

ZONING

There are various zoning districts in the Town of Carver. So, you will have to pick up the latest copy of the Zoning By Laws to get the full story. But in general a buildable lot in the RA zone requires 150' of frontage and 60,000 square feet of land. The setbacks are 50' from the front and rear property line and 30' on the sides.

LOCATION OF STRUCTURES

1. Setbacks for a single-family home are 50' from the front and rear property line and 30' on the sides.
2. An unattached garage cannot be placed closer than 10' from all property lines nor can it be placed any closer than 5' to the house and nor can it be placed beyond the home; unless it meets the requirements of section 2245 b of the Zoning By Law.
3. A shed cannot be located beyond the front of the house unless it complies with section 2245 b of the Zoning By Law. A shed cannot be placed any closer than 10' from any property line and no closer than 5' to any building.
4. Doors leading from the house onto the deck and to the above ground pool need to be alarmed.
5. When the in ground pool is enclosed with a fence that is also attached to the home, all doors need to be alarmed.
6. The gates to all entrances leading to the pool need to swing away from the pool, not into the pool area. They also have to be self-closing and locking.

Lot Size*

	RA	HC	GB	V	IA	IB	AP
Min Lot size (x 1000 sq feet)	60	60	40	20	60	60	40
Frontage	150	250	200	100	175	175	150
Front Setback	50	40	40	15	50	50	40
Rear Setback	50	40	25	15	30	30	30
Side Setback	30	40	25	15	30	30	30

* There are exceptions, which can only be found in a copy of the Zoning By Laws.