Does your lot meet standard requirements?

• In the RB (most of Revere) and the RA1 (North Revere) zones, you need 8,000 sq. ft. and 80 ft. of frontage.

• In the RA zone (Point of Pines and some parts of Oak Island), you need 6,000 sq. ft. and 60 ft. of frontage.

Yes

If you meet these requirements, you can build a two family in RB and a single family in RA and RA1.

No

No

Is your lot exempt/prequalified?

- Lot must be in the RB or NB Districts. *No other lots qualify.*
- Lot must have been in existence in 1994. *Newer lots do not qualify.*
- Lot must be vacant and have been vacant since 1994.
- Lot must be situated along a constructed public way.

Can you be considered for a single-family on an undersized lot through special permits?

Yes

Is your lot in a Floodplain?

Prequalified Lot Zones
HD Zone: 3,500 sq. ft. and 40 ft. frontage.
LD Zone: 3,600 sq. ft. and 40 ft. frontage.
LL Zone: 5,500 sq. ft. and 50 ft. frontage.

Yes

Yes

Do you meet the special permit conditions?

No

No

If your lot is in the 100-year floodplain and is less than 6,000 sq. ft. but contains the appropriate frontage, you can build a single-family home.

Yes

No

If you do not meet these, you can not build.

No

LL District: if you have at least, 5,400 sq. ft. and 60 ft. frontage, you can build a one or two- family home.
LD District: if you have at least 4,000 sq. ft. and 40 ft. frontage, you can build a one or two-family home.
HD District: if you have at least 4,000 sq. ft. and 40 ft. frontage, you can build a two-family home.
If 3,000 sq. ft. and 40 ft frontage, you can build a one-family home.

- Must apply to City Clerk for certification that vacant lot is larger than more than 50% of parcels with residential buildings thereon within the same Assessor's block.
- Must apply to City Clerk that the vacant lot is larger than more than 50% of the parcels with residential buildings thereon owned by "parties in interest" to Special Permit as defined by M.G.L c. 40A, §11.
- If the lot does not meet the minimum frontage requirements, you must apply to City Clerk for certification that frontage greater than more than 50% of parcels in Assessor's block and within "parties in interest" zone.
- Must submit plot plan showing single family home on proposed lot to establish that, with the single-family home constructed, lot will meet all other set back, usable open space, maximum principal building coverage parking requirements.

Apply to ZBA for a special permit