

TOWN OF HOPKINTON
ZONING BYLAW

ARTICLE II
Residence A (RA) District

~ 210-5. Size and setback requirements. [Amended 3-3-1965 ATM, Art. 44; amended 3-12-1973 ATM, Art. 26; 6-18-1973 STM, Art. 12]

The following size and setback requirements shall apply:

- A. Minimum lot area: 15,000 square feet with Town water.
- B. Minimum lot area: 22,500 square feet without Town water.
- C. Maximum lot coverage: 25%, except that lots which do not conform to the minimum lot area requirement on January 1, 1997, may have a maximum lot coverage requirement of 35%. **[Amended 5-5-1997 ATM, Art. 23]**
- D. Minimum lot frontage: 100 feet. **[Amended 5-2-2000 ATM, Art. 26]**
- E. Minimum setback from street line: 40 feet.
- F. Minimum side yard width: 10 feet.
- G. Minimum rear yard depth: 20 feet.

~ 210-6. Permitted uses. [Amended 4-14-1975 ATM, Art. 38; 4-13-1978 ATM, Art. 39; 4-14-1992 ATM, Art. 33]

The following land uses and building uses shall be permitted in an RA District. Any uses not so permitted are excluded, unless otherwise permitted by law or by the terms hereof.

- A. Single-family dwellings.
- B. Churches and other places of worship, parish houses and Sunday school buildings.
- C. Public schools, public libraries and museums, private schools for scholastic subjects only, including nursery schools.
- D. Membership clubs, lodges, social recreational and community center buildings and grounds for games and sports, except those having as a principal purpose any activity which is usually carried on as a business (fairs and public benefits excluded).
- E. The renting of rooms or the furnishing of table board in a dwelling occupied as a private residence.
- F. Home professional office.
- G. Home personal service.

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- H. Municipal uses. [**5-7-2007 ATM, Art, 27**]
- I. Telephone exchanges, provided that there is no service yard or garage.
- J. Agriculture, defined as farms, nurseries, gardens or greenhouses, but not including fur farms, on any lot of more than five acres; and agriculture on lots of five acres or less provided that the sale of products or plants is confined primarily to those raised on the premises and so long as such use is not noxious, injurious or offensive to the neighborhood.
- K. Real estate signs not over six square feet in area advertising only the sale or rental of the premises on which they are located. Professional announcement signs, farm produce signs, lodging, boarding and tourist signs, having an area of not more than four square feet, provided that there is only one such sign for each family so engaged. Any such sign, if illuminated, shall be non-flashing.
- L. Accessory uses customarily incident to any use permitted herein. The keeping of a small flock of poultry or the keeping of saddle or riding horses and other farm animals for use of the occupants only may be considered proper accessory uses, provided that they are kept in an enclosure or building 50 feet or more from any street line and 30 feet or more from any side lot line.

~ 210-7. Uses allowed by special permit.

In addition to the foregoing permitted uses, the following uses shall be allowed in an RA District upon the granting of a special permit by the Board of Appeals.

- A. Funeral homes. [**Added 4-11-1977 ATM, Art. 41**]¹
- B. Public or semipublic institutions of a philanthropic or charitable character, nursing homes, acute care and rehabilitation facilities and elderly housing. [**Added 4-14-1992 ATM, Art. 33**]

¹ Editor's Note: Original Section 5(a), Medical centers, was deleted 4-15-1988 ATM, Art. 62.