

Draft: February 15, 2019

	Pre-July 2016 RA Zoning	July 2016 RA Zoning	March 2018 RA Zoning	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	LPAC 2/7/2019 - RA1 (areas with lots over 60,000 sf)
						blue	pink	green	yellow	
<b>Permitted Uses</b>										
<b>Single Family</b>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<b>Two Family</b>	C	Y	Y	C	Y	N	N	Y	Y	Y
<b>Multi Family</b>	C	Y	Y	C	Y	N	N	Y	Y	Y
<b>Minimum lot size - single family SF</b>	20,000 sf	10,000 sf	10,000 sf	40,000 sf	25,000 sf	60,000 sf	20,000 sf	10,000 sf	5,000 sf	20,000 sf
<b>Minimum lot size - two family TF</b>	2 acres	10,000 sf	10,000 sf	2 acres	25,000 sf	n/a	n/a	20,000 sf	10,000 sf	35,000 sf
<b>Minimum lot size - multi family MF</b>	2 acres	15,000 sf	15,000 sf	2 acres	30,000 sf	n/a	n/a	10,000 sf/unit	5,000 sf/unit	60,000 sf
<b>Minimum lot width - SF</b>	125 ft	50 ft	50 ft	150 ft	100 ft	160 ft	125 ft	75 ft	50 ft	100 ft
<b>Minimum lot width - TF</b>	200 ft	50 ft	50 ft	200 ft	100 ft	n/a	n/a	112.5 ft	75 ft	150 ft
<b>Minimum lot width - MF</b>	200 ft	100 ft	100 ft	200 ft	150 ft	n/a	n/a	150 ft	100 ft	200 ft
<b>Maximum lot coverage</b>	20%	20%	20%	20%	20%	20%				
<b>Maximum Residential Density -SF - For Planning Board Projects</b>	20,000 sf	10,000 sf	10,000 sf	40,000 sf	25,000 sf	60,000 sf				20,000 sf
<b>Maximum Residential Density -TF - For Planning Board Projects</b>	15,000 sf	5,000 sf	10,000 sf	30,000 sf	25,000 sf	n/a				15,000 sf
<b>Maximum Residential Density -MF - For Planning Board Projects</b>	15,000 sf	5,000 sf	10,000 sf	30,000 sf	25,000 sf	n/a				15,000 sf
<b>Minimum Front Setback - SF</b>	25 ft	10 ft	10 ft	25	15	25	25	20	15	25
<b>Minimum Side Setback - SF</b>	20 ft	10 ft	10 ft	20	15	20	20	15	10	20
<b>Minimum Rear Setback - SF</b>	40 ft	30 ft	30 ft	40	30	40	40	30	30	40
<b>Minimum Front Setback - TF</b>	50 ft	10 ft	10 ft	50	15	n/a	n/a	25	20	40
<b>Minimum Side Setback - TF</b>	50 ft	10 ft	10 ft	50	15	n/a	n/a	20	15	40
<b>Minimum Rear Setback - TF</b>	50 ft	30 ft	30 ft	50	30	n/a	n/a	35	35	40
<b>Minimum Front Setback - MF</b>	50 ft	10 ft	10 ft	50	15	n/a	n/a	30	25	50
<b>Minimum Side Setback - MF</b>	50 ft	10 ft	10 ft	50	15	n/a	n/a	25	20	50
<b>Minimum Rear Setback - MF</b>	50 ft	30 ft	30 ft	50	30	n/a	n/a	40	40	50
<b>Minimum Net Residential Area per Dwelling Unit per Lot</b>	15,000 sf	5,000 sf	5,000 sf	20,000 sf	10,000 sf	30,000 sf				12,000 sf