

## ARTICLE 8

### “R-B” RESIDENTIAL – BUSINESS DISTRICT

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#### **8.010 Purpose and Intent**

The Residential – Business District is established to provide a district that will serve as a transition zone between low density residential and commercial districts, and encourage mixed-use of primary residential and secondary retail/service development.

#### **8.020 Permitted Uses**

The following uses and structures, and no others, are permitted in the “R-B” District.

1. Antique shops and stores, providing all merchandise is enclosed in a building
2. Apparel and accessory stores
3. Art and art supply stores
4. Barber and beauty shops
5. Bicycle shops
6. Books and stationary stores
7. Bowling alleys and recreation buildings
8. Business and technical schools and schools for photography, music, and dancing
9. Business machine repair, sales, and services
10. Candy and ice-cream stores
11. Churches
12. Cigar and tobacco stores
13. Custom dressmaking, furrier, millinery, and tailor shops employing five or less persons

14. Delicatessens and catering establishments
15. Dormitories
16. Drug stores
17. Dry cleaning and laundry establishments
18. Electric and telephone substations
19. Fix-it shops (radio and T.V. repair)
20. Florist and gift shops
21. Furniture and home furnishing stores
22. Hobby, stamp, and coin shops
23. Interior decorator's shops
24. Key shops and locksmiths
25. Leather goods and luggage stores
26. Libraries and museums
27. Medical and dental offices and clinics
28. Medical and orthopedic equipment stores
29. Meeting halls and auditoriums
30. Messenger or telegraph service stations
31. Multiple family residential
32. Music instrument sales and repair shops
33. Music studios, radio, and T.V. stores
34. Newspaper offices
35. Offices for professional, commercial, industrial, religious, instructional, public or semi-public purposes providing that no goods, wares or merchandise shall be prepared for sale, distribution or stored on the premises
36. Office supply and office equipment stores
37. Parks and recreation areas
38. Pet shops
39. Photographic equipment and supply stores
40. Photographic studios
41. Public and parochial schools (elementary through high schools)
42. Restaurants and tea rooms
43. Single family residential
44. Shoe stores/shoe repair stores
45. Sporting and athletic goods stores
46. Toy stores
47. Travel bureaus
48. Two-family residential dwelling
49. Specialty good stores/shops
50. Utility company offices
51. Variety stores and shops
52. Watch repair shops
53. Garages and auto repair shops

### **8.030 Conditional Uses**

The following uses and structures shall be permitted when authorized by the Board of Adjustment.

1. Cemeteries
2. Health and medical institutions, including convalescent, nursing and rest homes and hospitals.
3. Privately operated country clubs, golf courses, swimming clubs, riding stables, and similar recreation uses provided that any principal accessory building in connection therein shall be located not less than 200 feet from any lot in an "R" District.
4. Public utility and service uses, including but not limited to electric sub-stations, gas regulator stations, radio and television transmitting towers.
5. Sewage treatment plants and lagoons.
6. Telephone transmission equipment buildings.
7. Filtration plants.
8. Railroad right-of-ways.
9. Water reservoirs.
10. Philanthropic and charitable institutions.
11. Day Care Centers and Nursery Schools.
12. All other uses of a similar character as may be determined by the Board of Adjustment.

#### **8.040 Accessory Uses**

Accessory uses incidental to and on the same zoning lot as the principal use.

1. Private garages or parking areas.
2. Living quarters of persons employed on the premises.
3. Home occupations as provided for in Article 20 of this Ordinance.

#### **8.050 Lot Size**

Except as otherwise provided in Article 21 of this Ordinance, no building shall be erected or altered on a lot which makes provisions for less than the following:

1. Lot Area:
  - a) Single Family Dwelling – 5000 square feet
  - b) Two Family Dwelling – 6000 square feet
  - c) Multiple Family Dwelling – 6000 square feet and an additional 1500 square feet for each dwelling unit thereafter.
  - d) Other permitted uses – 5000 square feet
2. Lot Width: 60 Feet
  - a) Single Family Dwelling – 50 feet
  - b) Two Family Dwelling – 60 feet
  - c) Multiple Family Dwelling – 100 feet
  - d) Row Dwellings
    - 1) 3 Units – 85 feet
    - 2) Each additional unit – Add 25 feet

- e) Other permitted uses – 50 feet
- 3. Lot Depth: 100 Feet

**8.060 Lot Coverage**

The maximum lot coverage by all buildings, principal and accessory, shall not exceed eighty-five (85) percent.

- 1. Minimum Open Space: The total land area devoted to open space shall not be less than fifteen (15) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped areas, interior and exterior malls, pedestrian walks and ornamental structures, when part of the landscaping theme. Open space shall not include structures or buildings, off-street parking areas, loading areas and access drives.

**8.070 Yard Requirements**

Except as otherwise provided in Article 21 of this Ordinance, the following minimum shall apply:

- 1. Front Yard – 30 feet
- 2. Side Yard
  - a) One and two family dwelling:
    - I) One story, and one and one-half stories
      - a. Total Side Yard – 12 Feet
      - b. Minimum on One Side – 6 Feet
    - II) Two and Three Stories:
      - a. Total Side Yard – 17 Feet
      - b. Minimum on One Side – 8 Feet
  - b) Multiple family dwelling:
    - I) One story, and one and one-half stories
      - a. Total Side Yard – 20 feet
      - b. Minimum on One Side – 8 feet
    - II) Two story, and two and one-half stories
      - a. Total Side Yard – 22 feet
      - b. Minimum on One Side – 9 feet
    - III) Three stories and more up to forty-five (45) feet
      - a. Total Side Yard – 24 feet
      - b. Minimum on One Side – 10 feet
- 3. Rear Yard – 35 feet, plus one (1) foot for each two (2) feet above thirty-five (35) feet of building height.

**8.080 Height Regulations**

Except as otherwise provided in Article 21 of this Ordinance, no building shall exceed forty-five (45) feet in height.

**8.090 Parking Requirements**

See Article 18.

**8.100 Sign Regulations**

See Article 17.

**8.110 Landscape Requirements**

1. Six (6) foot high opaque screen or screen planting installed and maintained when a parking lot abuts an “R” District. The Planning and Zoning Commission shall have the authority to reduce the height of the screen to four (4) feet.
  - a) Exception: When adjacent use is non-residential or when adjacent use is for parking; or any required front yard.
2. The opaque screen or screen planting on corner lots shall not hinder the vision of motorists approaching a street intersection, but shall be reduced at the discretion of the Planning and Zoning Commission.

**8.120 Lighting Requirements**

1. All lighting used to illuminate off-street parking areas shall be so shielded or otherwise optically controlled so as to provide glare-less illumination in such a manner as not to create a nuisance on adjacent “R” Districts.

**8.130 Site Plan Requirements**

See Article 15.

**8.140 Supplemental Development Standards**

See Article 19.

**8.150 Exceptions and Modifications**

See Article 21.