

MULTI-FAMILY HOUSING

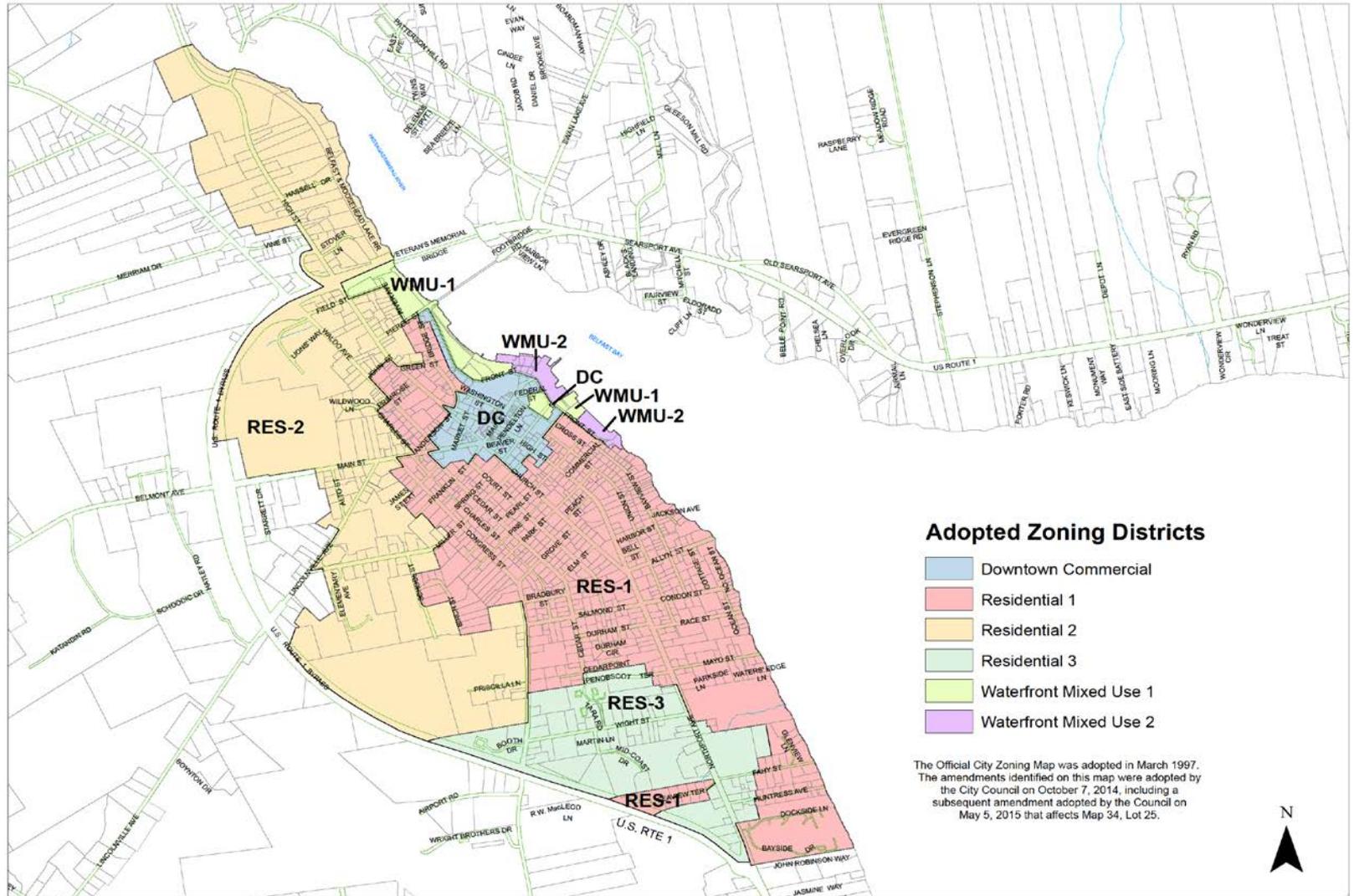
SEPTEMBER 19, 2018

PLANNING BOARD HEARING

WHY?

