

Zoning Bylaw Amendment – Two Family Dwellings

Proposed text:

4.2 Residential Uses

4.2.1 Single Family Dwelling

A detached dwelling unit designed and used exclusively as a single housekeeping unit with common cooking and living facilities provided that in the Limited Business District such use conforms to the dimensional regulation for the Residence C District. No more than one dwelling shall be located upon a lot except as provided pursuant to Subsections 4.2.4, 4.2.5 and 4.2.9.

4.2.2 Two Family Dwelling

A building that contains two (2) dwelling units and is either divided vertically so that the dwelling units are side by side but separated by a shared wall (sometimes called duplex), or is divided horizontally so that one dwelling unit is above another; except that a single family dwelling with an accessory dwelling unit, attached or detached, authorized pursuant to Section 4.2.9, shall be regulated as a single family dwelling.

The option of two family dwellings is intended to give property owners a choice between building a single family dwelling or a two family dwelling of a similar overall structure size, to: 1) increase the number of dwelling units available in town, 2) increase the range of choice of housing accommodations, 3) encourage greater diversity of population with particular attention to young adults and senior citizens, and 4) encourage a more economic and energy-efficient use of the town's housing supply.

4.2.2.1. Development standards

In all instances:

- a) An Accessory Dwelling Unit is not permitted on any lot with a two-family dwelling;
- b) Parking:
 1. no more than two outdoor parking spaces shall be located in the front yard. All other parking spaces shall be either outdoor parking spaces located in a side or rear yard, or in a garage or carport; with not more than 2 garage spaces per dwelling unit;
 2. parking spaces shall be located so that both dwelling units shall have at least one parking space with direct and unimpeded access to the street without passing through a parking space designated to serve the other dwelling unit;
 3. there shall be suitable screening (with evergreen or dense deciduous plantings, walls, fence, or a combination thereof) where there are more than two outdoor parking spaces or if the parking space is in the front yard and parallel to the street. Screening shall be sufficient to minimize the visual impact on abutters and the view from the street.

4.2.2.2 Dwellings constructed on or before March 1, 1945

A single-family dwelling in existence on March 1, 1945 may be converted to a two-family dwelling provided that such conversion does not involve addition of more than 600 square feet gross floor area. If addition of more than 600 square feet gross floor area is proposed, the proposal shall meet the same criteria as for Dwellings constructed after March 1, 1945 as set out in subsection 4.2.2.3.

4.2.2.3 Dwellings constructed after March 1, 1945

A single-family dwelling built after March 1, 1945 may be converted to a two-family dwelling, or a two-family dwelling may be built on a vacant lot, or a two-family dwelling may be newly constructed upon demolition of an existing one- or two-family dwelling, provided that:

- a) the lot and proposed dwelling are fully conforming to the dimensional criteria of the Bylaw;
- b) the two-family structure (new or converted) is subject to a maximum Floor Area Ratio (FAR) of 0.15 (15%)
- c) the two-family structure (new or converted) is subject to a maximum lot coverage of 0.10 (10%)

4.2.2.4 Two-Family Dwellings on nonconforming lots

Construction of a new two-family dwelling on a nonconforming lot shall require a special permit from the Zoning Board of Appeals. In making any findings required under section 7.1 Nonconforming Uses for the grant of a special permit for the replacement of an existing two-family dwelling or construction of a new two-family dwelling on an existing undersized lot, the Zoning Board of Appeals shall give consideration to applying the development standards in Section 4.2.2.1 and an overall size limit of 0.15 floor area ratio or 3,000 square feet, whichever is greater.

TABLE 1: USE REGULATIONS

DISTRICTS	R	A	B	C	D	LB	C	IA	IB	IC	Site Plan
PRINCIPAL USES											
4.2 RESIDENTIAL USES											
4.2.1 Single Fam. Dwelling	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	NR
4.2.2 Two Family Dwelling	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	NR