

Can you build on your lot?

Yes

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

In the **RB zone** (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 of frontage.

No

Is your lot exempt/prequalified?

Yes

Is your lot in a Floodplain?

Yes

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.

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.

Find a map of the HD, LD and LL Districts [here](#) under the “Infill Districts” layer

- 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.

Yes

Do you meet the special permit conditions?

Yes

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 interests” to Special Permits as defined by MGL c. 40A, § 11. If the lot does not meet the minimum frontage requirements, you must apply to the City Clerks for certification that frontage is greater 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

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

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.

No

If you do not meet any of these criteria's you can **NOT** build.