

Residential High Density-A (RHD-A) and Residential High Density-B (RHD-B) Districts

(a) Permitted uses and structures.

- (1) Multiple-family dwellings.
- (2) Commercial neighborhood retail and service establishments structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area.
- (3) Professional office uses structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area.
- (4) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
- (5) Housing for the elderly.
- (6) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (8) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- (9) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
- (10) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (11) Family day care homes meeting the performance and development criteria set forth in Part 4.

(b) Permitted accessory uses and structures.

- (1) See [Section 656.403](#).
- (2) In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments

shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.

(c) Permissible uses by exception.

- (1) Cemeteries and mausoleums but not funeral homes or mortuaries.
- (2) Elementary and secondary schools meeting the performance standards and development criteria set forth in Part 4.
- (3) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (4) Nursing homes.
- (5) Residential treatment facilities.
- (6) Private clubs.
- (7) Day care centers meeting the performances standards and development criteria set forth in Part 4.
- (8) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (9) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (10) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
- (11) Boarding houses.
- (12) Supporting Commercial Retail Sales and Service Establishments or Supporting Professional Offices uses in conjunction with multi-family.

(d) Minimum lot requirements (width and area).

For all uses, except as otherwise required for certain uses, the minimum lot requirements are as follows:

- (1) RHD-A—1,100 square feet for each family unit, not to exceed 32 units per acre.(2) RHD-B—735 square feet for each family unit, not to exceed 60 units per acre.

(e) Maximum lot coverage by all buildings and structures.

- (1) RHD-A—60 percent.
- (2) RHD-B District—80 percent.

(f) Minimum yard requirements.

- (1) Multiple-family dwellings on individual lot in RHD-A District:
 - (i) Front—20 feet.
 - (ii) Side—Ten feet.
 - (iii) Rear—20 feet.
- (2) Multiple-family dwellings with more than one principal structure on the lot in RHD-A District:
 - (i) Front—20 feet.
 - (ii) Side—20 feet.
 - (iii) Rear—20 feet.
- (3) Multiple-family dwellings on individual lot or with more than one principal structure on the lot in RHD-B District:
 - (i) Permitted uses and structures:
 - (A) Front—25 feet.
 - (B) Side and rear—40 feet.
 - (ii) Accessory use structures used in conjunction with a permitted use:
 - (A) Front—Accessory use structures shall not be permitted in front yards as they are established by the location of the principal use structures.
 - (B) Side and rear—5 feet.
- (4) All other uses:
 - (i) Front—10 feet.
 - (ii) Side—Ten feet.
 - (iii) Rear—20 feet.

(g) Height of structures.

- (1) RHD-A District—Maximum height shall be 45 feet; provided, however, that the height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 45 feet.

- (2) RHD-B District—Maximum height shall be 60 feet; provided, however, that the height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 60 feet.
- (3) All other uses and accessory use structures—See [Section 656.403](#).