

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 did 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, 5-4-2009 ATM, Art. 25]**
- 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, 5-4-2009 ATM, Art. 18, 5-4-2009 ATM, Art. 25]**

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. Places of worship and other religious uses.
- 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 an owner-occupied single family dwelling.
- F. Home professional office.
- G. Home personal service.
- H. Municipal uses. **[5-7-2007 ATM, Art, 27]**
- I. Telephone exchanges, provided that there is no service yard or garage.

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- J. Agriculture, horticulture, floriculture or viticulture on any lot of 5 acres or more. Agriculture, horticulture, floriculture or viticulture on a lot of less than 5 acres, provided that: a) the sale of products or plants is confined primarily to those raised on the premises, b) the use is not noxious, injurious or offensive to the neighborhood, and c) farm animals 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. **[Amended 5-4-2009 ATM, Art. 25]**
- K. Reserved **[5-4-2009 ATM, Arat. 18]**
- L. Accessory uses.**[5-4-2009 ATM, Art. 25]**

**§ 210-7. Uses allowed by special permit.**

The following uses shall be allowed in an RA District upon the granting of a special permit by the Board of Appeals. **[5-4-2009 ATM, Art. 25]**

- A. Funeral homes. **[Added 4-11-1977 ATM, Art. 41]<sup>1</sup>**
- 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]**

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