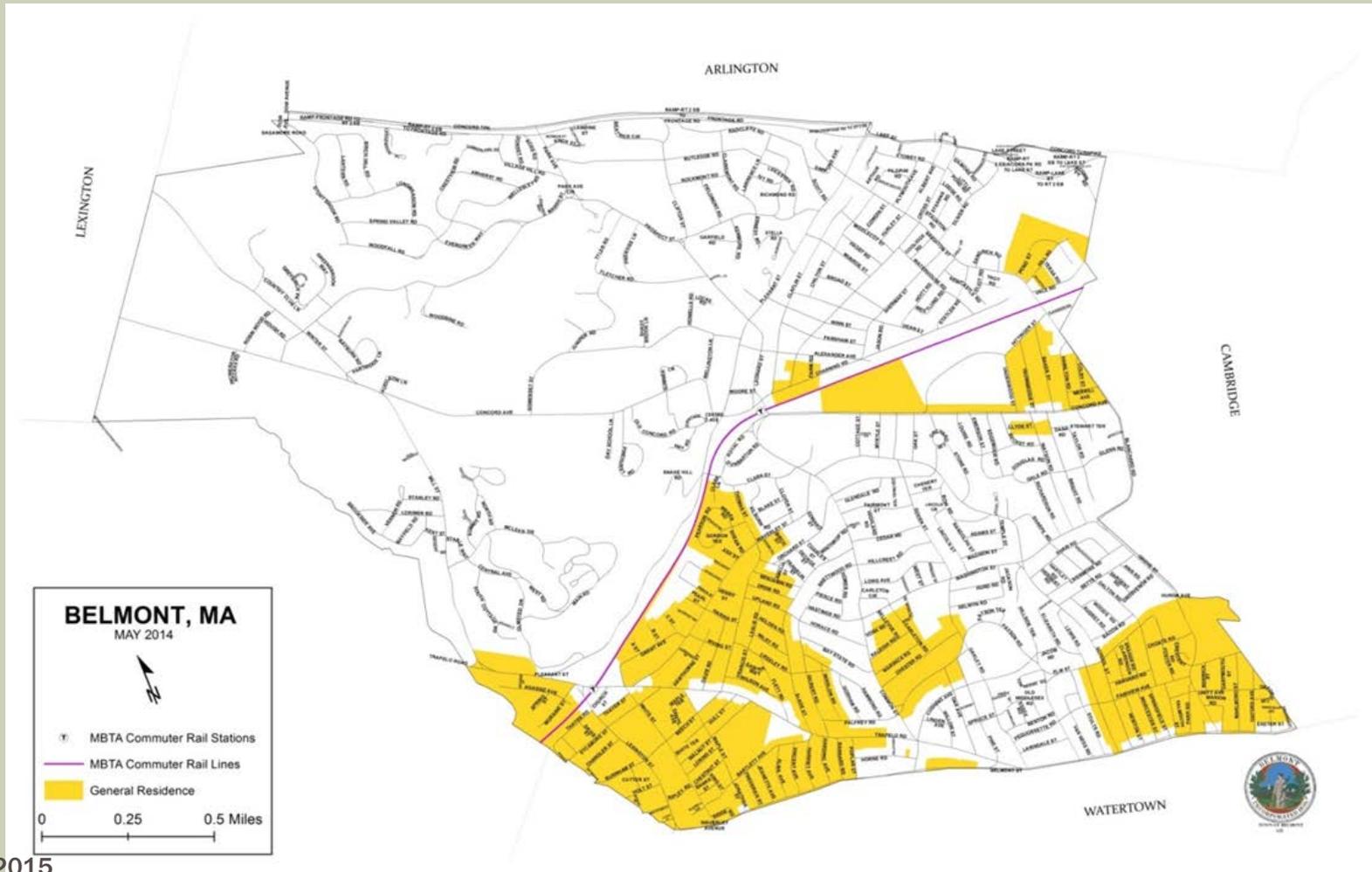


**ALTERNATIVE SINGLE-
FAMILY DWELLINGS TO
TWO-FAMILY DWELLING
IN THE
GR ZONING DISTRICTS**

Zoning
Amendment
Sponsored by
the
Planning
Board

GENERAL RESIDENCE ZONING DISTRICTS



BACKGROUND: GR ZONING 2014

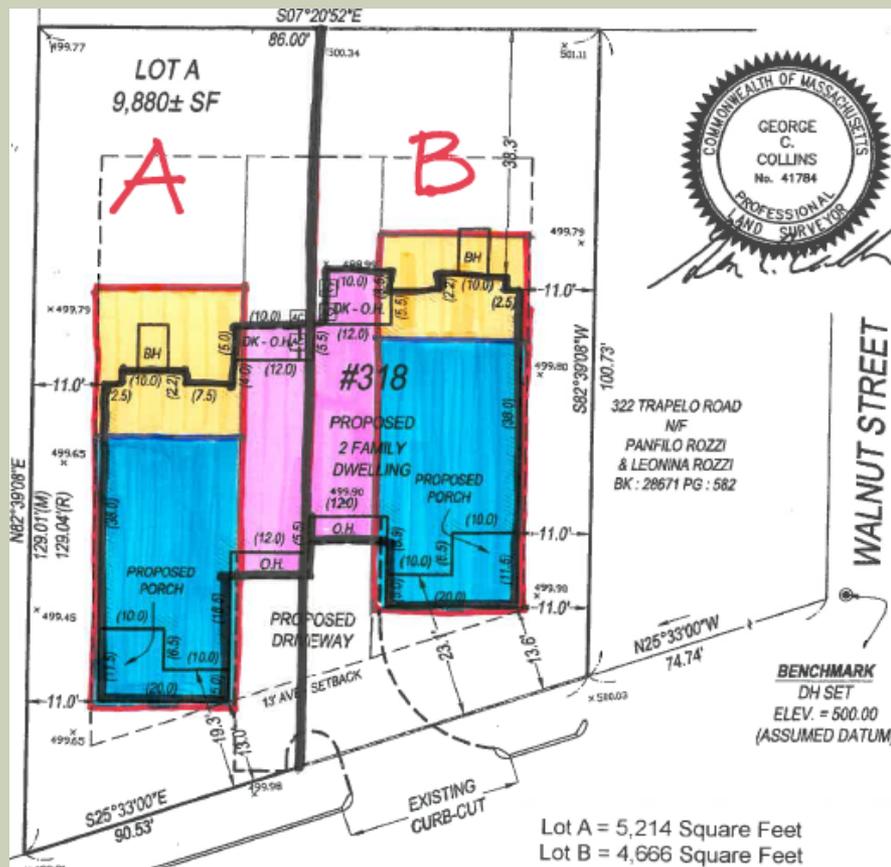


BACKGROUND: GR ZONING 2014

Quartile Analysis	77A	Merrill Road		
Residential units in PB defined neighborhood	101			
	Lowest 25%	Next 25%	Next 25%	Highest 25%
Lot size (small to large)		49th		
TLA (small to large)*			53th	
BR's (low to high)				NM
FAR (low to high)		48th		
BR/1000 (low to high)		48th		
Note: white numbers are rankings				
Notes	Stats (per Comm Development)			
Break points for Quartiles				
Q1	to 25	Lot size		5707
Q2	26 - 51	GLA		2368
Q3	52 - 77	Bedrooms		3
Q4	78 and above	Units, residential		101
* Rank among 1 family homes: 36/39				
Low FAR's mean lower density				
Low BR's per 1000/sq/ft mean lower density				

Conclusion: progress, but issues remain

REMAINING ISSUE (1) : LARGE 2-FAMILY



- Black Line - Approved two-family dwelling
- Red line - Area of single-family using current by-laws
- Pink Area - Two-Family connector lost/ green space gained
- Blue Area - Proposed size of single-family dwelling
- Orange Area - Difference between current and proposed by-laws/ green space gained

PROPOSAL TO TOWN MEETING

- Give Planning Board authority:
 - by Special Permit,
 - on lots greater than 8000 sq. ft. with frontage of 90 ft. or more, and
 - eligible to apply for Special Permit for 2-family



To allow 2 single-family homes
