

Draft: January 16, 2019

	Pre-July 2016 RA Zoning	July 2016 RA Zoning	March 2018 RA Zoning	Staff RA Option 2019	VS - RC 2019	VS-RD 2019	VS - RA1 2019	VS - RA2 2019	VS - RA3 2019	SR - RA 2019	Pre-July 2016 RB Zoning	March 2018 RB district
					blue	purple	pink	green	yellow			
Permitted Uses												
Single Family	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Two Family	C	Y	Y	Y	N	Y	Y	Y	Y	Y	C	Y
Multi Family	C	Y	Y	Y	N	Y	Y	Y	Y	Y	C	Y
Minimum lot size - single family SF	20,000 sf	10,000 sf	10,000 sf	10,000 sf	60,000 sf	45,000 sf	20,000 sf	10,000 sf	5,000 sf	20,000 sf	40,000 sf	25,000 sf
Minimum lot size - two family TF	2 acres	10,000 sf	10,000 sf	20,000 sf	n/a	30,000 sf	40,000 sf	20,000 sf	10,000 sf	40,000 sf	2 acres	25,000 sf
Minimum lot size - multi family MF	2 acres	15,000 sf	15,000 sf	30,000 sf	n/a	30,000 sf	20,000 sf /unit	10,000 sf/unit	5,000 sf/unit	60,000 sf	2 acres	30,000 sf
Minimum lot width - SF	125 ft	50 ft	50 ft	50 ft	160 ft	100 ft	100 ft	75 ft	50 ft	100 ft	150 ft	100 ft
Minimum lot width - TF	200 ft	50 ft	50 ft	75 ft	n/a	100 ft	150 ft	112.5 ft	75 ft	125 ft	200 ft	100 ft
Minimum lot width - MF	200 ft	100 ft	100 ft	100 ft	n/a	100 ft	200 ft	150 ft	100 ft	TBD	200 ft	150 ft
Maximum lot coverage	20%	20%	20%	20%	20%	20%					20%	20%
Maximum Residential Density -SF - For Planning Board Projects	20,000 sf	10,000 sf	10,000 sf	10,000 sf	60,000 sf	30,000 sf					40,000 sf	25,000 sf
Maximum Residential Density -TF - For Planning Board Projects	15,000 sf	5,000 sf	10,000 sf	10,000 sf	n/a	30,000 sf					30,000 sf	25,000 sf
Maximum Residential Density -MF - For Planning Board Projects	15,000 sf	5,000 sf	10,000 sf	10,000 sf	n/a	30,000 sf					30,000 sf	25,000 sf
Minimum Front Setback - SF	25 ft	10 ft	10 ft	10 ft	25	15	25	10	10		25	15
Minimum Side Setback - SF	20 ft	10 ft	10 ft	10 ft	20	15	20	10	10		20	15
Minimum Rear Setback - SF	40 ft	30 ft	30 ft	30 ft	40	30	40	30	20		40	30
Minimum Front Setback - TF	50 ft	10 ft	10 ft	10 ft	n/a	15	25	10	10		50	15
Minimum Side Setback - TF	50 ft	10 ft	10 ft	15 ft	n/a	15	20	10	10		50	15
Minimum Rear Setback - TF	50 ft	30 ft	30 ft	30 ft	n/a	30	40	30	20		50	30
Minimum Front Setback - MF	50 ft	10 ft	10 ft	10 ft	n/a	15	35	20	20		50	15
Minimum Side Setback - MF	50 ft	10 ft	10 ft	20 ft	n/a	15	20	10	10		50	15
Minimum Rear Setback - MF	50 ft	30 ft	30 ft	30 ft	n/a	30	40	30	20		50	30
Minimum Net Residential Area per Dwelling Unit per Lot	15,000 sf	5,000 sf	5,000 sf	7,500 sf	30,000 sf	15,000 sf					20,000 sf	10,000 sf

Suggested change from 2018 =