

Draft: April 25, 2019

	RB			RD			RA		
	Pre-July 2016 RB Zoning	Current RB Zoning	LPAC+ RB Recommendation	Pre-July 2016 RD Zoning	Current RD Zoning	LPAC+ RD Recommendation	Current RA Zoning 1	RA Option 1	RA Option 2 (=pre July 2016)
<b>Permitted Uses</b>									
Single Family	Y	Y		Y	Y		Y	Y	Y
Two Family	C	Y		C	Y		Y	C	C
Multi Family	C	Y		C	Y		Y	C	C
<b>Minimum lot size - single family SF</b>	40,000 sf	25,000 sf		40,000 sf	30,000 sf		10,000 sf	15,000 sf	20,000 sf
<b>Minimum lot size - two family TF</b>	2 acres	25,000 sf		2 acres	30,000 sf		10,000 sf	40,000 sf	2 acres
<b>Minimum lot size - multi family MF</b>	2 acres	30,000 sf		2 acres	45,000 sf		15,000 sf	60,000 sf	2 acres
<b>Minimum lot width - SF</b>	150 ft	100 ft		150 ft	100 ft		50 ft	110 ft	125 ft
<b>Minimum lot width - TF</b>	200 ft	100 ft		200 ft	100 ft		50 ft	150 ft	200 ft
<b>Minimum lot width - MF</b>	200 ft	150 ft		200 ft	150 ft		100 ft	200 ft	200 ft
<b>Maximum lot coverage</b>	20%	20%		20%	20%		20%	20%	20%
<b>Maximum Residential Density -SF - For Planning Board Projects</b>	40,000 sf	25,000 sf		40,000 sf	30,000 sf		10,000 sf	15,000 sf	20,000 sf
<b>Maximum Residential Density -TF - For Planning Board Projects</b>	30,000 sf	25,000 sf		30,000 sf	30,000 sf		10,000 sf	10,000 sf	15,000 sf
<b>Maximum Residential Density -MF - For Planning Board Projects</b>	30,000 sf	25,000 sf		30,000 sf	30,000 sf		10,000 sf	10,000 sf	15,000 sf
<b>Minimum Front Setback - SF</b>	25	15		25	15		10 ft	10 ft	25 ft
<b>Minimum Side Setback - SF</b>	20	15		20	15		10 ft	20 ft	20 ft
<b>Minimum Rear Setback - SF</b>	40	30		40	30		30 ft	30 ft	40 ft
<b>Minimum Front Setback - TF</b>	50	15		50	15		10 ft	20 ft	50 ft
<b>Minimum Side Setback - TF</b>	50	15		50	15		10 ft	35 ft	50 ft
<b>Minimum Rear Setback - TF</b>	50	30		50	30		30 ft	40 ft	50 ft
<b>Minimum Front Setback - MF</b>	50	15		50	15		10 ft	50 ft	50 ft
<b>Minimum Side Setback - MF</b>	50	15		50	15		10 ft	50 ft	50 ft
<b>Minimum Rear Setback - MF</b>	50	30		50	30		30 ft	50 ft	50 ft
<b>Minimum Net Residential Area per Dwelling Unit per Lot</b>	20,000 sf	10,000 sf		20,000 sf	15,000 sf		5,000 sf	10,000 sf	15,000 sf