

ZONING
155 Attachment 4
Township of Caln

Matrix Chart 4

[Amended 4-24-2008 by Ord. No. 2008-4; 9-27-2012 by Ord. No. 2012-07; 7-25-2013 by Ord. No. 2013-05; 10-10-2013 by Ord. No. 2013-07]

R-4 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 4)											
Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width (feet)	Minimum Yard Requirements (feet)			Maximum Height (feet)	Maximum Coverage (percentage)	
		Sewer	Water			Front	Sid (each)	Rear		Building	Lot
Single-family detached units	By right	Public	Public	10,000 square feet	80	40	10	20	35	30%	40%
Single-family semidetached units	By right	Public	Public	6,000 square feet per lot or unit	40	40	10	20	35	30%	40%
Public utilities	By right	Optional	Optional	Variable	Refer to § 155-92 for additional requirements						
Municipal use	By right	Optional	Optional	Variable	Refer to § 155-94 for additional requirements						
Category 1 home occupation	By right	Optional	Optional	Variable	Refer to § 155-109 for additional requirements						
Forestry	By right	Optional	Optional	Variable	Refer to § 155-37 for additional requirements						
Group home	By right	Public	Public	10,000 square feet	80	40	10	20	35	30%	40%
Two-family detached units	Conditional use	Public	Public	20,000 square feet	100	40	15	30	35	25%	35%
Multifamily townhouse units	Conditional use	Public	Public	25 acres	Maximum Residential density = 4.0 dwelling units per acre; refer to § 155-54 for additional requirements						
Apartment buildings	Conditional use	Public	Public	4 acres	Refer to § 155-55B for additional requirements						
Apartment complex	Conditional use	Public	Public	15 acres	Refer to § 155-55C for additional requirements						
Residential cluster development	Conditional use	Public	Public	25 acres	Maximum Residential density = 2.25 dwelling units per acre; refer to § 155-56 for additional requirements						
Golf course	Conditional use	Public	Optional	25 acres	Refer to § 155-90 for additional requirements						
Recreational use	Conditional use	Public	Optional	2 acres	Refer to § 155-90 for additional requirements						
Educational use	Conditional use	Public	Public	3 acres	250	60	25	50	50	25%	50%
Convalescent home or nursing home	Conditional use	Public	Public	3 acres	250	60	25	35	50	25%	50%
Family-day care home	Special exception	Public	Optional	40,000 square feet	Refer to § 155-70 for additional requirements						
Religious use	Special exception	Public	Public	3 acres	250	60	25	50	50	25%	50%