

	RB		RD		RA	
	Pre-July 2016 RB Zoning	Current RB Zoning	Pre-July 2016 RB Zoning	Current RD Zoning	Former RA Zoning 7/16-5/19	Current RA Zoning *
Uses (P=Permitted; C=Conditional)						
Single Family	P	P	P	P	P	P
Two Family	C	P	C	P	P	C
Multi Family	C	P	C	P	P	C
Minimum lot size - single family SF	40,000 sf	25,000 sf	40,000 sf	30,000 sf	10,000 sf	20,000 sf
Minimum lot size - two family TF	2 acres	25,000 sf	2 acres	30,000 sf	10,000 sf	2 acres
Minimum lot size - multi family MF	2 acres	30,000 sf	2 acres	45,000 sf	15,000 sf	2 acres
Minimum lot width - SF	150 ft	100 ft	150 ft	100 ft	50 ft	125 ft
Minimum lot width - TF	200 ft	100 ft	200 ft	100 ft	50 ft	200 ft
Minimum lot width - MF	200 ft	150 ft	200 ft	150 ft	100 ft	200 ft
Maximum lot coverage	20%	20%	20%	20%	20%	20%
Maximum Residential Density -SF - For Planning Board Projects	40,000 sf	25,000 sf	40,000 sf	30,000 sf	10,000 sf	20,000 sf
Maximum Residential Density -TF - For Planning Board Projects	30,000 sf	25,000 sf	30,000 sf	30,000 sf	10,000 sf	15,000 sf
Maximum Residential Density -MF - For Planning Board Projects	30,000 sf	25,000 sf	30,000 sf	30,000 sf	10,000 sf	15,000 sf
Minimum Front Setback - SF	25	15	25	15	10 ft	25 ft
Minimum Side Setback - SF	20	15	20	15	10 ft	20 ft
Minimum Rear Setback - SF	40	30	40	30	30 ft	40 ft
Minimum Front Setback - TF	50	15	50	15	10 ft	50 ft
Minimum Side Setback - TF	50	15	50	15	10 ft	50 ft
Minimum Rear Setback - TF	50	30	50	30	30 ft	50 ft
Minimum Front Setback - MF	50	15	50	15	10 ft	50 ft
Minimum Side Setback - MF	50	15	50	15	10 ft	50 ft
Minimum Rear Setback - MF	50	30	50	30	30 ft	50 ft
Minimum Net Residential Area per Dwelling Unit per Lot	20,000 sf	10,000 sf	20,000 sf	15,000 sf	5,000 sf	15,000 sf

* Current RA zoning standards shown are identical to Pre- July 2016 RA zoning standards