

**Community Development Committee  
Zoning Recommendations for Residential Uses Worksheet  
Amendments Introduction – March 28, 2016**

Table 1 - Residential Growth Area – Dimensional Requirements										
Current Requirements are in parentheses ( )										
Zoning Districts – Residential Growth Areas	RA	RB	RD	RA	RB	RD	RA	RB	RD	All Districts where Single Family Dwellings are allowed <sup>1</sup>
Housing Type	Single Family Detached (SFD)			Two-Family Attached			Multifamily <sup>2</sup> (up to 6 units attached)			Accessory Dwelling Unit <sup>3</sup>
<b>Minimum lot size (MLS)</b> (square feet)	10,000 (20,000)	25,000 (40,000)	30,000 (40,000)	10,000 (2 acres)	25,000 (2 acres)	30,000 (2 acres)	15,000 (2 acres)	30,000 (2 acres)	45,000 (2 acres)	NA
<b>Minimum Net Residential Area (NRA) - per lot</b> (square feet)	5,000 (15,000)	10,000 (20,000)	15,000 (20,000)	5,000 (15,000)	10,000 (20,000)	15,000 (20,000)	5,000 (15,000)	10,000 (20,000)	15,000 (20,000)	NA
<b>Minimum Lot width</b> (feet)	50 (125)	100 (150)	100 (150)	50 (200)	100 (200)	100 (200)	100 (200)	150 (200)	150 (200)	NA
<b>Minimum Front setback</b> (feet)	10 (25)	15 (25)	15 (25)	10 (50)	15 (50)	15 (50)	10 (50)	15 (50)	15 (50)	Same as primary dwelling
<b>Minimum Side setback</b> (feet)	10 (20)	15 (20)	15 (20)	10 (50)	15 (50)	15 (50)	10 (50)	15 (50)	15 (50)	Same as primary dwelling
<b>Minimum Rear setback</b> (feet)	30 (40)	30 (40)	30 (40)	30 (50)	30 (50)	30 (50)	30 (50)	30 (50)	30 (50)	Same as primary dwelling
<b>Dwelling Unit Density Allowance</b> (sq ft)	5,000	10,000	15,000	5,000	10,000	15,000	5,000	10,000	15,000	NA
<b>Minimum unit size</b> (square feet)	0 (600)	0 (600)	0 (600)	0 (600)	0 (600)	0 (600)	0 (600)	0 (600)	0 (600)	0 (360)
<b>Maximum unit size</b> (square feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	850 or 100% of primary dwelling whichever is less
<b>Minimum Distance between buildings</b> (feet)	NA	NA	NA	None (200)	None (200)	None (200)	None (200)	None (200)	None (200)	None
<b>Maximum Lot coverage</b> (% square feet)(buildings only)	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
<b>Maximum Building Height</b> (feet)	35	35	35	35	35	35	35	35	35	35

<sup>1</sup> RA, RB, RC, RD, HL, FF, VMU and MUC Districts

<sup>2</sup> Multi-family buildings in all districts will be required to provide connectivity either through a street or trail connection.

<sup>3</sup> Includes Accessory Apartments and Cottages

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**Table 2 – Growth Cap Recommendations**

Current Cap	Proposed Cap	
Town Wide	Town Wide	Rural Districts
<b>Cap 1 = 65 units</b>	<b>Cap 1 = 65 units</b>	<b>Rural Cap = 26 units</b>
Single Family detached	Single Family detached	Single Family detached
Manufactured housing unit	Manufactured housing unit	Manufactured housing unit
	Two-family dwelling	Two-family dwelling
<b>Cap 2 = 65 units</b>	<b>Cap 2 = 24 units</b>	<b>Rural Cap</b>
Multi-family dwelling	Multi-family dwelling	Not applicable <sup>4</sup>
Two-family dwelling		
<b>Cap 3 = 10 units</b>	<b>Cap 3 = 20 units</b>	<b>Rural Cap = 8 units</b>
Accessory cottage	Accessory cottage	Accessory cottage
	Accessory Apartment	Accessory Apartment
<b>Exemptions</b>	<b>Exemptions</b>	<b>Exemptions</b>
Congregate Housing, general	Congregate Housing, general	Congregate Housing, general
RCOD housing types – congregate housing and independent housing	RCOD housing types – congregate housing and independent housing	RCOD housing types – congregate housing and independent housing
Accessory Apartment		
Affordable Housing	Affordable Housing	Affordable Housing
VC District units, any type	VC District units, any type	VC District units, any type

**Table 3 – Additional Recommendations**

Zoning Provision	Current Regulation	Proposed Change
Non-Conforming Lots Review		
<b>RA – Non-conforming lot size exclusion</b>	None	Add exclusion for existing lots in RA of 5,000 square feet or more from BZA approval except for lots in the WVOD. If all other aspects of the lot and structures are conforming, BZA approval will not be triggered. (This addresses the recommendation of LPAC to reduce the minimum lot size to create inclusion of lots 5,000 square feet or more.)
Accessory Dwelling Units		
<b>ADU Review</b>	All ADUs are conditional uses and are sent to Board of Zoning Appeals (BZA).	All ADUs permitted by right.
<b>Accessory Dwelling Units - Rural Area</b>	Variable	Use the ADU recommendation for the residential growth area town wide.
<b>ADU parking</b>	1 off-street space for ADU. (Single family requirement is 2 spaces per unit.)	Requirement is one space independently accessible.
Two-family and Multi-family Dwellings		
<b>Two-family and multi-family permission</b>	Conditional use by BZA in RA and RB	Both types of units to be permitted by right.
<b>Two-family and multi-family review</b>	Site plan review by Planning Board	Only multi-family requires site plan review by Planning Board.
<b>Maximum # units in a multifamily building</b>	4 to 6	No change
Separation of Residential Structures		
<b>Distance between buildings</b>	Two family and multi family buildings shall be located at least 200 feet apart	Use the building code to determine.
Development Density Calculation		
<b>Maximum Density for Residential Private Ways and Subdivisions</b>	Not codified correctly	Codify and clarify the numbers/terms used in calculating maximum project density as currently practiced.
Resource Conservation Reduced Lot Size		
<b>Lots on septic (lot size)</b>	20,000	Change for RA to reflect new minimum of 10,000
<b>Lots on sewer (lot size)</b>	10,000	
<b>Lot width</b>	125 feet down to 62.5 by PB	Change for RA to 50 feet
<b>Street Frontage</b>	125 feet down to 50 by PB	Change for RA to 50 feet
<b>Front Setback</b>	15 feet	Change for RA to 10 feet
Retirement Community Overlay District		
<b>RA Lot width</b>	100 feet	50 feet
<b>RA Dwelling unit density</b>	6,000 sq ft NRA per unit	Change to 5,000 sq ft NRA per unit

<sup>4</sup> Multi-family dwellings are not permitted in any Rural District