

ARTICLE IX

RB - MEDIUM DENSITY RESIDENTIAL DISTRICT

SECTION 9.01 Purpose

The purpose of this district is to provide an environment for medium to high density residential areas with suitable open space. This district shall generally be located on the fringe of urban-type development. The district allows flexibility of lot size dependent upon the availability of public sewer and water services.

SECTION 9.02 Permitted Uses

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

- A. Single family dwelling and any use, building or structure accessory thereto.
- B. Two family dwelling and any use, building or structure accessory thereto.
- C. A sign, only in accordance with the regulations specified in ARTICLE XIV.

SECTION 9.03 Conditional Uses

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in ARTICLE XVI.

- A. Golf course
- B. Country club, public swimming pool, and recreation club, private and public park and playground.
- C. Church and public building
- D. Public and private nursery, primary and secondary school.
- E. Mobile home park or manufactured housing community.
- F. Home occupation, as described in Section 7.02 (F).
- G. A planned unit residential development, only in accordance with the procedures and regulations specified in ARTICLE XVI.

H. Essential Services.

SECTION 9.04 Regulations

The following regulations shall apply in all RB - Medium High Density Residential Districts:

A. LOT AREA: Where a lot is served with a public water supply system and a central sanitary sewerage system, there shall be provided a minimum of ten thousand (10,000) square feet of lot area for each single-family dwelling unit and fifteen thousand (15,000) square feet of lot area for each two-family dwelling units. Where a lot is not so served, there shall be provided a minimum of fifteen thousand (15,000) square feet of lot area for each single-family dwelling unit and thirty thousand (30,000) square feet of lot area for each two-family dwelling unit. The minimum lot area for all other buildings and structures shall be two (2) acres.

B. LOT WIDTH: The minimum lot width for lots served with a central water supply system and a central sanitary sewerage system shall be seventy (70) feet. Where a lot is not so served, the minimum lot width shall be ninety (90) feet.

C. LOT COVERAGE: The maximum lot coverage shall not exceed thirty (30) per cent.

D. MINIMUM FIRST FLOOR AREA: The minimum first floor area for a one (1) story dwelling is seven hundred twenty (720) square feet. The minimum first floor area for a two (2) story dwelling is six hundred (600) square feet.

E. YARD REQUIREMENTS:

1. Front Yard: Not less than twenty-five (25) feet from the right-of-way line as verified by the Hillsdale County Road Commission, if necessary.
2. Side Yards: Least width of either yard shall not be less than eight (8) feet, but the sum of the two side yards shall not be less than twenty (20) feet: except in the case where the side yard on the road or street side shall not be less than twenty five (25) feet.
3. Rear Yards: Not less than thirty (30) feet.
4. The above requirements shall apply to every lot, building or structure.

F. HEIGHT: The following height requirements shall apply in this district:

1. For Buildings and Structures: No building and no structure shall exceed a height of two and one half (2 1/2) stories, but not exceeding thirty five (35) feet.

2. For Detached Accessory Buildings: No detached accessory building shall exceed a height of twenty five (25) feet.

G. REQUIRED OFF-STREET PARKING: As required in ARTICLE XV.