

5.2. Medium density residential district (R-B).

5.2.1. Purpose.

The R-B district is established as a zoning district in which the principal use of land is medium density residential development. Any future development which would interfere with such medium density residential use or which would not perform a neighborhood function is hereby prohibited.

5.2.2. Principal uses permitted.

5.2.2.A. Any principal use permitted in the R-A district.

5.2.2.B. Church, parish house, rectory, convent, historical institution or nonresidential philanthropic or charitable institution of a public or semi-public nature.

5.2.2.C. Double-wide newer mobile homes. No single-wide mobile homes or older mobile homes are allowed.

5.2.3. Special exceptions.

In the R-B district, the following uses are permitted as special exceptions as approved by the zoning board of appeals in conformity with the requirements of section 6.12. If, however, site plan review by the planning board is required either under section 6.16 or as a condition of a contract zone, no review by the zoning board of appeals is required.

5.2.3.A. Construction of new multifamily dwellings and conversions of existing buildings to multifamily dwellings as provided in section 4.3.21.

5.2.3.B. Private and public schools as prescribed for the R-A district.

5.2.3.C. Public service facilities including public parks and community centers.

5.2.3.D. Home professions and occupations within a dwelling, as defined in section 3.2 and as provided in section 4.3.17.

5.2.3.E. Public utilities or communications installations as prescribed for the R-A district.

5.2.3.F. Daycare centers as defined in section 3.2, subject to dimensional requirements of the zone

and as provided in section 4.3.42.

5.2.4. *Dimensional requirements.***

Lot area, minimum....	10,000 sq. ft.
Area per family, minimum....	5,000 sq. ft.
Lot frontage, minimum....	100 ft.
Lot depth, minimum....	100 ft.
Front yard, minimum....	20 ft.
Side yard, principal building, minimum....	10 ft.
Rear yard, principal building, minimum....	30 ft.
Side and rear yards, accessory structures including detached private garages*, minimum....	5 ft.
Lot coverage of all buildings, maximum....	25% lot area
Usable open area, minimum....	40% lot area

*Detached private garages, swimming pools, sheds, and portable shelters are accessory structures.

A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof or a common wall is considered part of the principal structure.

**When International Building Code and NFPA .101 require the addition of a second means of egress to an existing building, stated setbacks do not apply.