- 1) INTEREST IN PROVIDING MORE RENTAL HOUSING
- 2) PART OF SEVERAL APPROACHES BEING PURSUED

ZONING DISTRICTS for INSIDE the BYPASS AREA - ADOPTED OCTOBER 7, 2014



1,500 750 0 1,500 3,000 4,500 6,000 Feet



EXISTING ZONING

- 1) SINGLE & DUPLEX OKAY
- 2) NEW MULTI-FAMILY IN RES-2 & 3
- 3) DETACHED ACCESSORY DWELLING

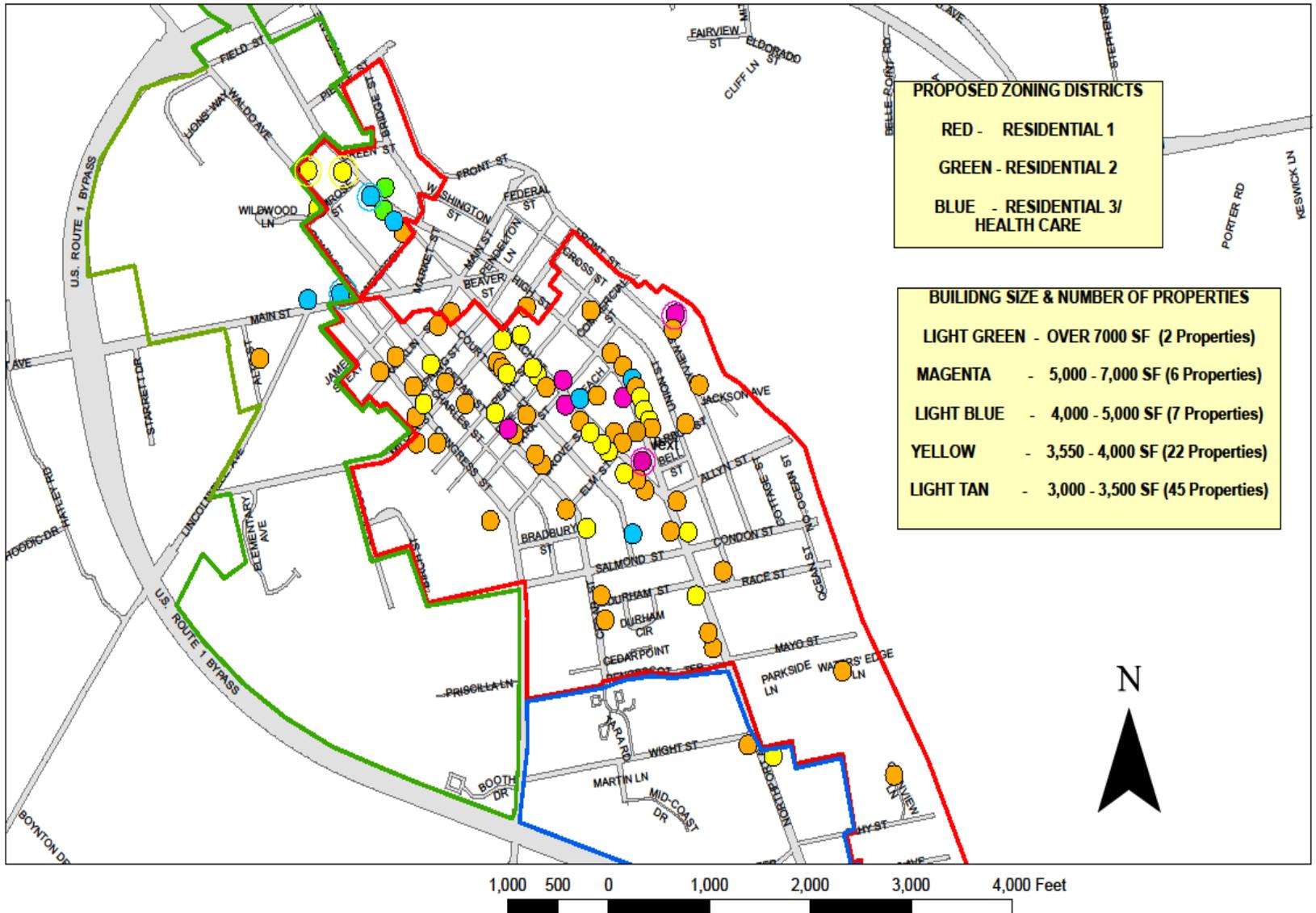
WHAT DOES PROPOSAL INVOLVE

- 1) CONVERSIONS
- 2) EXPAND EXISTING MULTI-FAMILY
- 3) NEW MULTI-FAMILY IN RES-1 ZONE

ADDITIONAL NEW OPTIONS

- 1) SINGLE FAMILY CAN HAVE 2 UNITS IN DETACHED ACCESSORY STRUCTURE
- 2) DUPLEX AN HAVE 1 UNIT IN A DETACHED ACCESSORY STRUCTURE

MAP #1 BUILDING SIZE - OVER 3000 SF----- SINGLE & TWO FAMILY



DENSITY –
NUMBER OF UNITS PER LOT

CHARACTERISTICS OF LOT
WILL GOVERN

MINIMUM LOT SIZE

MINIMUM LOT SIZE APPLIES,
HOWEVER NONCONFORMING LOTS
OF RECORD MAY BE OKAY

NEW CONSTRUCTION – 10,000 SF

ACCESSORY – NO LESS THAN 4,500 SF

PARKING

- 1) MOSTLY ON-SITE REQUIRED
- 2) SOME ON-STREET MAY BE OKAY
- 3) REDUCE SOME PARKING STANDARDS
- 4) ALLOW SOME FRONT TO BACK PARKING

BUILDING SETBACKS

- 1) GENERALLY MEET DISTRICT SETBACKS
- 2) NONCONFORMING RECOGNIZED
- 3) NEW CONSTRUCTION MUST MEET SETBACKS
- 4) ACCESSORY UNIT STANDARDS

UTILITIES

**MUST HAVE PUBLIC WATER &
PUBLIC SEWER**

BUILDING DESIGN

- 1) ORIENTATION TO STREET
- 2) INTEGRITY OF EXISTING HOUSE
- 3) BUILDING MATERIALS MATCH
EXISTING
- 4) PARKING AREAS FIT

MINIMUM SIZE UNIT

NO MINIMUM SIZE

COMPLY WITH BUILDING CODE

UNITS TO FIT BUILDINGS

BUILDING CODE

- 1) COMPLY WITH MUBEC CODE
- 2) SPRINKLING
- 3) FIRE SUPPRESSION
- 4) EGRESS

TYPE OF RENTAL UNIT

- 1) CITY WANTS YEAR-ROUND UNITS
- 2) POTENTIAL STANDARDS ON SHORT-TERM RENTALS
- 3) CONDOMINIUM (OWNERSHIP) LIKELY OKAY

FINAL THOUGHTS

- 1) PROPOSAL BEING DEVELOPED
- 2) PUBLIC COMMENT HELPS
- 3) BOARD RECOMMENDATION TO COUNCIL
- 4) NO SPECIFIC DATES SET