

Sec. 134-xxx. Purpose.

The purpose of the R-B residential district is to provide for single-family residential and accessory uses as are harmonious with existing residential development patterns. This district is located to protect and preserve existing development of this character and contains vacant land considered appropriate for such development in the future.

Sec. 134-xxx. Uses.

The following uses are permitted either as principal or accessory uses, are permitted as special exceptions, or are expressly prohibited. If a use is not listed, it shall be prohibited.

Use Types**PERMITTED USES**

Single-family dwellings

ACCESSORY USES

Other accessory uses, customarily incidental to permitted or approved special exception uses, not involving the conduct of business except for such uses as may be associated with the town's operation of its municipal dock, golf course and tennis court facilities

SPECIAL EXCEPTION USES

Beach houses intended for the use of family and guests

Churches and synagogues and other houses of worship

Essential services related to town-owned municipal buildings and structures

Foster care facility with up to six occupants

Group home with up to six occupants

Municipally owned or operated parking areas

Municipally owned and operated parks and recreation centers

Use Types
SPECIAL EXCEPTION USES (continued)
Museums occupying buildings of unique value as historical landmarks, as determined by the landmarks preservation commission and the town council, for which it is demonstrated that no permitted use is economically viable
Nonprofit cultural centers
Pedestrian access tunnel to the beach as an accessory use provided that the applicant owns the land on both sides of the roadway and provides unity of title
Private social, swimming, golf, tennis and yacht clubs, and houses of worship in existence prior to January 1, 1996
Public and private academic schools

Sec. 134-893. Lot Standards

A. Schedule of regulations.

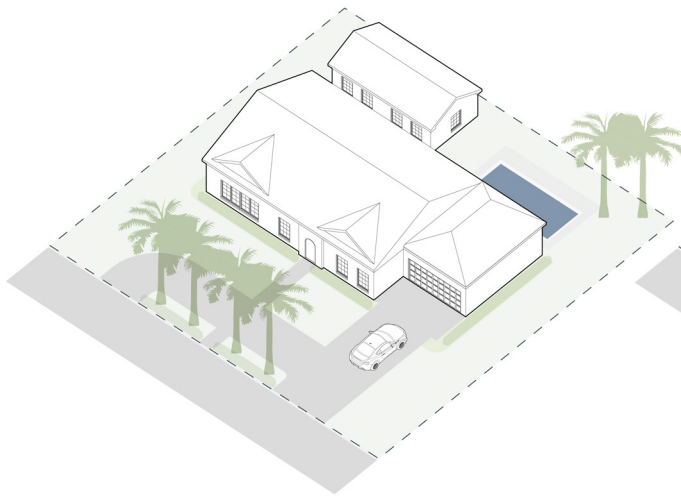
The following lot standards apply to all lots in the R-B district:
(see Table 134-893-1)

Lot Standard	Minimum	Maximum
Lot Area	10,000 sq. ft.	15,000 sq. ft.
Lot Width	100 ft.	150 ft.
Lot Depth	100 ft.	150 ft.

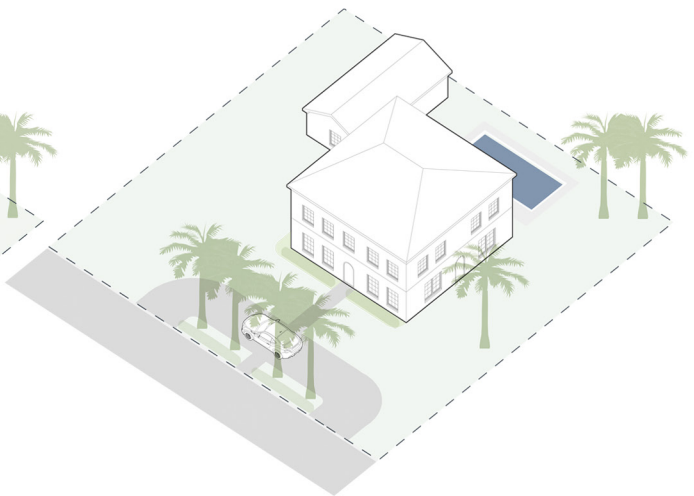
Table 134-893-1

Sec. 134-894. Lot Coverage Standards.