subject to all conditions in recent GR zoning
with additional limitations on size.

RATIONALE FOR PROPOSAL

- **Control density**
 - Central objective of recently adopted GR Zoning By-Law
 - 2 single-family homes on smaller lots, instead of large two-family structure, will lessen visual density and provide more open space between homes (minimum 20 feet separation)
- **Better fit with the neighborhood**
- **Maintain/increase diversity of housing stock**
 - Encourage development of smaller (2000 – 2600 sq. ft.) single-family homes.
 - Helps preserve mix of single and two-family homes in the GR Zoning Districts.

CONCERNS

Number of Lots

- Don't want this by-law to apply to too many lots
- Don't want this to become the new development craze
- Don't want this to undermine the zoning by-laws that were recently adopted

Size of Structure

- Don't want 'Box Car' style housing
- Don't want more density



ADDRESSING CONCERNS

Concerns:

- Wholesale rezoning of GR Zoning Districts
- Excessive length and mass of single-family homes on small lots

Solutions:

- Researched Assessor's data for the GR Zoning Districts to determine the extent that such an amendment would have on the existing lots
- By-Law incorporates restrictions that would:
 - Provide significant oversight on development
 - Control the size and massing of the dwellings by limiting the length and height

RESTRICTIONS

- **Special Permit from the Planning Board**

- **Lots**
 - **Minimum Lot Size of 8,000 square feet**
 - **Minimum Lot Frontage of 90 feet**

