

**Current
RA Zoning**

Option A

Option C

LPAC
Majority
Recommendation (= LPAC
2/28/2019
proposal)

LPAC Minority
Recommendation (= Pre-July
2016 RA
Zoning)

Permitted Uses (Y = permitted, C = conditional use)

Single Family (SF)	Y
Two Family (TF)	Y
Multi Family (MF)	Y

Y
Y
Y

Y
C
C

Minimum lot size - single family SF 10,000 sf

15,000 sf

20,000 sf

Minimum lot size - two family TF 10,000 sf

40,000 sf

2 acres

Minimum lot size - multi family MF 15,000 sf

60,000 sf

2 acres

Minimum lot width - SF 50 ft

110 ft

125 ft

Minimum lot width - TF 50 ft

150 ft

200 ft

Minimum lot width - MF 100 ft

200 ft

200 ft

Maximum lot coverage 20%

20%

20%

**Maximum Residential Density -SF - For
Planning Board Projects** 10,000 sf

15,000 sf

20,000 sf

**Maximum Residential Density -TF - For
Planning Board Projects** 10,000 sf

10,000 sf

15,000 sf

**Maximum Residential Density -MF -
For Planning Board Projects** 10,000 sf

10,000 sf

15,000 sf

Minimum Front Setback - SF 10 ft

10 ft

25 ft

Minimum Side Setback - SF 10 ft

20 ft

20 ft

Minimum Rear Setback - SF 30 ft

30 ft

40 ft

Minimum Front Setback - TF 10 ft

20 ft

50 ft

Minimum Side Setback - TF 10 ft

35 ft

50 ft

Minimum Rear Setback - TF 30 ft

40 ft

50 ft

Minimum Front Setback - MF 10 ft

50 ft

50 ft

Minimum Side Setback - MF 10 ft

50 ft

50 ft

Minimum Rear Setback - MF 30 ft

50 ft

50 ft

**Minimum Net Residential Area per
Dwelling Unit per Lot** 5,000 sf

10,000 sf

15,000 sf