of the campground customers and for the management and maintenance of the campground.
- (o) The development plans, proposed and submitted in accordance with the Township Subdivision and Land Development Ordinance (see Chapter 27 of the Township Code of Ordinances), shall indicate campsites, parking, roads, utilities, sewage disposal facilities, recreation areas, permanent buildings and any other significant features thereof.
- (p) A fire prevention and protection plan approved by the local fire chief having jurisdiction thereover shall be submitted with the development plans.

§ 32-931. Multifamily Developments. [Ord. No. 130, 12/9/1991; as amended by Ord. No. 164, 4/26/1999; by Ord. No. 229, 12/19/2006; and by Ord. No. 283, 3/19/2014]

Multifamily developments containing townhouses and apartments are permitted by right in the Rural Village - Amityville Zoning District. Multifamily developments containing townhouses and apartments are permitted by special exception in the MDR (Medium Density Residential) Zoning District. When permitted by right or special exception, the following conditions shall also apply:

- (a) The minimum amount of land in the development shall be 10 acres.
- (b) The development shall be served by public or community sewage disposal and water supply facilities.
- (c) The overall density of the development shall not exceed three dwelling units per acre.
- (d) The maximum building height shall be 35 feet.
- (e) A minimum of 30% of the gross area of the development shall be set aside as common open space. No more than 50% of the common open space shall be located on lands within the Environmental Protection Overlay District (Part 5). The common open space shall be planned as a contiguous area located and designed for the maximum benefit of all residents within the development. The common open space areas shall be suitable for the designated purpose and contain no structure or parking facility except as related to and incidental to open space uses. Common open space areas may be reserved for private use or dedicated to the Township if acceptable to the Township. For land which is not dedicated to the Township, written agreements satisfactory to and approved by the Board of Supervisors shall be made for the perpetual preservation and maintenance of the undedicated common open space areas.
- (f) A system for pedestrian circulation throughout the development shall be provided.

- (g) The maximum length of an apartment building shall be 150 feet.
- (h) The number of townhouses, or other units in combination with townhouses, shall not exceed eight contiguous residential dwelling units.
- (i) No apartment building or townhouse shall be located within 50 feet of a property line of the development.
- (j) The horizontal distance between groups of multifamily structures shall be a minimum of 60 feet between the closest structural points.
- (k) No townhouse shall be located within 30 feet of any street right-of-way line.
- (l) The minimum width of a townhouse shall be 20 feet.
- (m) No apartment building shall be located within 50 feet of any street right-of-way line.
- (n) No more than 20% of the total area of the development shall be covered by buildings.
- (o) No more than 30% of the total area of the development shall be covered by impervious surfaces.
- (p) Exterior storage areas for trash and rubbish shall be completely screened from view on three sides and all trash and rubbish shall be contained in vermin-proof containers.
- (q) Common parking areas shall not be designed or located to require cars to back into streets in order to leave the parking areas. All dead-end parking lots shall provide adequate areas in which emergency and commercial vehicles can safely maneuver.
- (r) Common parking areas and access drives shall be located a minimum of 20 feet from all structures and from the exterior lot lines of the development. Common parking areas shall be a minimum of 15 feet from all street rights-of-way.
- (s) Entrance and exit ways to parking areas shall have a minimum width of 12 feet for each lane of traffic entering or leaving the areas.
- (t) Parking areas shall be designed to prevent through traffic to other parking areas. No more than 60 parking spaces shall be accommodated in any one parking area. All common parking areas shall be sufficiently screened and landscaped in accordance with the standards specified under § 27-517, entitled "Landscaping Regulations," of Chapter 27, entitled "Subdivision and Land Development," of the Township of Amity Code of Ordinances.
- (u) Entrances to and exits from common parking areas shall be located a minimum of 100 feet from the point of intersection of the nearest street curb lines.

§ 32-932. Single-Family Semi-Detached Developments. [Ord. No. 130, 12/9/1991; as amended by Ord. No. 164, 4/26/1999; by Ord. No. 229, 12/19/2006; by Ord. No. 281, 12/5/2012; and by Ord. No. 283, 3/19/2014]

Single-family semi-detached developments are permitted by right in the Rural Village - Amityville Zoning District. Single-family semi-detached developments are permitted as a conditional use in the MDR (Medium Density Residential) Zoning District and by a special

exception in the MHP (Mobile Home Park) Zoning District. If permitted the following conditions shall also apply:

- (a) Single-family semi-detached developments shall comply with the minimum and maximum dimensional requirements specified below. All minimum and maximum dimensional requirements shall be imposed on each individual dwelling unit.

| Minimum Regulations | On-Lot Sewage & Water Facilities | Public Sewage or Water Facilities | Public Sewage & Water Facilities |
|----------------------------|---|--|---|
| Lot Area* (Net) | 2 acres | 30,000 square feet | 6,000 square feet |
| Lot Width* | 150 feet 100 feet | 50 feet | |
| Building Setback* | 40 feet | 40 feet | 40 feet |
| Rear Yard* | 30 feet | 30 feet | 20 feet |
| Side Yard* | 30 feet | 20 feet | 20 feet |
| Buffer Yard* (depth) | 10 feet | 10 feet | 10 feet |

| Maximum Regulations | On-Lot Sewage & Water Facilities | Public Sewage or Water Facilities | Public Sewage & Water Facilities |
|----------------------------|---|--|---|
| Building Height* | 35 feet | 35 feet | 35 feet |
| Lot Coverage* | 20% | 30% | 40% |

* Per Dwelling Unit

- (b) In addition to these standards and specifications, all proposed developments containing single-family semi-detached dwellings shall be designed and constructed in accordance with all pertinent Township ordinances.

§ 32-933. Two-Family Detached Dwelling Developments. [Ord. No. 130, 12/9/1991; as amended by Ord. No. 229, 12/19/2006; and by Ord. No. 281, 12/5/2012]

Two-family detached developments are permitted by special exception in the MDR (Medium Density Residential) and MHP (Mobile Home Park) zoning districts. If a special exception is granted the following conditions shall also apply:

- (a) Two-family detached developments shall comply with the minimum and maximum dimensional requirements specified below.