

**Proposed amendment to the 'Table of Dimensional Requirements' section
of the Greenfield Zoning Ordinance, Chapter 200**

Proposed by Councilors Dolan and Wheeler
3/4/2019

Summary of revisions:

The most recent version makes the following changes:

- Proposed Minimum Lot Size in the RA district has been increased from 2,000 to 4,000 sq. ft. for single-family homes and from 3,000 to 5,000 sq. ft. for two-family homes.
- Proposed Minimum Lot Frontage in the RA district has been increased from 30 to 40 feet.
- Proposed Rear Setback in the RA district has been increased from 10 to 20 feet.
- Proposed Minimum Landscaped Open Space has been increased from 20% to 30%.

200-5.2 TABLE OF DIMENSIONAL REQUIREMENTS

District	Minimum Lot Area in Sq. Ft. ⁽¹⁾	Minimum Lot Frontage in Ft. & Lot Width ⁽¹⁾	Minimum Yard in Feet			Maximum Height in Ft.	Minimum Landscaped Open Space ⁽³⁾
			Front	Side ⁽²⁾	Rear ⁽²⁾		
RA	8,000 4,000 10,000 5,000	65 40	25 10	10 5	30 20	35	40% 30%
SR	8,000 2,000 10,000 3,000	65 30	25 10	10 5	30 10	35	40% 20%

1 The first number is for all principal uses including single-family dwellings. The second number is for two-family dwellings. For **three-family and** multifamily structures there shall be the minimum requirement for two-family dwellings plus an additional increase in lot area for each additional unit equal to the following:

RA, SR - 1,000 square feet

RA, SR, H - 2,000 square feet

RB, LC, GC - 4,000 square feet

RC - 5,000 square feet

Frontage for three-family lots shall be as follows:
RA, SR, H, LC, GC - 50 feet RB - 140 feet RC - 200 feet

Frontage for multifamily dwelling lots shall be as follows:
RA, SR, H, LC, GC - 100 feet RB - 140 feet RC - 200 feet

Rationale: These proposed reductions to minimum lot size and setback requirements would bring the Urban Residential District into alignment with its purpose as defined by the Zoning Ordinance: “to provide areas for high-density residential development.”

These changes answer the Sustainable Master Plan’s call to “allow for more housing units on smaller lot size” and to “expand options to live in walkable neighborhoods.”