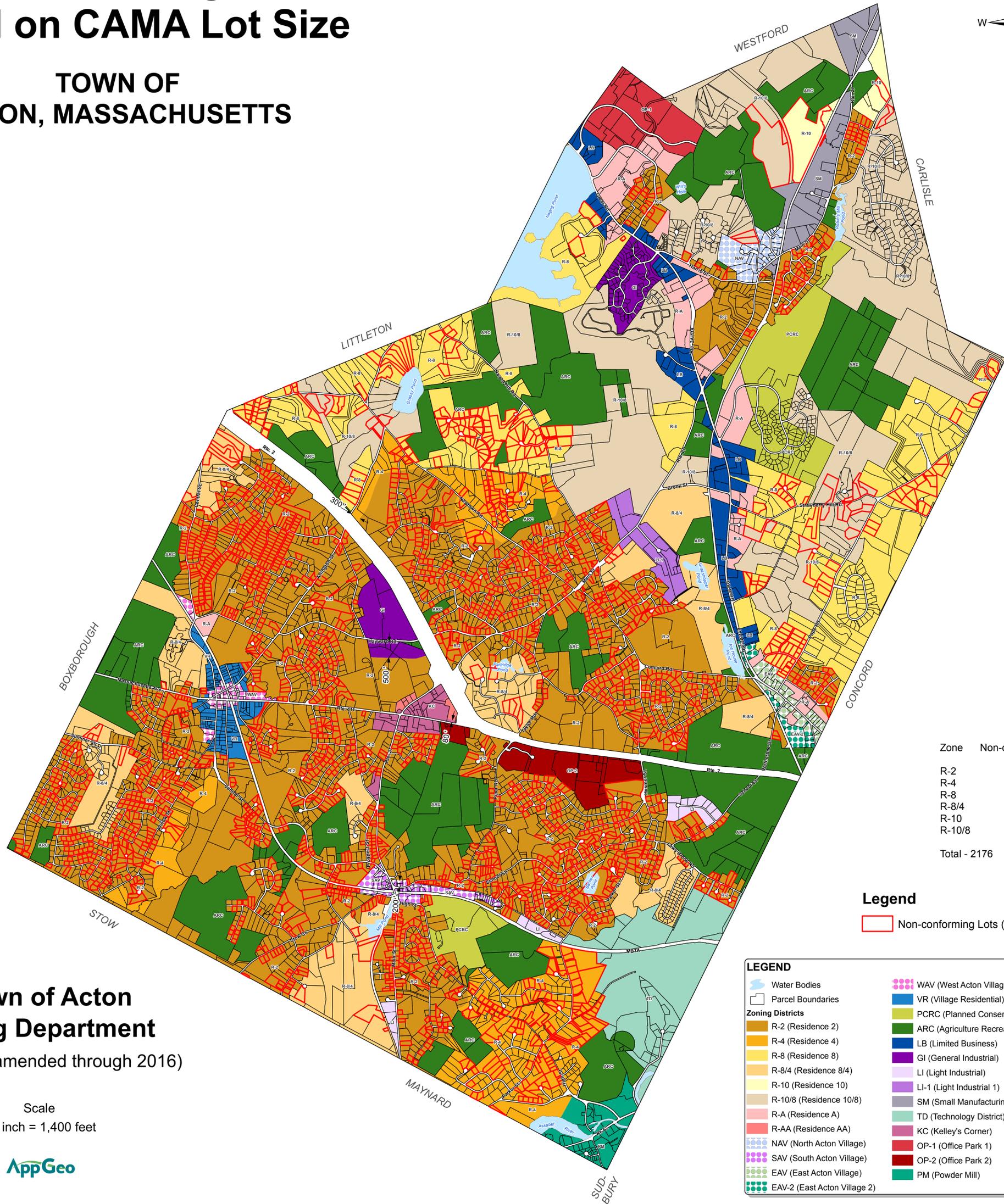
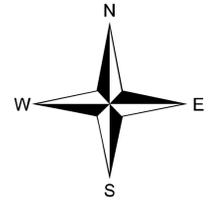


