

Draft: March 4, 2019

Pre-July 2016 RA Zoning	Current RA Zoning (adopted March 2018)	LPAC 2/28/2019 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
Minimum lot size - single family SF	20,000 sf	10,000 sf	15,000 sf
Minimum lot size - two family TF	2 acres	10,000 sf	40,000 sf
Minimum lot size - multi family MF	2 acres	15,000 sf	60,000 sf
Minimum lot width - SF	125 ft	50 ft	110 ft
Minimum lot width - TF	200 ft	50 ft	150 ft
Minimum lot width - MF	200 ft	100 ft	200 ft
Maximum lot coverage	20%	20%	20%
Maximum Residential Density -SF - For Planning Board Projects	20,000 sf	10,000 sf	15,000 sf
Maximum Residential Density -TF - For Planning Board Projects	15,000 sf	10,000 sf	10,000 sf
Maximum Residential Density -MF - For Planning Board Projects	15,000 sf	10,000 sf	10,000 sf
Minimum Front Setback - SF	25 ft	10 ft	10 ft
Minimum Side Setback - SF	20 ft	10 ft	20 ft
Minimum Rear Setback - SF	40 ft	30 ft	30 ft
Minimum Front Setback - TF	50 ft	10 ft	20 ft
Minimum Side Setback - TF	50 ft	10 ft	35 ft
Minimum Rear Setback - TF	50 ft	30 ft	40 ft
Minimum Front Setback - MF	50 ft	10 ft	50 ft
Minimum Side Setback - MF	50 ft	10 ft	50 ft
Minimum Rear Setback - MF	50 ft	30 ft	50 ft
Minimum Net Residential Area per Dwelling Unit per Lot	15,000 sf	5,000 sf	10,000 sf