

Revised: March 7, 2019

	Pre July 2016	Current	2/28/2019 RA zoning test
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**10,000 sf lot**

SF	0	1	0
TF	0	2	0
MF	0	0	0

**20,000 sf lot**

SF	1	2	1
TF	0	4	0
MF	0	0	0

**40,000 sf lot**

SF	2	3	2
TF	0	4	2
MF	0	3	0

**60,000 sf lot**

SF	2	5	3
TF	0	4	4
MF	0	5	5

**100,000 sf lot**

SF	4	9	6
TF	6	8	8
MF	6	9	9

**2/28/2019 Note:** Projects on lots greater than 40,000 sf will most likely receive Planning Board review. This means that additional zoning requirements will apply, including a 50 feet perimeter buffer.

**Caution:** There is some nuance to putting together representations like this, because there are multiple different variables at play that could result in either greater or fewer dwelling units in this analysis (e.g. whether or not Planning Board approval is required; how many existing dwelling units there are on a parcel; widths of lots; shapes of lots; amount of NRA per development site; etc.). These numbers are meant to capture “typical” scenarios, and are not meant to be a definitive answer to every lot scenario.