FALL 2012 SPECIAL TOWN MEETING ~ THE EFFECT OF PROPOSED RESIDENTIAL RENTAL ZONING AMENDMENTS

UNDER CURRENT REGULATIONS

Single Family Dwelling – Allowed by right, no permit required in any residential zoning district. No permit or public hearing required to change from an owner-occupied home to a non-owner occupied rental property.

Two Family Dwelling (Duplex) – Allowed by right through Site Plan Review approval in R-G and R-VC; Special Permit in outlying districts (R-N, R-O, R-LD). Defined as any two unit dwelling, no matter how Created. No distinction made between duplexes created mostly through renovations and converted dwellings containing two units.

Converted Dwelling – By Special Permit in all residential zoning districts. Applies to any conversion of existing residences or out-buildings that results in an increase in dwelling units, except for new construction. Max. of 6 dwelling units in R-G and R-VC; max. of 4 dwelling units in outlying residential districts.

UNDER PROPOSED REGULATIONS

Article 12.

Class I Single Family Dwelling – Allowed by right, no zoning permit from owner-required if occupied by an owner (as an individual or part of a related family), or if rented to an individual or a related family.

Class II Single Family Dwelling – ***By Special Permit only***, if no owner occupant is present and the unit is rented to a group of unrelated persons (not more than four).

Definition improved.

Article 13.

Owner Occupied Duplex – By right through Site Plan Review approval in R-G and R-VC, if one unit is the principal residence of an owner of the property. By Special Permit in outlying districts (R-N, R-O, R-LD).

Non-Owner Occupied Duplex – ***By Special Permit only*** in all residential districts, including R-G and R-VC.

Definition improved, and interacts with new definition (below) for converted dwellings.

Article 14.

Converted Dwelling – By Special Permit in all residential zoning districts. Defined as conversions of existing residences or outbuildings where no more than 20% new habitable space results from demolition and/or new construction. Can increase to 40% if two out of five new criteria are met. Allows a conversion from 1 to 2 units in mixed use centers where duplexes not permitted. Max. dwelling units reduced to four units in all districts.

Definition improved, and new threshold distinguishes these from duplexes.