

Draft: February 7, 2019

	Pre-July 2016 RA Zoning	July 2016 RA Zoning	March 2018 RA Zoning	Staff RA Option 2019	VS - RC 1/10/2019	VS-RD 1/10/2019	VS - RA1 1/10/2019	VS - RA2 1/10/2019	VS - RA3 1/10/2019	SR - RA 2019	Pre-July 2016 RB Zoning	March 2018 RB district	VS - RC 2/7/2019	VS - RA1 2/7/2019	VS - RA2 2/7/2019	VS - RA3 2/7/2019
					blue	purple	pink	green	yellow				blue	pink	green	yellow
<b>Permitted Uses</b>																
Single Family	Y	Y	Y	Y	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	N	N	Y	Y
Multi Family	C	Y	Y	Y	N	Y	Y	Y	Y	Y	C	Y	N	N	Y	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	60,000 sf	20,000 sf	10,000 sf	5,000 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	n/a	n/a	20,000 sf	10,000 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	n/a	n/a	10,000 sf/unit	5,000 sf/unit
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	160 ft	125 ft	75 ft	50 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	n/a	n/a	112.5 ft	75 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	n/a	n/a	150 ft	100 ft
Maximum lot coverage	20%	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	60,000 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	n/a			
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	n/a			
Minimum Front Setback - SF	25 ft	10 ft	10 ft	10 ft	25	15	25	10	10		25	15	25	25	20	15
Minimum Side Setback - SF	20 ft	10 ft	10 ft	10 ft	20	15	20	10	10		20	15	20	20	15	10
Minimum Rear Setback - SF	40 ft	30 ft	30 ft	30 ft	40	30	40	30	20		40	30	40	40	30	30
Minimum Front Setback - TF	50 ft	10 ft	10 ft	10 ft	n/a	15	25	10	10		50	15	n/a	n/a	25	20
Minimum Side Setback - TF	50 ft	10 ft	10 ft	15 ft	n/a	15	20	10	10		50	15	n/a	n/a	20	15
Minimum Rear Setback - TF	50 ft	30 ft	30 ft	30 ft	n/a	30	40	30	20		50	30	n/a	n/a	35	35
Minimum Front Setback - MF	50 ft	10 ft	10 ft	10 ft	n/a	15	35	20	20		50	15	n/a	n/a	30	25
Minimum Side Setback - MF	50 ft	10 ft	10 ft	20 ft	n/a	15	20	10	10		50	15	n/a	n/a	25	20
Minimum Rear Setback - MF	50 ft	30 ft	30 ft	30 ft	n/a	30	40	30	20		50	30	n/a	n/a	40	40
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	30,000 sf			

Signifies  
suggested  
change from  
2018