

**§ 500-16. RB Restricted Business District.**

- A. Purpose. The purpose of creating a Restricted Business (RB) District is to provide for the location of professional and administrative offices and related activities in a setting which is attractive and convenient for public uses, while establishing employment opportunities and broadening the tax base. This district is intended to act as a buffer between residential areas and the more intensively used districts, including General Business and Neighborhood Business Districts.
- B. Permitted uses. The following uses and their accessory uses are permitted outright:
- (1) Licensed professionals and offices, including the following professions:
    - (a) Attorneys.
    - (b) Physicians, including urgent/immediate care facilities.
    - (c) Architects.
    - (d) Accountants.
    - (e) Specialized business or commercial schools (excluding commercial driver training schools).
    - (f) Employment agencies.
    - (g) Credit bureaus.
    - (h) Data processing.
    - (i) Management consultants.
    - (j) Manufacturer's agents.
    - (k) Commercial artists.
- C. Special permit uses.
- (1) The following uses and their accessory uses are permitted when authorized in accordance with Article IV:
    - (a) Hospital equipment and supplies.
    - (b) Medical and dental laboratories.
  - (2) Uses of a similar character but not specifically listed in this subsection or Subsection B must apply to the Planning Board for a special use permit.
- D. Dimensional requirements shall be as follows:
- (1) Lot area: no requirements.
  - (2) Lot width: no requirements.

- (3) Lot depth: minimum of 250 feet.
- (4) Front yard: minimum of 60 feet, except for those lots fronting along the affected major highways listed in § 500-59D of this chapter for which the setback shall be 75 feet.
- (5) Side yard: no requirement, except when prescribed by the Planning Board pursuant to Article V. When abutting an R-1 or RM District or another street, the side yard shall be a minimum of 40 feet, at least 30 feet of which shall be a fully landscaped buffer along the full length of the side yard. This buffer area shall be densely planted and perpetually maintained with live trees and shrubs at least six feet in height and shall have such other grading and landscaping as necessary to visually and audibly screen the commercial activity from the adjacent property. The height of any berms or raised beds shall not be included in said six-foot height. While fences and/or walls may be provided in addition to said landscaping, they shall not be substituted therefor. The treatment of the buffer area shall not appear to be unnatural or rigid, such as bunker-like straight ridges or walls, and shall be approved by the Planning Board during its review of the site plan.
- (6) Rear yard: no requirement, except when prescribed by the Planning Board under Article V. When abutting an R-1 or RM District or another street, the rear yard shall be a minimum of 40 feet, at least 30 feet of which shall be a fully landscaped buffer along the full length of the side yard. This buffer area shall be densely planted and perpetually maintained with live trees and shrubs at least six feet in height and shall have such other grading and landscaping as necessary to visually and audibly screen the commercial activity from the adjacent property. The height of any berms or raised beds shall not be included in said six-foot height. While fences and/or walls may be provided in addition to said landscaping, they shall not be substituted therefor. The treatment of the buffer area shall not appear to be unnatural or rigid, such as bunker-like straight ridges or walls, and shall be approved by the Planning Board during its review of the site plan.
- (7) Maximum lot coverage by buildings and structures shall be 30% of the total lot area.
- (8) Maximum building height shall be 35 feet.
- E. Off-street parking. Off-street parking shall be provided as required in Article VI, § 500-43, i.e., one space per two employees; one space per 200 square feet.
- F. Signs. Signs are permitted as set for in Article VI, §§ 500-44 through 500-53.
- G. Fences, walls, hedges and screen planting. Fences, walls, hedges and screen planting are permitted as set forth in Article VI, § 500-54, except as otherwise prohibited in Subsections D(5) and (6) above herein.
- H. All construction, new uses or changes in use in the RB District shall be subject to site plan approval by the Planning Board, in accordance with the procedures

established in Article V of this chapter.