

Draft: February 19, 2019

Pre-July 2016 RA Zoning	Current RA Zoning (adopted March 2018)	LPAC 2/19/2019 Possible new RA Zoning
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**Permitted Uses**

	Single Family	Two Family	Multi Family
	Y	C	C
	Y	Y	Y
	Y	Y	Y
<b>Minimum lot size - single family SF</b>	20,000 sf	10,000 sf	15,000 sf
<b>Minimum lot size - two family TF</b>	2 acres	10,000 sf	20,000 sf
<b>Minimum lot size - multi family MF</b>	2 acres	15,000 sf	30,000 sf
<b>Minimum lot width - SF</b>	125 ft	50 ft	100 ft
<b>Minimum lot width - TF</b>	200 ft	50 ft	100 ft
<b>Minimum lot width - MF</b>	200 ft	100 ft	100 ft
<b>Maximum lot coverage</b>	20%	20%	20%
<b>Maximum Residential Density -SF - For Planning Board Projects</b>	20,000 sf	10,000 sf	15,000 sf
<b>Maximum Residential Density -TF - For Planning Board Projects</b>	15,000 sf	10,000 sf	10,000 sf
<b>Maximum Residential Density -MF - For Planning Board Projects</b>	15,000 sf	10,000 sf	10,000 sf
<b>Minimum Front Setback - SF</b>	25 ft	10 ft	10
<b>Minimum Side Setback - SF</b>	20 ft	10 ft	15
<b>Minimum Rear Setback - SF</b>	40 ft	30 ft	30
<b>Minimum Front Setback - TF</b>	50 ft	10 ft	10
<b>Minimum Side Setback - TF</b>	50 ft	10 ft	15
<b>Minimum Rear Setback - TF</b>	50 ft	30 ft	30
<b>Minimum Front Setback - MF</b>	50 ft	10 ft	50
<b>Minimum Side Setback - MF</b>	50 ft	10 ft	50
<b>Minimum Rear Setback - MF</b>	50 ft	30 ft	50
<b>Minimum Net Residential Area per Dwelling Unit per Lot</b>	15,000 sf	5,000 sf	7,500 sf