A. The following lot coverage standards apply to all new structures and additions in the R-B district:
(see Tables 134-896-1 and 134-896-2)



FAR of .30 for one-story building



FAR of .25 for two-story building

Floor Area Ratio (FAR)	Maximum	Additional Standards
One-story buildings	.30	No variances allowed
Two-story buildings	.25	No variances allowed

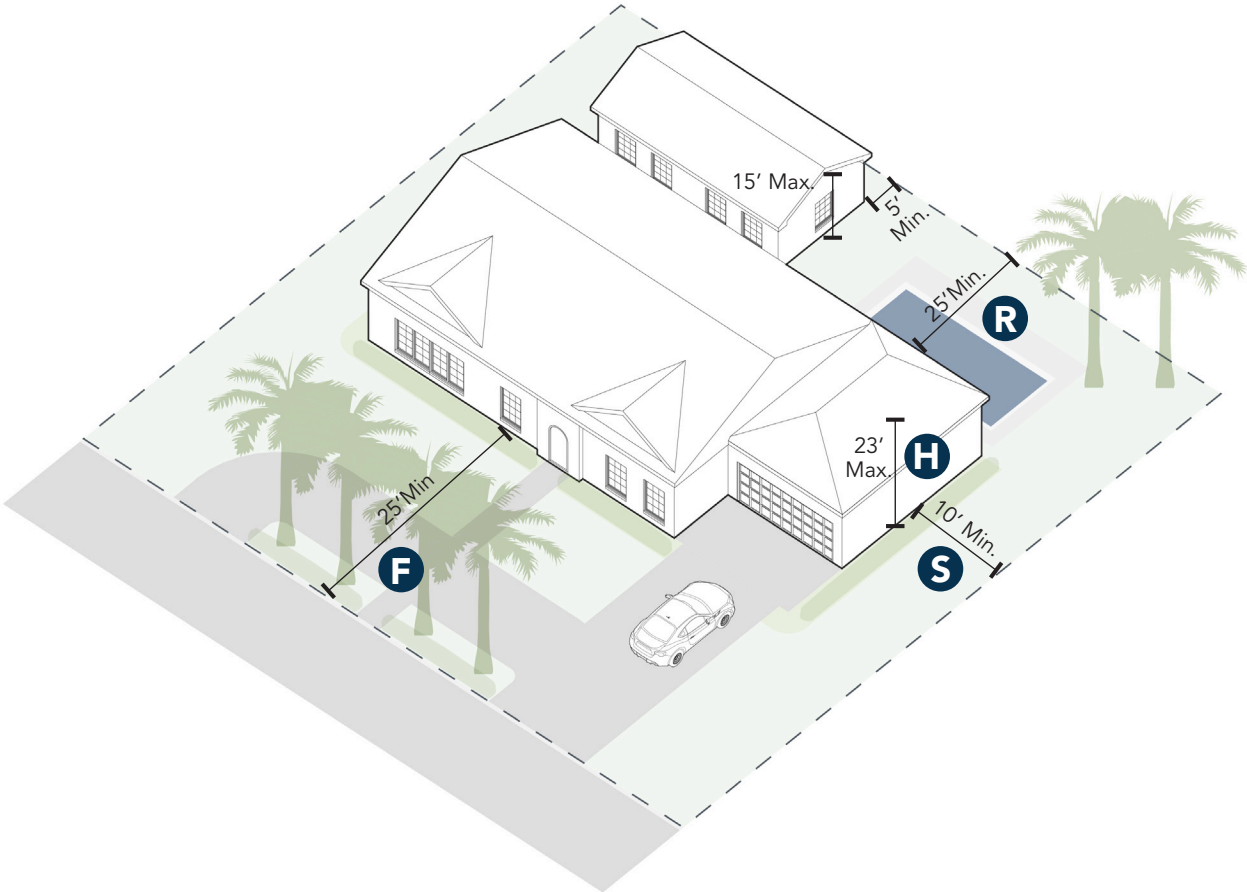
Table 134-896-1

Impervious Surface	Minimum/Maximum	Additional Standards
Total impervious surfaces (% non-building area)	N/A / 40%	
Pervious surfaces (% non-building area)	60% / N/A	60% of perimeter of lots shall be softscaped within 10 ft. of property line

