

**§ 174-8.3. RB Residence B District.**

- A. Permitted uses are the uses permitted in the Residence A (RA) District.
- B. Uses by Special Permit are all uses permitted by Special Permit in the Residence A (RA) District.
- C. Prohibited uses. All uses which are not listed above, legally nonconforming or otherwise allowable by the provisions of the zoning regulations are prohibited.
- D. Development standards are as follows:
  - (1) Minimum lot area: twenty-five thousand (25,000) square feet; minimum twenty thousand (20,000) square feet exclusive of wetlands.
  - (2) Minimum frontage: one hundred twenty-five (125) feet.
  - (3) Minimum setbacks:
    - (a) Front: thirty (30) feet.
    - (b) Rear: thirty-five (35) feet; ten (10) feet for accessory buildings and swimming pools.
    - (c) Side: fifteen (15) feet; ten (10) feet for accessory buildings and swimming pools.
    - (d) Other street: thirty (30) feet.
  - (4) Maximum height: thirty-five (35) feet, two and one-half (2 1/2) stories [seventeen (17) feet, one (1) story for accessory buildings].
  - (5) Maximum floor area ratio: thirty-hundredths (.30).
  - (6) Irregularly shaped lots. In the RB District, no lot shall be considered a building lot unless the center of a sixty two and five-tenths (62.5) foot diameter circle can be passed along a continuous line from the lot frontage to the rear yard setback without the circumference intersecting any lot lines and unless the center of the sixty two and five-tenths (62.5) foot diameter circle can be passed along forty percent (40%) of the required frontage without the circumference intersecting any side or rear lot line. This Subsection D(6) shall not apply to an existing lot, existing dwelling or a dwelling for which a building permit has been issued as of the effective date of adoption of this Subsection D(6), or to any alteration, extension or structural change thereto.

E. Residence C Districts were discontinued in 1966; however, lots laid out and recorded in Residence B Districts prior to the discontinuance may be built onto the following dimensions for one-family houses:

- (1) Minimum lot area: fifteen thousand (15,000) square feet.
- (2) Minimum frontage: one hundred (100) feet.
- (3) Minimum setbacks:
  - (a) Front: twenty-five (25) feet.
  - (b) Rear: thirty (30) feet; ten (10) feet for accessory buildings and swimming pools.
  - (c) Side: ten (10) feet.
- (4) Maximum height: thirty-five (35) feet, two and one-half (2 1/2) stories [seventeen (17) feet, one (1) story for accessory buildings].
- (5) Maximum floor area ratio: forty-five-hundredths (0.45).