

§14 RESIDENCE B DISTRICT *Revised 11-17-14*

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.

Entry stairs, platforms and open porches necessary for ingress and egress which are proposed to be added to an existing structure within the Special Flood Hazard Area that will have its first finished floor elevated to at least the Base Flood Elevation, has no basements or cellars below the BFE and in the AE Zone is designed to be fully compliant with §31-11.5.2 (Elevated Buildings) shall be permitted. Structures in the VE zone shall comply with all the requirements in §31-11.3.5. In no case may such structures be less than 5 feet from any property 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.

Building Height for principal buildings may be increased by up to an additional five feet (Maximum of 31') for an existing or new structure located within the Special Flood Hazard Area located south of the railroad tracks specifically when such structure is proposed have its first finished floor elevated to at least the Base Flood Elevation has no basement or cellar below the BFE and in the AE Zone is designed to be fully compliant with §31-11.5.2 (Elevated Buildings). Structures in the VE zone shall comply with all the requirements in §31-11.3.5. One additional foot of Building Height as measured from average grade shall be permitted for each foot that the average grade is below the Base Flood Elevation up to a maximum of five feet. Wet flood proofed enclosed spaces below the first floor with a head room of five feet or less shall not be considered a story. (See §5-2 Definition of Crawl Space).

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.

Entry stairs, platforms and open porches necessary for ingress and egress which are proposed to be added to an existing structure within the Special Flood Hazard Area shall be permitted provided that the first finished floor is elevated to at least the Base Flood Elevation and has no basements or cellars below the BFE and in the AE Zone is designed to be fully compliant with §31-11.5.2 (Elevated Buildings) which would not represent an increase in non-conformity. Structures in the VE zone shall comply with all the requirements in §31-11.3.5. The maximum allowable additional coverage shall be 15 square feet per entrance per foot that the building is to be elevated above average grade to at least the BFE up to a maximum of 225 square feet.

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.