

## **Fifth Draft Proposed Section 4.2.2 Two Family Dwelling**

*For discussion on October 25, 2022*

### 4.2.2. Two Family Dwelling

The provision 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 involves additions to the dwelling of less than 600 square feet gross floor area. Any proposed addition of more than 600 square feet gross floor area shall be reviewed pursuant to subsection 4.2.2.3 below.

#### 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, or for additions greater than 600 square feet, provided that:

- a) the existing lot and 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 Existing or proposed Two-Family Dwellings on nonconforming lots

In addition to any findings required under the provisions of section 7.1 Nonconforming Uses, the Zoning Board of Appeals may grant 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, subject to the consideration of the criteria 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.