

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

5.2.1. *Purpose.*

The R-B district is principally for 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. *R-B Principal uses permitted.*

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

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

5.2.3. *R-B Special exceptions.*

In the R-B district, the following uses are permitted as special exceptions as approved by the code enforcement officer in conformity with the requirements of Section 5.20. If, however, site plan review by the planning board is required either under Section 6.4 or as a condition of a contract zone, no such review by the code enforcement officer is required.

5.2.3.A. Daycare centers, subject to dimensional requirements of the zone and as provided in Section 4.3.9.

5.2.3.B. Home occupations within a dwelling, as provided in Section 4.3.14 Home occupations.

5.2.4. *R-B 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.

** Development located within the shoreland zone must meet the requirements for minimum lot size, maximum lot coverage, minimum shore frontage, and minimum setback from high-water line contained in Section 4.3.25.J.(1).