

ARTICLE X  
**RHD - High-Density Residential District**

**§ 250-57. Intent.**

The regulations of the RHD High-Density Residential District are designed to promote the development of a variety of higher-density housing types in areas where necessary municipal services, commercial facilities and other community amenities are, or are planned to be, available.

**§ 250-58. Permitted uses.**

- A. Single-family detached and semidetached dwellings.
- B. Two-family detached and semidetached dwellings.
- C. Townhouses, subject to the requirements of § 250-252.
- D. Garden apartments, subject to the requirements of § 250-252.
- E. Churches and similar places of worship and parish houses.
- F. Public parks and public playgrounds.
- G. Municipal buildings and community facilities such as police and fire protection facilities, museums, libraries, etc., provided that they do not contain restaurants, cafés, membership clubs or other places offering food, beverages, dancing or entertainment.
- H. Publicly owned nursery, kindergarten, elementary, middle, and high schools.
- I. Planned residential developments, subject to the requirements of Article XXIV.
- J. Open space developments, subject to the requirements of § 250-250.
- K. Customary accessory uses and buildings incidental to any of the above permitted uses as provided for in Article XIX of this chapter, and including, but not limited to, home occupations and no-impact home-based businesses, as defined in § 250-171 of this chapter.

**§ 250-59. Special exception uses.**

Upon approval by the Zoning Hearing Board, the following special exception uses are permitted provided the use complies with the conditions listed herein and Articles XXV and XXVIII of this chapter:

- A. Special exception uses specified in § 250-51A through E of the RLD - Low-Density Residential District, subject to the conditions stated therein.

**§ 250-60. Lot and yard requirements.**

A lot area, lot width, lot coverage, yard depths and building height satisfying the requirements of the following table, unless otherwise specified heretofore in §§ 250-58 and 250-59, shall be provided for every dwelling unit and/or principal nonresidential building or use hereafter erected, altered or established in this district.

A. District requirements.

Use	Lot Requirements		Minimum Yard Requirements			
	Min. Lot Area	Min. Lot Width (feet)	Front (feet)	One Side (feet)	Total Sides (feet)	Rear (feet)
Nonresidential building	3 acres	250	100	20	40	75
Residential (no public utilities)						
Single-family detached	1 acre	100	30	15	30	30
Residential (public sewer; on-site water)						
Single-family detached	10,000 square feet	75	30	10	20	25
Residential (public water and sewer)						
Single-family detached	7,500 square feet	75	30	10	20	25
Single-family semidetached	6,500 square feet	65	30	10	20	25
Two-family detached	4,000 square feet	50	30	10	20	20
Two-family semidetached	3,000 square feet	30	30	10	20	20
Townhouse	(See § 250-252)					
Garden apartment	(See § 250-252)					

\* Yard requirements apply to unattached sides of buildings.

B. No building shall exceed 2 1/2 stories or 35 feet in height unless authorized by a special exception.

C. Lot coverage requirements shall be as follows:

Use	Max. Lot Coverage
Nonresidential building	30%
Residential building	40%

**§ 250-61. Minimum off-street parking requirements.**

In addition to the requirements listed in Article X, the off-street parking regulations of Article XXI shall apply where applicable to the uses permitted in this district.

**§ 250-62. Signs and advertising structures.**

Signs shall be permitted in accordance with Article XXII of this chapter.

**§ 250-63. Supplementary district regulations.**

The supplementary district regulations in Article XIX shall apply, where applicable, as additional requirements for this district.

**§ 250-64. Environmental improvements and energy conservation requirements.**

The environmental and energy requirements in Article XX shall apply, where applicable, as additional requirements for this district.