

ZONING and AREA SHARE by DISTRICT			
ZONING CODE	ZONING DISTRICT	MINIMUM LOT SIZE (sqft)	PERCENT OF TOTAL
BL-0.5	Business Limited	10000	3.22%
CR1	Commercial Recreation 1	40000	0.00%
CR2	Commercial Recreation 2	40000	0.00%
MG-0.5	Manufacturing General	40000	
ML-0.5	Manufacturing Limited	30000	4.34%
RA-40	Residential Agricultural	40000	
RA-40	Residential Agricultural	40000	12.04%
RG-7	Residential General	7000	
RG-7	Residential General	7000	
RG-7	Residential General	40000	
RG-7	Residential General	7000	3.44%
RL-9	Residential Limited	9000	
RL-9	Residential Limited	12000	
RL-9	Residential Limited	40000	
RL-9	Residential Limited	9000	5.92%
RS-12	Residential Single Family	12000	
RS-12	Residential Single Family	40000	
RS-12	Residential Single Family	12000	8.74%
RS-20	Residential Single Family	20000	
RS-20	Residential Single Family	40000	
RS-20	Residential Single Family	20000	22.28%

Zone Name	Zone District	Permitted Use Type	Permitted Use	Permitted Use Percent of Zone	Minimum Lot Size	Minimum Lot Area Per Unit (R)	Floor-to-Area Ratio (FAR)	Road Factor	Odd Lot	Minimum Portage
residential agricultural	RA-40	R	single family	30%	40000	40000	0.5	0.85	180	
residential agricultural	RA-40	R	institutional	30%	40000	40000	0.5	0.85	180	
residential agricultural	RA-40	R	other use	30%	40000	40000	0.5	0.85	180	
residential single family	RS-20	R	single family	100%	20000	20000	0.5	0.85	120	
residential single family	RS-20	R	institutional	30%	40000	40000	0.5	0.85	280	
residential single family	RS-20	R	other use	30%	20000	20000	0.5	0.85	120	
residential single family	RS-12	R	single family	30%	12000	12000	0.5	0.85	100	
residential single family	RS-12	R	institutional	30%	40000	40000	0.5	0.85	280	
residential single family	RS-12	R	other use	30%	12000	12000	0.5	0.85	100	
residential limited	RL-9	R	single family	20%	9000	9000	0.5	0.85	75	
residential limited	RL-9	R	two family	20%	12000	12000	0.5	0.85	100	
residential limited	RL-9	R	institutional	20%	40000	40000	0.5	0.85	280	
residential limited	RL-9	R	other use	20%	9000	9000	0.5	0.85	100	
residential general	RG-7	R	single family	20%	7000	7000	0.5	0.85	60	
residential general	RG-7	R	multi family	20%	7000	7000	0.5	0.85	60	
residential general	RG-7	R	institutional	20%	40000	40000	0.5	0.85	280	
residential general	RG-7	R	other use	20%	7000	7000	0.5	0.85	60	
business limited	BL-0.5	C		1%	10000	10000	0.5	0.85	100	
manufacturing limited	ML-0.5	C		1%	30000	30000	0.5	0.85	280	
manufacturing general	MG-0.5	C		1%	40000	40000	0.5	0.85	280	
commercial recreation 1	CR1	C		1%	40000	40000	0.05	0.85	280	
commercial recreation 2	CR2	C		1%	40000	40000	0.05	0.85	280	
unknown	U	C		1%	40000	40000	0.05	0.85	280	



Legend

- R-1 Zoning
- Developed Land as of 1901
- Developed Land use Update (2001)
- Misc. Undevelopable Lands
- Subdivisions since 1996

Open Space & Water

- Permanently Protected
- O.S. Update (Municipality Reported)
- Water Bodies
- Major Streams
- Streams

Transportation

- Expressway
- Arterial
- Collector
- Local



Figure B
Buildout Analysis
 Lincoln, RI
 Source: 2001 Blackstone Valley Tourism Council Build-out Study. Town of Lincoln, RI