

ARTICLE 13

RB – MEDIUM-DENSITY RESIDENTIAL DISTRICT

SECTION 13.01 PURPOSE

The purpose of this district is to provide a stable environment for medium-density residential areas with suitable open space. This district shall generally be located on the fringe of urban-type development. The district allows flexibility of lot size dependent upon the availability of public sewer and water services. A new lake overlay is hereby included within this district, with this established for riparian (waterfront) lots only.

SECTION 13.02 PERMITTED USES

- A. Single-family dwelling and any use, building or structure accessory thereto.
- B. Two-family dwelling and any use, building or structure accessory thereto.
- C. A sign, only in accordance with the regulations specified in Article 9.
- D. Essential service structures except as provided in Section 10.18.
- E. Adult foster care family home or family day care home.
- F. Deleted
- G. A church, synagogue, cathedral, mosque, temple or other building used for public worship, subject to the following conditions:
 - 1. The site shall have a minimum lot area of one (1) acre and a minimum lot width of 150 feet; and
 - 2. The yard setback requirements shall adhere to those within the “RA” Low-Density Residential District.
 - 3. Any side or rear yard abutting a residential use shall be screened by an opaque fence or landscaping.

SECTION 13.03 CONDITIONAL USES

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in Article 10.

- A. Golf course.

- B. Country club, public swimming pool, and recreation club, private and public park and playground.
- C. Community and governmental buildings.
- D. Public and private nursery, primary and secondary school.
- E. Home occupation.
- F. A planned unit residential development, in accordance with the procedures and regulations specified in Article 10.
- G. Temporary building or trailer office.
- H. Bed-and-Breakfast Inns.
- I. Deleted
- J. Adult foster care facility or group day care for 7 to 12 persons.

SECTION 13.04 REGULATIONS

The following regulations shall apply in all RB – Medium-Density Residential Districts:

- A. Lot Area:
 - 1. Where a lot is served with a public water supply system and a central sanitary sewerage system, there shall be provided a minimum of ten thousand (10,000) square feet or lot area for each single-family dwelling unit and fifteen thousand (15,000) square feet of lot area for each two-family dwelling unit.
 - 2. Where a lot is not so served, there shall be provided a minimum of fifteen thousand (15,000) square feet of lot area for each single-family dwelling unit and thirty thousand (30,000) square feet of lot area for each two-family dwelling unit.
 - 3. In all other cases for used that are not single- or two-family, the minimum lot area for all other buildings are structures shall be thirty thousand (30,000) square feet.

B. Lot Width:

1. The minimum lot width for lots served with a central water supply system and a central sanitary sewerage system shall be seventy (70) feet.
2. Where a lot is not so served, the minimum lot width shall be ninety (90) feet.

C. The maximum lot coverage shall not exceed thirty (30) percent.

D. The minimum first floor area shall not be less than eight hundred twelve (812) square feet.

E. No accessory building shall exceed in first floor area the lesser of the first floor area of the principal building on the lot, or the size permitted by the maximum lot coverage provisions of this section.

F. Yard Requirements:

1. Front Yard: Not less than twenty-five (25) feet between buildings and the street right of way line.
2. Side Yard: Not less than eight (8) feet, but the sum of the two side yards shall not be less than twenty (20) feet; except in the case where the side yard on the road or street side shall not be less than twenty-five (25) feet. For riparian (waterfront) lots, the minimum side yard shall be five (5) feet, provided no adjoining buildings or structures are within ten (10) feet, and the sum of both yards shall be not less than fifteen (15) feet.
3. Rear Yard: Not less than fifty (50) feet. For riparian (waterfront) lots, the setback shall be determined based upon the greater of the fifty (50) foot setback or the average setback utilizing the principal buildings on both adjoining lots. If an adjoining lot is vacant, the fifty (50) foot setback shall be used for determining the average.

G. Height Requirements:

1. No principal building shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height.
2. No accessory building or structure shall exceed twenty-five (25) feet in height.

H. Off-street parking shall be provided as required by Article 9.