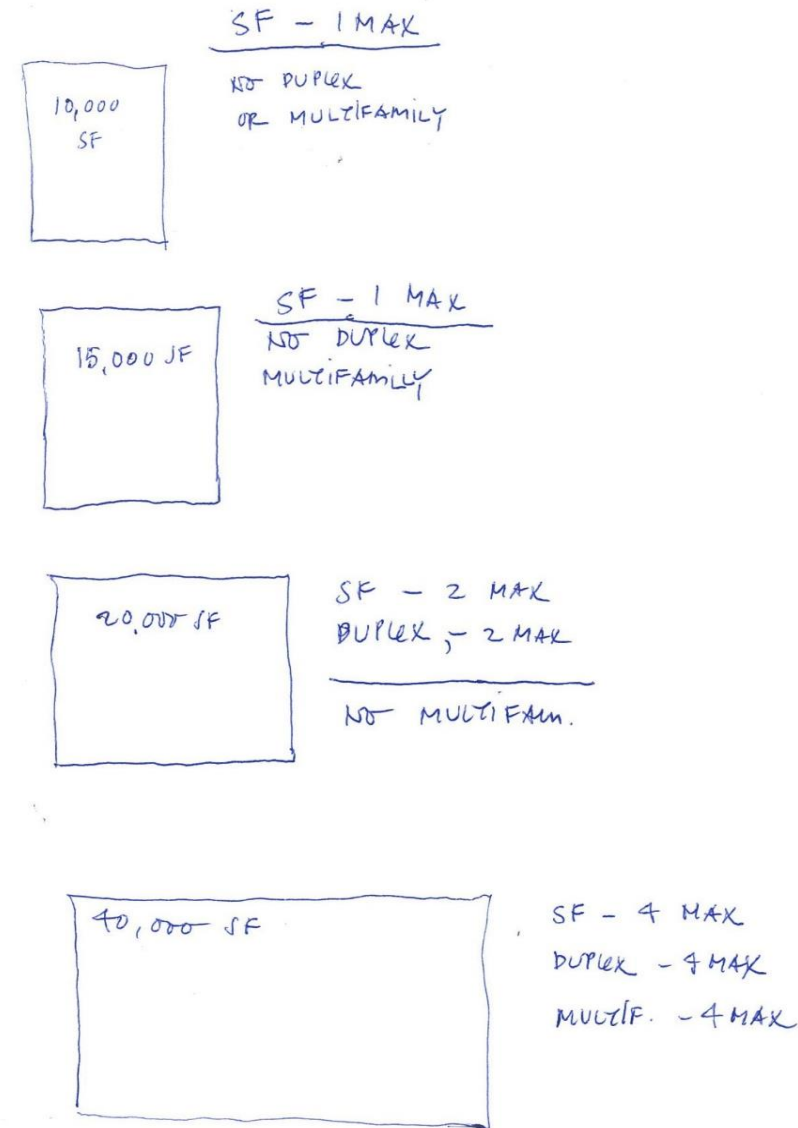


Draft: January 3, 2019

| | Pre-July 2016 RA Zoning | July 2016 RA Zoning | March 2018 RA Zoning | RA Option 2019 |
|---|----------------------------|------------------------|-------------------------|-------------------|
| Permitted Uses | | | | |
| Single Family | Y | Y | Y | Y |
| Two Family | C | Y | Y | Y |
| Multi Family | C | Y | Y | Y |
| Minimum lot size - single family SF | 20,000 sf | 10,000 sf | 10,000 sf | 10,000 sf |
| Minimum lot size - two family TF | 2 acres | 10,000 sf | 10,000 sf | 20,000 sf |
| Minimum lot size - multi family MF | 2 acres | 15,000 sf | 15,000 sf | 30,000 sf |
| Minimum lot width - SF | 125 ft | 50 ft | 50 ft | 50 ft |
| Minimum lot width - TF | 200 ft | 50 ft | 50 ft | 75 ft |
| Minimum lot width - MF | 200 ft | 100 ft | 100 ft | 100 ft |
| Maximum lot coverage | 20% | 20% | 20% | 20% |
| Maximum Residential Density -SF - For Planning Board Projects | 20,000 sf | 10,000 sf | 10,000 sf | 10,000 sf |
| Maximum Residential Density -TF - For Planning Board Projects | 15,000 sf | 5,000 sf | 10,000 sf | 10,000 sf |
| Maximum Residential Density -MF - For Planning Board Projects | 15,000 sf | 5,000 sf | 10,000 sf | 10,000 sf |
| Minimum Front Setback - SF | 25 ft | 10 ft | 10 ft | 10 ft |
| Minimum Side Setback - SF | 20 ft | 10 ft | 10 ft | 10 ft |
| Minimum Rear Setback - SF | 40 ft | 30 ft | 30 ft | 30 ft |
| Minimum Front Setback - TF | 50 ft | 10 ft | 10 ft | 10 ft |
| Minimum Side Setback - TF | 50 ft | 10 ft | 10 ft | 15 ft |
| Minimum Rear Setback - TF | 50 ft | 30 ft | 30 ft | 30 ft |
| Minimum Front Setback - MF | 50 ft | 10 ft | 10 ft | 10 ft |
| Minimum Side Setback - MF | 50 ft | 10 ft | 10 ft | 20 ft |
| Minimum Rear Setback - MF | 50 ft | 30 ft | 30 ft | 30 ft |
| Minimum Net Residential Area per Dwelling Unit per Lot | 15,000 sf | 5,000 sf | 5,000 sf | 7,500 sf |

Sample lots to see what RA option 2019 would do



Suggested change from 2018 =