

# Zoning Bylaw Amendment Two Family Housing

Todd Crowley, Planning Board (former ZBA)

# Proposal

- ▶ Update two family dwelling bylaws
  - ▶ Less restrictive for two family dwellings
- ▶ Choice between
  - ▶ Single family
  - ▶ Two family of similar overall size

# Benefits

- ▶ Expands housing opportunities in size, functionality, and price point
- ▶ Enables a more efficient use town infrastructure & reduces per resident cost burden to maintain it
- ▶ Preserves residential structures
- ▶ Potential revenue source for owner
- ▶ Energy conservation; decreases greenhouse emissions
- ▶ Enables broader base of the socio/economic spectrum to live, thrive in & enrich our community

# Goals

- ▶ Increase range of choice of housing accommodations
- ▶ Greater diversity of housing opportunities for
  - ▶ First time homebuyers / young families / essential workers
  - ▶ Senior citizens / people with disabilities
- ▶ Encourage more economic / energy efficient uses of Town's housing
- ▶ Current bylaws are very restrictive
  - ▶ 2019 Bedford Housing Study
  - ▶ Council on Aging Needs Assessment

# Proposed Bylaw Changes

# Proposed Development Standards

- ▶ 10% lot coverage maximum
  - ▶ For conforming lots only
- ▶ 15% floor area ratio maximum
- ▶ Appropriate restrictions on parking
- ▶ Suitable screening
  
- ▶ ADU not permitted on any lot with a two family dwelling

# Dwellings Built Before 3/1/1945

- ▶ Allowed by right
- ▶ Conversion of existing dwelling
  - ▶ Conversion if < 600 sq ft addition
  - ▶ Avoids ZBA hearing for minor modifications
- ▶ Both conforming and non-conforming
  - ▶ ~800 houses in Bedford
- ▶ Original bylaw provision created in 1945

# Dwellings Built After 3/1/1945

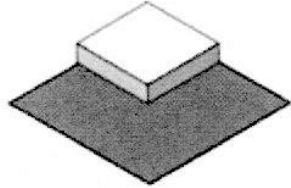
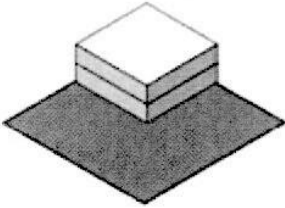
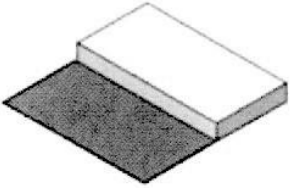
- ▶ For fully conforming lots and dwellings
  - ▶ Convert existing or build new dwelling by right
  - ▶ Maximum allowed lot coverage of 0.10 (10%)
  - ▶ Maximum allowed floor area ratio of 0.15 (15%)



# Dwellings Built After 3/1/1945

- ▶ For non-conforming lots
  - ▶ Not by right: requires special permit from the ZBA
  - ▶ No lot coverage restriction
  - ▶ Maximum size limit (whichever is greater)
    - ▶ 0.15 floor area ratio
    - OR
    - ▶ 3,000 square feet gross floor area

# Floor Area Ratio & Lot Coverage

FAR \ LOT COVERAGE	0.25	0.5
0.25		
0.5	N/A	

# Bedford Housing Currently

# Residential Lots

## Single and Two Family

Type	Number
Single	3,439
Two	196
<b>Total</b>	<b>3,635</b>

Zone	Min lot area (sf)	Conforming lots	Non-conforming lots	Total lots
R	60,000	93	90 (49%)	183
A	40,000	1,109	209 (16%)	1,318
B	30,000	680	419 (38%)	1,099
C	25,000	160	886 (85%)	1,046
<b>All</b>		<b>2,063</b>	<b>1,605 (44%)</b>	<b>3,668</b>

# Dwellings

## Single and Two Family

	Minimum lot area (sf)	Minimum frontage (ft)	Single family theoretical max floor area of 2-st house (sf)	Two family floor area based on 0.15 FAR (sf)
R	60,000	200	79,900	9,000
A	40,000	150	48,408	6,000
B	30,000	125	33,250	4,500
C	25,000	115	25,907	3,750

# Bedford Housing Statistics

- ▶ 2020: 5,444 total housing units
  - ▶ Includes single, two, and multi family housing units
- ▶ Currently ~52 vacant buildable lots in Bedford
- ▶ Only 4 **new** two family houses in past 10 years

Type	Structures	Units
Single	3,439	3,439
Two	196	392
Multi (3+)		1,613
All		5,444

# Current Real Estate Market

- ▶ Very large single family dwellings
  - ▶ Cater to top 5% income earners
  - ▶ 4,500 - 5,500 sq ft home with 5+ bedrooms
  - ▶ Average household size is 2.5 persons
- ▶ Very few middle-income houses created
- ▶ Several (20+) communities have broadened opportunity
  - ▶ Arlington, Chatham, Concord, Danvers, Dennis, Erving, Framingham, Groton, Hingham, Lexington, Needham, Newton, Northampton, Plymouth, Reading, Salem, Shrewsbury, Truro, Winchester, Worcester



Questions/Comments?