

ARTICLE 26

ZONING - SMALL HOUSE DEVELOPMENT (PLANNING BOARD)

Primary Housing Goal of Amherst Master Plan

A mix of housing that meets the physical needs of and is affordable to the broadest possible spectrum of our community, and that minimizes the impact on the environment.

Master Plan Housing Strategy H1C

Use dimensional regulations to encourage the construction of smaller homes and smaller lots.

Article 26

Zoning- Small House Development

- Creates new use category: “Small House”
- Allowed by Special Permit on smaller lots than traditional one family homes

	<u>Proposed</u>	<u>R-G</u>	<u>R-VC</u>
Basic Minimum Lot Area (sq. ft.) ^h	5,000	12,000 ^m	15,000
Additional Lot Area/ Family (sq. ft.)	1,500	2,500 ^{am}	4,000
Basic Minimum Lot Frontage (ft.)	50	100	120
Basic Minimum/Maximum Front Setback (ft.) ^{an}	15	15	15
Basic Minimum Side and Rear Yards (ft.) ^g	10	10 ^d	15 ^d
Maximum Building Coverage (%)	25^a	25 ^a	25 ^a
Maximum Lot Coverage (%) ^o	40	40	40
Maximum Floors ^a	2	3	3
Minimum/Maximum Height (ft.) ^{an}	25	40	35

Requirements

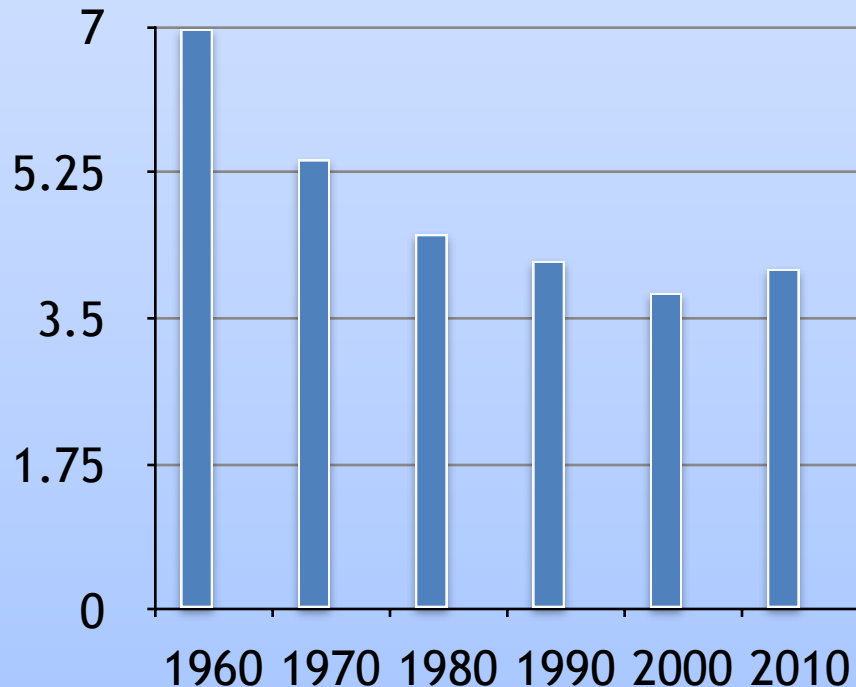
- Min 350 square feet of habitable space
- Max 1000 square feet of habitable space
- Allowed in R-G and R-VC zones only
- Requires Special Permit; Building Commissioner may waive permit when established criteria are met

Advantages of Small Houses

- Increased affordability
- Increased efficiency (less use of land and other resources)
- Contributes to diversity of housing stock
- Addresses shortage of housing for retirees, young families
- Meets changing needs of population

Household Change in Amherst

Average Household Size in Amherst (per US Census)



Related Trends

- Couples having fewer children
- Couples having children later
- More single mother households
- More seniors living alone

Remaining Issues

- Need for design criteria and standards to ensure compatibility with surroundings
- Potential for “Pocket Neighborhoods” - zoning revisions to allow simultaneous development of clusters of Small Houses, situated around shared open space