

Two Family Dwellings – Summary of Bylaw Changes

The current bylaw allows 2-family dwellings in all residential districts but only under two scenarios:

- Conversion of a single-family dwelling that existed in 1945, by special permit
- New construction on an unbuilt lot that existed in 1992 and that has 1 ½ times the standard minimum lot area (fewer than half a dozen remain).

It also sets conditions about parking and appearance and a minimum unit size in conversions. This current bylaw dates from the 1990s and is more restrictive than earlier versions.

The proposed text makes the following changes:

- Adds a purpose statement at the start of the section;
- Keeps the allowance for conversion of pre 1945 single-family dwellings to 2-family dwellings, while setting a size limit on any additions involved and eliminating the minimum size for the new dwelling unit and the need for a special permit;
- Widens the other circumstances in which a 2-family dwelling may be created but sets criteria that limit its size, based on the lot area (using Floor Area Ratio and Lot Coverage, selected to roughly equate to the larger single-family houses being built today);
- Provides criteria for the ZBA to refer to when reviewing proposals for 2-family dwellings on nonconforming lots (which usually need a special permit);
- In all cases, keeps rules controlling parking and related landscape screening;
- Reinforces that an Accessory Dwelling Unit is not allowed on a lot with a 2-family dwelling.



New 2-family house (left) and one-family house (right) – examples from Concord