Table 134-896-2

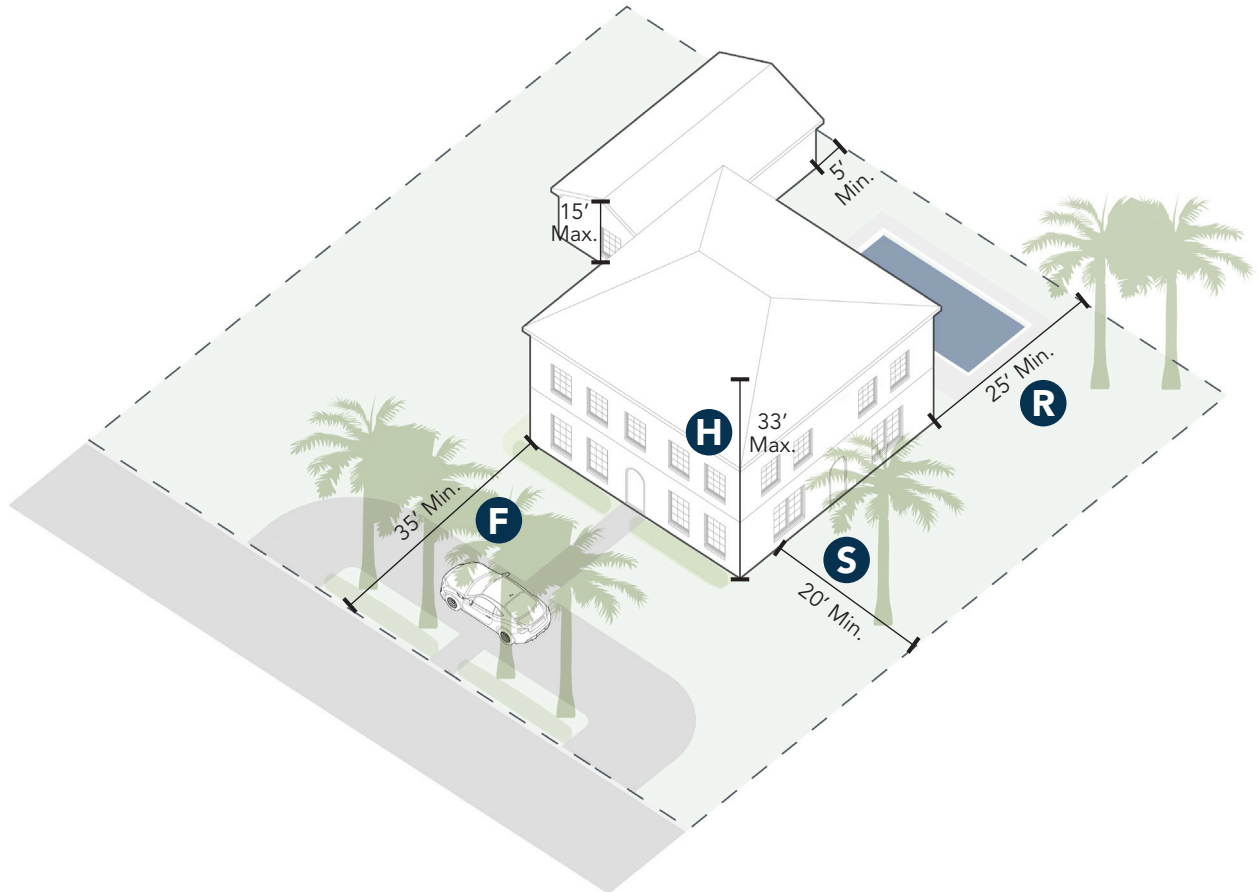
Sec. 134-895. Principal Building Standards

The following principal building standards apply to all new structures and additions in the R-B district. (see Tables 134-897-1 and 134-897-2)



ONE-STORY		
	Minimum	Bonus
F Front Setback	25 ft.	1. May be reduced by 5 ft. if no circle driveway or front yard parking; OR 2. May be reduced by 5 ft. if front building courtyard of at least 400 s.f. in area is included.
S Side Setback	10 ft. each side	None
R Rear Setback	25 ft.	If rear setback is increased by 5 ft., then pool equipment may be located in the side yard no closer than 5 ft. from the side lot line.
H Height*	17 ft. with flat roof; 23 ft. with gabled or hipped roof	If increase front yard setback by 5 ft., then may receive an additional two feet of structure height

* Height measured in accordance with Sec. xxx-xxx Table 134-897-1



TWO-STORY

	Minimum	Bonus
F Front Setback	35 ft.	1. May be reduced by 5 ft. if no circle driveway or front yard parking. OR 2. May be reduced by 5 ft. if at least 50% of front building facade is set back an additional 5 ft.
S Side Setback	20 ft.	Reduce to 15 ft. if front yard setback is 45 ft. or greater
R Rear Setback	25 ft.	Reduce to 15 ft. if second story rear wall height plane is setback at least 40 ft.
H Height*	23 ft. with flat roof; 33 ft. with hipped or gabled roof	If increase front yard setback by 5 ft., then may receive an additional two feet of structure height

* Height measured in accordance with Sec. xxx-xxx

Table 134-897-2

Sec. 134-896. Accessory Building Standards.

A. Accessory structures in R-B district.

All accessory structures in the R-B district shall comply in all respects with the following standard:
(see Table 134-901-1)

Principal Structure	Setbacks	Maximum Building Height
One-Story	5 ft. rear; 10 ft. side	15 ft.
Two-Stories	10 ft. rear; 10 ft. side	25 ft.

Table 134-901-1

Sec. 134-897. Supplementary district regulations.

The supplementary district regulations which may be applicable to the R-B district, including off-street parking and loading, signs, and air conditioning and generator equipment, are contained in article VIII of this chapter.