

Community Development Committee
Zoning Recommendations for Residential Uses Worksheet
Amendments Introduction – May 5, 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 ¹
Housing Type	Single Family Detached (SFD)			Two-Family Attached			Multifamily ² (up to 6 units attached)			Accessory Dwelling Unit ³
Minimum lot size⁴ (MLS) (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
Minimum Net Residential Area (NRA) - per lot (square feet)	5,000 (15,000)	10,000 (20,000)	15,000 (20,000)	10,000 (15,000)	20,000 (20,000)	30,000 (20,000)	5,000 per unit (15,000)	10,000 per unit (20,000)	15,000 per unit (20,000)	NA
Minimum Lot width (feet)	50 (125)	100 (150)	100 (150)	50 (200)	100 (200)	100 (200)	100 (200)	150 (200)	150 (200)	NA
Minimum Front setback (feet)	10 (25)	15 (25)	15 (25)	10 (50)	15 (50)	15 (50)	10 (50)	15 (50)	15 (50)	Same as primary dwelling
Minimum Side setback (feet)	10 (20)	15 (20)	15 (20)	10 (50)	15 (50)	15 (50)	10 (50)	15 (50)	15 (50)	Same as primary dwelling
Minimum Rear setback (feet)	30 (40)	30 (40)	30 (40)	30 (50)	30 (50)	30 (50)	30 (50)	30 (50)	30 (50)	Same as primary dwelling
Dwelling Unit Density Allowance (sq ft per unit)	10,000 (20,000)	25,000 (40,000)	30,000 (40,000)	5,000 (15,000)	10,000 (30,000)	15,000 (30,000)	5,000 (15,000)	10,000 (30,000)	15,000 (30,000)	NA
Minimum unit size (square feet)	0 (600)	0 (600)	0 (600)	0 (600)	0 (600)	0 (600)	0 (600)	0 (600)	0 (600)	0 (360)
Maximum unit size (square feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	850 or 100% of primary dwelling whichever is less
Minimum Distance between buildings (feet)	NA	NA	NA	None (200)	None (200)	None (200)	None (200)	None (200)	None (200)	None
Maximum Lot coverage (% square feet)(buildings only)	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Maximum Building Height (feet)	35	35	35	35	35	35	35	35	35	35

¹ RA, RB, RC, RD, HL, FF, VMU and MUC Districts

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

³ Includes Accessory Apartments and Cottages

⁴ Minimum lot size is used to determine project density for single family development. (NRA of project/MLS=total units permitted)

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Table 3 – Additional Recommendations

Zoning Provision	Current Regulation	Proposed Change
Non-Conforming Lots Review		
RA – Non-conforming lot size exclusion	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		
ADU Review	All ADUs are conditional uses and are sent to Board of Zoning Appeals (BZA).	All ADUs permitted by right.
Accessory Dwelling Units - Rural Area	Variable	Use the ADU recommendation for the residential growth area town wide.
ADU parking	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		
Two-family and multi-family permission	Conditional use by BZA in RA and RB	Both types of units to be permitted by right.
Two-family and multi-family review	Site plan review by Planning Board	Only multi-family requires site plan review by Planning Board.
Maximum # units in a multifamily building	4 to 6	No change
Separation of Residential Structures		
Distance between buildings	Two family and multi family buildings shall be located at least 200 feet apart	Use the building code to determine.
Development Density Calculation		
Maximum Density for Residential Private Ways and Subdivisions	Not codified correctly	Codify and clarify the numbers/terms used in calculating maximum project density as currently practiced.
Resource Conservation Reduced Lot Size		
Lots on septic (lot size sq ft)	20,000	Change to 10,000 for RA
Lots on sewer (lot size sq ft)	10,000	Change to 5,000 for RA
Lot width	125 feet down to 62.5 by PB	Change for RA to 50 feet
Street Frontage	125 feet down to 50 by PB	Change for RA to 50 feet
Front Setback	15 feet	Change for RA to 10 feet
Retirement Community Overlay District		
RA Lot width	100 feet	50 feet
RA Dwelling unit density	6,000 sq ft NRA per unit	Change to 5,000 sq ft NRA per unit

Table 2 – Growth Cap Recommendations

Current Cap	Proposed Cap	
Town Wide	Town Wide	Rural Districts
Cap 1 = 65 units	Cap 1 = 65 units	Rural Cap = 26 units
Single Family detached	Single Family detached	Single Family detached
Manufactured housing unit	Manufactured housing unit	Manufactured housing unit
	Two-family dwelling	Two-family dwelling
Cap 2= 65 units	Cap 2 = 24 units	Rural Cap
Multi-family dwelling	Multi-family dwelling	Not applicable ⁵
Two-family dwelling		
Cap 3 = 10 units	Cap 3 = 20 units	Rural Cap = 8 units
Accessory cottage	Accessory cottage	Accessory cottage
	Accessory Apartment	Accessory Apartment
Exemptions	Exemptions	Exemptions
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

⁵ Multi-family dwellings are not permitted in any Rural District