

§14 RESIDENCE B DISTRICT

14-1 Purpose

The purpose of the B District is to allow single-family residences on a minimum 6,000 square foot lot. The B District provisions are intended to encourage higher density development for primarily residential and related purposes in areas served by centralized sewerage facilities.

14-2 Permitted Uses

Any use permitted in a Residence AAA District, subject to the same approvals and conditions as specified in §11-2 of these regulations.

14-3 Lot Area and Shape (See Definitions)

Each lot shall have a minimum area of six thousand (6,000) square feet and shall be of such shape that a rectangle sixty by eighty (60 x 80) feet will fit on the lot.

14-4 Setbacks (See §31-4 through §31-8, also.)

No principal building, structure or use shall extend closer than twenty (20) feet from any street line, seven and a half (7-1/2) feet from any side lot line or twenty-five (25) feet from any rear lot line. No accessory building or structure shall extend closer than twenty (20) feet from a street line and seven and a half (7-1/2) feet from the side line and fifteen (15) feet from the rear lot line.

14-5 Height

No principal building or other structure located north of the railroad tracks shall exceed two and one-half (2-1/2) stories and a height of thirty-five (35) feet. No principal building or other structure located south of the railroad tracks shall exceed two (2) stories and a height of twenty-six (26) feet. No accessory building or structure shall exceed one story and a height of sixteen (16) feet.

14-6 Coverage (see definitions)

The building coverage shall not exceed fifteen percent (15%) of the lot area. The total coverage shall not exceed thirty-five percent (35%) of the area of the lot.

14-7 Building Area

No mandatory requirement.

14-8 Floor Area

No mandatory requirement.

14-9 Architectural Design

No requirements.

14-10 Signs

Signs shall be permitted in accordance with §33 of the Supplementary Regulations.

14-11 Parking and Loading

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations.

14-12 Landscaping, Screening and Buffer Areas

Landscaping, screening and buffer areas for Special Permit uses in accordance with §35 of the Supplementary Regulations.

14-13 Open Space Subdivisions

Open Space Subdivisions are not permitted in Residence B Districts.