

## **E. RD9 - Medium Density Residential District**

This district is designed to provide suitable areas for medium density development where sufficient urban services are available or where such services can be physically and economically extended. The residential development will consist of single family and two-family detached dwellings and accessory structures and will permit leasing of rooms by family residents on the premises as well as home occupations. This district is intended also to permit community facilities and public utility installations that are necessary to serve the public.

### 1. Uses Permitted

Dwelling, one-family detached  
Dwelling, semi-detached  
Dwelling, two-family detached Boarding or Rooming House

### 2. Allowed Conditional Uses

Administrative Services  
Community Assembly  
Community Education  
Cultural and Recreational Services  
Intermediate Impact Facilities

### 3. Prohibited Uses

Any use not specifically allowed

### 4. Minimum Lot Area

Area: 9,000 sq. ft. for the first unit 6,000 sq. ft. per additional unit

### 5. Minimum Lot Width at Building Line

Lot Width: 60 ft.

### 6. Minimum Yard Depths/Building Setbacks

Front -30 ft.  
Rear - 30 Side ft.-  
    1 or 2 stories – 10 ft.  
    3 stories – 20 ft.  
Side on a corner lot – 50% greater than minimum side yard requirement

### 7. Maximum Lot Coverage of Structures

Coverage of Structures – 35% of total lot

### 8. Maximum Height:

Principal building Height – 3 stories  
Accessory Structures Height – 1 story

### 9. Accessory Structures size limits

Size limits – 750 sq. ft.