Non-conforming Lots Based on CAMA Lot Size

TOWN OF ACTON, MASSACHUSETTS



Zone	Non-conforming Lots
R-2	1786
R-4	152
R-8	185
R-8/4	29
R-10	2
R-10/8	22
Total	2176

Legend

Non-conforming Lots (CAMA lot size)

LEGEND

- ~ Water Bodies
- Parcel Boundaries
- Zoning Districts**
- R-2 (Residence 2)
- R-4 (Residence 4)
- R-8 (Residence 8)
- R-8/4 (Residence 8/4)
- R-10 (Residence 10)
- R-10/8 (Residence 10/8)
- R-A (Residence A)
- R-AA (Residence AA)
- NAV (North Acton Village)
- SAV (South Acton Village)
- EAV (East Acton Village)
- EAV-2 (East Acton Village 2)
- WAV (West Acton Village)
- VR (Village Residential)
- PCRC (Planned Conservation Residential Comm.)
- ARC (Agriculture Recreation Conservation)
- LB (Limited Business)
- GI (General Industrial)
- LI (Light Industrial)
- LI-1 (Light Industrial 1)
- SM (Small Manufacturing)
- TD (Technology District)
- KC (Kelley's Corner)
- OP-1 (Office Park 1)
- OP-2 (Office Park 2)
- PM (Powder Mill)

**Town of Acton
Planning Department**
(parcels amended through 2016)

Scale
1 inch = 1,400 feet



Town of Acton

Non-conforming Lots

GIS Analysis

Data used and limitations:

Acton parcel and CAMA data was used for the analysis. GIS data and the CAMA data has its inherent limitations and calculated areas and frontages may not align with ground reality or information on a deed. In this analysis no buffers were used as a result the following limitations will be evident.

1. A parcel that falls in the R2 zone and has a GIS area of 19999 sq ft would be considered non-conforming
2. CAMA lot size may not accurately represent the lot size for a variety of reasons
3. Zoning information: The parcel data is not exactly aligned to the zoning data and there are several cases where a parcel goes across 2 or more zones. In this analysis we have assigned a zone to a parcel based on the amount of area it falls in so if the parcel largely falls in R2 then it is assigned to the R2 zone.
4. Frontage calculation limitations: the process used to calculate frontages was based on the ROW polygon in the parcel data. If there are parcels that use a FEE parcel as a ROW are not included in the analyses. The street centerline data was used for the analyses to calculate frontages of corner lots. If there are ROW that are not associated with a street centerline they will not have frontage information.

Data processing and analysis

The data needed to be processed for doing the analysis. Several steps were used and listed here is the overall methodology

1. Parcels were spatially joined with the zoning to assign a zone to each parcel
2. Parcel polygon data was converted to lines; assigned MapParIDs; converted to points; analysed with the street centerline data to identify the closest street; summarized so corner lots would have 2 records after the analyses; this was then further summarized to identify the max length and then copied back into the frontage data to give a single frontage value to every parcel
3. Lots with a building on them that fell in the R2, R4, R8, R8/4, R10 and R10/8 and did not fall in the cluster areas were considered eligible - the rest of the parcels were removed from the analyses

4. Queries were run on the data to tag conforming parcels based on the following criteria

Zone	Min Lot Size sq ft >=	Min Frontage ft >=	Frontage Exception	Hammerhead Lot Exception
R2	20,000	150	Lotsize >=40,000 and frontage >=100	lotsize >=80000 and frontage >= 50
R4	40,000	175	Lotsize >=80,000 and frontage >=125	lotsize >=120000 and frontage>=50
R8	80,000	200	Lotsize >=1600,0000 and frontage >=150	lotsize >=200000 and frontage >=50
R-8/4	80,000	200	Lotsize >=1600,0000 and frontage >=150	lotsize >=200000 and frontage >=50
R-10	100,000	250	Lotsize >=200,0000 and frontage >=200	lotsize >=200000 and frontage >=50
R-10/8	100,000	250	Lotsize >=200,0000 and frontage >=200	lotsize >=200000 and frontage >=50

5. Non-conforming lots for minimum lot size AND the min frontage were further queried on the frontage exception and hammerhead exception.
6. Analysis was done on both GIS acreage and CAMA lot size. The frontage exception and hammerhead exceptions were calculated for each source of lot size.