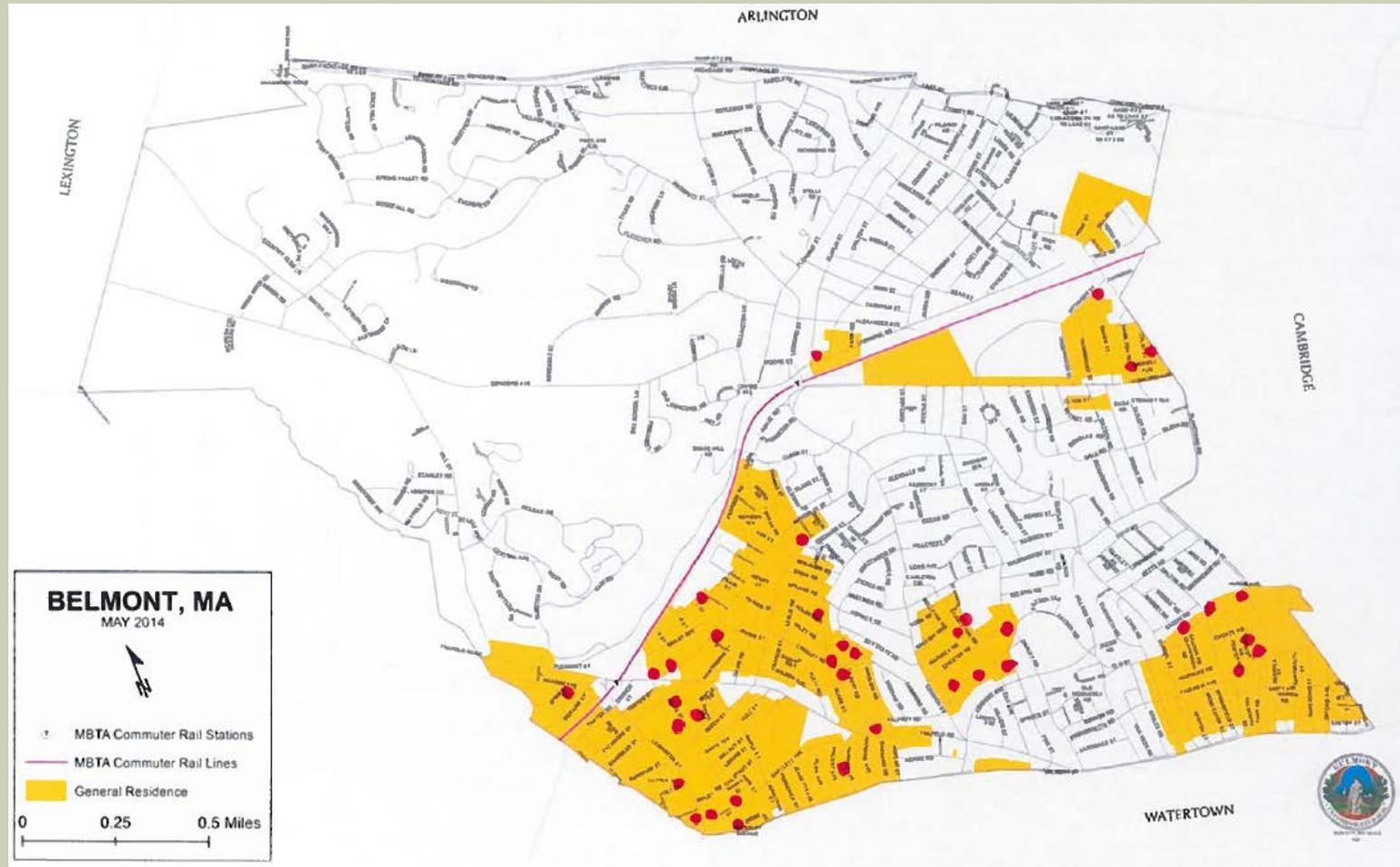
- **Building restrictions**
 - **Increase Open Space to 45%**
 - **Currently allowed 40%**
 - **Reduce the Height to 32 feet**
 - **Currently allowed 33 feet**
 - **Limit depth of building to 1.6 times the width of the building**
 - **Comply with Section 6D, Performance Standards**

38 POTENTIALLY ELIGIBLE LOTS

Reviewed 2,118 lots in the GR Zoning Districts

- 37 lots have lot size of 8,000+ square feet and lot frontage of 90+ feet (but less than 10,000 and 100)
 - 12 Single-Family Lots (2.8%)
 - 19 Two-Family Lots (1.3%)
 - 6 Multi-Family (3+) Lots (3.6%)
- These lots are already developed and the existing structures would have to be removed to take advantage of this by-law

DISTRIBUTION OF THE PROPERTIES



THANK YOU

**And we look forward to your
comments and questions.**